



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

April 07, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ENVIRONMENTAL SERVICES CORE SERVICE AREA
RESOLUTION OF SUMMARY VACATION OF
SANITARY SEWER EASEMENTS
SOUTH OF STOCKER STREET AND EAST OF PALMERO BOULEVARD
IN THE UNINCORPORATED COMMUNITY OF VIEW PARK/WINDSOR HILLS
(SUPERVISORIAL DISTRICT 2)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to vacate sanitary sewer easements located south of Stocker Street and east of Palmero Boulevard in the unincorporated community of View Park/Windsor Hills, as they are no longer needed for public use. The proposed vacation was requested by Mr. Mordecai Afflalo, the underlying property owner, on behalf of all affected underlying property owners.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the easements for sanitary sewer purposes located south of Stocker Street and east of Palmero Boulevard in the unincorporated community of View Park/Windsor Hills have been determined to be excess, they are no longer needed for public use, and can be vacated pursuant to Section 5400 of the California Health and Safety Code.

3. Find that the easements for sanitary sewer purposes located south of Stocker Street and east of Palmero Boulevard in the unincorporated community of View Park/Windsor Hills have been determined to be excess by the easement holders, that no other public facilities are located within the easements, and they can be vacated pursuant to Section 8333(c) of the California Streets and Highways Code.

4. Adopt the Resolution of summary vacation of sanitary sewer easements south of Stocker Street and east of Palmero Boulevard pursuant to Section 8335 of the California Streets and Highways Code.

5. Upon approval, authorize the Director of Public Works or his designee to record the certified original Resolution with the Registrar-Recorder/County Clerk.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the County to vacate the sanitary sewer easements located south of Stocker Street and east of Palmero Boulevard in the unincorporated community of View Park/Windsor Hills since they were determined to be excess and are no longer needed for public use. The recommended actions will allow for the removal of the easements and for the underlying property owners' private use of the area to be vacated.

The proposed vacation of the sanitary sewer easements was requested by Mr. Mordecai Afflalo and was approved by the adjoining property owners to remove the encumbrance on the properties and allow for further development.

The underlying property owners will benefit from this transaction as the vacation of the sanitary sewer easements will allow for further development of the properties.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by allowing the County to vacate the easement, which will help promote fiscal sustainability and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area of the easements to be vacated is approximately 2,611 square feet as shown on the enclosed map (Enclosure A).

The County's interests in the easements were acquired by dedication on Tract No. 10750, recorded in Book 183, pages 17 through 22, and on Tract No. 9955, recorded in Book 140, pages 26 through 28, both of Maps, in the Registrar-Recorder/County Clerk as easements for sanitary sewer purposes.

The California Health and Safety Code, Section 5400, provides that the County Board of Supervisors may vacate easements for sewage or drainage purposes whenever it determines the easements are no longer needed for public use.

The California Streets and Highways Code, Section 8333(c), provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has been determined to be excess by the easement holder and there are no other public facilities located within the easement.

The California Streets and Highways Code, Section 8335, provides that upon making the required finding, the legislative body of the local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution of summary vacation.

The enclosed Resolution (Enclosure B) was approved as to form by County Counsel and will be recorded upon adoption. Adoption and subsequent recordation of the Resolution will terminate the County's rights and interest in the easements and will result in the property being unencumbered by the easements.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the vacation of easements for sanitary sewer purposes, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15321 of CEQA Guidelines relating to minor alterations in land use and regulatory actions to enforce use entitlement. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to California Government Code, Section 65962.5; or indications that they may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

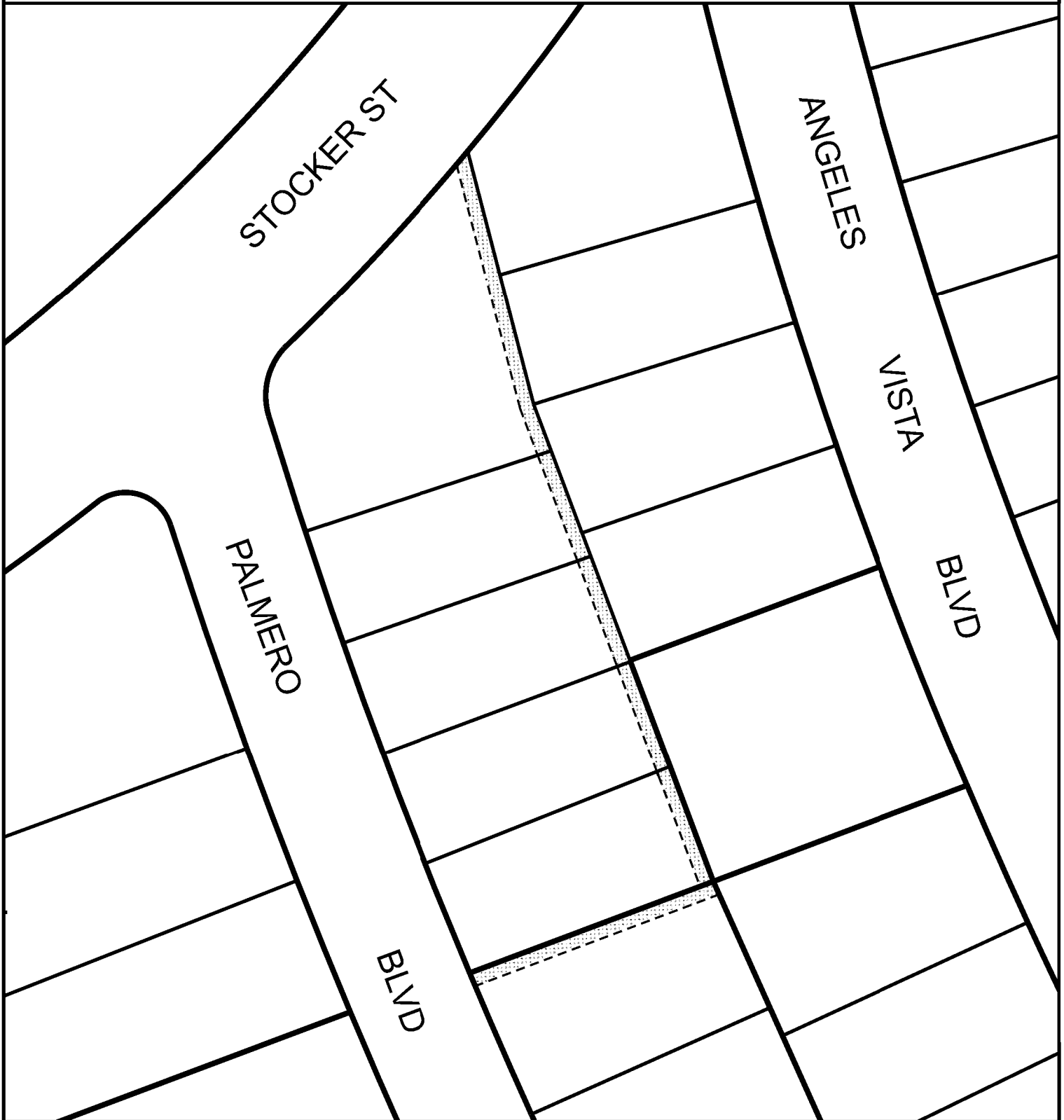
MP:GE:st

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

Enclosure A

PROPOSED VACATION OF SANITARY SEWER EASEMENTS SOUTH OF STOCKER STREET AND EAST OF PALMERO BOULEVARD



LEGEND:



SEWER EASEMENTS TO BE VACATED
TOTAL AREA: 2,611± SQ. FT.

Enclosure B

The foregoing resolution was adopted on the ____ day of _____, 2026, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts for which said Board so acts.

EDWARD YEN
Executive Officer of the
Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By  _____
Deputy