COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

34 September 15, 2026

EDWARD YEN
EXECUTIVE OFFICER

September 15, 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 EASEMENT
SOUTH OF LOMA ALTA DRIVE AND EAST OF DABNEY STREET
IN THE UNINCORPORATED COMMUNITY OF ALTADENA
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to vacate a sanitary sewer easement located south of Loma Alta Drive and east of Dabney Street in the unincorporated community of Altadena, as it is excess and no longer needed for public use. The proposed vacation was requested by Feng Wang on behalf of the 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 easement for sanitary sewer purposes located south of Loma Alta Drive and east of Dabney Street in the unincorporated community of Altadena has been determined to be excess, it is 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 sanitary sewer easement located south of Loma Alta Drive and east of Dabney Street in the unincorporated community of Altadena has been determined to be excess by the easement holder, that no other public facilities are located within the easement, and it 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 easement south of Loma Alta Drive and east of Dabney Street 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 of Summary Vacation 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 easement located south of Loma Alta Drive and east of Dabney Street in the unincorporated community of Altadena since it was determined to be excess and is no longer needed for public use. The recommended actions will remove the encumbrance on the properties and allow for their redevelopment.

The proposed vacation of the sanitary sewer easement was requested by Feng Wang on behalf of the affected underlying property owners to remove the encumbrance on the properties impacted by the Eaton Fire and allow for their redevelopment.

The affected underlying property owners will benefit from this transaction as the vacation of the sanitary sewer easement will allow for the redevelopment of the properties impacted by the Eaton Fire.

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 promote fiscal sustainability and reduce the County's exposure to potential liabilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area of the easement to be vacated is approximately 2,562 square feet as shown on the enclosed map (Enclosure A).

The County's interest in the easement was acquired by dedication on Tract No. 13899, recorded in Book 287, pages 21 and 22 of Maps, in the Registrar-Recorder/County Clerk as an easement 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 it will be recorded. Adoption and subsequent recordation of the Resolution will terminate the County's rights and interest in the easement and will result in the properties being unencumbered by the easement.

ENVIRONMENTAL DOCUMENTATION

This proposed project is exempt from CEQA. The project, which is the vacation of an easement 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 the 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 and Resolution to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE

Director

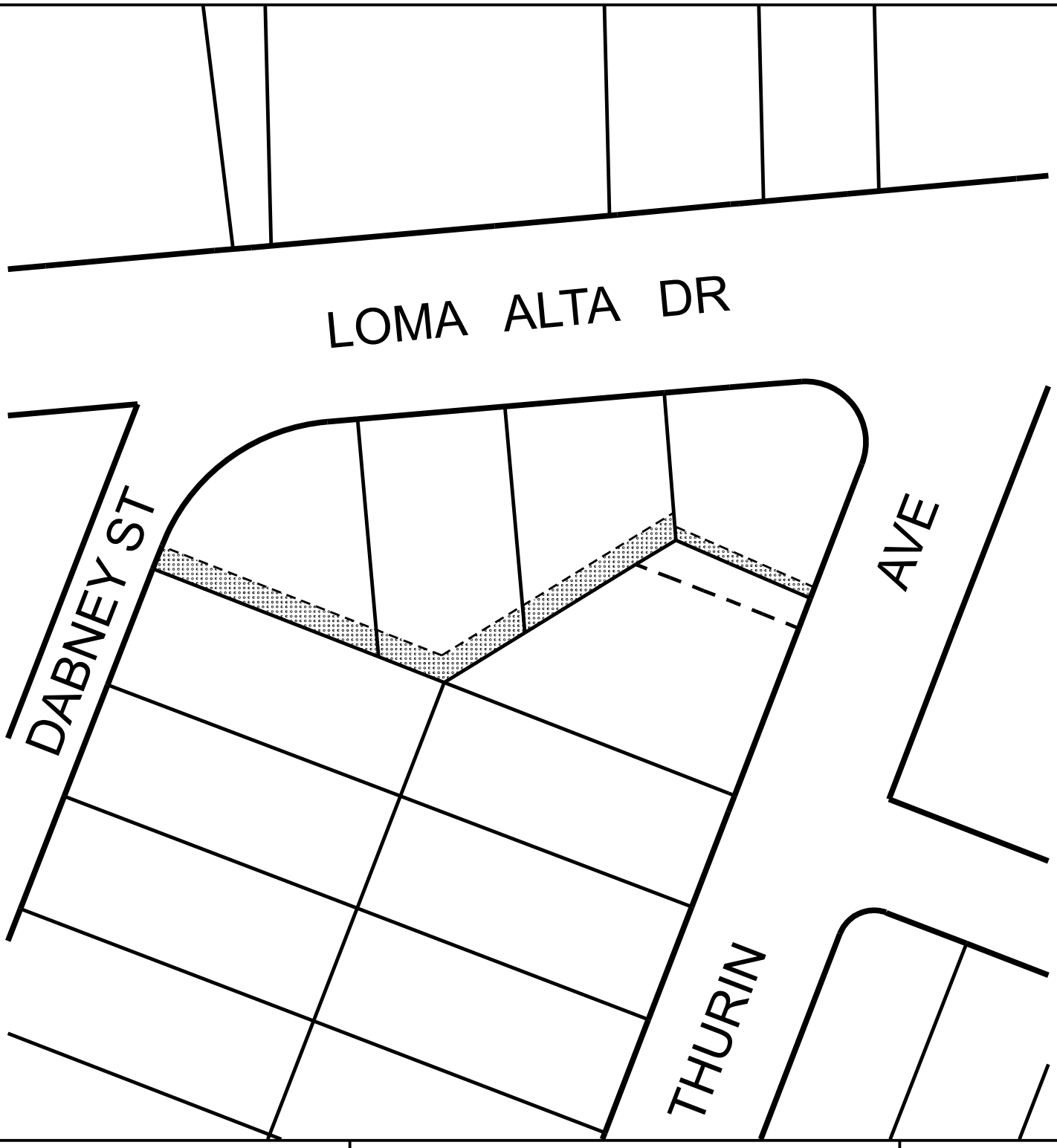
MP:GE:ro

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 EASEMENT
SOUTH OF LOMA ALTA DRIVE AND EAST OF DABNEY STREET



LEGEND

PROPOSED VACATION AREA
TOTAL AREA: 2,562 ± SQ. FT.

Public Works
LOS ANGELES COUNTY

RIGHT OF WAY ENGINEERING

NO SCALE

Enclosure B

RESOLUTION OF SUMMARY VACATION
OF SANITARY SEWER EASEMENT
SOUTH OF LOMA ALTA DRIVE AND
EAST OF DABNEY STREET

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the recipient of the sanitary sewer easement located south of Loma Alta Drive and east of Dabney Street in, over, and across the real property as legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The easement is located in the unincorporated community of Altadena, in the County of Los Angeles, State of California.

2. The easement has been determined to be excess and not required for public use.

3. The easement is hereby vacated pursuant to Section 5400 of the California Health and Safety Code and Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8300.

4. The Director of Public Works or his designee is authorized to record the certified original Resolution with the Registrar-Recorder/County Clerk, at which time the easement will be vacated and will no longer constitute a public service easement.

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The foregoing resolution was adopted on the 15th day of September, 2026, by the Board of Supervisors of the County of Los Angeles and ex officio of 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 Karla Aguilar
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Deputy

EXHIBIT A

Project Name: VACATION OF SANITARY SEWER EASEMENTS SOUTH OF LOMA ALTA DRIVE AND EAST OF DABNEY STREET
LOMA ALTA DRIVE 5-12VAC
A.I.N. 5829-007-019 to 021 & 038
R.D. 524
I.M. 174-237
S.D. 5
M2691101

LEGAL DESCRIPTION

PARCEL NO. 5-12VAC (Vacation of easement for sanitary sewer purposes):

All of that certain 10-foot-wide strip of land lying within Lots 19 through 21, and 3-foot-wide strip of land lying within Lot 22, granted to the County of Los Angeles for sanitary sewer purposes, Tract No. 13899, as shown on map recorded in Book 287, pages 21 & 22, of Maps, in the office of the Registrar-Recorder/County Clerk of said county.

Containing: 2,562± square feet.

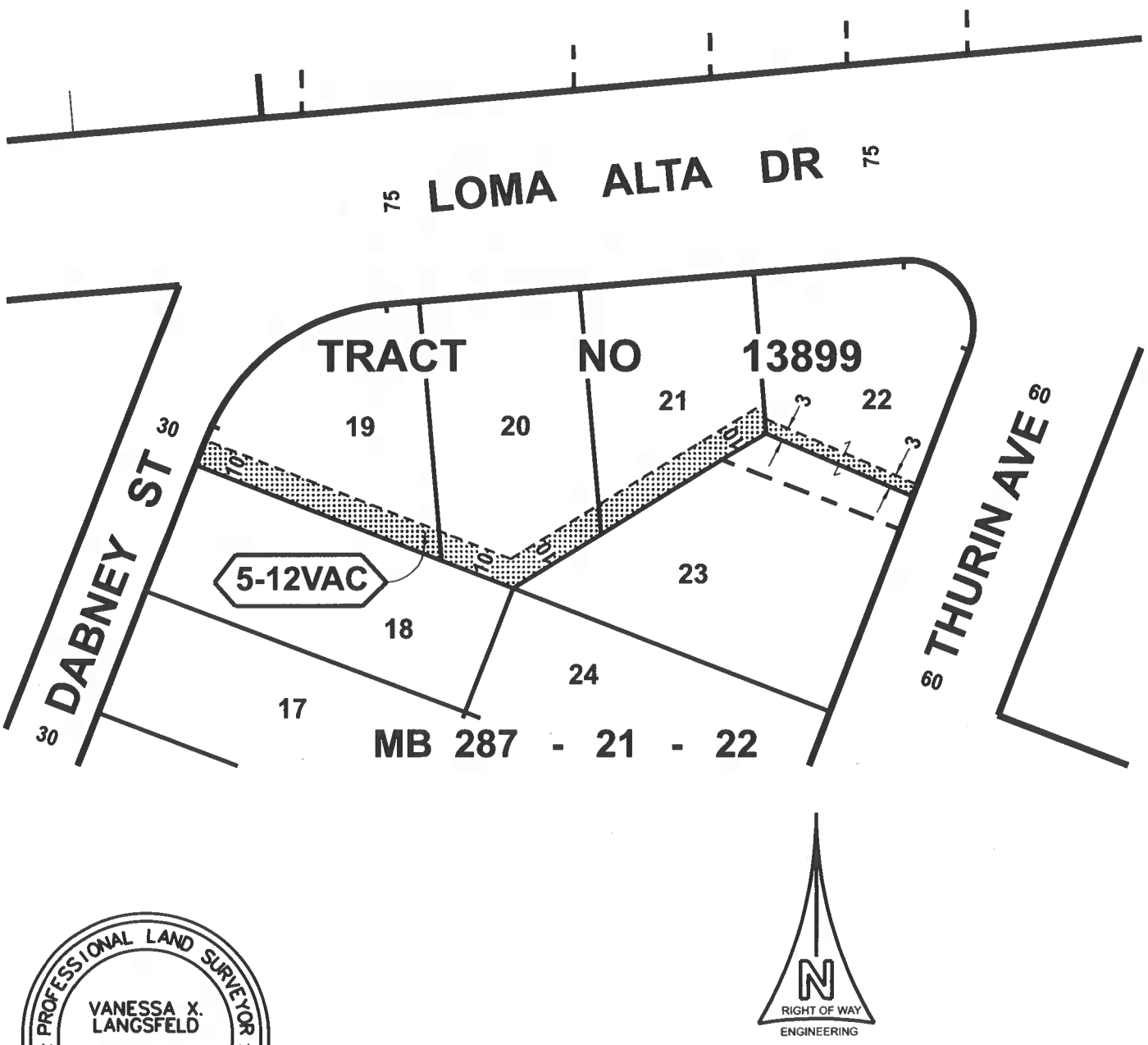
PROFESSIONAL LAND SURVEYOR
VANESSA X. LANGSFELD
L.S. 9796
STATE OF CALIFORNIA

APPROVED AS TO DESCRIPTION

By Vanessa X Langsfeld
LICENSED LAND SURVEYOR
Los Angeles County Public Works

Dated 4/30/26

EXHIBIT B



ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

BY Vanessa X Langsfeld 4/30/26
LICENSED SURVEYOR DATE

LEGEND

PARCEL NO. 5-12VAC
AREA: 2,562± SQ FT

VAC: DENOTES VACATION OF SANITARY SEWER EASEMENT

UNITS ARE IN FEET

LOS ANGELES COUNTY PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

I.M. 174-237 S.D. 5 R.D. 524	VACATION OF SEWER EASEMENT SOUTH OF LOMA ALTA DRIVE AND EAST OF DABNEY STREET		
DATE 04-30-2026	SCALE: NONE	A.I.N. 5829-007-019, 020, 021, & 038	
PREPARED BY P. HERNANDEZ	REVIEWED BY C. CHAN	PROJECT I.D. MPV0000265	PROJECT NO. M2691101