



STAFF REPORT

DATE: JUNE 9, 2026

TO: MAYOR AND CITY COUNCIL

FROM: JEANNIE NAUGHTON, DIRECTOR OF COMMUNITY DEVELOPMENT & PUBLIC WORKS

SUBJECT: RESOLUTION NO. 2623 –SUMMARY VACATION OF CERTAIN PUBLIC SERVICE EASEMENTS LOCATED AT 4741 SUGARHILL DRIVE

OVERVIEW

The following is a request for authorization to summarily vacate three unused public service easements at 4741 Sugarhill Drive under the authority of California Streets and Highways Code (“S&H Code”) sections 8335 and 8336, by adoption of Resolution No. 2623.

BACKGROUND AND DISCUSSION

The property owners of 4741 Sugarhill Drive have applied for and were approved to construct a new Accessory Dwelling Unit (ADU) at the rear of their property. As part of the process, the property owners had a survey prepared for their property and discovered the existence of multiple easements on the property that would conflict with the proposed ADU location, including two sewer easements (6 foot wide and 10 foot wide) and an access easement (25 foot wide). Tract No. 23223 was recorded on December 19, 1956, prior to the City’s incorporation in 1957 and lies along a jurisdictional boundary between Rolling Hills Estates and Palos Verdes Estates. 4741 Sugarhill Drive is Lot 11 of Tract No. 23223, where the rear property line is also a jurisdictional boundary line. Adjacent to the respective jurisdictional/rear property line, is the Palos Verdes Stables, located in the City of Palos Verdes Estates.

All properties on Sugarhill Drive, including 4741 Sugarhill Drive, are connected to a sanitary sewer main located in Sugarhill Drive. Staff postulates that the sewer and access easements that were included in Tract No. 23223 may have been intended to benefit the Palos Verdes Stables, if it had chosen to utilize those sewer easements for connection to the main on Sugarhill Drive. The property owners went through extensive research with the City’s Engineering team at Willdan and the County Consolidated Sewer Maintenance District to confirm that there were no existing sewer lines within the respective easements. The City of Palos Verdes Estates further confirmed that the Palos Verdes Stables are connected to a sanitary sewer main with the jurisdictional boundaries of Palos Verdes Estates.

The California Streets and Highways Code (“S&H Code”) section 8300 and following permits the vacation of a public service easement under specific conditions, including if the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation and if it is determined to be excess by the easement holder and there are no other public utilities located within the easement. The easements on 4741 Sugarhill Drive meet the criteria for vacation, as the City has no intention of activating these easements for sewer or access purposes. S&H Code sections 8335 and 8336 provide that the City Council may summarily vacate a public service easement by adopting a resolution of vacation and following the procedures outlined in the S&H Code. As a result, staff recommends that the City Council approve the authorization to terminate these easements, which will be accomplished by the recordation of Resolution No. 2623 (Attachment A), which will return the rights held by the City under the easements back to the current owners of Lot 11 of Tract No. 23223 (4741 Sugarhill Drive).

PUBLIC OUTREACH

A public hearing notice was published in the newspaper on Thursday, May 28, 2026 as required under the S&H Code. Additionally, the agenda and staff report for this item were posted and noticed as required.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 2623, ordering the summary vacation of certain public service easements located at 4741 Sugarhill Drive.

Attachments:

1. *Resolution No. 2623*

RESOLUTION NO. 2623

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES
ORDERING THE SUMMARY VACATION OF CERTAIN PUBLIC SERVICE EASEMENTS
LOCATED AT 4741 SUGARHILL DRIVE**

The City Council of the City of Rolling Hills Estates resolves as follows:

SECTION 1. Findings. The City Council finds as follows:

A. California Streets and Highways Code (“S&H Code”) section 8300 and following permits the vacation of public service easements under specific conditions.

B. Under S&H Code section 8333(a), the City has the authority to summarily vacate a public service easement if the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. S&H Code section 8333(c) provides that the City may vacate an easement if it is determined to be excess by the easement holder and there are no other public utilities located within the easement.

C. S&H Code sections 8335 and 8336 provide that the City Council may summarily vacate a public service easement by adopting a resolution of vacation and following the procedures outlined in the S&H Code.

D. There is an existing 6'-wide sewer easement, a 10'- wide sewer easement, and a 25'-wide access easement (collectively the “Public Service Easements”) on the subject property commonly known as 4741 Sugarhill Drive, which is Lot 11 of Tract Map No. 23223.

E. The Public Service Easements are described and depicted on the attached Exhibit A.

F. The subject property is served by the City’s sewer system from the front of the parcel and the Public Service Easements are not necessary to serve the parcel or any adjacent parcel, and therefore the Public Service Easements are determined to be excess by the City of Rolling Hills Estates.

G. The Public Service Easements have not been used for the purposes for which they were dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

H. There are no other public utilities located within the Public Service Easements or that will be affected by the proposed vacation of the Public Service Easements.

I. The vacation of the Public Service Easements is consistent with the General Plan in that the subject property is and upon vacation will continue to be properly served by the City’s sewer system.

SECTION 2. Order of Summary Vacation.

A. The City Council hereby finds that pursuant to S&H Code section 8333(a), the Public Service Easements have not been used for the purposes for which they were dedicated

or acquired for five consecutive years immediately preceding the proposed vacation, and in accordance Section 8333(c), the City Council determines the Public Service Easements to be excess. The Public Service Easements are hereby vacated.

B. From and after the date this Resolution is recorded, the Public Service Easements will no longer constitute public easements.

SECTION 3. Recordation of Resolution. The City Clerk is directed to certify the adoption of this Resolution and pursuant to S&H Code section 8336(a), cause a certified copy of this Resolution to be recorded in the Office of the Recorder of Los Angeles County.

APPROVED AND ADOPTED on June 9, 2026.

FRANK ZERUNYAN, MAYOR

ATTEST:

LAUREN PETTIT, CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2623 was duly adopted by the City Council of the City of Rolling Hills Estates at a regular meeting held on June 9, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LAUREN PETTIT, CITY CLERK

RESOLUTION NO. 2623

Attachment: Exhibit A

EXHIBIT 'A'

LEGAL DESCRIPTION FOR EASEMENTS BEING VACATED

ALL OF THAT CERTAIN 6 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES, ALL OF THAT CERTAIN 10 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES, AND ALL OF THAT CERTAIN 25 FOOT WIDE EASEMENT FOR ACCESS PURPOSES OVER LOT 11 OF TRACT NO. 23223, IN THE CITY OF ROLLING HILLS ESTATES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGES 25 THROUGH 27, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

APN 7548-004-013

TRACT No. 23223

IN UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF LOT "H", PARTITION OF THE RANCHO LOS PALOS VERDES ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY ET AL. VS. BENT ET AL." CASE No. 2373 IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57, OF JUDGEMENTS IN THE SUPERIOR COURT OF SAID COUNTY, CLERKS FILED MAP No. 41, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

BARCLAY SURVEYING COMPANY

BASIS OF BEARINGS

The bearing West of the Southerly line of Tract No. 6887, M.B. 96/28-32 and shown as N 89°55'40"E on this map was taken as the basis of bearings used on this map.

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision.

We further certify that, except as shown on a copy of this map on file in the office of the County Road Commissioner, we know of no easement or structure existing within the easements hereby offered for dedication to the public, other than publicly owned water lines, sewers, or storm drains; that we will grant no right or interest within the boundaries of said easements offered to the public, except where such right or interest is expressly made subject to the said easements.

We hereby grant and dedicate to the County of Los Angeles, easements for access purposes, sanitary sewer purposes, and utility and parking purposes over the strips of land as designated on said map.

I hereby certify that I am a Licensed Surveyor of the State of California; that this map, consisting of three sheets correctly represents a true and complete survey made under my supervision in July 1956; that the monuments of character and locations shown hereon will be in place not later than August 1, 1957; that said monuments are sufficient to enable the survey to be readily retraced, and that the notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Engineer not later than September 1, 1957.

Robert Barclay
Licensed Surveyor No. 2521

Dec 19 1956
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25

Henry C. Griswold (husband) *Margaret Griswold (wife)*
Marion W. Wolf (husband) *Marion L. Wolf (wife)*

PALOS VERDES WATER COMPANY (A corporation)
Easement holder by deed Recorded in book 12886 page 274 Official Records.

George A. Kendall *Charles H. Yellaburg*
President Asst. Secretary

Shirley
500

State of California) ss. On this 20 day of November 1956, before me
County of Los Angeles) a notary public in and for
said County and State personally appeared
Henry C. Griswold and Margaret Griswold, husband and wife, also
Marion W. Wolf and Marion L. Wolf, husband and wife, and known
to me to be the persons whose names are subscribed to the within
instrument, and acknowledged to me that they executed the
same.

William A. Johnson
My Commission Expires Sep. 28, 1957.

State of California) ss. On this 24 day of Nov. 1956 before me
County of Los Angeles) S.S. *John R. Specker*, a notary public in and
for said county and state, personally appeared
George A. Kendall, known to me to be the president and *Charles H. Yellaburg*
the Asst. Secretary of **PALOS VERDES WATER COMPANY**
and known to me to be the persons who executed the within instrument and known to me to be
the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

John R. Specker
My Commission Expires Aug. 6, 1958.

We hereby offer to the public use the private streets shown on said map, which shall have ceased to remain closed or posted and shall have been opened to the public travel for a period of three months or more.

In my acceptance of Highways, Public Ways, etc., in
On motion approved by the Board of Supervisors,
It is ordered that the map of
TRACT NO. 23223
be and the same is hereby approved and that all streets, highways, other public ways, and easements shown upon said map and herein offered for dedication to the public and hereby recorded on behalf of the public. Also the Private Streets shown on said map and herein offered for dedication is hereby rejected under the provisions of Section 1616 of the Subdivision Map Act.

The Clerk of this Board is directed to endorse on the face of said map a copy of this order authorized by the Board of Supervisors.
I hereby certify that the foregoing was approved by the Board of Supervisors at a meeting of said Board held *December 19, 1956* at *1:30 P.M.*
Herald J. Ostly County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.
Herald J. Ostly

I hereby certify that I have examined this map that it conforms substantially to the tentative map and all approved alterations thereof that all provisions of applicable State law and local subdivision ordinances have been complied with and that I am satisfied that this map is technically correct.

Dated *December 19, 1956*
JOHN A. LAMBIE
COUNTY ENGINEER
Paul D. Trust
County Engineer

The present owners of all oil, naphtha, gas, petroleum, minerals, hydrocarbon substances and other kindred substances which were reserved in deeds recorded November 3, 1954, in book 48005 page 156, Official Records; in book 48005 page 156, Official Records; and in book 48005 page 156, Official Records, have been notified as necessary parties to sign the map under the provisions of Section 115876(1) of the Subdivision Map Act, inasmuch as such ownership does not include a right of entry on the surface of the land.

TRACT No. 23223

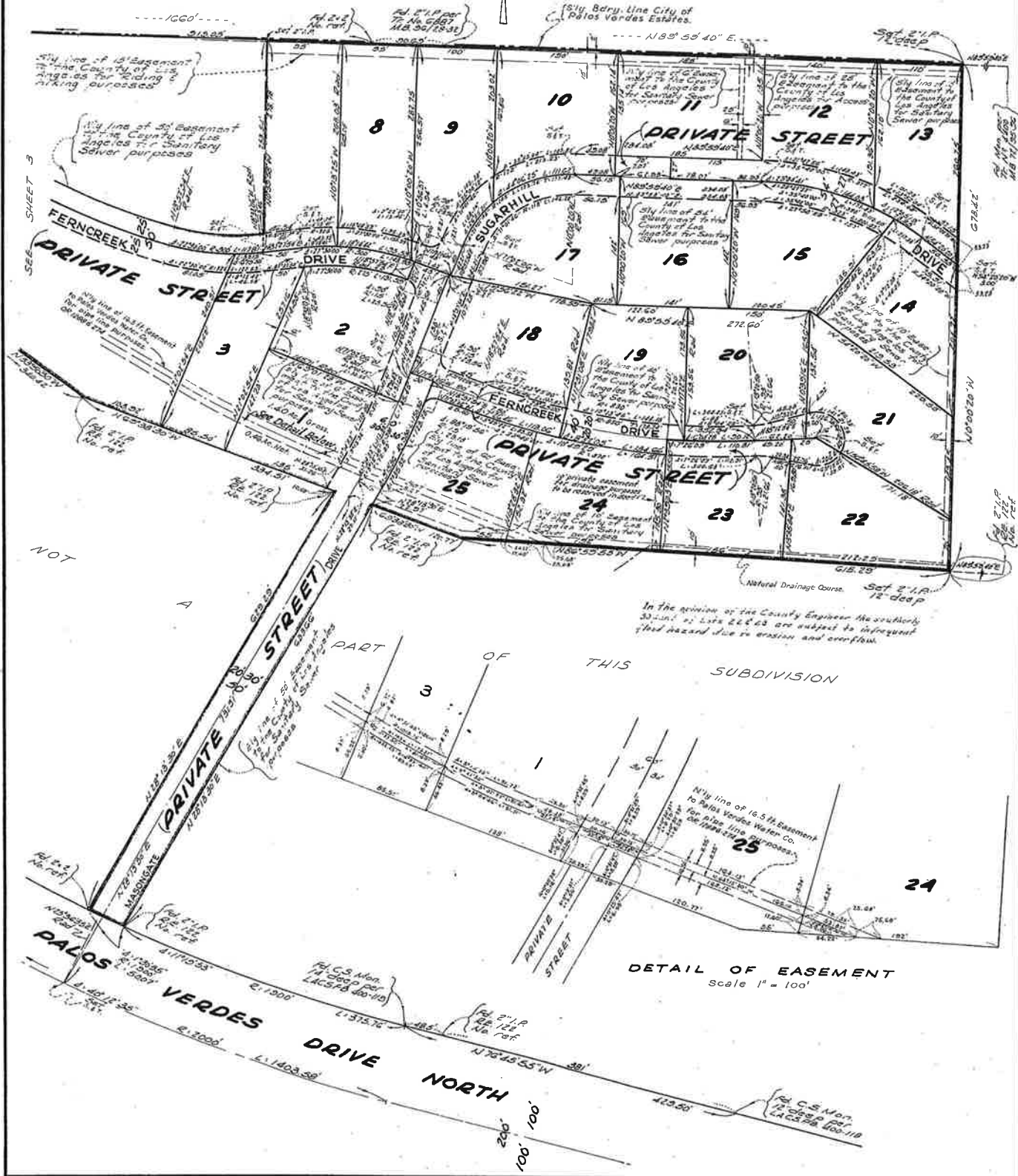
IN UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES

BARCLAY SURVEYING COMPANY

Pg. 2

Dec. 19, 1956
54 3 PM
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S. Watters



DETAIL OF EASEMENT
Scale 1" = 100'

NOT

A

PART OF THIS SUBDIVISION

PALOS VERDES DRIVE NORTH

TRACT No. 23223

IN UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES

BARCLAY SURVEYING COMPANY

P. 3

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