



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

July 15, 2025

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:

**WATER RESOURCES CORE SERVICE AREA  
SALE OF SURPLUS REAL PROPERTY  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO MR. GARY SUKRATTANAWONG AND  
MRS. JOYCE MEGAN-LOVE SUKRATTANAWONG  
BULL CREEK, PARCEL 282EXF.21  
IN THE GRANADA HILLS COMMUNITY OF THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to sell Parcel 282EXF.21 related to Bull Creek in the Granada Hills community of the City of Los Angeles from the Los Angeles County Flood Control District to the adjacent property owners, Mr. Gary Sukrattanawong and Mrs. Joyce Megan-Love Sukrattanawong.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.
2. Find that the fee interest in Parcel 282EXF.21 related to Bull Creek in the Granada Hills community of the City of Los Angeles is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Find that Parcel 282EXF.21 related to Bull Creek in the Granada Hills community of the City of

Los Angeles is exempt surplus land under the provisions of the Surplus Land Act.

4. Approve the project, which is the sale of Parcel 282EXF.21 related to Bull Creek, from the Los Angeles County Flood Control District to the adjacent property owners, Mr. Gary Sukrattanawong and Mrs. Joyce Megan-Love Sukrattanawong.

5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim Deed document and authorize delivery to Mr. Gary Sukrattanawong and Mrs. Joyce Megan-Love Sukrattanawong.

### **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), that the parcel is exempt surplus land under the provisions of the Surplus Land Act, and allow the Los Angeles County Flood Control District to sell its surplus real property, Parcel 282EXF.21 related to Bull Creek located in the Granada Hills community of the City of Los Angeles, as shown on the enclosed map, to the adjacent property owners, Mr. Gary Sukrattanawong and Mrs. Joyce Megan-Love Sukrattanawong, for \$100,746.

In 1968, the District acquired fee title to Parcel 282A as a part of the land needed for Bull Creek. Construction of the facility has been completed and the subject parcel lies outside the required right of way.

Mr. and Mrs. Sukrattanawong requested to purchase Parcel 282EXF.21 related to Bull Creek, measuring approximately 2,978 square feet, for backyard purposes.

This action will benefit the District by eliminating the need to maintain the property and reducing the District's expenses and potential liabilities.

### **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 providing accessible funds for the District's programs, which will help promote fiscal responsibility.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Mr. and Mrs. Sukrattanawong deposited \$60,447.60 that will be applied to the final purchase price of \$100,746, which represents fair market value. The remaining balance of \$40,298.40 will be collected upon approval by the Board of Supervisors and it will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to California Government Code, Section 65402, notification of the proposed sale was submitted to the City of Los Angeles Department of City Planning for its report as to conformance with the City's adopted General Plan. Since no comments were received within the 40-day period as stipulated in this section, it is conclusively deemed that the proposed sale is in conformance with the City's adopted General Plan.

Parcel 282EXF.21 is exempt surplus land as defined in California Government Code, Section 54221(f) (1) (B). The parcel is exempt from the provisions of the Surplus Land Act because it is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

The proposed sale is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sale is not considered adverse to the District and will not hinder the use of Bull Creek for possible transportation, utility, or recreational corridors. The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

County Counsel will approve the Quitclaim Deed document as to form prior to execution and it will be recorded.

## **ENVIRONMENTAL DOCUMENTATION**

The project, which is the sale of the District's surplus real property, is exempt from CEQA. The sale of surplus government property is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 (a) and 15312 of the CEQA Guidelines and Classes 5 and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant values for wildlife habitat or other environmental purposes and is incapable of independent development. 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 listings on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it 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)**

This transaction will eliminate the need to maintain the property and reduce the District's expenses and potential liabilities.

**CONCLUSION**

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:GE:jh

Enclosures

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

# SALE OF SURPLUS REAL PROPERTY IN BULL CREEK GRANADA HILLS COMMUNITY OF THE CITY OF LOS ANGELES

## SUP. DISTRICT 3

GUNTHER ST

BULL  
CREEK

Parcel No. 282EXF.21  
Area = 2,978± Sq Ft

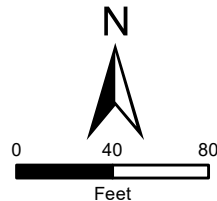
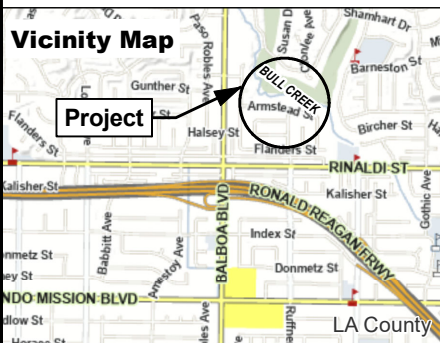
A.I.N.  
2610-009-903

A.I.N.  
2610-009-007

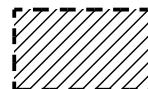
16851 Armstead St  
Los Angeles, CA 91344

ARMSTEAD ST

MCLENNAN AV



### Legend:



Quitclaim of LACFCD Fee  
Parcel No. 282EXF.21



Joyce Sukrattanawong and  
Gary Sukrattanawong  
(Requestor)

