



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

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

January 06, 2026

37 January 6, 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:

EDWARD YEN  
EXECUTIVE OFFICER

### WATER RESOURCES CORE SERVICE AREA SALE OF SURPLUS REAL PROPERTY FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO AMELUT LIMITED LIABILITY COMPANY BENEDICT CHANNEL, PARCEL 68EXF.20 IN THE BEVERLYWOOD COMMUNITY OF THE CITY OF LOS ANGELES (SUPERVISORIAL DISTRICT 3) (3-VOTES)

#### **SUBJECT**

Public Works is seeking Board approval to sell Parcel 68EXF.20 related to Benedict Channel in the Beverlywood community of the City of Los Angeles from the Los Angeles County Flood Control District to the adjacent property owner, Amelut Limited Liability Company.

#### **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 68EXF.20 related to Benedict Channel in the Beverlywood 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 68EXF.20 related to Benedict Channel in the Beverlywood 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 68EXF.20 related to Benedict Channel, from the Los Angeles County Flood Control District to the adjacent property owner, Amelut Limited Liability Company.
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 Amelut Limited Liability Company.

#### **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 68EXF.20, related to Benedict Channel located in the Beverlywood community of the City of Los Angeles, as shown on the enclosed map, to the adjacent property owner, Amelut Limited Liability Company, for \$412,573.

In 1963, the District acquired fee title to Parcel 68 as a part of the land needed for Benedict Channel. Construction of the facility has been completed and the subject parcel lies outside the required right of way.

Amelut requested to purchase Parcel 68EXF.20 related to Benedict Channel, measuring approximately 3,467 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.

Amelut deposited \$20,000 that will be applied to the final purchase price of \$412,573, which represents fair market value. The remaining balance of \$392,573 will be collected upon approval by the Board 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 was conclusively deemed that the proposed sale is in conformance with the City's adopted General Plan.

Parcel 68EXF.20 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, and none of the characteristics under Section 54221(f)(2) apply to Parcel 68EXF.20.

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 Benedict Channel 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 as to form the Quitclaim Deed document 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 value 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 listing 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,



MARK PESTRELLA, PE  
Director

MP:GE:dd

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 BENEDICT CHANNEL  
BEVERLYWOOD COMMUNITY OF THE CITY OF LOS ANGELES**

**SUP. DISTRICT 3**

**BENEDICT CHANNEL**

AIN 4307-014-908

Parcel No. 68EXF.20  
Area = 3,467± Sq Ft

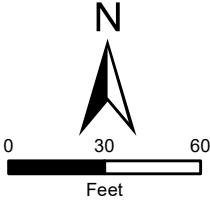
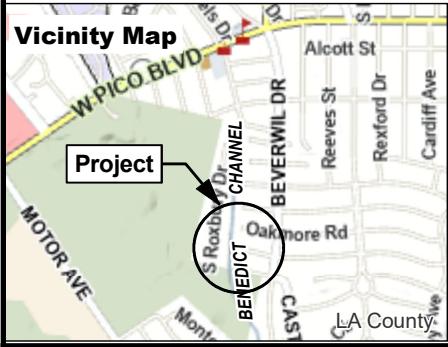
AIN  
4307-017-016

OAKMORE

RD

CRESTA

DR



**Legend:**



Quitclaim of LACFCD Fee  
Parcel No. 68EXF.20



AMELUT LLC  
(Requestor)