ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 October 6, 2026

EDWARD YEN
EXECUTIVE OFFICER

MARK PESTRELLA, Director

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

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

October 06, 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:

WATER RESOURCES CORE SERVICE AREA
SALE OF SURPLUS REAL PROPERTY
FROM THE LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT TO KRISTINE MIRZOYAN
IN THE CHATSWORTH COMMUNITY OF
THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 3)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to sell surplus land owned by the Los Angeles County Flood Control District. Parcel 138EXF is the surplus land related to Browns Creek in the Chatsworth community of the City of Los Angeles. The proposed sale was requested by the adjacent property owner, Kristine Mirzoyan.

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 this Board letter and in the record of the project.

2. Find that the fee interest in Parcel 138EXF, related to Browns Creek in the Chatsworth 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 138EXF, related to Browns Creek in the Chatsworth community of the City of Los Angeles, is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(B), because it is less than one-half acre in area and is not contiguous to land owned by a state or local agency.

4. Approve the sale of Parcel 138EXF, related to Browns Creek in the Chatsworth community of the City of Los Angeles, from the Los Angeles County Flood Control District to the adjacent property owner, Kristine Mirzoyan.

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 Kristine Mirzoyan.

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); find 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 identified as Parcel 138EXF, related to Browns Creek in the Chatsworth community of the City of Los Angeles, to the adjacent property owner, Kristine Mirzoyan, for $30,000, as shown on the enclosed map.

In 1973, the District acquired fee title to Parcel 138 as part of the land needed for Browns Creek. Construction of the facility has been completed and the subject parcel lies outside the required right of way.

Ms. Mirzoyan requested to purchase Parcel 138EXF (approximately 1,261 square feet) related to Browns Creek for backyard purposes.

The recommended actions 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 promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Ms. Mirzoyan deposited $30,000 for the purchase of Parcel 138EXF, which represents fair market value. This amount was 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. By a letter dated May 6, 2026, the City determined that the proposed sale conforms with the adopted General Plan.

Parcel 138EXF 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) of the California Government Code apply to Parcel 138EXF.

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 Browns 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 proposed 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 California 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

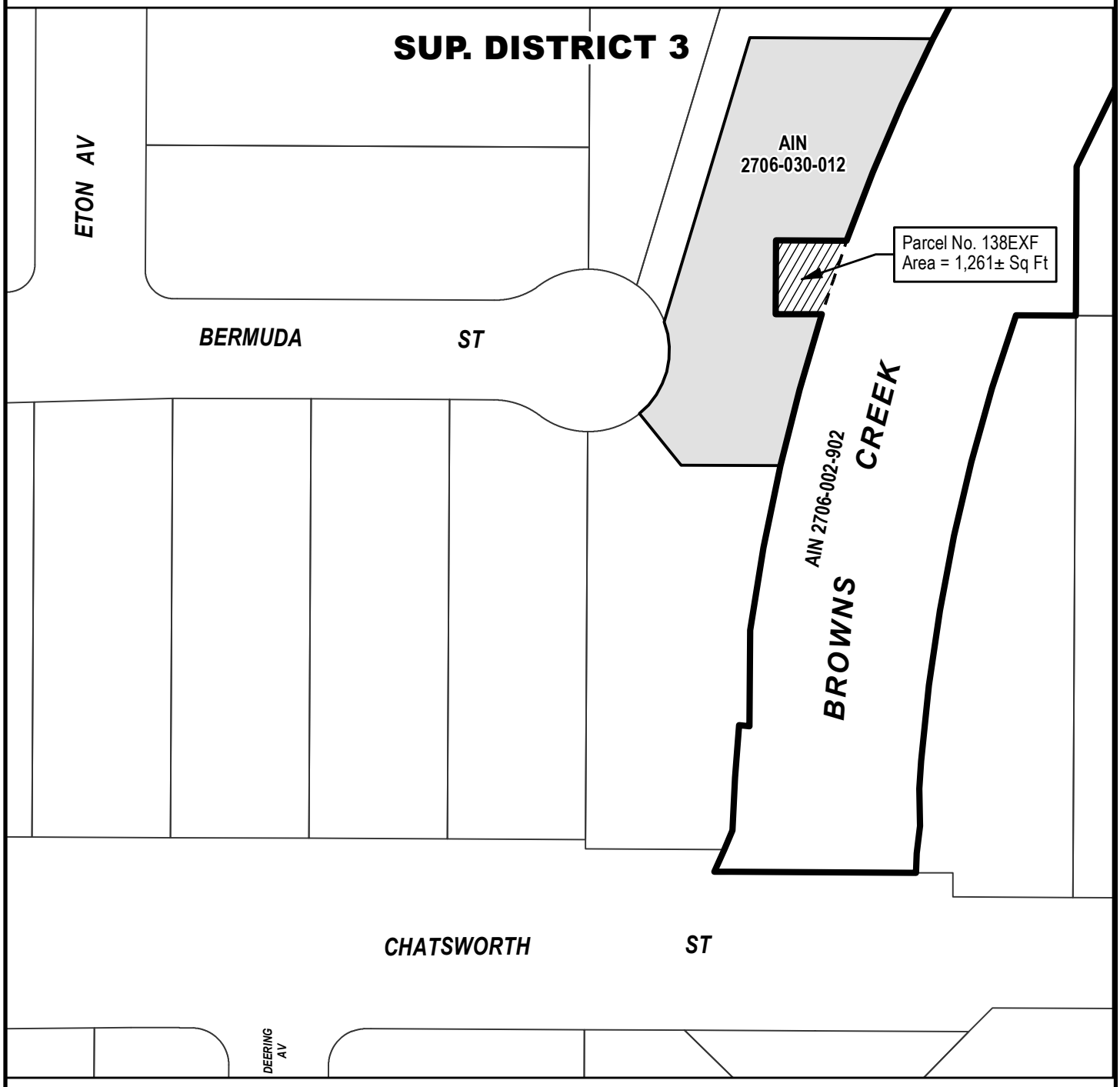
Director

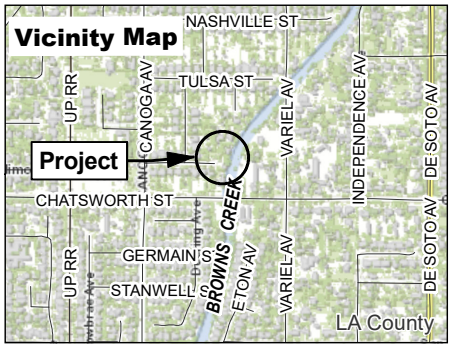
MP:GE:st

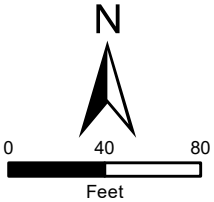
Enclosures

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

SALE OF SURPLUS REAL PROPERTY IN BROWNS CREEK
CHATSWORTH COMMUNITY OF THE CITY OF LOS ANGELES







Public Works
LOS ANGELES COUNTY

Legend:

Quitclaim of LACFCD Fee
Parcel No. 138EXF

Kristine Mirzoyan
(Requestor)

MRL//May 27, 2026

Survey/Mapping & Property Management Division, Right of Way Engineering Section