



MARK PESTRELLA, Director

## 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>

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

IN REPLY PLEASE  
REFER TO FILE

May 13, 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 JOEL CURTIS MYRVOLD, TRUSTEE OF  
THE MYRVOLD TRUST DATED JANUARY 16, 2015  
SANTA ANITA WASH, PARCEL 28EXF.15  
IN THE CITY OF ARCADIA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to sell Parcel 28EXF.15 related to the Santa Anita Wash, in the City of Arcadia, from the Los Angeles County Flood Control District to the adjacent property owner, Joel Curtis Myrvold, Trustee of the Myrvold Trust dated January 16, 2015.

### **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 28EXF.15 related to the Santa Anita Wash, in the City of Arcadia, is no longer required for the purposes of the Los Angeles County Flood Control District.

3. Find that Parcel 28EXF.15 related to the Santa Anita Wash, in the City of Arcadia, is exempt surplus land under the provisions of the Surplus Land Act.

4. Approve the project, which is the sale of Parcel 28EXF.15 related to the Santa Anita Wash, from the Los Angeles County Flood Control District to the adjacent property owner, Joel Curtis Myrvold, Trustee of the Myrvold Trust dated January 16, 2015.

5. Instruct the Chair of the Board of Supervisors to execute the Quitclaim Deed document and authorize delivery to Joel Curtis Myrvold, Trustee of the Myrvold Trust dated January 16, 2015.

### **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), the parcel is exempt surplus land under the provisions of the Surplus Land Act, and will allow the Los Angeles County Flood Control District to sell its surplus real property, Parcel 28EXF.15 related to the Santa Anita Wash located in the City of Arcadia, as shown on the map attached to the enclosed Quitclaim Deed document, to the adjacent property owner, Joel Curtis Myrvold, Trustee of the Myrvold Trust dated January 16, 2015, for \$123,000.

In 1956, the District acquired fee title to Parcel 28 as part of the land needed for the Santa Anita Wash. Construction of the facility has been completed and the subject parcel lies outside the required right of way.

Mr. Myrvold requested to purchase Parcel 28EXF.15 related to the Santa Anita Wash, measuring approximately 2,943 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. Myrvold deposited \$10,000 that will be applied to the final purchase price of \$123,000, which represents fair market value. The remaining balance of \$113,000 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 Arcadia Planning & Zoning Department 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 28EXF.15 is exempt surplus land as defined in the California Government Code, Section 54221. The parcel is exempt from the provisions of the Surplus Land Act because (1) it is being sold to the owner of contiguous land; (2) the parcel size is less than 5,000 square feet in area; and (3) is less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located.

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 the Santa Anita Wash 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.

The enclosed Quitclaim Deed document has been approved by County Counsel as to form and it will be recorded.

## **ENVIRONMENTAL DOCUMENTATION**

This 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 Section 15312 (a) and (b) (1) of the CEQA Guidelines and Class 12(a) and (b)(1) 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" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA, PE  
Director

MP:GE:st

Enclosures

c: Auditor-Controller (Accounting Division-Asset  
Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office, Board of Supervisors

# ORIGINAL

WHEN RECORDED MAIL THIS  
DOCUMENT AND TAX STATEMENT TO:

Joel Curtis Myrvold  
905 Magnis Street  
Arcadia, CA 91006

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

*Space Above This Line Reserved for Recorder's Use*

Assessor's Identification Number:  
5791-010-911 (Portion)

Exempt from fee per GC 27388.1(a)(2) and 27388.2(b); recorded in  
connection with a transfer subject to the imposition of documentary  
transfer tax (DTT).

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JOEL CURTIS MYRVOLD, TRUSTEE OF THE MYRVOLD TRUST DATED JANUARY 16, 2015, all its right, title, and interest in and to the real property in the City of Arcadia, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

EDWARD YEN, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

SANTA ANITA WASH 28EXF.15	
36-RW10.1	
S.D. 5	M2421002
Project ID No. MPR0001139	

P: CONF: DZQCLACFCDTOMYRVOLDSANTAANITAWASH 28EXF FNL 121824

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

EDWARD YEN, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By *Jon [Signature]* *Boyle*  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

LOS ANGELES COUNTY PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

# EXHIBIT A

**SANTA ANITA WASH 28EXF.15**  
36-RW10.1  
A.I.N. 5791-010-911 (Portion)  
I.M. 144-277  
S.D. 5  
M2421002

## LEGAL DESCRIPTION

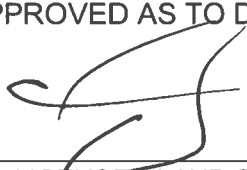
### PARCEL NO. 28EXF.15 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 130, Arcadia Acreage Tract, as shown on map recorded in Book 10, page 18, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to Los Angeles County Flood Control District, recorded on March 28, 1956, as Document No. 3872, in Book 50720, page 371, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

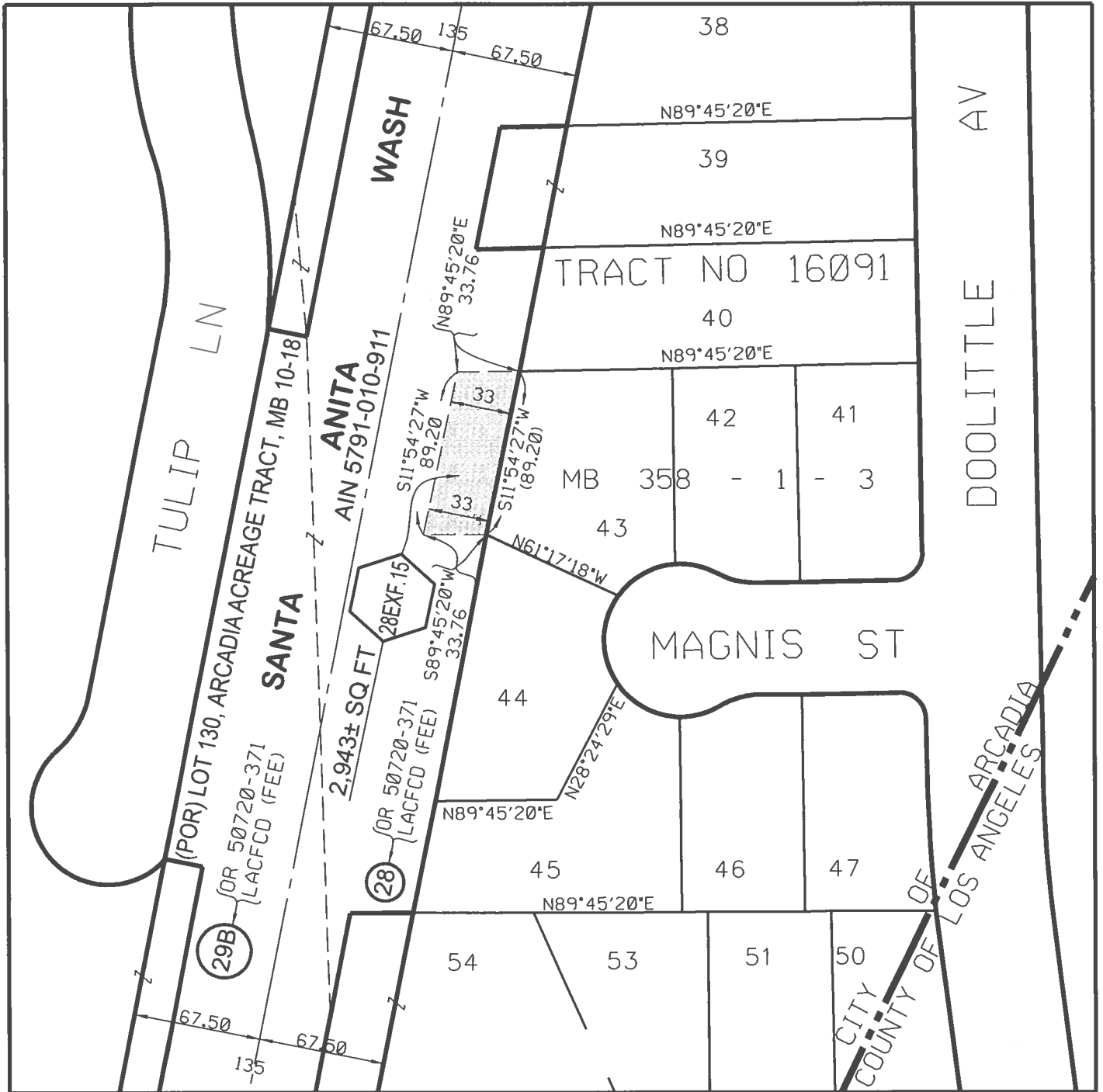
Beginning at the most westerly southwesterly corner of Lot 43, Tract No. 16091, as shown on map recorded in Book 358, pages 1, 2, and 3, of said Maps; thence westerly, along a line parallel with the northerly line of said Lot 43 to a line parallel with and 33 feet westerly, measured at right angles, from the westerly line of said last-mentioned lot; thence northerly, along said last-mentioned parallel line to the westerly prolongation of said northerly line; thence easterly, along said westerly prolongation to the northwesterly corner of said last-mentioned lot; thence southerly, along said westerly line to the point of beginning.

Containing: 2,943± square feet.



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	<u>October 8, 2024</u>

# EXHIBIT B



BY:

*[Signature]*  
LICENSED SURVEYOR

*10-08-24*  
DATE

SCALE: 1" = 80'

DIMENSIONS ARE IN FEET  
( ) DENOTES RECORD DIMENSIONS

A TORRES 10-01-24

**SANTA ANITA WASH**

REFERENCE 36-RW 10.1  
(A.I.N. 5791-010-911)