



December 02, 2025

The Honorable Board of Commissioners
Los Angeles County
Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 9001

Dear Commissioners:

**DECLARATION OF SURPLUS PROPERTY AND AUTHORITY TO ISSUE A NOTICE OF
AVAILABILITY OF SURPLUS LACDA PROPERTY FOR SALE TO PUBLIC AGENCIES AND
AFFORDABLE HOUSING DEVELOPERS VARIOUS PROPERTIES
(DISTRICTS 1, 2, 5) (3 VOTES)**

SUBJECT

The Los Angeles County Development Authority (LACDA) proposes to declare surplus properties the eight LACDA-owned properties, as described in Attachment A (Proposed Properties). The Proposed Properties are located at 892 and 898 S. 3rd Avenue, La Puente, CA 91746, 1346 W. 93rd Street, Los Angeles, CA 90044 and five parcels in Lake Hughes without addresses with APNs 3224-002-900 to 904 (collectively, Proposed Properties or, individually Proposed Property) shown in Exhibit A surplus pursuant to the Surplus Land Act set forth in Cal. Government Code section 54220, et seq.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Board's declaration of the Proposed Properties as surplus is not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Find that the Proposed Properties are no longer necessary for the LACDA or other public purposes and that the Proposed Properties can be declared surplus.
3. Authorize the Executive Director, or his designee, to offer the Proposed Properties surplus to the appropriate public government agencies, including the Public Agencies and Developers in accordance with the Surplus Land Act and California Government code section 54222, and to negotiate and facilitate the sale of any Proposed Properties with any public agencies that are

interested in acquiring a Proposed Property.

4. Authorize the Executive Director, or designee, to execute and issue a Notice of Availability (NOA) to the Public Agencies and Developers once the Proposed Properties are declared surplus and facilitate sale of properties to public following an unsuccessful NOA process.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to declare the Proposed Properties, that are no longer needed by the LACDA, as surplus and authorize the Executive Director, or designee, to issue an NOA to offer the Proposed Properties for sale to the Public Agencies and Developers. If no interest is shown in the Proposed Properties by the above parties, then the LACDA would proceed to offer the Proposed Properties for sale to the public for purchase.

892 AND 898 SOUTH 3RD AVENUE:

In 2006, and 2007 respectively, your Board authorized the purchase of 892 and 898 South 3rd Avenue in the unincorporated area of Avocado Heights, with County general funds for the purpose of development of a nature park. The LACDA purchased these properties so to demolish the existing structures and then return to your Board to transfer these properties to the County.

After careful consideration and numerous attempts to facilitate the nature park, it was determined that the development of a nature park was infeasible.

1346 W. 93RD STREET:

In 1990, the LACDA purchased the Proposed Property at 1346 W. 93rd Street in the unincorporated area of Athens for purposes of developing affordable housing. In 2016, LACDA worked with Habitat for Humanity (Habitat) to develop this property in the Second Supervisorial District. Prior to taking ownership, Habitat conducted environmental testing of the sites at this property was found to have contamination caused by a former neighboring dry cleaner. Habitat determined that the development of affordable housing was infeasible.

The LACDA continued to engage with developers of affordable housing for this property but due to the cost of remediation needed to facilitate housing development, plans to develop affordable housing on this property were abandoned.

LAKE HUGHES:

In 1996 the LACDA, made a \$75,000 County Earthquake Loan Program Loan to consolidate debt and provide working capital to a corporation engaged in the manufacture and distribution of custom wood doors and windows. The collateral for this loan was a personal guarantee from the owner and business accounts receivable, equipment, furniture, fixtures and equipment. In April 1997, the company ceased to operate. In April 1999, the owner filed for Chapter 7 bankruptcy which was discharged in July 1999. The owner owned the subject properties in Lake Hughes comprised of five parcels in Lake Hughes without addresses with APNs 3224-002-900 to 904 that are approximately 20 acres of vacant land. The LACDA initiated foreclosure action in January 1999 and acquired the property via a trustee sale in November 1999.

The parcels in Lake Hughes are in a remote area and do not have public access which makes them

financially unfeasible to develop.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund from this surplus declaration.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Following the Board's declaration of surplus property, an NOA will be sent to the Public Agencies and Developers as required by Government Code section 54222 of the Surplus Land Act. If there is no interest in response to the NOA, or if negotiations do not result in agreed to terms, then the Proposed Properties will be made available for purchase by the general public. The LACDA will negotiate terms for a sale, including a purchase price based on the appraised value and any deed restrictions, as applicable.

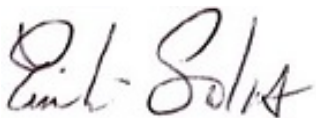
ENVIRONMENTAL DOCUMENTATION

The declaration of the Proposed Properties as surplus is an administrative action and is not a project as defined by CEQA. The conveyance of surplus property is categorically exempt from CEQA pursuant to section 15312 of the State CEQA Guidelines (Surplus Government Property Sales). The categorical exemption (Class 12) is also provided pursuant to the revised Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. Upon the Board's approval of the recommended actions, a Notice of Exemption will be filed with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The declaration of the Proposed Properties as surplus will not impact any current services in the area.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written in a cursive style.

Emilio Salas

Executive Director

ES:CR

Enclosures

Attachment A-1

UNINCORPORATED COUNTY OF LOS ANGELES

<u>District</u>	<u>Address/Location</u>	<u>APN</u>	<u>Approximate Size (Sq. Ft.)</u>
1	892 South 3 rd Street	8206-001-905	74,281
1	898 South 3 rd Street	8206-001-906	54,226
5	Lake Hughes Parcels	6028-034-900 through 904	870,000
2	1346 W. 93 rd Street	6056-006-901	9,5250