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

June 30, 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:

TRANSPORTATION CORE SERVICE AREA
SALE OF SURPLUS REAL PROPERTY FROM
THE COUNTY OF LOS ANGELES TO THE CITY OF LA HABRA HEIGHTS
IN THE CITY OF LA HABRA HEIGHTS
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)

SUBJECT

Public Works is seeking Board approval to sell the County's surplus real property identified as Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907, located in the City of La Habra Heights, to the City of La Habra Heights. The proposed purchase was requested by the City of La Habra Heights to support the State Regional Housing Needs Allocation to provide sites for housing.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed project is exempt from the provisions of 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 the County's surplus real property identified as Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907, located in the City of La Habra Heights, is no longer required for the purposes of the County.

3. Find that Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907, located in the City of La Habra Heights, are exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(D), because the County is transferring the property to another local agency for its use.

4. Approve the project, which is the sale of County surplus real property identified as Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907 to the City of La Habra Heights.

5. Delegate authority to the Director of Public Works or his designee to execute the Quitclaim Deed document, the Purchase and Sale Agreement, or any agreements or other documents necessary to carry out the sale of the property to the City of La Habra Heights.

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 parcels are exempt surplus land under the provisions of the Surplus Land Act; and allow the County to sell its surplus real property identified as Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907, referred to as Parcels 12-EXF.2, 12-1RE.2, 12-1RE.3, and 12-1M.3, located in the City of La Habra Heights, as shown on the enclosed maps, to the City of La Habra Heights for $2,100,000.

In or around 1990, the County acquired fee title as part of the land needed for the realignment and widening of Fullerton Road (currently Harbor Boulevard). Construction has been completed and the parcels lie outside the required right of way. The County will reserve an easement for public road and highway purposes to continue maintaining Harbor Boulevard, which was approved by the Board on May 17, 1988, Item 34.

The City requested to purchase the County's surplus real property to comply with the State Regional Housing Needs Allocation requirements to identify sites that may potentially accommodate low- or moderate-income housing. The City adopted its Housing Element on August 11, 2025, which was certified by the State of California Department of Housing and Community Development on September 3, 2025. Program H-2 of the Housing Element requires the City to provide adequate sites to accommodate regional housing needs.

The recommended actions will benefit City residents as the City will fulfill its Housing Element commitments to provide sites for housing and the County will no longer be responsible for maintaining the surplus real property, with the exception of Harbor Boulevard.

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 County's programs, which will help promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The City will pay $2,100,000 for the purchase of the property. This amount will be deposited in Escrow and at the close of Escrow, it will be transferred into the Road Fund (B03, Revenue Source Code 9908: Sale of Fixed Asset Land).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code, Section 65402 (b), a notification of the proposed sale was submitted to the City's Planning Department for its report as to conformance with the City's adopted General Plan. On April 28, 2026, the City reported that the sale conforms with its adopted General Plan.

Assessor's Identification Nos. 8267-019-900, 8267-019-901, 8267-019-902, 8267-018-900, 8267-018-904, 8267-018-906, 8267-018-907, 8267-018-908, 8267-018-910, and 8267-017-907 are exempt surplus land as defined in California Government Code, Section 54221 (f)(1)(D). The County is transferring the parcels to the City for their use.

The proposed sale is authorized by California Government Code, Section 25365. Section 25365 allows the Board, by a four-fifths vote, to transfer County property that is not needed for County purposes if it is in the best interest of the County and the general public. Further, as required by California Government Code, Section 6061, a notice of this intended action will be published at least 1 week prior to the Board's consideration, but no later than June 23, 2026, in a newspaper of general circulation published in the County.

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

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the sale of County surplus real property that is no longer needed following the construction of Fullerton Road, 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 of the CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations; 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 cost of the County'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

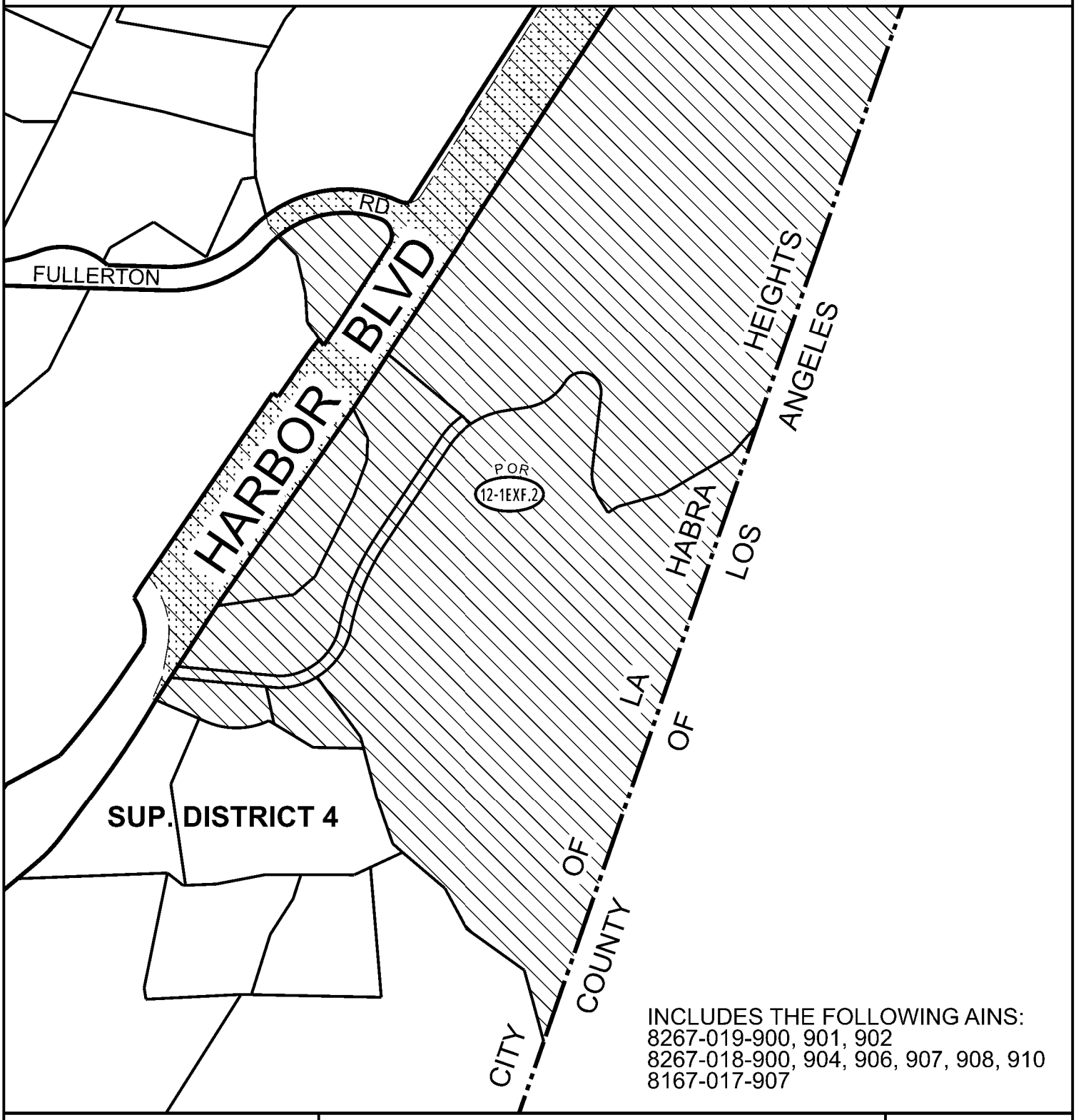
Director

MP:GE:jh

Enclosures

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

SALE OF SURPLUS PROPERTY
CITY OF LA HABRA HEIGHTS - HARBOR BOULEVARD



INCLUDES THE FOLLOWING AINS:
8267-019-900, 901, 902
8267-018-900, 904, 906, 907, 908, 910
8167-017-907

Public Works
LOS ANGELES COUNTY

LEGEND

QUITCLAIM OF FEE
PARCELS NO 12-1EXF.2
AREA: ±35.05 ACRES

RESERVATION OF EASEMENT
FOR PUBLIC ROAD AND HIGHWAY PURPOSES

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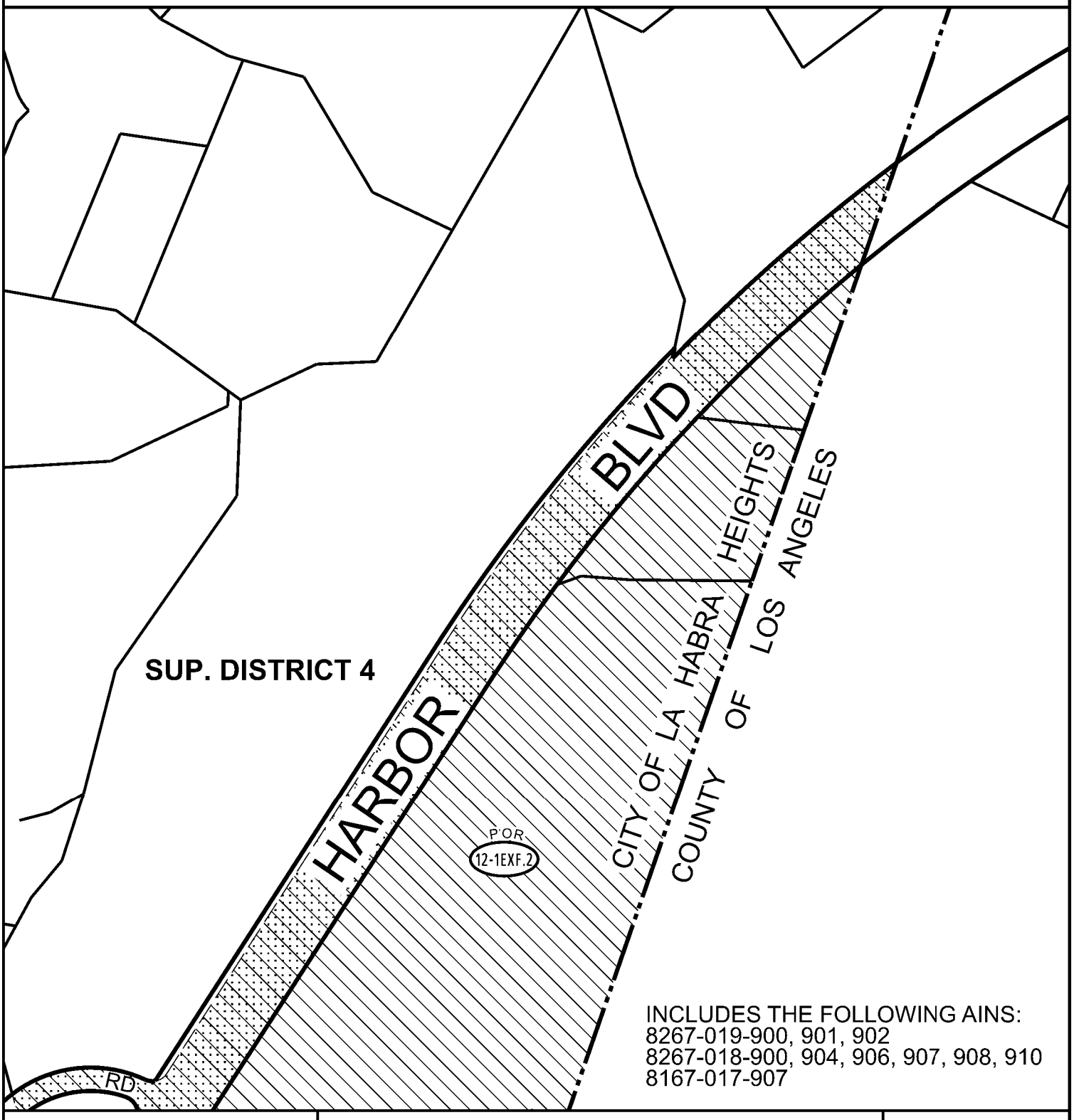
NO SCALE

SALE OF SURPLUS PROPERTY
CITY OF LA HABRA HEIGHTS - HARBOR BOULEVARD



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