COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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MARK PESTRELLA, Director

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

~~June 30, 2026~~ October 6, 2026

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

IN REPLY PLEASE
REFER TO FILE:

30 October 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

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

REVISED
TRANSPORTATION CORE SERVICE AREA
SALE OF SURPLUS REAL PROPERTY FROM
THE COUNTY OF LOS ANGELES TO THE CITY OF LA HABRA HEIGHTS AND THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY
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 a portion of 8267-017-907, located in the City of La Habra Heights, to the City of La Habra Heights and a portion of 8267-017-907 to the Puente Hills Habitat Preservation Authority. The proposed purchase was requested by the City of La Habra Heights for its use to support the State Regional Housing Needs Allocation requirements and the Puente Hills Habitat Preservation Authority for conservation purposes.~~to provide sites for housing.~~

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed actions are not a project under the California Environmental Quality Act or, in the alternative, that the actions are ~~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~~ activity.

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 a portion of 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, Sections 54221 (f)(1)(D)~~,~~ and 54221 (f)(2), because the County is transferring the property to another local agency for its use.

4. Find that a portion of Assessor's Identification No. 8267-017-907, located in the City of La Habra Heights, is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Sections 54221 (f)(1)(D) and 54221 (f)(2), because the County is transferring the property to the Puente Hills Habitat Preservation Authority which is a Joint Powers Authority for conservation purposes.

~~4.~~ 5. 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 and the Puente Hills Habitat Preservation Authority.

~~5.~~ 6. Delegate authority to the Director of Public Works or his designee to execute ~~the~~ Quitclaim Deed documents~~, 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 and the Puente Hills Habitat Preservation Authority.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the ~~project~~ proposed sales are~~exempt from~~ not a project pursuant to the California Environmental Quality Act (CEQA) or in the alternative are exempt from CEQA; find that the parcels proposed for sale 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 a portion of 8267-017-907, referred to as Parcel~~s~~ 12-1EXF.2, and reserve an easement for public road and highway purposes over Parcels 12-1RE.2 and~~,~~ 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.~~ $1,900,000. Approximately 2 acres of the northern portion of Assessor's Identification No. 8267-017-907, referred to as Parcel 12-1EXF.3, will be excluded from the sale to the City, and offered to the Puente Hills Habitat Preservation Authority (Habitat Authority) to be sold at fair market value and in accordance with the Surplus Land Act. The approximately 2 acres represent an area within a boundary approximately 250 feet from the northern property line shared between Assessor's Identification Nos. 8267-017-907 and 8267-017-905.

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 proposed to be sold 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 Habitat Authority requested to purchase a portion of the County's surplus real property for conservation purposes. ~~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 would benefit City residents as the City would ~~will~~ fulfill its Housing Element commitments to provide sites for housing and the County would no longer be responsible for maintaining the surplus real property, with the exception of Harbor Boulevard. The recommended actions would also benefit the Habitat Authority as the proposed sale of land to the Habitat Authority would provide open space for conservation purposes.

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~~ $1,900,000 and the Habitat Authority will pay fair market value for the purchase of the property, if approved. The ~~This~~ amounts would ~~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 September 29 ~~June 23~~, 2026, in a newspaper of general circulation published in the County.

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

ENVIRONMENTAL DOCUMENTATION

The ~~proposed project is exempt from~~ recommended actions are not subject to CEQA because they are activities that are excluded from the definition of a project by Section 21065 of the California Public Resources Code ~~and Section 15378 (b)(5) of the State CEQA Guidelines~~. The ~~project, proposed which is the~~ sale of property to the City and Habitat Authority is ~~an~~ administrative activity of government that will not result in direct or indirect physical change in the environment ~~or a reasonably foreseeable indirect change in the environment~~. By approving the two proposed sales, the County would not be authorizing any change in the use of the property, including any use for proposed development.

In the alternative, the proposed sales are exempt from CEQA since it can be seen with certainty that there is no possibility that the recommended actions may have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061 (b)(3). The proposed sale is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The City has indicated that it will potentially develop the property for affordable housing in the future but has not proposed a specific project. The Habitat Authority has not identified any improvements that would occur on the property proposed for acquisition, and the proposed sale by the County would transfer the property in its existing condition without any improvements. Prior to approving activity that would be considered a project, the City and Habitat Authority would need to consider the requirements of CEQA.

Furthermore, the recommended action to sell property to the City and Habitat Authority is also categorically exempt from CEQA since the proposed sales of surplus land ~~is~~ are within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15312 of the State CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G (County CEQA Guidelines). The property is not located in an area of statewide, regional, or areawide concern identified in Section 15206 (b)(4) of the State CEQA Guidelines. The recommended action for ~~, which includes the proposed~~ sale of a portion of the property to the Habitat Authority, is also exempt under State CEQA Guidelines Section 15325 (a) and (f) and County CEQA Guidelines Class 25(a), which provides for transfers of ownership of interests in land in order to preserve existing natural conditions and lands for open space.

~~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 record of the recommended activity, the proposed sale of the property to the City and Habitat Authority will ~~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.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

~~This transaction will eliminate the need to maintain the property and reduce the cost of~~ The proposed transactions would reduce the County's maintenance expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

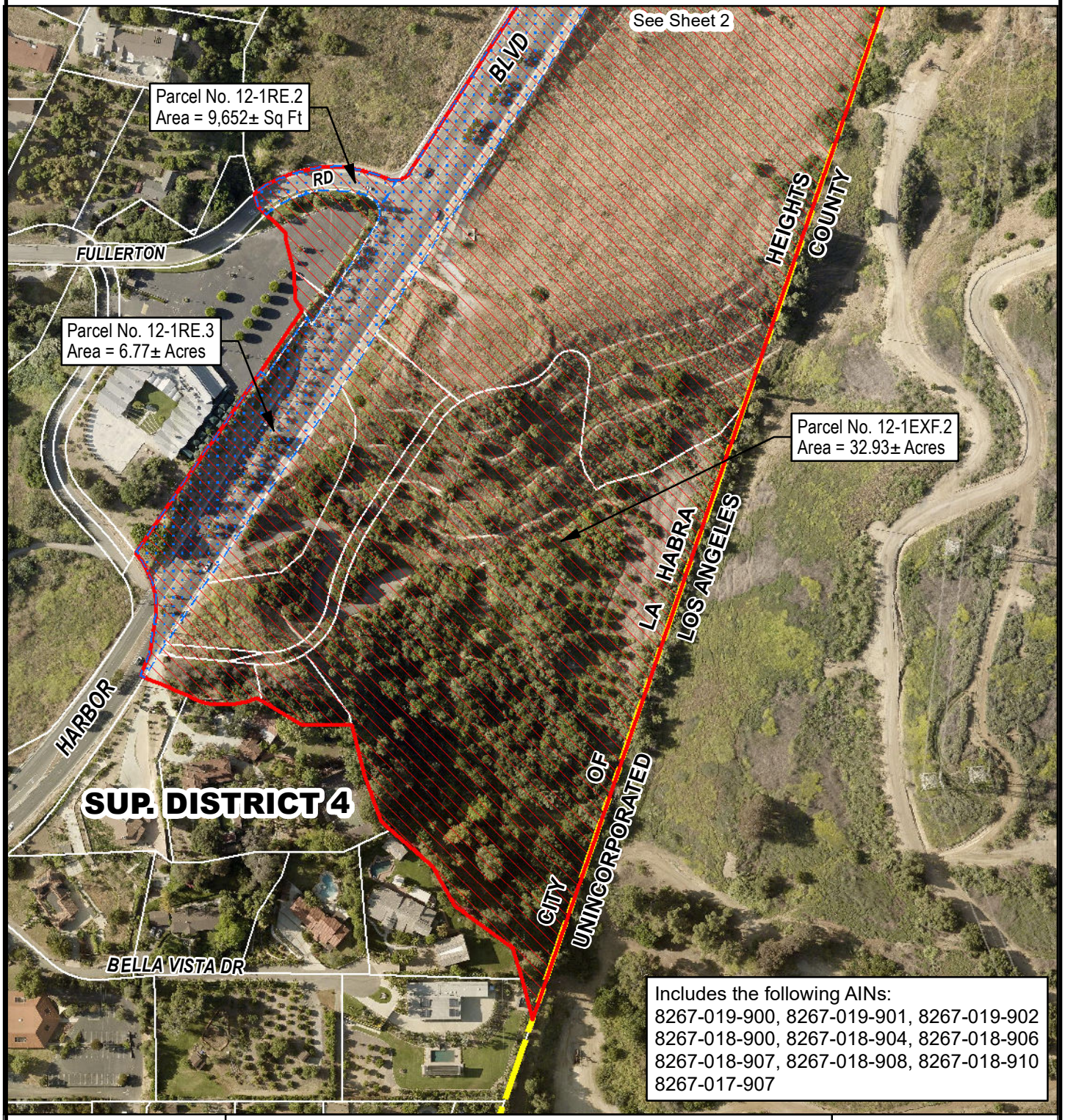
MARK PESTRELLA, PE
Director of Public Works

MP:GE:jh

Enclosure

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

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



Public Works
LOS ANGELES COUNTY

Legend:

Quitclaim of Fee to the City of La Habra Heights
Parcel No. 12-1EXF.2

Reservation of Easement for Public Road and Highway purposes
Parcel Nos. 12-1RE.2 and 12-1RE.3

N

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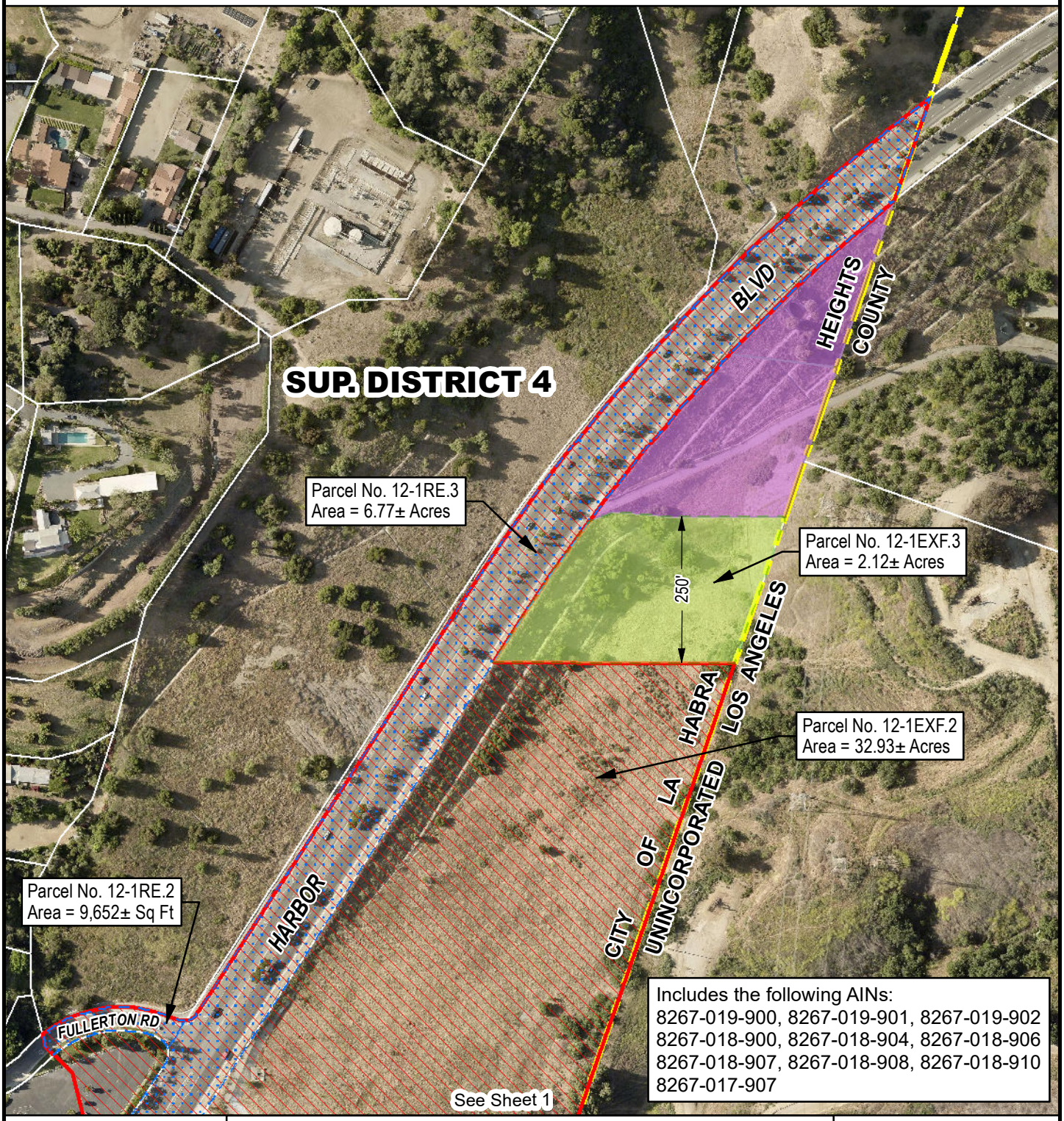
Feet

Sheet 1 of 2

AM/Aug 5, 2026

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

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



Legend:

- Quitclaim of Fee to the City of La Habra Heights Parcel No. 12-1EXF.2
- Reservation of Easement for Public Road and Highway purposes Parcel Nos. 12-1RE.2 and 12-1RE.3
- Quitclaim of Fee to the Puente Hills Habitat Preservation Authority Parcel No. 12-1EXF.3
- Puente Hills Habitat Preservation Authority Property

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Sheet 2 of 2

Public Works
LOS ANGELES COUNTY

AM/Aug 5, 2026

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