

Puente Hills Habitat Preservation Authority
Resolution No. 2024-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY, APPROVING A LAND SWAP BETWEEN THE ROWLAND HEIGHTS WATER DISTRICT AND THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY, FOR A FEE TITLE PORTION OF ASSESSOR'S PARCEL NUMBER 8269-003-900 FROM THE ROWLAND HEIGHTS WATER DISTRICT, IN EXCHANGE FOR A FEE TITLE PORTION OF ASSESSOR PARCEL NUMBER 8266-002-901 FROM THE PUENTE HILLS HABITAT AUTHORITY, AUTHORIZING A MAINTENANCE EASEMENT, AND ACCEPTING A CONTRIBUTION OF \$30,000 FOR HABITAT ENHANCEMENT

WHEREAS, the Habitat Authority has the authority to dispose of property pursuant to the Amended Joint Exercise of Powers Agreement, Puente Hills Habitat Preservation Authority dated April 28, 2011.

WHEREAS, the Puente Hills Habitat Preservation Authority (Habitat Authority) has an adjacent land-owning neighbor, the Rowland Heights Water District (District), next to Authority-owned Powder Canyon.

WHEREAS, the District owns Assessor's Parcel Number 8269-003-900, located in unincorporated Los Angeles County (District Property).

WHEREAS, the Habitat Authority owns Assessor's Parcel Number 8266-002-901 located in the City of La Habra Heights (Habitat Property).

WHEREAS, the District desires to perform a land swap of a portion of the District Property to the Habitat Authority in exchange for a portion of the Habitat Property. The portion of the District Property that the District wishes to exchange is depicted and described in Exhibit "A", attached hereto and incorporated herein (District Exchange Property). The portion of Habitat Property requested by the District is depicted and described in Exhibit "B", attached hereto and incorporated herein (Habitat Exchange Property).

WHEREAS, the District requested this land swap and a maintenance easement along its property fence line to facilitate federally mandated fencing improvements around the District Property. The requested easement is described and depicted in Exhibit "C", attached hereto and incorporated by reference.

WHEREAS, the District will further donate \$30,000 to the Habitat Authority for habitat enhancement.

WHEREAS, the Board of Directors of the Habitat Authority finds that the land proposed land swap furthers the Habitat Authority's purpose to preserve and protect open space by providing additional land to be protected.

WHEREAS, the Habitat Authority and the District have in good faith negotiated an Agreement for the Exchange of Real Property and Joint Escrow Instructions and Maintenance Easement with the District to effect the land swap.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY HERBY FINDS, DECLARES, AND RESOLVES AS FOLLOWS:

Section 1. Acceptance is hereby authorized of a portion of fee title to Assessor's Parcel Number 8269-003-900 from the Rowland Heights Water District, and disposition of a portion of Assessor's Parcel Number 8266-002-901 to the Rowland Heights Water District, and a maintenance easement, as described and depicted in Exhibits "A", "B", and "C", attached hereto and incorporated by reference.

Section 2. Acceptance is hereby authorized of \$30,000 from the Rowland Heights Water District to fund habitat enhancement.

Section 3. The Executive Director is hereby authorized to sign all documents and to take any action necessary to implement the provisions of this resolution, including but not limited to the Agreement for the Exchange of Real Property and Joint Escrow Instructions and Maintenance Easement and lot line adjustments, and recordation of these documents.

Section 4. This action is exempt from the provisions of the California Environmental Quality Act pursuant to the following sections of the CEQA Guidelines: 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; 15305(a), a class 5 categorical exemption, minor lot line adjustment; 15316(b), a class 16 categorical exemption, transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and the area will be kept in a natural condition; 15317, a class 17 categorical exemption, acceptance of easements or fee interests in order to maintain the open space character of the area; and 15325(a), (c), and (f), a class 25 categorical exemption, transfer of ownership of interests in land in order to preserve open space, habitat, or historical resources, specifically to preserve the existing natural conditions, including plant or animal habitats, allow restoration of natural conditions, including plant or animal habitats, and to preserve open space or lands for park purposes.

APPROVED AND ADOPTED at a regular meeting held the 15th day of February, 2024.

AYES:

NOES:

Chair, Board of Directors
Ivan Sulic

ATTEST:

Secretary to the Board of Directors
Marlyn Barajas

EXHIBIT “A”
DISTRICT EXCHANGE PROPERTY

EXHIBIT "A"

PARCEL TO PUENTE HILLS HABITAT AUTHORITY

PARCEL 'A'

THAT PORTION OF LAND IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 1, PAGES 43 AND 44, OF PATENTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 3422, AS PER MAP RECORDED IN BOOK 37, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING SHOWN THEREIN AS STATION L.H. 2 OF THE RANCHO LA HABRA, PER PLAT RECORDED IN BOOK 1, PAGE 53, OF RECORD OF SURVEYS; THENCE,

ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 81°20'00" EAST 75.00 FEET; THENCE,

LEAVING SAID SOUTHERLY LINE, SOUTH 32°16'20" WEST, 322.05 FEET TO THE DIVIDING LINE BETWEEN SAID RANCHO LA PUENTE AND SAID RANCHO LA HABRA; THENCE,

ALONG SAID DIVIDING LINE NORTH 19°01'45" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 11,067 S.F.

EXHIBIT 'B' CONSISTING OF ONE (1) SHEET ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



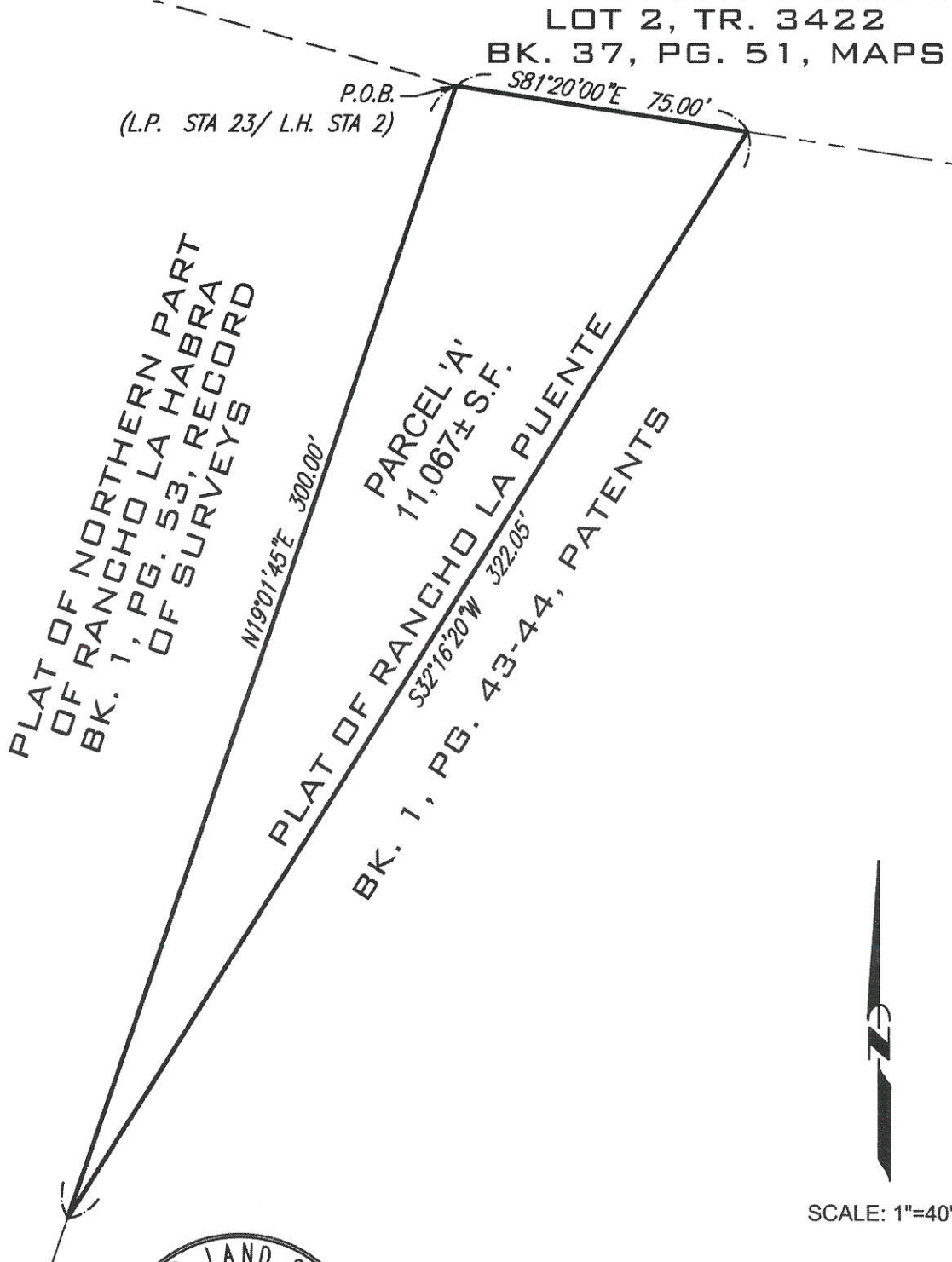
LARRY L. MAR, PLS 7652

DATE

9/9/22



EXHIBIT 'B'
PARCEL TO PUENTE HILLS HABITAT AUTHORITY





PREPARED BY:  Southland Civil Engineering & Survey, LLP		87 N. Raymond Ave., Ste 300 Pasadena, CA 91103 Office: 626-486-2555 Fax: 626-486-2556	DRAWN BY _____
 9/9/22			CHECKED BY _____
			DESIGNED BY _____
Proj. No. 7960-21010			Sheet 1 of 1

EXHIBIT “B”
AUTHORITY EXCHANGE PROPERTY

EXHIBIT "A"

PARCEL TO ROWLAND WATER DISTRICT

PARCEL 'A'

THAT PORTION OF LAND IN THE RANCHO LA HABRA AS PER MAP RECORDED IN BOOK 1, PAGES 53, OF RECORD OF SURVEYS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 3422, AS PER MAP RECORDED IN BOOK 37, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING SHOWN THEREIN AS STATION L.H. 2 OF SAID RANCHO LA HABRA; THENCE,

ALONG THE DIVIDING LINE BETWEEN THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1, PAGE 43 AND 44, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND SAID RANCHO LA HABRA, SOUTH 19°01'45" WEST, 575.35 FEET TO THE **TRUE POINT OF THE BEGINNING**; THENCE,

CONTINUING ALONG SAID DIVIDING LINE, SOUTH 19°01'45" WEST, 151.60 FEET; THENCE, LEAVING SAID DIVIDING LINE,

NORTH 48°29'25" WEST, 11.95 FEET; THENCE,

NORTH 18°12'06" EAST, 82.99 FEET; THENCE,

NORTH 35°12'13" EAST, 42.51 FEET; THENCE,

NORTH 19°31'27" EAST, 19.24 FEET; THENCE,

NORTH 22°23'39" EAST, 3.99 TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"

PARCEL TO ROWLAND WATER DISTRICT

PARCEL 'A'

SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 1,256 S.F.

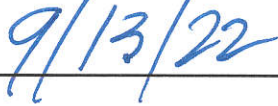
EXHIBIT B CONSISTING OF ONE (1) SHEET ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



LARRY L. MAR, PLS 7652

DATE



9/13/22



EXHIBIT 'B'

PARCEL TO ROWLAND WATER DISTRICT

LOT 2, TR. 3422
BK. 37, PG. 51, MAPS

P.O.B.
(L.P. STA 23/ L.H. STA 2)

SCALE: 1"=30'

PLAT OF NORTHERN PART OF
RANCHO LA HABRA
BK. 1, PG. 53, RECORD OF SURVEYS

N18°12'06"E 82.99'

PARCEL 'A'

N35°12'13"E 42.51'

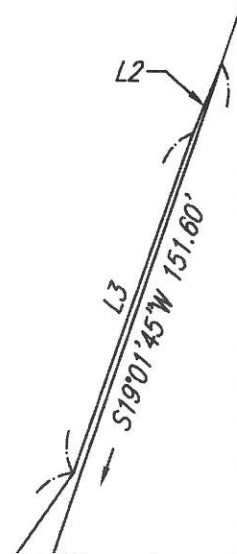
S19°01'45"W 151.60'

PLAT OF RANCHO LA PUENTE
BK. 1, PG. 43-44, PATENTS

S19°01'45"W 575.35'

T.P.O.B.

SEE DETAIL
RIGHT



DETAIL
NTS

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N48°29'25"W	11.95'
L2	N22°23'39"E	3.99'
L3	N19°31'27"E	19.24'



PREPARED BY:

Southland
Civil Engineering
& Survey, LLP

87 N. Raymond Ave., Ste 300
Pasadena, CA 91103
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Fax: 626-486-2556

DRAWN BY

CHECKED BY

DESIGNED BY

Proj. No. 7960-21010

Sheet 1 of 1

Larry L. Mar, R.C.E. No. 55089

Date

9/13/22

EXHIBIT “C”
ACCESS EASEMENT

EXHIBIT "A"

ACCESS EASEMENT

THOSE PORTIONS OF LAND IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 1, PAGES 43 AND 44, OF PATENTS, AND THE RANCHO LA HABRA AS PER MAP RECORDED IN BOOK 1, PAGES 53, OF RECORD OF SURVEYS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF PARCEL OF LAND, FIVE (5) FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 3422, AS PER MAP RECORDED IN BOOK 37, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING SHOWN THEREIN AS STATION L.H. 2 OF RANCHO LA HABRA, RECORDED IN BOOK 1, PAGE 53, OF RECORD OF SURVEYS; THENCE,

ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 81°20'00" EAST 72.27 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE,

SOUTH 32°16'20" WEST, 321.25 FEET TO A POINT ON A LINE 2.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO ROWLAND AREA COUNTY WATER DISTRICT, RECORDED DOC. NO. 692, MAY 16, 1955; THENCE,

SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 19°01'45" WEST, 275.57 FEET; THENCE,

LEAVING SAID PARALLEL LINE, THE FOLLOWING COURSES:

- 1) SOUTH 22°23'39" WEST, 3.98 FEET; THENCE,
- 2) SOUTH 19°31'27" WEST, 18.96 FEET; THENCE,
- 3) SOUTH 35°12'13" WEST, 42.54 FEET; THENCE,
- 4) SOUTH 18°12'06" WEST, 85.01 FEET; THENCE,
- 5) SOUTH 48°29'25" EAST, 11.93 FEET TO SAID PARALLEL LINE; THENCE,

ALONG SAID PARALLEL LINE, SOUTH 19°01'45" WEST, 413.68 FEET TO THE SOUTHERLY TERMINUS OF SAID STRIP, MEASURED AT RIGHT ANGLE 2.50 FEET TO THE SOUTHERLY CORNER OF SAID DEED TO ROWLAND AREA COUNTY WATER DISTRICT.

EXHIBIT "A"

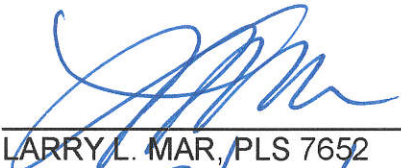
ACCESS EASEMENT

THE SIDELINES OF SAID STRIP IS TO BE PROLONGED OR SHORTENED TO TERMINATE AT THE NORTHERLY LINE OF SAID DEED TO ROWLAND AREA COUNTY WATER DISTRICT.

SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 1,552 S.F.

EXHIBIT 'B' CONSISTING OF ONE (1) SHEET ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



LARRY L. MAR, PLS 7652
9/13/22

DATE



EXHIBIT 'B' ACCESS EASEMENT

LOT 2, TR. 3422
BK. 37, PG. 51, MAPS

P.O.B.
(L.P. STA 23/ L.H. STA 2)

PLAT OF NORTHERN PART
OF RANCHO LA HABRA
BK. 1, PG. 53, RECORD OF
SURVEYS

PARCEL 'A'
(PROPOSED
5' ACCESS
EASEMENT)

PLAT OF RANCHO
LA PUENTE
BK. 1, PG. 43-44,

T.P.O.B OF
CENTERLINE

MATCHLINE

L2

L3

L4

SEE DETAIL RIGHT

CENTERLINE OF
ACCESS
EASEMENT

DETAIL

SCALE: 1"=30'

SCALE: 1"=80'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S81°20'00"E	72.27'
L2	S22°23'39"W	3.98'
L3	S19°31'27"W	18.96'
L4	S35°12'13"W	42.54'
L5	S48°29'25"E	11.93'



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Sheet 1 of 1

Larry L. Mar, R.C.E. No. 55069

Date

9/13/22