

Andrea Gullo

From: Jeanne Renner <jeanne.renner@gmail.com>
Sent: Friday, June 26, 2026 9:07 PM
To: Info
Subject: Public Comments



FRIENDS OF THE WHITTIER HILLS

June 26, 2026

Email to: info@HabitatAuthority.org

RE: Public Comments

To Whom It May Concern:

We appreciate the opportunity to comment on the proposed sale of LA County open space to the City of La Habra Heights to be developed as affordable housing right next to the Harbor Blvd. Wildlife Underpass.

The vacant land surrounding the Harbor Blvd. Wildlife Underpass should remain vacant to protect the ecological function of the Harbor Boulevard Wildlife Underpass and Corridor.

The Friends of the Whittier Hills, a 44-year-old conservation/education association has been working to preserve, protect, and expand open space to promote the wildlife movement and connectivity that will ensure the survival of the species who call the Whittier Hills and the Puente Hills Habitat Preservation Authority lands home. We oppose any development of vacant land that runs counter to our 44-year-old mission. Surely there are other parcels where affordable housing can be built in La Habra Heights.

Yours truly,

Jeanne Renner, President
Friends of the Whittier Hills

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Jeanne Renner
11743 North Circle Drive
Whittier, CA 90601
562.400.5483 Cell/Text
jeanne.renner@gmail.com

Date: June 27, 2026

Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue, First Floor
Whittier, CA 90602
Via Email: info@habitatauthority.org

RE: Comments by Greg Steffle, Councilman La Habra Heights – Special Meeting June 29, 2026

Executive Director Gullo and Clerk of the Board,

The following comments are directed at Agenda Item 1 which is stated as being:

“1. *Discussion and possible action regarding pending purchase of County of Los Angeles property along Harbor Boulevard, APN 8267-017-907 and any associated parcels, by the City of La Habra Heights for affordable housing purposes, and regarding options and possible requests to the City and County to protect the ecological function of the Harbor Boulevard, Wildlife Underpass and Corridor. Members of the public may address the Board of Directors on this item.”

The City of La Habra Heights and the County of Los Angeles have executed a binding agreement whereby LHH purchases from LACO approximately 31 acres of unimproved land lying under and east of Harbor Blvd in LHH city limits. This matter is before the LACO BOS as Item 37 on its June 30, 2026, board meeting.

On June 24th at 5:00 PM I received a telephone call from Greg Evan, the Deputy Director at DPW who executed the purchase agreement stating that Ivan Sulic, the PHHPH Chair had asked LACO to amend the Quitclaim transfer document to give unprecedented powers to PHHPC to control development plans by LHH through covenants and restrictions in the conveyance documents.

On June 25th I replied to Mr. Evan that we would not consent to such a restriction on LHH management of the purchased property. I advised that there was no development planned at the present time and that any deed restrictions would seriously impede our negotiations with the California Housing and Community Department (HCD) as to the nature, type and location of affordable housing meeting LHH RHNA (Regional Housing Needs Assessment) current and future allocations as per our agreements with HCD dated back to July 2025.

In our February 25, 2026, meeting with Supervisor Hahn with Mr. Sulic in attendance LHH specifically agreed that when development plans were nearing completion, we would protect any noise, light or human interaction during and after development from disturbing the animal crossing maintained by PHHPA. We anticipated that as our purchase application progressed PHHPA would meet with us to solidify how we could develop this northern portion of the property to avoid disrupting the free passage of wildlife.

In the ensuing four months PHHPA has made no effort to contact LHH in any manner on this subject even though we have CTAC members who generally facilitate communications between LHH and PHHPA.

Not until five days before the purchase approval was agenized for LACO BOS was any effort made to seek our views on such protections and then, it was not a direct communication to LHH but an email to Deputy Director Evan on June 24th.

To clearly state LHH's position on this matter our city manager emailed our Supervisorial Deputy, Lauren Yokomizo (who also is alternate chair of PHHPA) the following response to PHHPA's demand as follows:

" Hello Lauren,

To address the concerns raised by the Puente Hills Habitat Authority regarding preservation of the wildlife undercrossing located on their property, the City would be willing to consider adding an overlay zoning designation to the northern portion of Parcel No. 8267-017-907 to establish a buffer zone.

The buffer zone could potentially consist of an area approximately 200 feet wide by 100 feet deep, incorporating densely planted native landscaping backed by a wall to help ensure that any future development on the property does not adversely impact the undercrossing.

Future development could also be designed to minimize impacts by locating single-story garage or carport structures adjacent to the buffer zone, with residential buildings stepped back farther to the south. This approach would create a more south-facing site layout while increasing separation from the undercrossing. In addition, lighting and other site features could be shielded and directed south, away from the undercrossing.

The addition of restrictive covenants on the property, however, could be detrimental to the City's affordable housing objectives, as the California Department of Housing and Community Development (HCD) generally views restrictive covenants as an impediment to affordable housing development. Over the past several years, the City has worked to identify a location for affordable housing that would have the least impact on the surrounding community and adjacent resources.

City ownership of the property also provides greater oversight and control over future development, allowing the City to ensure that the Habitat Authority's concerns are addressed through the design and implementation of the project."

Thanks,

Rafferty Wooldridge

City Manager, City of La Habra Heights

We will appear at the PHHPA Special Meeting and add oral comments to the docket. LHH has worked tirelessly to acquire these parcels to accommodate our HCD mandate. Owning the property allows us to, as CM Wooldridge comments above, control and protect wildlife undercrossing as the Lead Agency for any future development.

We find it concerning and a shame that Mr. Sulic did not approach us directly so we could agree on a way to protect the corridor. It is particularly troubling that this objection comes only five days before BOS approval of the sale. One might cynically conclude that this discussion was intentionally delayed to pressure LHH to accede to PHHPA's unworkable demands.

Regardless of PHHPA's motivation LHH is fully prepared and indeed wants to protect the undercrossing from sound, light and human intrusion. Our purchase and control over this property gives PHHPA the best possible partner to meet its core mission.

In closing, at present the undercrossing is completely unprotected and open to traffic noise and headlight intrusion from Harbor Blvd activities. Unless this purchase is approved it will remain a unreasonable distraction for wildlife using the undercrossing.

Greg Steffle

Councilman, City of La Habra Heights

Cc: Rafferty Wooldridge, Brian Bergman, Lauren Yokomizo (all via email)

Andrea Gullo

From: Andrea Gullo
Sent: Sunday, June 28, 2026 12:08 PM
To: Info
Cc: Michelle Mariscal; egerli@bwsllaw.com; Veronica Roach
Subject: reference materials
Attachments: BOS item 37 public comments217902.pdf; BOS item 37 217901.pdf

Board,

Attached for reference are the Board letter (staff report) and public comments of the Board of Supervisors Item 37 for the June 30 meeting regarding the sale of land to the city of LHH by the County of LA.

https://bos.lacounty.gov/board-meeting-agendas/?utm_content&utm_medium=email&utm_name&utm_source=govdelivery&utm_term

Andrea Gullo
Executive Director
office: 562.945.9003
cell: 562.201.3581

Puente Hills Habitat Preservation Authority
HabitatAuthority.org

Includes alternates.



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,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

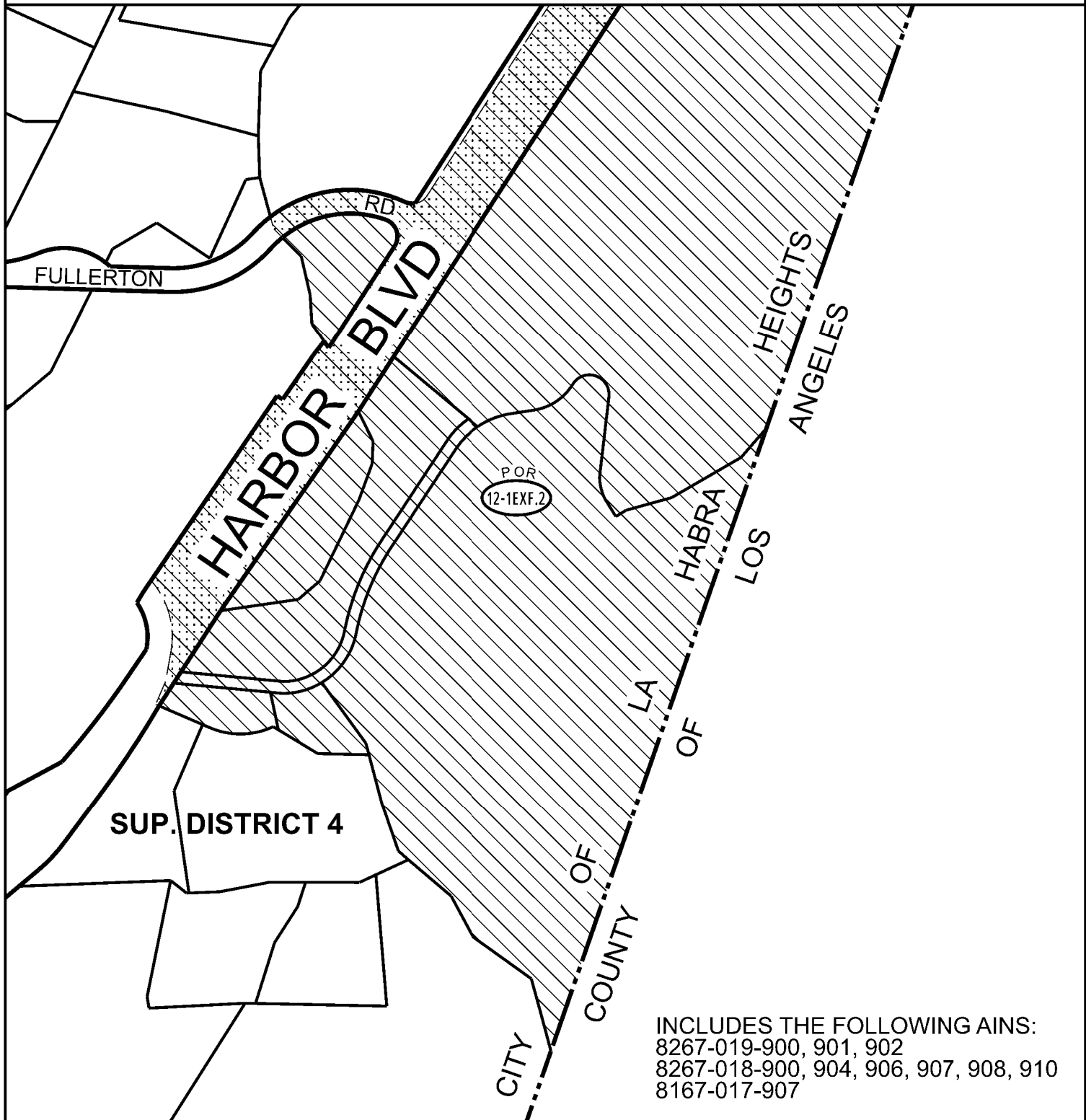
Director

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

LEGEND



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

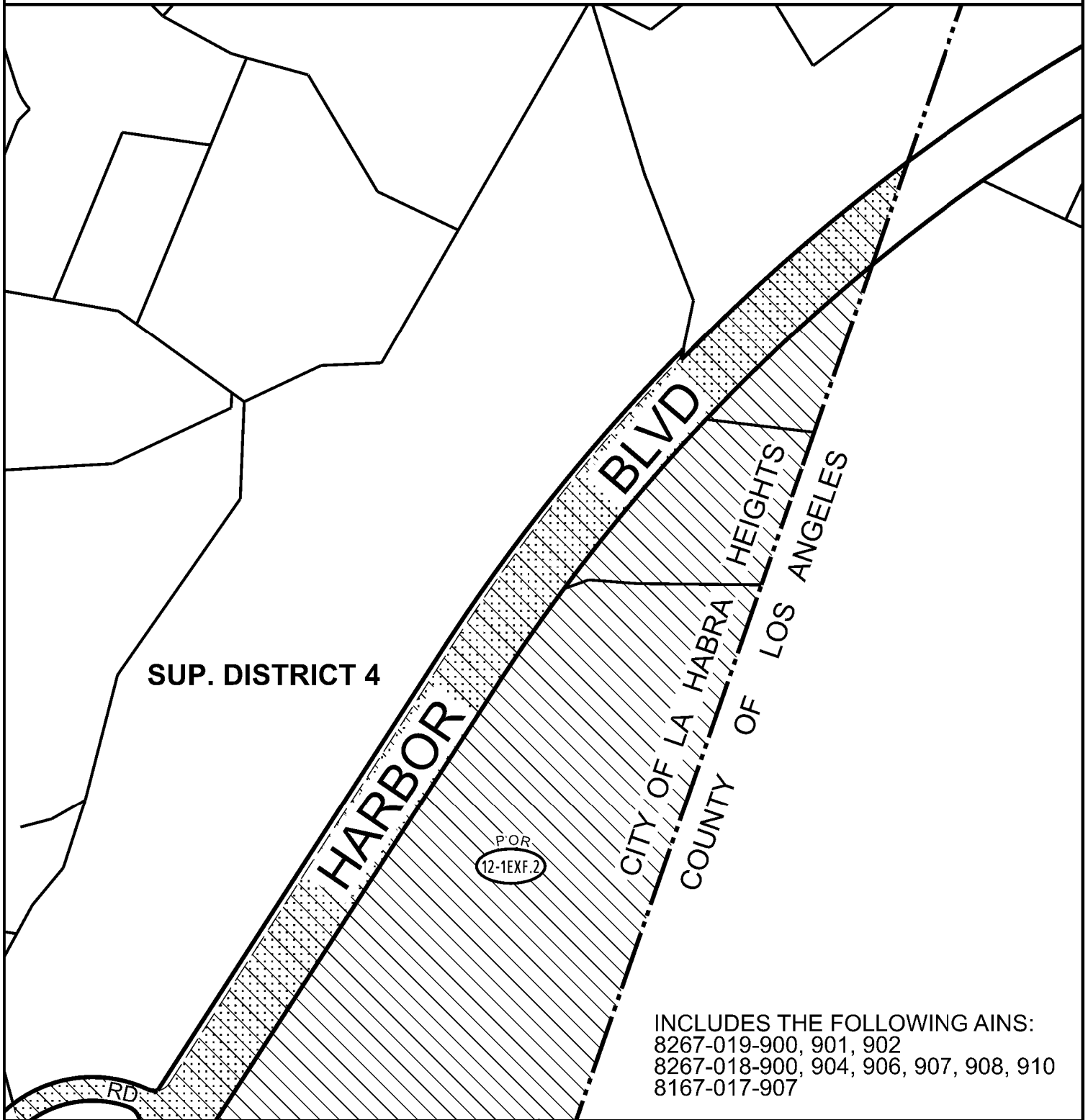


RESERVATION OF EASEMENT
 FOR PUBLIC ROAD AND HIGHWAY PURPOSES



NO SCALE

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



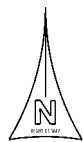
LEGEND



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



RESERVATION OF EASEMENT
FOR PUBLIC ROAD AND HIGHWAY PURPOSES



NO SCALE



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
37.		Oppose	Kathie L kingett	I think the wildlife crossing under Harbor Blvd is vital, and placing more dense housing nearby will scare off the animals. This is vital link in the Puente Chino Hills Wildlife Corridor. Please consider transferring this area to the Habitat Authority, a long-time ally in the protection of wildlife. LA County has already spent money here to protect our bobcats, deer and mountain lions. Look how much was spent on the Annenberg Crossing, and we already have our crossing secured! Do not invalidate what smart naturalists have provided.E7UZA
			Marcia M JUE	Oppose selling this for housing, as this is a known wildlife area. Consider selling it to a wildlife conservation organization.
			Margo A Reeg	The parcels of land requested by La Habra Heights to be used for low income housing are key parcels adjacent to the Puente Chino Hills Authority protected area . These parcels are essential to maintaining a protected space for wildlife to move from one part of the corridor to another around and under Harbor Blvd. Animals such as deer, bobcats, raccoons, foxes Need open space with little light to feel safe in order to move throughout their habitat to find food, mates and shelter. You Supervisors have been very supportive of the Puente Chino Hills Habitat in the past. Please do not transfer these parcels to the City of La Habra Heights. If you choose to transfer the parcels, please choose to donate them to the Puente Hills Habitat Authority for permanent preservation and to support our wildlife. The League of Women Voters supported the creation of the Puente Hills Chino Hills Habitat to protect the wildlife corridor and to provide hiking areas for local and regional residents. The Authority is removing non-native plants and planting native plants to restore the ecosystem. Thank you.
			Melanie Schlotterbeck	I oppose Item 37, the transfer of County land along Harbor Blvd. in La Habra Heights, because it is a known pathway for mountain lions, bobcats, and deer; Support the County transferring it instead to another local agency (the Habitat Authority) for permanent protection; and, Support preservation of the Puente-Chino Hills Wildlife Corridor and the investment made by L.A. County in its protection, which this decision would sabotage.

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
37.		Oppose	Teresa Wang	Hi Board of Supervisors, Please oppose the transfer of County land along Harbor Blvd. in La Habra Heights, because it is a known pathway for mountain lions, bobcats, and deer. I support the County transferring it to the Habitat Authority for permanent protection instead. Please support preservation of the Puente-Chino Hills Wildlife Corridor and the investment made by L.A. County in its protection, which this decision would sabotage.
			Teri Duncan	I absolutely oppose the cell of this property over the city of La Habra Heights, knowing it will cut off the wildlife corridor that is so necessary for the bobcats and mountain lions to move in and out of the area. It is so important for the survival of these species. Please let that land go to an organization that will take care of the very small amount of wilderness land we have left.
			Teri Malkin	Oppose Item 37, the transfer of County land along Harbor Blvd. in La Habra Heights, because it is a known pathway for mountain lions, bobcats, and deer; Support the County transferring it instead to another local agency (the Habitat Authority) for permanent protection; and, Support preservation of the Puente-Chino Hills Wildlife Corridor and the investment made by L.A. County in its protection, which this decision would sabotage.
		Item Total	7	
Grand Total			7	