

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA
APPROVING THE PURCHASE OF 107 EAST SECOND AVENUE FROM
LUIS CARLOS RAMOS AND VALARIE DURAN

WHEREAS the City of La Habra (City) desires to purchase and Luis Carlos Ramos and Valarie Duran (Seller) agrees to sell the real property consisting of approximately 4,900 square feet of land, generally located at 107 East Second Avenue (Property), in the City of La Habra; and

WHEREAS, pursuant to Health and Safety Code Section 34315, the City has the power to purchase real property; and

WHEREAS, the Seller agrees to sell the Property to the City at the fair market value purchase price of Five Hundred Twenty Thousand Dollars (\$520,000), and to transfer the property by grant deed.

NOW, THEREFORE, THE LA HABRA HOUSING AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The City of La Habra hereby finds and determines that it can be seen with certainty that there is no possibility that selling the Property will have a significant adverse effect on the environment. Thus, the adoption of this Resolution is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption with Orange County Clerk's Office within five (5) working days of adoption of this Resolution.

Section 3. General Plan Conformity. As required by Government Code Section 65402, the Planning Commission considered the proposed sale and determined that the proposed sale was in conformity with the City's General Plan on October 25, 2021.

Section 4. Approval of Purchase of Property. The City hereby approves the purchase of the property from the Seller, and authorizes and directs the City Manager to sign a certificate of acceptance of the Grant Deed and perform all obligations of the City necessary to transfer the Property from the Seller to the City.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are

servable. The City Council declares that the City Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The City Clerk of the City of La Habra shall certify the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on the 1st day of November 2021.

Rose Espinoza
Mayor

ATTEST:

Laurie Swindell, CMC
City Clerk

STATE OF CALIFORNIA)
CITY OF LA HABRA) ss
COUNTY OF ORANGE)

I, Laurie Swindell, City Clerk for the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. ____ introduced and adopted at a regular meeting of the City Council of the City of La Habra held on the 1st day of November 2021.

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

Witness my hand and the official seal of the City of La Habra this 1st day of November, 2021.

Laurie Swindell, CMC
City Clerk