



AGENDA STAFF REPORT

Control: 26001425

MEETING DATE: 06/23/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): District 4
SUBMITTING AGENCY/DEPARTMENT: County Executive Office
DEPARTMENT CONTACT PERSON(S): Thomas A Miller (714) 834-6019
Dylan Wright, 714-480-2788

SUBJECT: La Habra Branch Library Lease with the City of La Habra

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve agreement to form	CONSENT CALENDAR 3 Votes Board Majority

Budgeted: N/A	Current Year Cost: N/A	Annual Cost: N/A
Staffing Impact: No		Sole Source: No
Current Fiscal Year Revenue: N/A	Funding Source: Fund 120: 100%	County Audit in Last 3 years: No
Levine Act Review Completed? N/A		

Prior Board Action: 10/4/2022 #16, 2/13/1980 #23, 6/12/1979 #72

RECOMMENDED ACTION(S):

1. Find that the project is Categorical Exempt from California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301.
2. Approve and execute the lease agreement with the City of La Habra for use and operation of the La Habra Library, approximately 13,994 rentable square feet, located 221 East La Habra Blvd. in La Habra for a 34-year term until December 3, 2060, with two five-year options to extend the term.
3. Authorize the Chief Real Estate Officer or designee to exercise option terms and execute subsequent lease amendments or documents that make non-monetary changes and/or monetary changes that do not increase County liability or costs by more than \$75,000 per year, as approved by County Counsel.

SUMMARY:

Approval of the lease agreement with City of La Habra will provide Orange County Public Libraries continued use and operation of the La Habra Branch Library, located at 221 East La Habra Blvd., in La Habra, to conduct free public library services for a new 34-year term.

BACKGROUND INFORMATION:

The Orange County Public Libraries (OCPL) system operates various branch libraries throughout the County of Orange (County) on behalf of its member cities, including the City of La Habra (City). In 1965, the County constructed the library facility located at 221 East La Habra Blvd., in La Habra (Property) to provide public library services to the community (La Habra Library). On December 4, 1980, the County entered into a 55-year lease agreement with the City to expand the La Habra Library, which is set to expire on December 3, 2035 (Current Lease).

In 2022, the State of California (State) awarded the Building Forward Grant to the County, in the amount of \$1,509,999, for one-time funds towards maintenance, infrastructure and capital improvements to the La Habra Library, which must be used by December 30, 2026 (Grant Funds). On October 4, 2022, the Orange County Board of Supervisors (Board) authorized the OC Community Resources (OCCR) Director, or designee, to accept the grant, sign documents applicable to this award, and initiate the La Habra Library facility upgrades utilizing the Grant Funds. As the facility is aging, the agreement between the City and the County is to utilize the Grant Funds in combination with additional OCPL funds for the purposes of the facility upgrades. In return, the County would be granted an extended lease term to ensure that the OCPL system received the benefit of the funds.

In order to ensure that La Habra Library receives the full benefit of the awarded Grant Funds, CEO Real Estate and OCPL recommend the proposed rent-free lease agreement with the City, commencing on the first day of the first full calendar month following Board approval (Effective Date) and continuing through December 3, 2060, with two, five-year renewal options to extend thereafter (Proposed Lease). The Proposed Lease provides the necessary framework that aligns with the capital improvements, reflects current County standard terms, and secures operational certainty for both the City and the County.

The County will use the Grant Funds, as well as additional OCPL funds, to complete facility upgrades to the La Habra Library within one year of the Effective Date. The facility upgrades consist of constructing a new roof, updating the electrical and lighting systems, upgrading the HVAC, and improving the plumbing, accessibility, and interior finishes (Work) at a total estimated cost of \$6.1 million. The Proposed Lease may be terminated at any time by either City or County after December 4, 2045, by giving written notice to the other Party at least 180 days prior to said termination date, with no termination fee owed. This date reflects the 20-year service life associated with the Work and guaranteeing OCPL services until such date, ensures that the County and the library system receive the full benefit of the Grant Funds and OCPL financial investment in the La Habra Library. If the City should terminate or withdraw from the OCPL system prior to December 4, 2045, the City will be responsible to pay to County a termination fee equal to the value of the Work, depreciated on a day-to-day basis from the Effective Date to the date of the requested early termination date.

Additionally, the Proposed Lease maintains the allocation of maintenance responsibilities between the Parties, consistent with the Current Lease until the Current Lease expiration date of December 3, 2035. On January 1, 2036, under the Proposed Lease terms, the maintenance obligations will transition to the City, at City's sole cost and expense, providing any and all necessary repair, maintenance and replacement for the premises, La Habra Library building (and systems therein), and parking lot and County providing all janitorial supplies and services inside the La Habra Library building.

On May 18, 2026, the City approved the Proposed Lease during its regular City Council meeting. The terms of the Proposed Lease are in compliance with OCPL, the Library Advisory Board policy, and are consistent with OCPL's program goals.

Compliance with CEQA: The proposed project is categorically exempt (Class 1) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, because it provides for the lease, operation and maintenance of existing public facilities involving negligible or no expansion of existing use.

FINANCIAL IMPACT:

Appropriations for the costs within the Proposed Lease will be included in OCPL Fund 120 FY 2026–27 Budget and will be included in the budgeting process for future years.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

OC Community Resources

ATTACHMENTS:

AttachmentA-La Habra Lease

AttachmentB-La Habra Lease Summary

Attachmet C-Acquisition Questionnaire