



## City of Laguna Woods Supplemental Agenda Report

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Christopher Macon, City Manager

**FOR:** December 22, 2025 Adjourned Regular Meeting

**SUBJECT:** Potential lease of a portion of the real property commonly known as City Centre Park located at 24121 Moulton Parkway, Laguna Woods, CA 92637

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***Released: December 19, 2025***

On December 19, 2025, the City received the California Department of Housing and Community Development's ("HCD") California Surplus Land Act findings letter (Attachment A). HCD found that "the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivisions (f)(1)(B) and (D)."

With receipt of HCD's findings letter, the City's obligations under the California Surplus Land Act are now complete. The City Council may, if so desired, approve the proposed ground lease agreement.

Attachment: A – HCD California Surplus Land Act Findings Letter

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400, Sacramento, CA 95811  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 19, 2025

Christopher Macon, City Manager  
City of Laguna Woods  
24264 El Toro Road  
Laguna Woods, CA 92637

SENT VIA EMAIL TO: [cmacon@cityoflagunawoods.org](mailto:cmacon@cityoflagunawoods.org)

Dear Christopher Macon:

**RE: City of Laguna Woods – Portion of 24121 Moulton Parkway - Surplus Land Act Findings Letter**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Laguna Woods' (City) determination of a 0.32-acre portion of 24121 Moulton Parkway, Assessor's Parcel Number (APN) 616-012-18, (Property), as "exempt surplus land." Your complete documentation was received on November 19, 2025.

HCD reviewed Resolution No. 25-38 (Resolution) and supporting documentation pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivisions (f)(1)(B) and (D).

### **Analysis**

As provided in Government Code section 54221, subdivision (f)(1)(B), "exempt surplus land" includes "[s]urplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes." Additionally, Government Code section 54221, subdivision (f)(1)(D), "exempt surplus land" also includes:

Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use, or to a federally recognized California Indian tribe. If the surplus land is transferred to a third-party intermediary, the receiving agency's use must be contained in a legally binding agreement at the time of transfer to the third-party intermediary.

According to the Resolution, adopted on November 19, 2025, the Property is less than one-half acres in area (0.32 acre). While the Property is contiguous to land owned by a local agency, specifically the El Toro Water District, it is used for water infrastructure purposes rather than open space or housing. The City intends to lease the Property to the Orange County Fire Authority (OCFA), another local agency, for 99 years. OCFA proposes to construct, operate and maintain a new fire station on the Property. As part of the proposed lease, the City intends to require portions of the Property to be used by the Orange County Sheriff's Department and the City of Laguna Beach Police Department. The Resolution furthermore confirms that Government Code section 54221, subdivision (f)(2), does not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

### **Conclusion**

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivisions (f)(1)(B) and (D).

If you have any questions or need additional technical assistance, please contact Sandra Mukasa, Senior Housing Policy Specialist, at [Sandra.Mukasa@hcd.ca.gov](mailto:Sandra.Mukasa@hcd.ca.gov) or submit a request via the [Surplus Land Act Portal](#).

Sincerely,

*Lisa Krause*

Lisa Krause  
Section Chief, Surplus Land Act  
Housing Policy Development