



AGENDA STAFF REPORT

Control: 26001603

MEETING DATE: 08/11/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): District 2
SUBMITTING AGENCY/DEPARTMENT: County Executive Office
DEPARTMENT CONTACT PERSON(S): Thomas Miller, 714-834-6019
Daniel Leung, 714-834-3702

SUBJECT: Approve Purchase of Real Property at 840 North Birch Street in Santa Ana

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: See Financial
Impact Section

Annual Cost: N/A

Staffing Impact: No

Current Fiscal Year

Revenue: N/A

Levine Act Review

Completed? Yes

Funding Source: Fund 135: 100%

Sole Source: No

**County Audit in Last 3
years:** No

Prior Board Action: 10/22/2024 #23; 4/25/2017 #40

RECOMMENDED ACTION(S):

1. Find that the subject activity is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to review under CEQA.
2. Authorize the Chief Real Estate Officer or designee to execute the Purchase and Sale Agreement and Escrow Instructions with Janney Professional Center, a California general partnership, in substantially the form attached, upon County Counsel approval, for the purchase of the office building located at 840 North Birch Street, Santa Ana, California, for \$1,400,000.
3. Authorize the Chief Real Estate Officer or designee to spend up to \$160,000 for due diligence investigations, escrow and other related costs, and upon satisfactory completion of all due diligence, to complete the purchase of the office building located at 840 North Birch Street, Santa Ana, California.
4. Authorize the Chief Real Estate Officer or designee to execute the Certificate of Acceptance for the Grant Deed, Assignment of Appurtenant Rights, and Bill of Sale in substantially the form as attached, make minor modifications to documents that do not materially alter the terms of the transaction, sign or re-sign documents and related transactional and escrow documents, direct recordation of documents including but not limited to the Grant Deed and acceptance documents through the escrow process,

and perform all related actions necessary to complete the transactions for the purchase, by the County, of the office building located at 840 North Birch Street, Santa Ana, California.

5. Direct the Auditor-Controller, upon notification from the Chief Real Estate Officer or designee to issue payments of a total amount not to exceed \$160,000 to vendors for payment of due diligence, title research, land survey, engineering reports, hazardous material assessment report(s), trust deed clearance fees, forwarding fees, subordination fees, utility prorations and other costs and fees associated with the due diligence, escrow, title research and other related tasks as applicable.
6. Direct the Auditor-Controller, upon notification from the Chief Real Estate Officer or designee to deposit funds in escrow for Janney Professional Center, a California general partnership's account for payments of a total amount not to exceed \$1,400,000 for the full and final purchase price of the office building located at 840 North Birch Street, Santa Ana, California.

SUMMARY:

Approval of the Purchase and Sale Agreement with Janney Professional Center, a California general partnership, will allow the County Executive Office – Real Estate to conduct due diligence, and take all required actions to purchase the office building located at 840 North Birch Street, Santa Ana, California, for inclusion into the Civic Center Facilities Strategic Plan.

BACKGROUND INFORMATION:

On April 25, 2017, the Orange County Board of Supervisors (Board) adopted the original Civic Center Facilities Strategic Plan (FSP), establishing a long-term framework to modernize County facilities within the Civic Center. The FSP emphasized improving service delivery by grouping related functions, enhancing operational efficiency through departmental adjacencies, reducing energy costs via the Central Utilities Facility, and optimizing space utilization to lower long-term operating and maintenance expenses. Implementation of the FSP included renovating or replacing aging facilities and consolidating County operations in a more strategic manner.

Phase one of the FSP, completed in 2020, involved demolishing Building 16 and an adjacent parking lot to construct the County Administration South building at 601 N. Ross Street. This six-story, 240,000-square-foot facility includes a one-stop-shop, a 7,200-square-foot conference and event center, and two levels of subterranean parking. Phase two, completed in 2022, included the demolition of three existing buildings and the construction of the County Administration North building at 400 Civic Center Drive, which now houses the Board of Supervisors, the County Executive Office, the Health Care Agency, and the Clerk of the Board, along with a new Board hearing room.

On October 22, 2024, the Board approved an update to the FSP, which outlines potential subsequent phases of development and establishes a framework for County facilities to be addressed through the Request For Qualifications. The County remains focused on ensuring the delivery of necessary public facilities, while allowing respondents to provide input on optimal approaches for other components. Consistent with this approach, the FSP identifies three potential phases for development of 23 parcels.

On February 17, 2026, CEO Real Estate was notified about the potential sale of a two-story office building located at 840 North Birch Street (Property) for an asking price of \$1,450,000. The Property was constructed in 1964 and contains 3,425 square feet of office space. The Property includes 5,506 square feet of land and contains nine parking spaces. The Property is surrounded on three sides by County-owned properties including the former District Attorney headquarters at 401 Civic Center Drive, the Civic Center Garage at

445 Civic Center Drive, and a surface parking lot at 844 North Birch Street. Acquiring the Property will be beneficial for future FSP planning, allowing for development of contiguous parcels owned by the County as set forth in the FSP. CEO Real Estate conducted an analysis of comparable office properties recently sold in the area and agreed to a final purchase price of \$1,400,000 for the Property.

Upon approval from the Board, CEO Real Estate will commence due diligence investigations, including procurement and review of the preliminary title report, underlying title documents, and Phase I Environmental Site Assessment. If any material issues arise during due diligence, CEO Real Estate will provide an update to the Board with the relevant information.

CEO Real Estate recommends that the Board authorize the Chief Real Estate Officer to execute the Purchase and Sale Agreement, allowing for the satisfactory completion of due diligence and the initiation of the process to take ownership of the Property.

Compliance with CEQA: This action is not a project within the meaning of CEQA Guideline Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action in regard to a project since it is for a delegation of authority to approve the purchase of the office building, if appropriate after due diligence, to retain the existing use and ensure continuation of services. The proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project, including the potential redevelopment of the Property, will be reviewed for compliance with CEQA.

FINANCIAL IMPACT:

Appropriations of \$1,400,000 for the full and final purchase price of the building located at 840 North Birch Street, Santa Ana, California, and up to \$160,000 for due diligence investigations, escrow, and other related costs will be absorbed in County Executive Office, Real Estate Development Program Fund 135.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Purchase and Sale Agreement and Escrow Instructions

Attachment B - Grant Deed

Attachment C - Location Map

Attachment D - Publication Notice