RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA
DECLARATION OF DEVELOPMENT OF PUBLIC PROPERTY
THROUGH PUBLIC-PRIVATE PARTNERSHIP

November 17, 2026

WHEREAS, Government Code Sections 25515, *et seq.*, authorize counties to develop county-owned property through a joint venture with private entities for certain enumerated uses, including revenue generation; and

WHEREAS, pursuant to Government Code Section 25515.1, the County of Orange ("**County**") may, *inter alia*, sell, lease, participate as a principal party in the development, or contract for the management, marketing, operation, or leasing of "any of its real property to any person, partnership, corporation or government entity the [Board of Supervisors] selects for purposes of cultural, residential, commercial, or industrial use or development;" and

WHEREAS, joint ventures authorized pursuant to Government Code Section 25515, *et seq.,* resulting in residential, commercial, industrial, and cultural development of public property owned by counties constitutes a valid public purpose; and

WHEREAS, pursuant to Government Code Section 25515.2, the Orange County Board of Supervisors ("**Board**"), by a 4/5 vote, may approve a request for proposals process authorizing the County to enter into a sale, lease, development, or contract agreement with a private partnership or corporation for cultural, residential, commercial, or industrial use or development; and

WHEREAS, the County owns in fee simple approximately 15 acres of property distributed through multiple parcels of land located in the Civic Center Complex in the City of Santa Ana, California, identified by Assessor's Parcel Numbers and addresses as set forth on Exhibit A, which can be made available for development ("**Property**"); and

WHEREAS, the County has determined that the development of the Property by a private entity through a ground lease will result in an economic and public benefit to the County and its population including the creation of affordable housing, job opportunities, community integration, governmental services, economic resilience, and long-term fiscal growth, as outlined in the updated FSP objectives approved on October 22, 2024 and the proposed RFQ (defined below); and

WHEREAS, the public benefit of the Project is expected to be greater than the public benefit which would result from the sale of the property because a ground lease will generate greater economic and public benefit for the community over a longer period of time than a sale of the property would provide; and

WHEREAS, future public need justifies retention of the fee ownership of the Property because it guarantees the continued availability of consolidated governmental services and affordable housing for low-income households within Orange County; and

WHEREAS, the County, will issue a Request for Qualifications ("**RFQ**") and a subsequent Request for Proposals ("**RFP**") seeking a long-term partnership through a ground lease of the Property, or other appropriate agreement, to qualified entities interested and capable of entering into a public-private partnership ("**P3**") with the County to enter into a ground lease, perform the development, and assist in funding, designing, entitling, constructing, operating, and maintaining a mixed-use project with governmental, residential and commercial components at the Property ("**Project**"); and

WHEREAS, the Project constitutes a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby:

1. Find that the development of the Property for the Project will result in a public and economic benefit to the County that is expected to be greater than the public benefit which would result from the sale of the Property and there is a reasonable expectation that future public need justifies retention of the fee ownership of the Property.

2. The intended Project and development of the Property constitute a valid public purpose which will include residential and commercial uses and development, and may also include cultural, and/or industrial uses or development.

3. Authorize and direct the Chief Real Estate Officer or designee to issue the RFQ and, upon receiving subsequent Board approval by a 4/5 vote, an RFP consistent with the intentions set forth in this resolution to identify and eventually contract with a qualified P3 partner to perform the development to result in the mixed-use Project described herein, including residential units that meet the affordability requirements of the Surplus Land Act.