



# AGENDA STAFF REPORT

Control: 26001440

**MEETING DATE:** 06/23/2026

**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  
Kevin Onuma, 714-647-3939

**SUBJECT:** Approve the Agreement for the Transfer of Real Property to the City of Santa Ana

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve agreement to form	DISCUSSION 4/5 Vote

<b>Budgeted:</b> Yes	<b>Current Year Cost:</b> \$50,000	<b>Annual Cost:</b> N/A
<b>Staffing Impact:</b> No		<b>Sole Source:</b> No
<b>Current Fiscal Year</b>	<b>Funding Source:</b> Fund 828: 100%	<b>County Audit in Last 3 years:</b> No
<b>Revenue:</b> See Financial Impact Section		
<b>Levine Act Review Completed?</b> N/A		
<b>Prior Board Action:</b> N/A		

**RECOMMENDED ACTION(S):**

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 5 (Minor Alteration in Land Use Limitations) pursuant to CEQA Guidelines, Sections 15305.
2. Approve the Agreement for the Transfer of Real Property and Quitclaim Deed for the transfer of a portion of the Plaza of the Fountains from the County of Orange to the City of Santa Ana and authorize the Chief Real Estate Officer or designee to execute both the Agreement and Quitclaim Deed in substantially in the form attached hereto as Attachments B, and C, with minor modifications that do not increase the liability or cost to the County, upon County Counsel approval.
3. Authorize the Chief Real Estate Officer or designee to accept and execute an Easement Deed from the City of Santa Ana to the County of Orange for a permanent access easement to the Orange County Public Law Library through the Plaza of the Fountains, once the final location has been finalized and upon County Counsel approval of the easement document.
4. Authorize the Chief Real Estate Officer or designee to take all actions consistent with the Agreement for Transfer of Real Property and to complete the proposed transactions including making payments to escrow, title or other companies as defined in the terms of the Agreement and to make minor modifications to the documents that do not materially alter the terms of the transaction, to sign related transactional and escrow

documents as necessary, to direct recordation of deeds and acceptance documents and perform related actions necessary to complete the transaction.

5. Find that the County property within the Plaza of the Fountains to be conveyed to the City of Santa Ana as set forth in the attached Agreement and Quitclaim Deeds is not required for any County use.

6. Authorize the Auditor Controller to accept the payment of the purchase price on behalf of the County of Orange and to deposit it into Fund 135.

**SUMMARY:**

Approval of the Agreement for the Transfer of Real Property will allow the County of Orange and the City of Santa Ana transfer property that is not needed for a County use to the City in order to carry out the city's Capital Improvement Program and make improvements to the Plaza of the Fountains.

**BACKGROUND INFORMATION:**

The City of Santa Ana (City) received a grant from the State of California to support modernization of the City's Civic Center area. The City's project includes acquisition of the former State Building located at 28 Civic Center Plaza with the intent of demolishing the building and preparing the site for future development opportunities (City Project). During the pre-construction planning of the City Project, it was determined from a structural analysis that demolition of the State Building should not occur while the elevated Plaza of the Fountains (Plaza) structure remains. As a result, the entirety of the Plaza will need to be demolished to allow for the City Project.

The County of Orange (County) owns the adjacent parcel (APN 008-067-45) commonly known as the Orange County Public Law Library (Law Library) which abuts the City's property and shares the Plaza. Considering the Plaza spans across both the City and County property, demolishing only the City portion is not feasible. The City has requested that the County transfer its .07 acres of the Plaza, not including the Law Library, to the City to allow development of the City Project. The County's portion of the project area is only used to provide access to the Law Library and serves no other County purpose. The Plaza is otherwise a part of the City's portion of the Civic Center and is not needed for County use as long as access to the Law Library is preserved. During construction, the City has agreed to provide access modifications that include uninterrupted access to the Law Library. The County will reserve an easement to the Law Library in the quitclaim deed used for the transfer to ensure continued public access and use. Once the final design is complete and the easement location has been finalized, the City and County will legally describe the easement, prepare the easement language with County Counsel approval, and record the easement. The quitclaim deed also contains a reversionary clause that becomes effective should the City not commence demolition activities within five years.

The Orange County Civic Center Authority approved an allocation of \$500,000 to the City to support the modifications to the project which will be used to fund a portion of the cost of construction and demolition of the City Project, and the City will be responsible for any additional costs. On July 31, 2025, the City and County entered into a non-binding Letter of Intent (LOI) attached hereto as Attachment D, outlining the City's Capital Improvement Project, funds allocated towards the City Project and the City's intent to cover all costs related to the project that exceed the aforementioned allocation. The terms of the LOI and the access easement were incorporated into the proposed Agreement for the Transfer of Real Property (Agreement). In the Agreement, the parties have agreed to consideration of one dollar (\$1.00) for the

transfer to the City and in return they will assume responsibility for modifying, maintaining, and improving access to the County's Law Library. The transfer of this property to the City will also reduce the County's operations and maintenance costs related to the property and this area of the Civic Center. The City has approved this project and the transfer at their May 5, 2026, City Council meeting. CEO Real Estate recommends that the Board approve the Recommended Actions to support the City Project to facilitate modernization and development opportunities within the Civic Center.

**Compliance with CEQA:** The proposed project is Categorical Exempt (Class 5) from the provisions of CEQA pursuant to Section 15305, because it includes minor alterations in land use limitations in areas and minor lot line adjustments.

**FINANCIAL IMPACT:**

Appropriations for this Agreement will be included in Fund 135 for FY 2026-27. The Plaza parcel and the permanent easement will be exchanged between the parties at a cost of one dollar (\$1.00) for the Plaza parcel and no cost to the County for the easement subject to Government Code section 25365. Any County costs associated with escrow, title, and other consultant costs, permits, and fees, not to exceed \$50,000 will be paid from Fund 828.

**STAFFING IMPACT:**

N/A

**REVIEWING AGENCIES/DEPARTMENTS:**

OC Public Works

**ATTACHMENTS:**

Attachment A - Location Map

Attachment B - Agreement for the Transfer of Real Property

Attachment C - Quitclaim Deed

Attachment D - Letter of Intent