

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

August 25, 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 is the fee owner of certain real property sites listed in Exhibit A, (“County Properties”), respectively, which can be made wholly or partially available for potential commercial digital billboard development; and

WHEREAS, the County has determined that the potential digital billboard development of the County Properties by a private entity through a proposed lease, development, or contract agreement with the County will result in an economic and public benefit to the County and its population, including generation of outdoor advertising revenue to provide for basic and essential public services and the display of free governmental/public service announcements and regional emergency announcements and alerts; and

WHEREAS, the public benefit of any proposed lease, development, or contract agreement is expected to be greater than the public benefit which would result from the sale of the County Properties because a proposed lease, development, or contract agreement will generate greater economic benefits for the community over a longer period of time than a sale of the County Properties would provide; and

WHEREAS, a reasonable expectation exists that future public need justifies retention of the fee ownership of the County Properties because it guarantees the continued availability of certain services within Orange County; and

WHEREAS, the County issued a Request for Proposals (“RFP”) soliciting proposals from qualified outdoor advertising companies to design, construct, maintain, and digital billboards on County-owned or Orange County Flood Control District-owned properties through a proposed option(s) and ground lease agreement(s) (“Project”); and

WHEREAS, the County Properties to be used or developed for digital billboards may be adjacent to, or a portion of, real property which is, or will be, used for other governmental activities and the lease(s) will not interfere with the use or development of the remaining public property; and

WHEREAS, the Project constitutes a valid public purpose which will include commercial and/or industrial uses and development; and

WHEREAS, neither the construction of buildings nor the demolition of buildings shall occur as part of the Project;

WHEREAS, the County Properties or portions thereof remain for certain agency uses if necessary or appropriate; and

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

1. Find that the potential development of the County Properties 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 County Properties and there is a reasonable expectation that future public need justifies retention of the fee ownership of the County Properties.
2. Find that the potential development of the County Properties for the Project constitutes a valid public purpose which will include commercial and/or industrial uses and development.
3. Find that the Project will not interfere with the use or development of any remaining public property used for other governmental activities on the County Properties.
4. Declare its intent to receive and consider all proposals or plans submitted in response to the RFP for the Project at its public meeting scheduled for 9:30 a.m. on January 26, 2027, or as soon thereafter as reasonably practicable, at County Administration North, Board Hearing Room, First Floor, 400 W Civic Center Dr, Santa Ana, CA 92701.

5. Authorize and direct the Chief Real Estate Officer or designee to begin negotiations with the Primary Proposer and Secondary Proposer(s) for lease(s), development, and/or contract agreement(s), and to incorporate such proposal(s) or plan(s) as submitted or as revised by this Board into the proposed agreement(s).
6. Reserve the right to reject any and all proposals or plans received in response to the RFP.

Exhibit A
County Properties

Property Address/Location	APN
18601 Airport Way, Santa Ana (Unincorporated) (John Wayne Airport exit to MacArthur Blvd)	427-042-42
18601 Airport Way, Santa Ana (Unincorporated) (John Wayne Airport Entrance off Michelson Drive @ MacArthur Blvd)	427-042-42
18601 Airport Way, Santa Ana (Unincorporated) (John Wayne Airport Entrance off I-405 ramp @ MacArthur Blvd)	427-042-70
18601 Airport Way, Santa Ana (Unincorporated) (John Wayne Airport) (west of southbound I-405, 950 ft north of MacArthur Blvd)	427-042-70
561 The City Drive South, Orange (SR-22 & The City Drive S)	231-091-07
561 The City Drive South, Orange (SR-22 & The City Drive S)	231-091-09
333 The City Drive S, Orange (west of I-5 South)	231-271-10
SR-73 east side, 200 ft north of Paseo de Colinas (Oso Creek Channel), Laguna Niguel	637-492-12
SR-91 eastbound, south side, 3,850 ft east of Weir Canyon Rd, Anaheim	354-061-07