RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA
DECLARATION OF EXEMPT SURPLUS LAND
MIXED-USE DEVELOPMENT FOR AFFORDABLE HOUSING
[November 17, 2026]

WHEREAS, the County of Orange ("County") owns in fee simple approximately 15 acres of property consisting of multiple parcels of land located within 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 ("Property); and

WHEREAS, the Property has been identified for use as exempt surplus land appropriate for a mixed-use development that will include continued governmental and public uses, together with residential development, including affordable housing and complementary commercial, industrial, or cultural uses to meet the needs of the County; and

WHEREAS, as permitted by Government Code Section 25515, *et. seq*., the County desires to develop the Property through a Public-Private Partnership for a mixed-use development that will include requirements to provide affordable housing ("Development"); and

WHEREAS, the Property totals more than 10 acres in area, consisting of two or more adjacent or non-adjacent parcels combined for disposition for the Development pursuant to a plan adopted by the Board of Supervisors; and

WHEREAS, the Development will be required to comply with the following requirements (all of which shall be referred to herein as "Affordability Requirements"):

(A) The greater of the following: (i) Not less than 300 residential units; or (ii) A number of residential units equal to ten (10) times the number of acres of the Property, or 10,000 residential units, whichever is less; and

(B) At least 25 percent of the residential units shall be restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent pursuant to Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing, 45 years for ownership housing, and 50 years for rental or ownership housing located on tribal trust lands, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability.

(C) If nonresidential development is included in the Development, at least 25 percent of the total planned units affordable to lower income households shall be made available for lease or sale and permitted for use and occupancy before or at the same time with every 25 percent of nonresidential development made available

for lease or sale and permitted for use and occupancy. This requirement shall be reflected in the solicitation documents and any disposition agreement.

(D) The disposition of the Property shall include an indemnification clause that provides that if an action occurs after disposition violates this subparagraph, the person or entity that acquired the Property shall be liable for the penalties described in Government Code Section 54230.5.

(E) The requirements of clauses (A) to (E), inclusive, shall be contained in a covenant or restriction recorded against the Property at the time of sale (in whole or in part) that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation.

WHEREAS, the County intends to issue a Request for Qualifications ("RFQ") to identify and prequalify entities qualified to perform the Development of the Property, and to use the RFQ process to inform a subsequent Request for Proposals, subject to Board of Supervisors approval; and

WHEREAS, the Development will be subject to the County's open, competitive solicitation process that includes all entities identified in Government Code Section 54222(a) to be invited to participate in the process; and

WHEREAS, the County will provide notice to entities identified in Government Code Section 54222(a) and invite such entities to participate in the County's open, competitive solicitation process consistent with Government Code Section 54221(f)(1)(H); and

WHEREAS, the Surplus Land Act ("Act") authorizes written findings by the Board of Supervisors for the County to declare land to be "exempt surplus property" pursuant to Government Code Section 54221(f)(1)(H) which exempts disposals of surplus land from the Act when the land's use results in a development consistent with the Affordability Requirements, consisting of two or more adjacent or non-adjacent parcels combined for disposition totaling more than 10 acres, and subject to the County's competitive solicitation process; and

WHEREAS, the Subject Property is not (i) located within a coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or (iv) within the Lake Tahoe region as defined in Section 66905.5 of the Government Code.

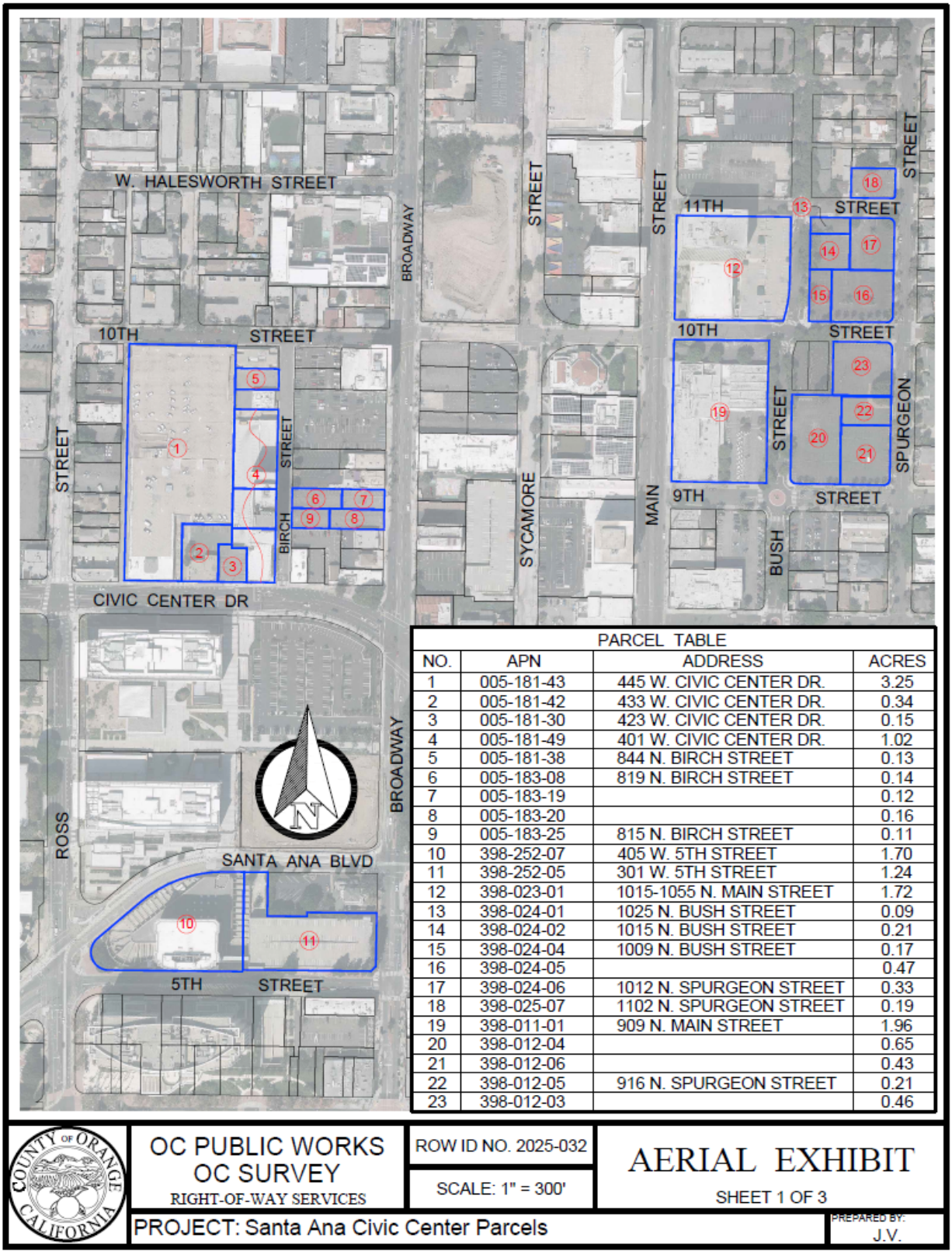
NOW, THEREFORE, BE IT RESOLVED that this Board does hereby:

1. Direct County staff to issue an RFQ to identify entities qualified to perform the Development and to further initiate a competitive solicitation process for the Development of the Property in accordance with Government Code Section 54221(f)(1)(H), with any subsequent RFP subject to separate approval by the Board pursuant to Government Code Section 25515.2(c).

2. Declare that the Property is "exempt surplus land" pursuant to Government Code Section 54221(f)(1)(H) and is not subject to Government Code Sections 54221(f)(2)(A), (B), (C), or (D).

Exhibit A
Parcel Map of Civic Center Properties

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PARCEL TABLE

NO.	APN	ADDRESS	ACRES
1	005-181-43	445 W. CIVIC CENTER DR.	3.25
2	005-181-42	433 W. CIVIC CENTER DR.	0.34
3	005-181-30	423 W. CIVIC CENTER DR.	0.15
4	005-181-49	401 W. CIVIC CENTER DR.	1.02
5	005-181-38	844 N. BIRCH STREET	0.13
6	005-183-08	819 N. BIRCH STREET	0.14
7	005-183-19		0.12
8	005-183-20		0.16
9	005-183-25	815 N. BIRCH STREET	0.11
10	398-252-07	405 W. 5TH STREET	1.70
11	398-252-05	301 W. 5TH STREET	1.24
12	398-023-01	1015-1055 N. MAIN STREET	1.72
13	398-024-01	1025 N. BUSH STREET	0.09
14	398-024-02	1015 N. BUSH STREET	0.21
15	398-024-04	1009 N. BUSH STREET	0.17
16	398-024-05		0.47
17	398-024-06	1012 N. SPURGEON STREET	0.33
18	398-025-07	1102 N. SPURGEON STREET	0.19
19	398-011-01	909 N. MAIN STREET	1.96
20	398-012-04		0.65
21	398-012-06		0.43
22	398-012-05	916 N. SPURGEON STREET	0.21
23	398-012-03		0.46

COUNTY OF ORANGE CALIFORNIA

OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY SERVICES

ROW ID NO. 2025-032

SCALE: 1" = 300'

AERIAL EXHIBIT
SHEET 1 OF 3

PROJECT: Santa Ana Civic Center Parcels

PREPARED BY: J.V.

Exhibit B
Vicinity Map

