

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 27, 2026

Cassie Trapesonian, Woodruff & Smart, APC
Orange County Transportation Authority
555 Anton Boulevard
Costa Mesa, CA 92626

SENT VIA EMAIL TO: ctrapesonian@woodruff.law

Dear Cassie Trapesonian:

**RE: Orange County Transportation Authority – APNs 740-014-01 and -05 –
Surplus Land Act Findings Letter**

Thank you for submitting your surplus land documentation, on behalf of the Orange County Transportation Authority (District), for review by the California Department of Housing and Community Development (HCD). HCD received complete documentation on February 1, 2026. This letter constitutes HCD's written findings pursuant to Government Code section 54230.5 of the Surplus Land Act (SLA), for the surplus land identified as Assessor's Parcel Number (APN) 740-014-01 and -05 (Property).

Analysis

According to your letter and included documents, formal legal action declaring the Property to be surplus was adopted on June 23, 2025 and Notices of Availability (NOA) were sent on September 9, 2025. During the required 60-day period, no affordable housing entity expressed interest in the property. The City of Mission Viejo submitted a letter of interest to acquire the property for open-space purposes, but no sale has been finalized. The District has provided a summary of negotiations. The District has also enclosed the appropriate draft affordability covenant, requiring 15 percent affordable housing, to be recorded against the Property.

Conclusion

If the submitted documentation and assertions by the District are complete and accurate, HCD finds that all the requirements under the SLA for the purposes of disposing of the Property have been met. Once a final disposition has taken place, please provide HCD with a copy of the respective recorded covenant pursuant to SLA Guidelines, Section 400(b)(1).

Cassie Trapesonian, Woodruff & Smart, APC

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If you have any questions or need additional technical assistance, please contact Mathew Manweller, Senior Housing Specialist at Mathew.Manweller@HCD.ca.gov or submit a request via the [Surplus Land Portal](#).

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act
Housing Accountability Unit