

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES**

Notice of Intent to Lease Portion of Orange Education Center Site (1465 North Batavia Street, Orange, California 92867) Pursuant to Education Code §81378.1

Resolution No. 23-25

WHEREAS, the Rancho Santiago Community College District (“District”) is the fee owner of certain real property located as 1465 North Batavia Street, Orange, California, (“Property”); and

WHEREAS, the Property is approximately 6.1 acres and approximately 260,234 square feet and was previously used to operate the District’s Orange Education Center (“Orange Center”) to provide adult and continuing education services; and

WHEREAS, the District began an environmental remediation project (“Project”) on the Property and had to temporarily relocate the Orange Center adult and continuing education services and removed the existing education facilities and improvements on the Property; and

WHEREAS, as part of the District’s Project, certain remediation equipment is situated in the northwest corner of the Property and soil vapor wells/probes are situated at various areas throughout the Property; and

WHEREAS, the locations of the soil vapor wells/probes on the Property are generally identified in Exhibit A, attached hereto and incorporated herein by reference, and the environmental remediation equipment area is identified in the cross-hatched area of Exhibit A (“Equipment Area”); and

WHEREAS, excepting the Equipment Area, the Property is vacant, unoccupied, and suitable for use for storage and parking of motor vehicles or other similar uses; and

WHEREAS, the Property available for use and lease by the District excludes the Equipment Area, and is approximately 5.45 acres (approximately 237,234 square feet); and

WHEREAS, Education Code § 81378.1(a) authorizes the District to lease any real property owned by the District which is not needed for District academic or educational activities for a term of more than five days and less than five years provided that any lease agreement for such property includes provisions authorizing the District to rescind the lease or to renegotiate the terms of the lease agreement if the District subsequently determines the real property is necessary for District academic activities; and

WHEREAS, prior to effectuating a lease of real property under Section 81378.1(a), the District Board of Trustees is required to give public notice of the intent to lease the real property and pursuant to Education Code §81378.1(b), the public notice must be published in a newspaper of general circulation once a week for three weeks; and

WHEREAS, the District has determined, by approving this Resolution, that leasing the Property will not interfere with any academic programs or activities of any District program or class conducted on the Property.

NOW, THEREFORE, the following Resolutions are adopted by the District Board of Trustees:

RESOLVED, the foregoing Recitals are true, correct and incorporated herein by this reference.

FURTHER RESOLVED, the Property identified in Exhibit A hereto is not needed for District academic activities at this time due to the ongoing environmental remediation activities.

FURTHER RESOLVED, except for the Equipment Area of the Property, the Property may be offered for lease to third parties pursuant to Education Code §81378.1.

FURTHER RESOLVED, these Resolutions shall constitute the notice of intent of the District to lease the Property (except for the Equipment Area) pursuant to Education Code §81378.1.

FURTHER RESOLVED, District staff is authorized to obtain proposals from third parties to lease the Property (except for the Equipment Area) pursuant to Education Code §81378.1.

FURTHER RESOLVED, if multiple proposals are submitted to lease the Property (except for the Equipment Area) pursuant to Education Code §81378.1, lease of the Property shall be to the party submitting the proposal that incorporates terms and conditions satisfactory to the District and is the most economically advantageous to the District.

FURTHER RESOLVED, if multiple proposals are submitted to lease the Property (except for the Equipment Area) District staff shall evaluate such proposals and determine which proposal incorporates terms and conditions satisfactory to the District is the most economically advantageous to the District.

FURTHER RESOLVED, lease of the Property (except for the Equipment Area) pursuant to Education Code § 81378.1 shall only by action of the Board of Trustees in an open public meeting of the Board of Trustees.

FURTHER RESOLVED, District staff shall cause these Resolutions to be published once a week for three weeks in an Orange County newspaper of general circulation once a week for three weeks prior to action of the Board of Trustees to award a lease of the Property (except for the Equipment Area) pursuant to Education Code §81378.1.

APPROVED, PASSED AND ADOPTED by the Board of Trustees of Rancho Santiago Community College District on this 11th day of December, 2023, by the following vote:

AYES: 7

NOES: 0

ABSTENTIONS:

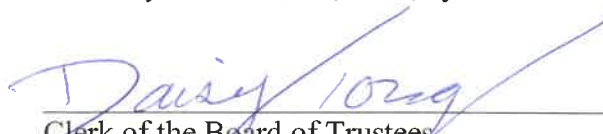
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I, David Crockett, President of the Rancho Santiago Community College District Governing Board, do hereby certify that the foregoing is full, true, and correct copy of the Resolution passed and adopted by said Board at a regularly scheduled and conducted meeting held on said date, which Resolution is on file in office of said Board.



President of the Board of Trustees
Rancho Santiago Community College District

I, Daisy Tong, Clerk of the Board of Trustees of the Rancho Santiago Community College District Governing Board, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Board of Trustees of the Rancho Santiago Community College District Governing Board at a regular meeting thereof held on the 11th day of December, 2023, by the above described vote of the Governing Board;



Clerk of the Board of Trustees
Rancho Santiago Community College District

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Rancho Santiago Community College District Governing Board this 11th day of December, 2023.

Exhibit A

