

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

**Notice of Intent to Lease Portion of Digital Media Center Site (1300 S. Bristol Street, Santa Ana, California 92704) Pursuant to Education Code §81378.1**

Resolution No. 24-21

**WHEREAS**, the Rancho Santiago Community College District (“District”) is the fee owner of certain real property located as 1300 S. Bristol Street, Santa Ana, California, (“Property”); and

**WHEREAS**, the Property is approximately 1.2 acres and approximately 28,200 square feet and is comprised of a single two-story building with administrative offices, instructional classrooms, a media studio, computer labs, staff offices and parking facilities; and provides instructional classes for the Santa Ana College (“College”);

**WHEREAS**, the second floor of the Property is under-utilized by the College; and

**WHEREAS**, the College desires to enter into a Joint-Use Lease Agreement pursuant to Education Code section 81378.1(a) and make available for lease approximately 14,120 square feet on the second floor (“Premises”) to Vista Charter Public Schools, a non-profit educational entity duly organized and existing under the laws of state of California see attached Exhibit A; and

**WHEREAS**, Education Code section 81378.1(a), et seq., 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, the District Board of Trustees is required to give public notice of the intent to lease the real property and pursuant to Education Code section 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 the Premises is not needed for District academic or educational activities and that leasing the Premises 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 Premises identified and depicted in the attached Exhibit A - second floor classroom space and ancillary spaces - are not needed by the District for District academic or educational activities; and

Rancho Santiago Community College District  
Resolution No. 24-21

Notice of Intent to Lease Portion of Digital Media Center Site (1300 S. Bristol Street, Santa Ana California, 92867)

**FURTHER RESOLVED**, these Resolutions shall constitute the notice of intent of the District to lease the Premises pursuant to Education Code section 81378.1, et seq.

**FURTHER RESOLVED**, lease of the Premises (as noted in Exhibit A) pursuant to Education Code section 81378.1, et seq., shall only be approved by action of the Board of Trustees in an open public meeting of the Board of Trustees.

**FURTHER RESOLVED**, District staff shall cause notice of the intent to lease the Premises to be published once a week for three weeks in an Orange County newspaper of general circulation prior to action of the Board of Trustees to approve a lease of the Property pursuant to Education Code section 81378.1.

**APPROVED, PASSED AND ADOPTED** by the Board of Trustees of Rancho Santiago Community College District on this 12th day of November, 2024, by the following vote:

AYES: 5 TRUSTEES: ARIAS MILLER, CROCKETT, HANNA, TONG, YARBROUGH

NOES: 1 TRUSTEE: HERNANDEZ

ABSENT: 1 TRUSTEE: TINAJERO

ABSTENTIONS: 0 TRUSTEES

Daisy Tong Vice  
I, ~~Sad Tinajero~~, 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.

  
Vice President of the Board of Trustees  
Rancho Santiago Community College District

I, Phillip E. Yarbrough, 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 12th day of November, 2024, 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 12th day of November, 2024.

## EXHIBIT A

### DESCRIPTION OF PREMISES AND SITE/FLOOR PLANS

Vista Charter Public Schools ("VCPS") is permitted to use specific District facilities ("Premises") within its Santa Ana College the Digital Media Center ("Premises") for the administration and operation of its educational program, Vista Meridian Global Academy. The following outlines the Premises identified for VCPS use:

VCPS's initial use of the building includes only a portion of the second floor, including two classrooms and two conference rooms that will be used for group study areas; 29 existing offices that will be used as individual study areas and one-on-off meetings with teachers; and a dining lounge for a limited number of students. The project site will have a capacity of 200 students; however, approximately 156 students will be on campus at any given time. All students will begin school at 8:30 am on Monday through Friday; and dismissal will be at 3:30 pm on Monday through Thursday and 1:50 pm on Fridays. Additionally, approximately 20 percent of the students arrive by bus/charter vans and some parents have multiple students at the school which would result in additional carpooling during drop-off and pick-up times.

#### **Refer to attached Site Map for Use**

- First Floor: Yellow denotes Santa Ana College exclusive use
- Second Floor: Green denotes Vista Charter Public Schools exclusive use
- Orange denotes utility areas and shared use of restrooms
- Blue denotes circulation areas and shared use
- Parking spaces not to exceed 30 parking spaces for Vista Charter Public Schools use
- Accessible parking spaces shall not be reserved for either party but utilized on a first-come first serve basis
- College has right to reserve parking spaces if needed

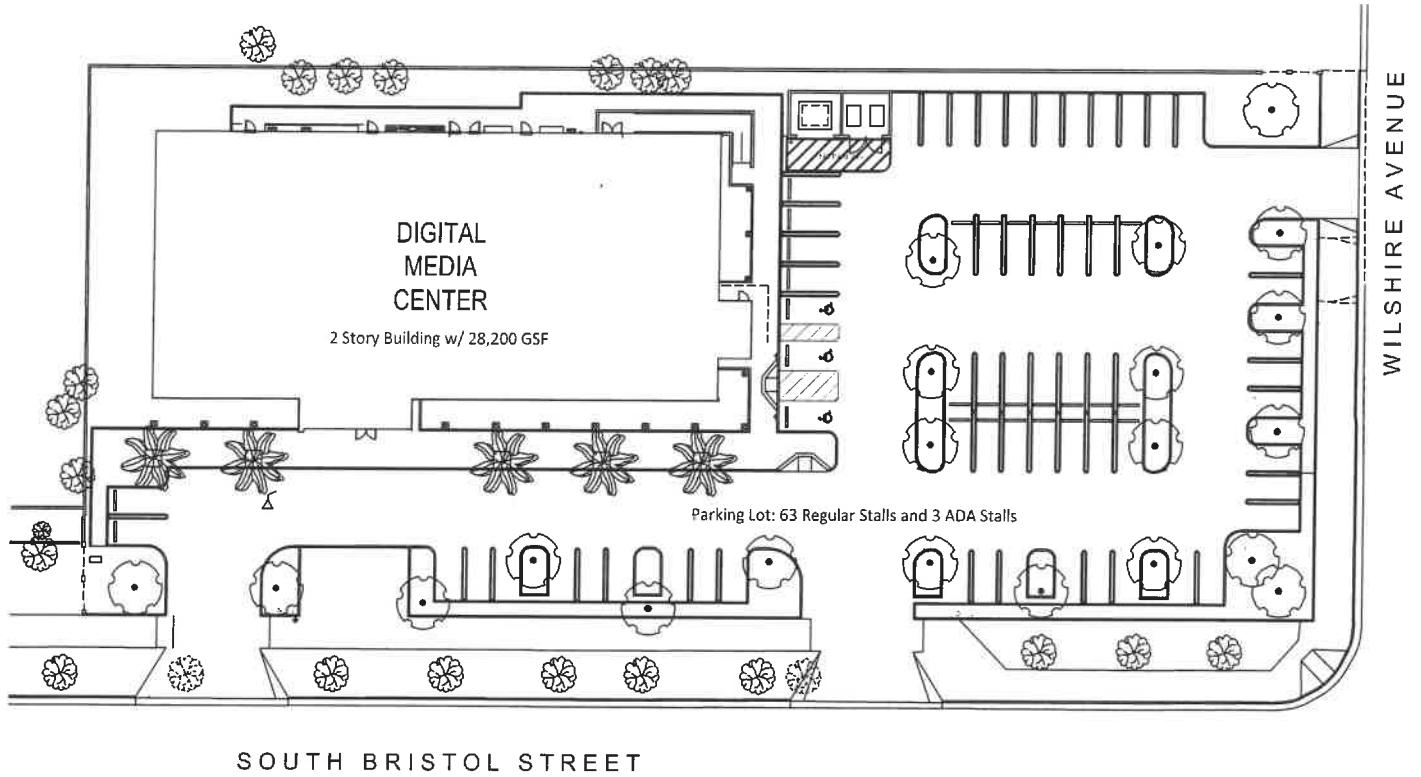
VCPS shall comply with the following restrictions for use of building and premises:

- VCPS shall abide by the "AS-IS" condition of the second-floor loading occupancy as noted in Exhibit A.
- VCPS shall not overload the "live load impact area" as noted in Exhibit A.
- Lunch service for students shall be served in sessions to minimize impact to existing building loading and occupancy restrictions.
- No use by VCPS shall interfere with the operations and use of the building by Santa Ana College for the college's intended instructional purposes.

# EXHIBIT "A"

## Digital Media Center Site Plan and Floor Plans

Site Address: 1300 S. Bristol St, Santa Ana, CA 92704



**Digital Media Center - Site Plan**

### **Building Information**

#### ***Gross Square Foot (GSF)***

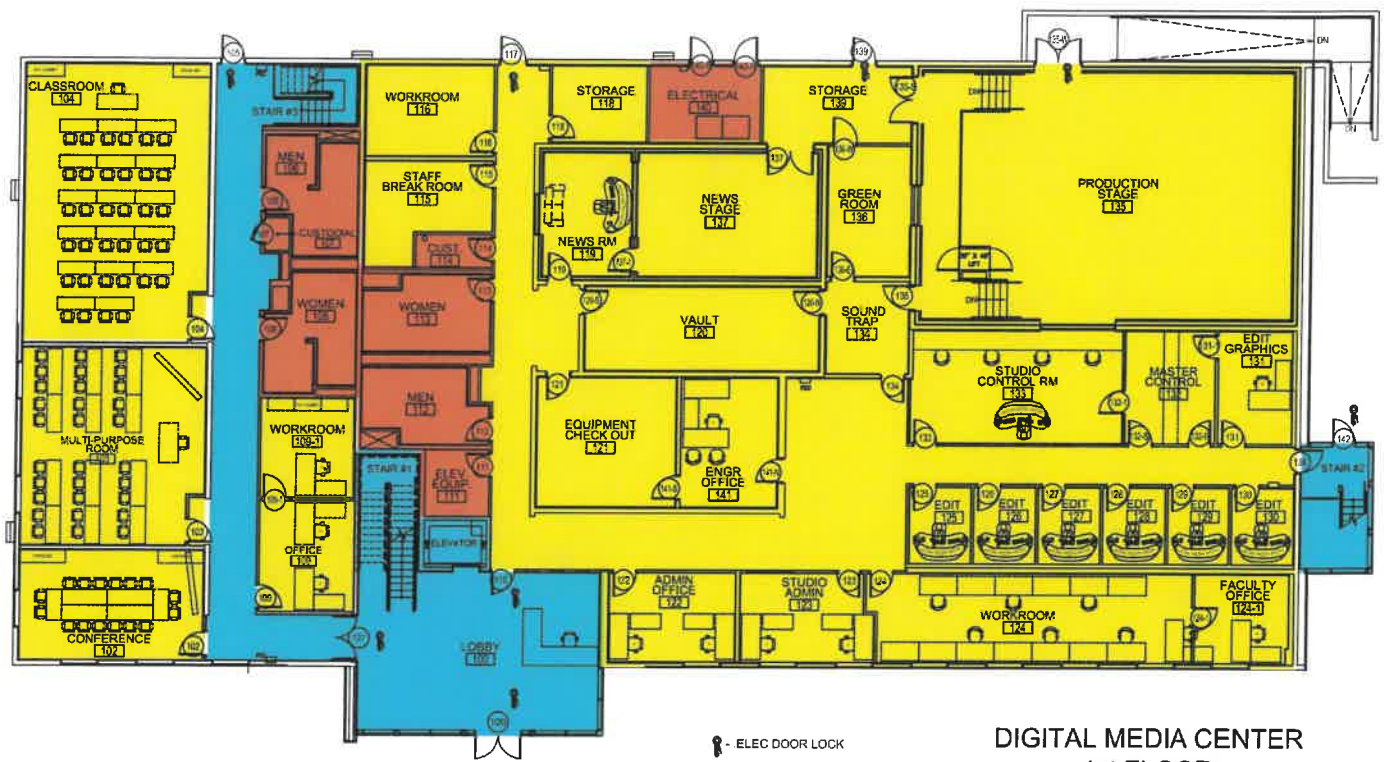
1st Floor: 14,080 SF

2nd Floor: 14,120 SF

GSF Total: 28,200 SF

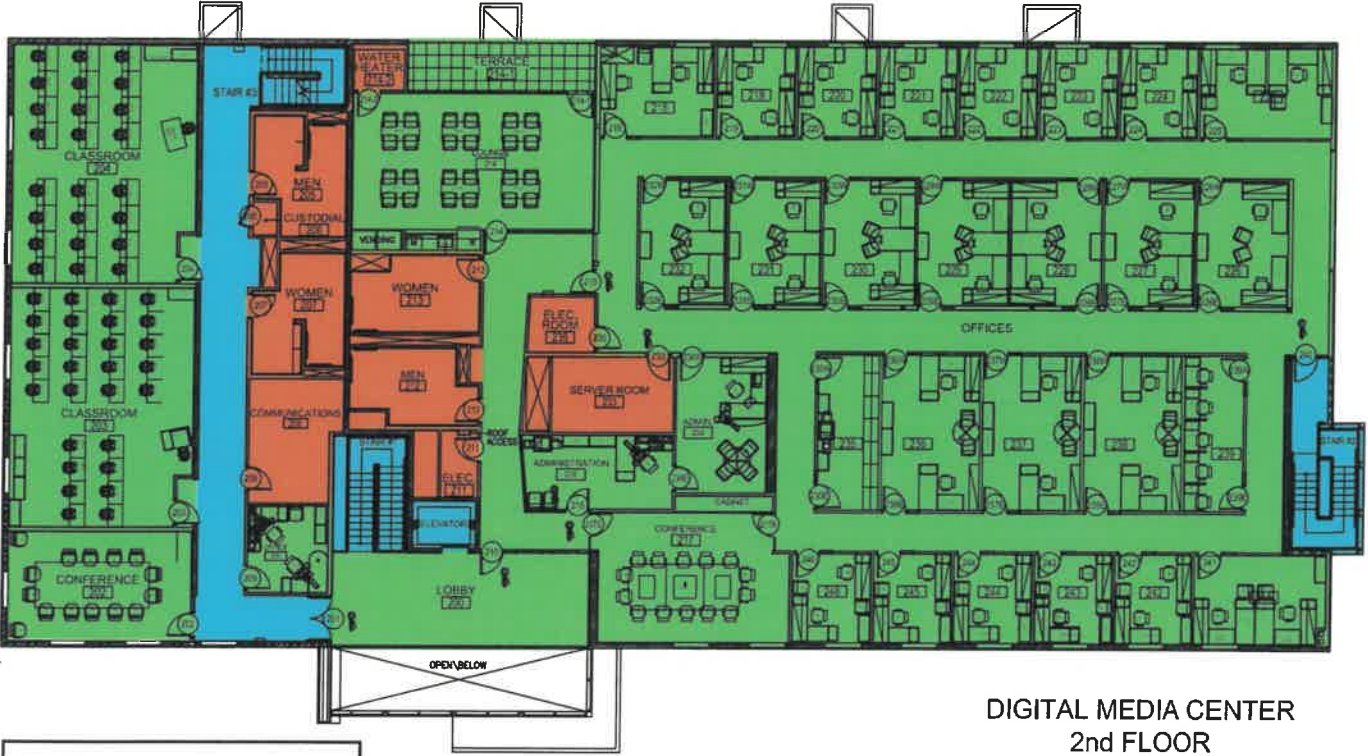
#### **Total Lot Size**

52,655 SF (1.21 ACRES)



DIGITAL MEDIA CENTER  
1st FLOOR

⚡ - ELEC DOOR LOCK



DIGITAL MEDIA CENTER  
2nd FLOOR

**Legend:**

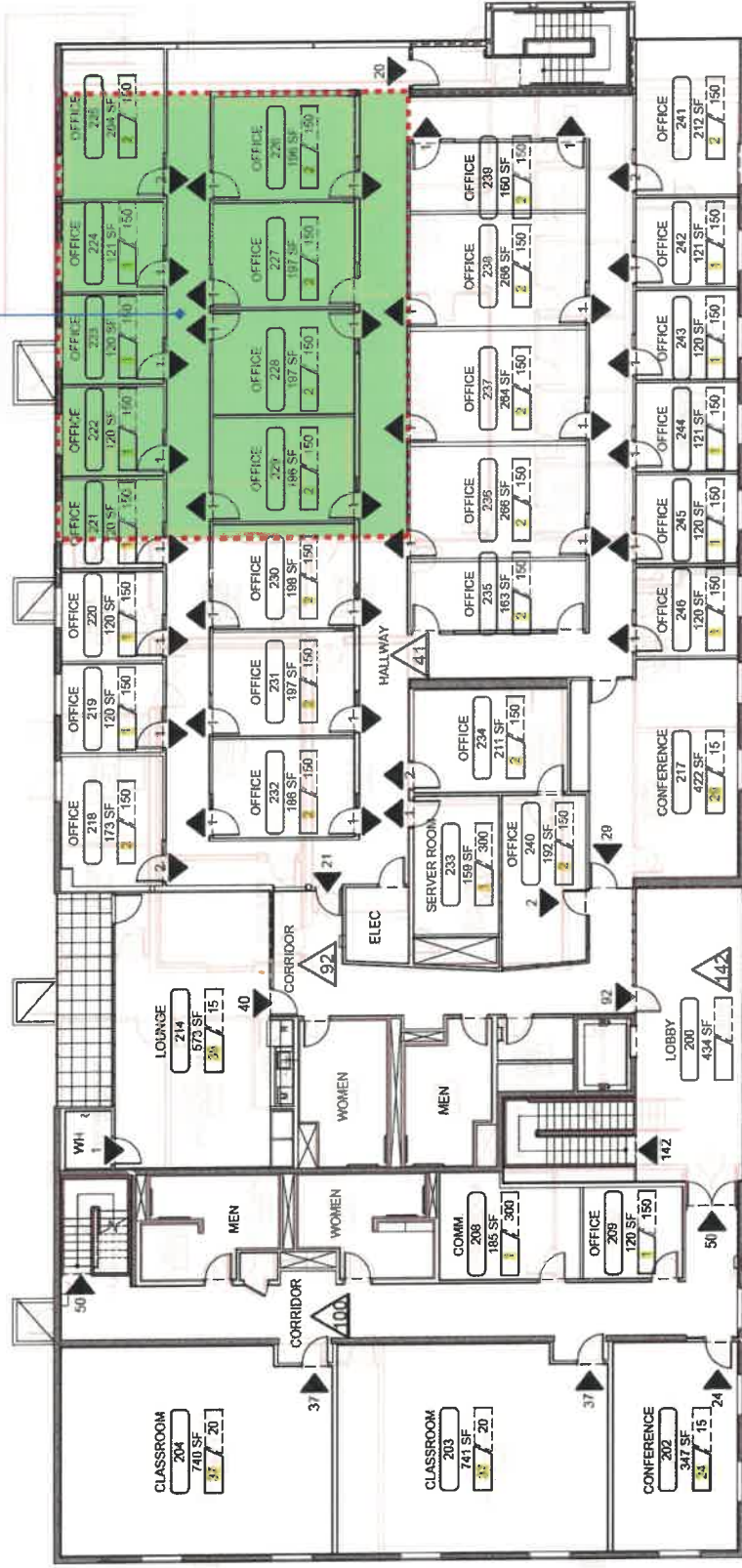
- Santa Ana College Use
- Vista Charter Use
- Utility Area
- Circulation Shared Area

**Digital Media Center - Floor Plans**

# Digital Media Center

## Second Floor Maximum Occupancy Loads

Live Load Impact Area - Maximum  
50 lbs per Square Foot above  
Production Stage



### PLAN LEGEND

- EXIT FROM ROOMS, NUMBER OF ROOMS, NUMBER OF OCCUPANTS, ACCUMULATED LOAD AT THAT ROOM OR BUILDING EXIT, ARROW INDICATES EXIT DIRECTION.
- ACCUMULATED OCCUPANT LOAD FROM ADJACENT SPACES
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD



## DIGITAL MEDIA CENTER 2ND FLOOR