

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From (Lead Agency): Rancho Santiago Community College District

2323 N. Broadway, Ste 112

Santa Ana, California 92706

☒ County Clerk
County of Orange

Applicant:

Rancho Santiago Community College District

601 North Ross Street

2323 N. Broadway, Ste 112

Santa Ana, California 92701

Santa Ana, California 92706

Santa Ana College Classrooms Lease to Vista Meridian Global Academy Project

Project Title

1530 West 17th Street

Project Location - Specific

Santa Ana

Project Location – City

Orange

Project Location – County

The Rancho Santiago Community College District (District) is seeking to lease nine existing classrooms within the Santa Ana College (College) campus for up to three years to Vista Meridian Global Academy (Academy), a charter school serving freshman through senior students. Nine classrooms would accommodate 15 faculty and staff and up to 250 students from the Academy. Implementation of the proposed lease will not require physical improvements to the College. Additional parking spaces would not be required as Academy students would be bussed (in small vans) in from the Academy to the College or dropped off by parents. However, if Academy students decide to drive and park in the existing parking spaces of the College, the Academy is provided up to 30 parking spaces (anywhere on campus, not reserved and available on a first come first serve basis) via parking fees. If needed, there is additional parking available on the campus. The classroom lease would go into effect during the 2026-2027 academic year.

The proposed project will not require or authorize physical changes at the College. The project is proposed to address limited classroom space at the Academy and ensure the efficient allocation of the College's resources. The Academy and College students, staff, and surrounding community will benefit from a more efficient allocation of school and educational resources.

Description of Nature, Purpose, and Beneficiaries of Project

Rancho Santiago Community College District

Name of Public Agency Approving Project

Rancho Santiago Community College District

Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

☐ Ministerial

☐ Declared Emergency

☐ Emergency Project

☒ General Rule [Section 15061(b)(3)]; Common Sense Exemption

☐ Categorical Exemption

☐ Statutory Exemptions. State code number: _____

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The proposed action consists of the leasing and use of existing classroom facilities at Santa Ana College, an established community college campus, to Vista Meridian Global Academy. The proposed action does not approve, authorize, or commit the District or any lessee to any physical improvements, construction activities, or alterations to the campus. Any future physical improvements that may be proposed by a lessee would require separate review and approval by the District and would be subject to any applicable environmental review requirements at that time.

Pursuant to CEQA Guidelines Section 15061(b)(3), it can be seen with certainty that there is no possibility that the proposed lease action may have a significant effect on the environment for the following reasons:

- **No Direct Physical Change:** Approval of the lease authorizes only the occupancy and use of existing classroom facilities and does not result in any construction, demolition, expansion, or physical alteration of the environment.
- **No Authorization of Improvements:** The lease does not authorize any tenant improvements, building modifications, site improvements, or changes to campus facilities or infrastructure. Any future physical improvements would require separate District approval and environmental review, as appropriate.
- **Use of Existing Facilities:** The action is limited to the use of existing classrooms within a fully developed community college campus that is currently served by existing infrastructure, utilities, access, and public services.
- **No Commitment to Future Development:** Approval of the lease does not commit the District to any future construction, facility expansion, or campus development. Any future physical changes remain speculative and would be subject to separate environmental and discretionary review by the District.
- **Existing Regulatory Oversight:** Any future modifications to campus facilities would remain subject to applicable building, fire, accessibility, and other regulatory requirements, as well as CEQA review where required.
- **No Reasonably Foreseeable Environmental Effects:** Because the proposed action is limited to the leasing and occupancy of existing facilities and does not authorize physical changes to the environment, no reasonably foreseeable environmental impacts can be attributed to the lease approval itself.

Based on the foregoing, the District finds that approval of the proposed lease does not have the potential to result in a significant effect on the environment because it authorizes only the use of existing classroom facilities and does not directly or indirectly authorize physical changes to the environment. Accordingly, the proposed action is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

Reasons why project is exempt

Carri M. Matsumoto, Assistant Vice Chancellor (714) 480-7516 Matsumoto_Carri@rscdd.edu
Contact Person: Area Code/Telephone/Extension: Email:

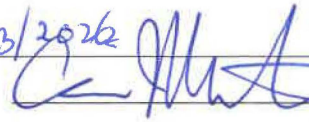
If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date
Received for
Filing:

6/23/2026

Signature:



Title:

Assistant Vice Chancellor, Facility Planning,
Construction & District Support Services
