



## Campus Site Selection Process for a New South Bakersfield Campus

Summary Report – March 28, 2008



*Public  
Private  
Ventures*

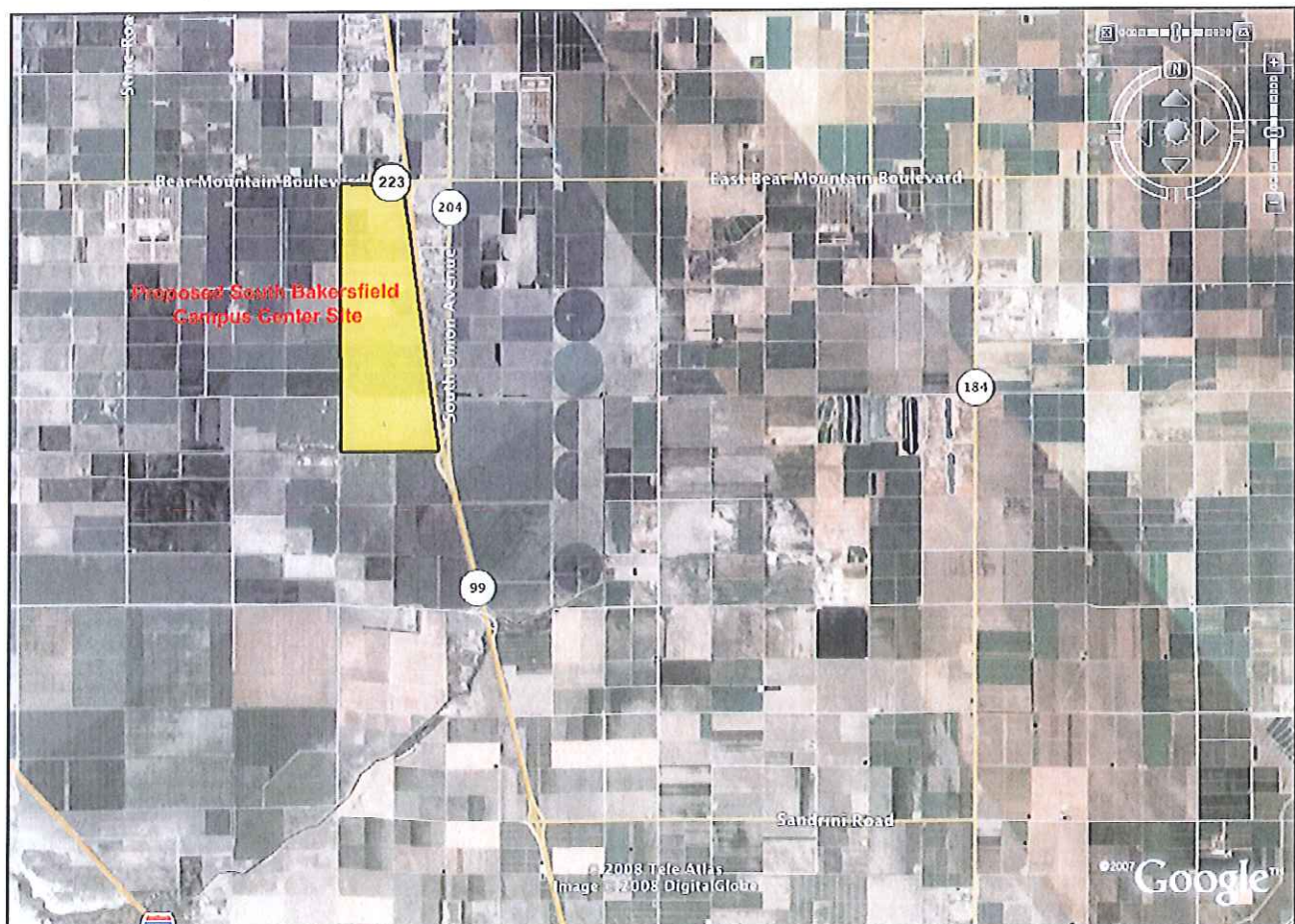
# BAKERSFIELD COLLEGE SOUTH CAMPUS SITE SELECTION PROCESS

## PURPOSE AND BACKGROUND

The Kern Community College District (KCCD) entered into a purchase, sale and donation agreement with Bolthouse Properties in December 2007 to take title to a 126-acre property at the Southwest corner of State Routes 99 and 223. The parcel is a part of a 1600 acre property for which Bolthouse properties is developing a master plan for a new community. The intent is to use the property for the site of the new Bakersfield College South Center Campus.

On December 14, 2007, KCCD attorneys Lozano Smith submitted a notice to Kern County and the California Department of Conservation, pursuant to Government Code section 51291(b), regarding KCCD's potential acquisition of the Bolthouse site that is subject to a Williamson Act contract.

The purpose of this report is to present the site selection process and address questions raised in the January 15, 2008 letter from the Department of Conservation and the office of Agriculture and Environmental Stewardship, California Department of Food and Agriculture.



## DETERMINANT FOR SITE SELECTIONS

PPV, Inc. was engaged by KCCD in 2004 to analyze regional population forecasts and recommend first, where in the Bakersfield metro area college facilities might be located to best serve future population; and secondly, to recommend specific property for acquisition.

In summary, the key ingredients in evaluating candidate sites included:

- Access – access to future campus sites is fundamental, as most community college students commute to school. A goal of the California Community College system is that community college students' commutes ideally be no more than 20 minutes.
- Visibility – given that the college serves commuters, a site that is clearly visible from the arterial road network and whose access to the campus is apparent is an advantage.
- Parcel size and configuration – in addition to access and visibility, another ingredient is land size and configuration. The college would prefer to acquire a site of 100±-acres in a square or rectangular shape, with a ratio of boundaries of not greater than 2:1.
- Infrastructure – utility availability is important from the standpoint of both fundamental service and cost; this includes roads and wet/dry utilities.
- Agricultural land/Williamson Act Contracts – avoid properties planned for continued agricultural use and those enrolled in a Williamson Act contract if possible.
- Hazards – absence of hazards including being outside of airport flight patterns, at least ¼ mile from high-pressure gas lines, outside of flood plains and some distance from dairies are all considerations.
- Land Use Context – another key consideration is to whether the property would have compatible and synergistic adjacent land uses.
- Price – while not a primary concern, cost is a consideration as each dollar saved in the land acquisition will be available for the construction of facilities.

## POPULATION FORECAST

In late 2004, KCCD initiated a population study of the Bakersfield Metro area. The object of the study as mentioned was to first forecast population change and growth patterns; and secondly, to identify sites for new facilities strategically located to serve the future urban pattern.

The table below shows the forecast population change to the year 2030. A change of about 300,000 is forecasted over the next two decades within the Bakersfield metro area, including Shafter. Source: Kern COG and PPV.

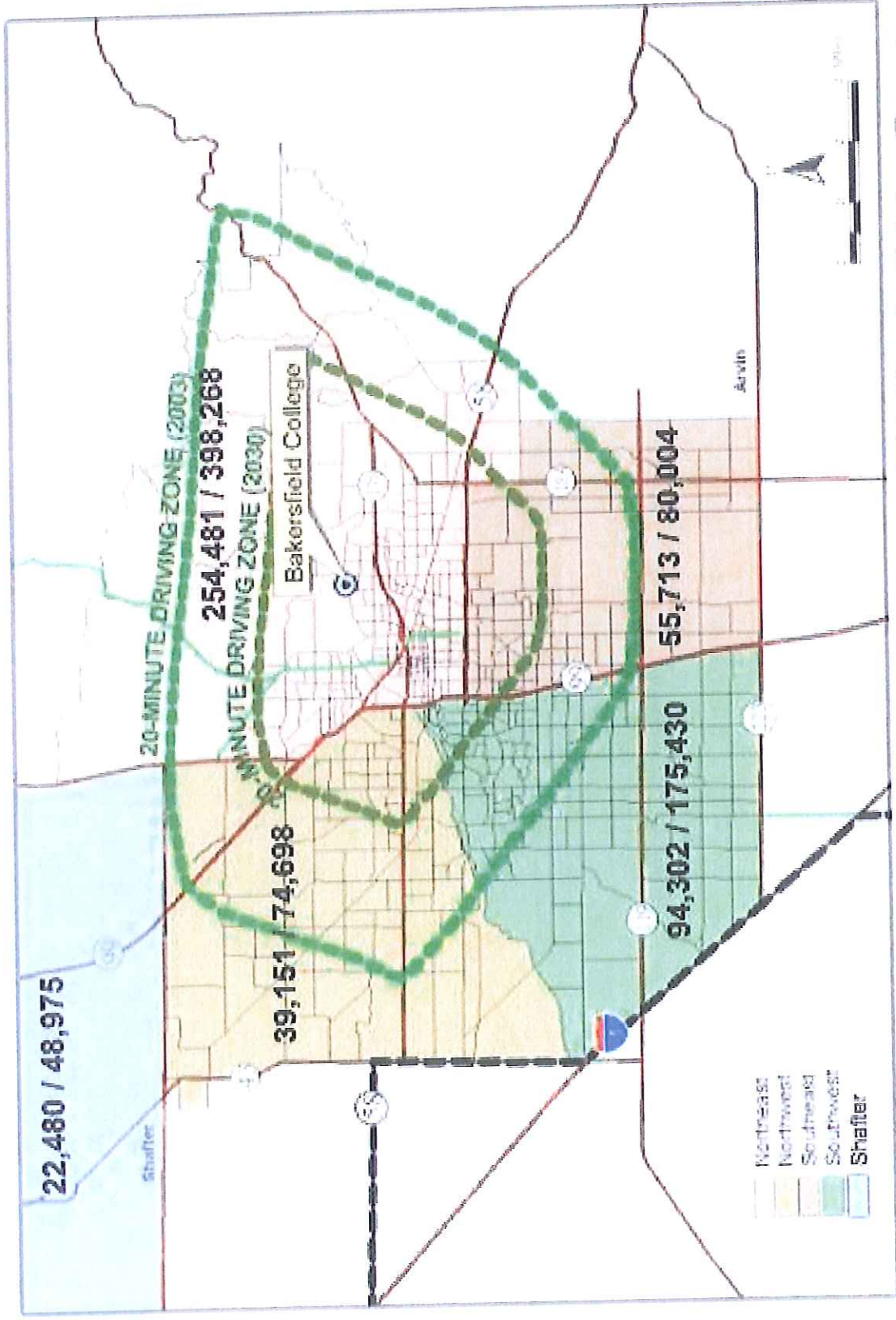
The table also presents the anticipated student generation by sector associated with the forecast population. The calculation is based on school age population participating at a rate of 60 students per 1000; school age population being 68% of total population. Source: Kern COG and PPV.

From the table and the map on the following page, it is seen that the majority of the population gain is forecasted to occur in the northeast, west and south sections of the Bakersfield Metro area.

### **FORECAST POPULATION AND COMMUNITY COLLEGE STUDENT GENERATION** **60/1000 Participation Rate**

	2005 Population	Projected Enrollment	2015 Population	Projected Enrollment	2030 Population	Projected Enrollment
Metro-Southwest	94,302	3,848	121,011	4,937	175,430	7,158
Metro-Northwest	39,151	1,597	50,921	2,078	74,698	3,048
Metro-Southeast	55,713	2,273	63,857	2,605	80,004	3,264
Metro-Northeast	254,481	10,383	304,132	12,409	398,268	16,249
Shafter	22,480	917	36,986	1,509	48,975	1,998
<b>Total</b>	<b>466,127</b>	<b>19,018</b>	<b>576,907</b>	<b>23,538</b>	<b>777,375</b>	<b>31,717</b>

Source: Kern COG and PPV



**2005-2030 Population Forecasts and Estimated 20-Minute Driving Zones**

## ACCESS

The vast majority of Bakersfield College students commute by automobile to and from school. Access to future campus sites will be to a great degree will be a function of a combination of congestion and population density.

In conformance with the California Post Secondary Education Commission, Policy Handbook, the State of California recommended standard for a community college is that they serve a population within a 20-minute commute. The map indicates the estimated coverage of a current 20-minute drive time around the existing Bakersfield campus and an estimated 2030, 20-minute drive time constrained by forecast increased congestion.

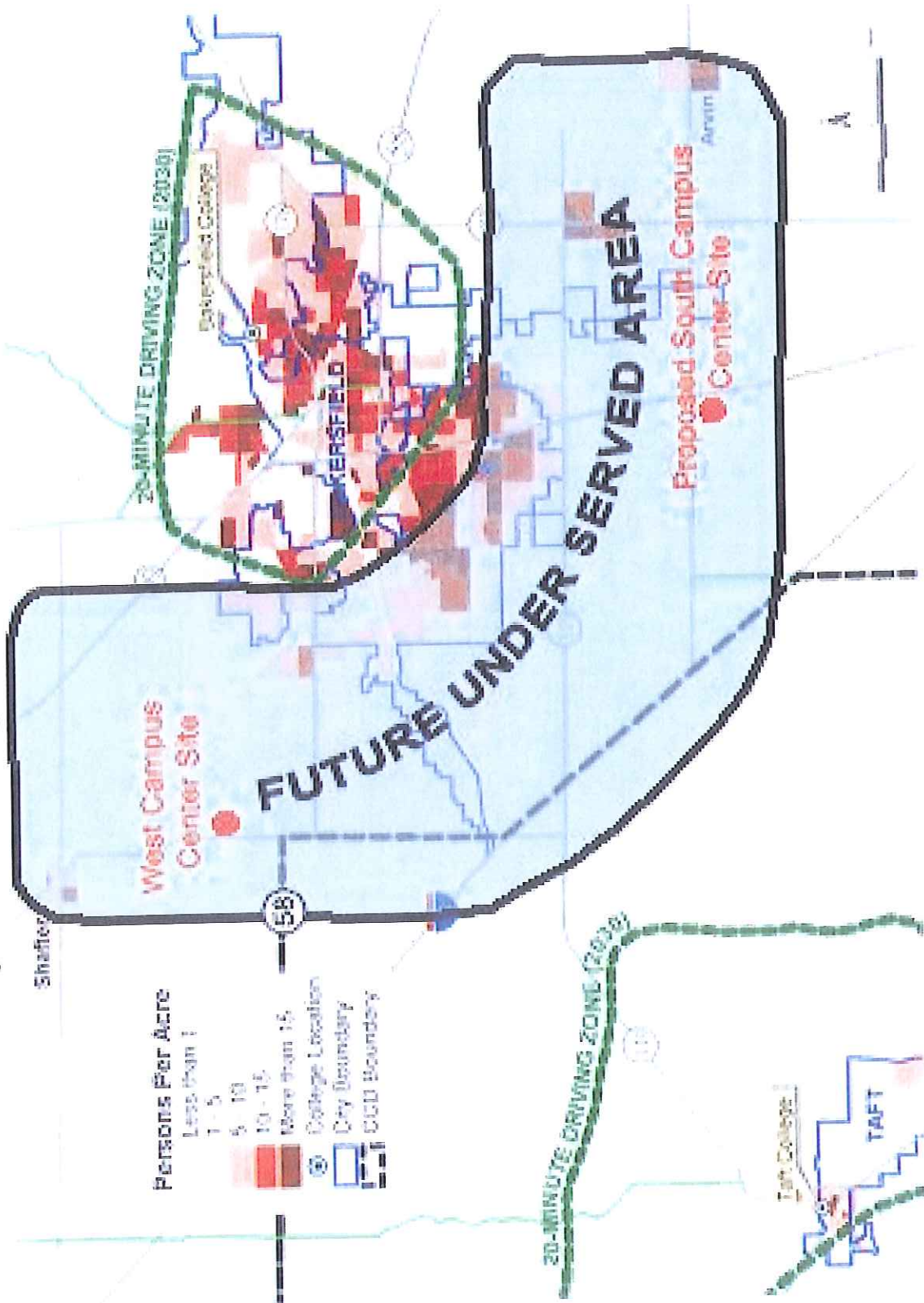
Given the location of the existing Bakersfield College campus site in the northeast portion of the metropolitan area, that section of the city will be well served for the foreseeable future.

Given the 2030 drive time cordon, it is seen on the map on the following page that the west and south sections of the Metro area will be underserved. Based on this, KCCD saw fit to initiate a search for two new campus centers; one in the south and one in the northwest sectors of the Metro area.

It is also seen that an important part of the road network in south Bakersfield is the grid of State Routes that serve the area. These include Highways 99, 119 (Taft Highway), 223 (Bear Mountain Blvd.) and 204 (Union Avenue).

In the future, a South Beltway is planned to connect I-5 on the west with State Routes 99, 118 and 58 on the east. While a time table for Beltway development is not certain, it would become an important transportation corridor in this area.

# 2030 Population Density with 20-Minute Driving Zones



## **SEARCH AREA IN SOUTH BAKERSFIELD**

Given the existing forecast population patterns and the existing and future arterial and freeway network in the South Bakersfield area, a "Search Area" was identified. A consideration in addition to access and future population was to define an area that would be consistent with anticipated urban growth but "out in front" of that growth so that a selection of properties of sufficient size would be available for KCCD's consideration.

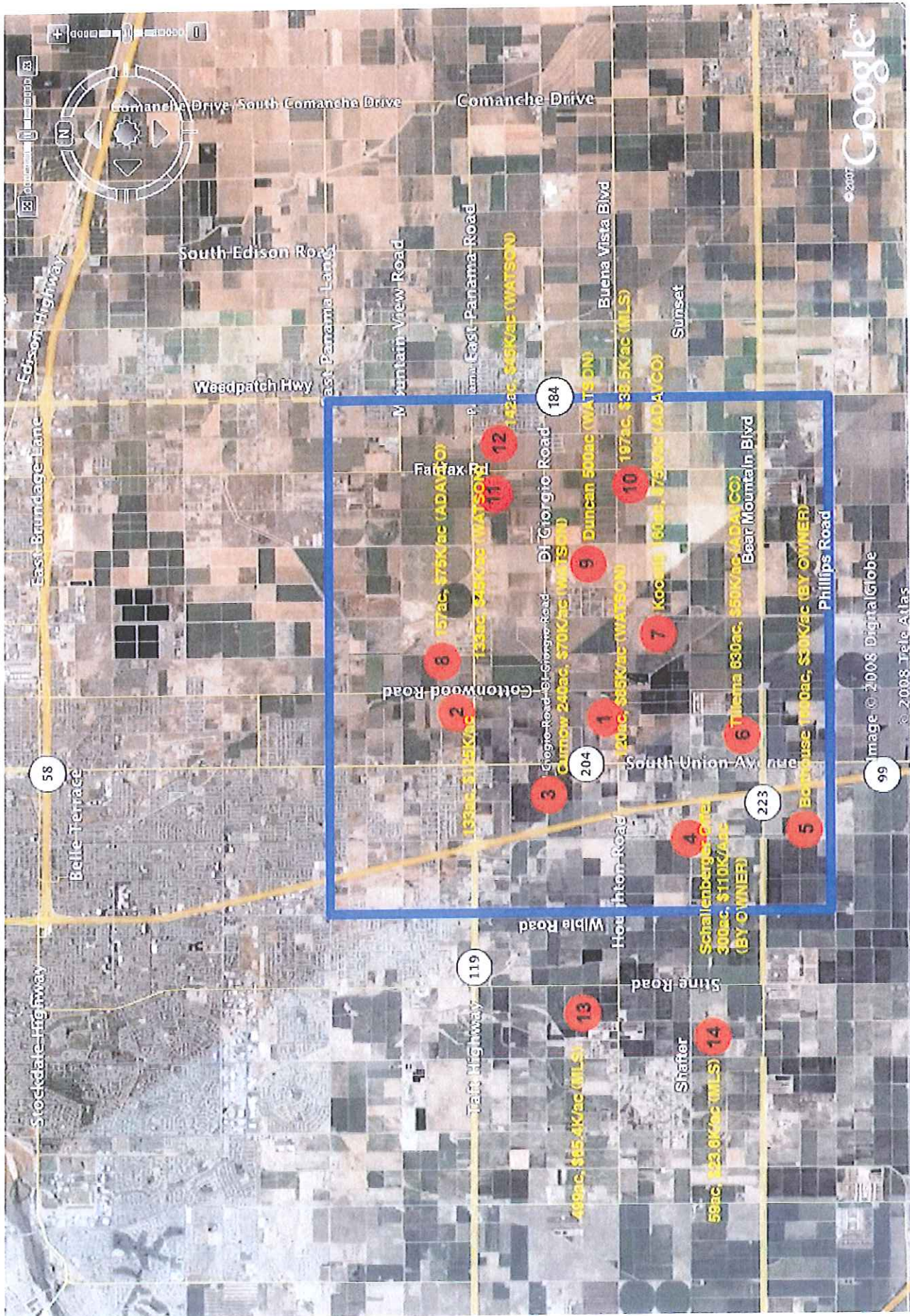
A corridor along State Route 99 was selected as the area exhibiting the best combination of characteristics required for a successful campus location in south Bakersfield. The Search Area was bounded by Panama Lane on the north, Phillips Road on the south, Wible Road on the west, and State Route 184 on the east. This Search Area encompassed approximately 31,700 acres and is indicated by the blue boundary line on the following aerial map.

## **CANDIDATE SITES IDENTIFICATION**

Several real estate brokers and appraisers were contacted to assist PPV to identify available land in the south Bakersfield Search Area.

The instruction to the brokers was to identify property of over 70 acres within the Search Area where there was likely to be a willing seller. Twelve properties that met the criteria were identified in the Search Area and are shown as red dots along with the parcel acreage and the price as of early 2007.





PROPERTIES CONSIDERED FOR BAKERSFIELD SOUTH CAMPUS SITE 2006-2007

## **ENGINEERING DUE DILIGENCE**

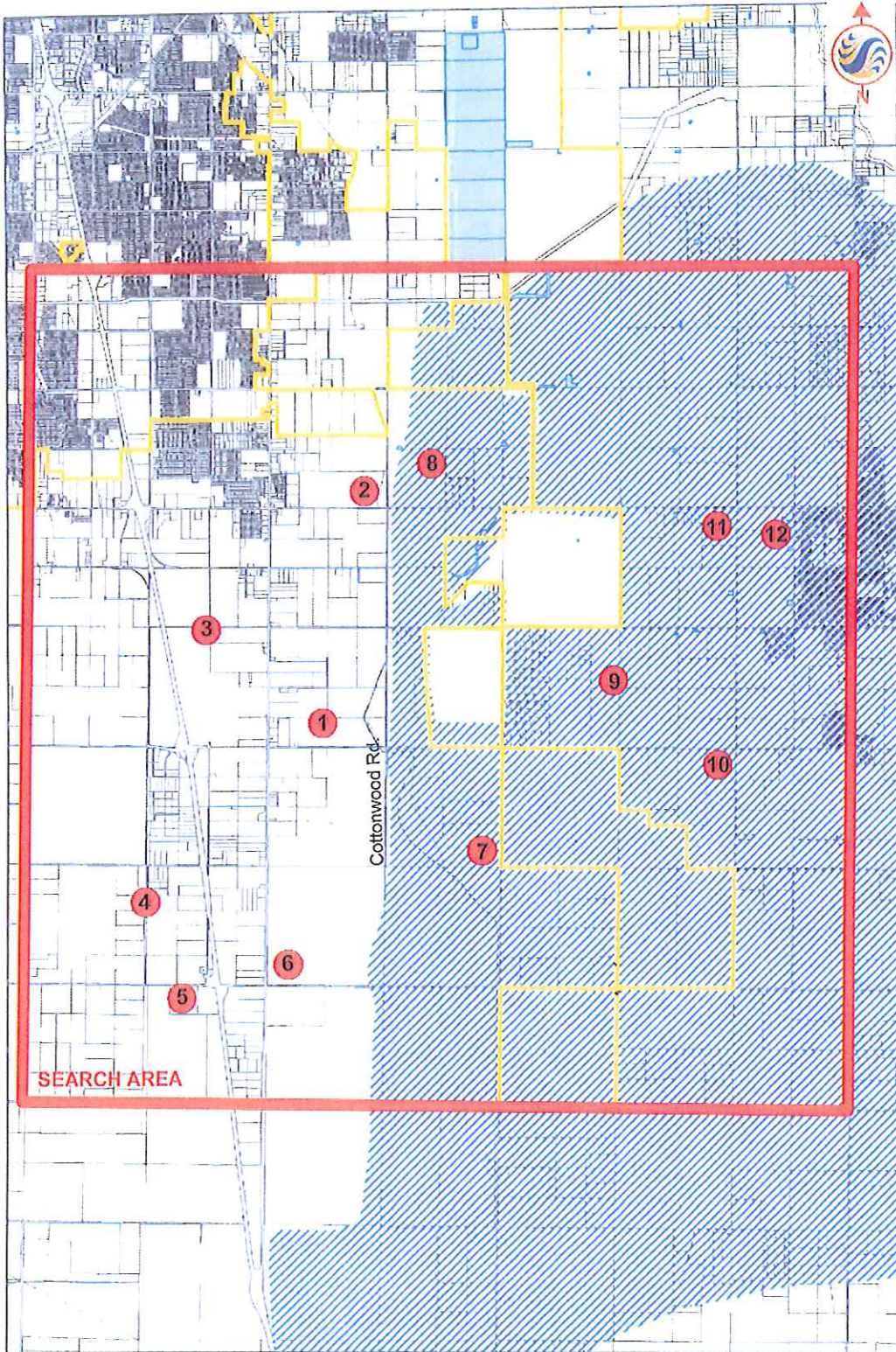
KCCD also contracted with Stantec Consulting, Inc. to undertake an engineering due diligence study of the properties in the Search Area.

The January 31, 2007 report showed that utilities can generally be provided to the majority of sites, as can access, with the sites with direct access to interchanges on State Route 99 having an advantage; this would mean property adjacent to Panama Lane, Buena Vista Blvd., and Bear Mountain Blvd. would be better located.

The presence of the 100 year flood plain, however, eliminated all the properties to the east of Cottonwood Road, leaving property numbers 1-6 as likely candidates. The graphic from the Stantec report showing the extent of the 100-year flood plain is included on the following page.

## **LAND PRICES AND AGRICULTURAL LANDS/WILLIAMSON ACT**

It is seen that prices drop as one moves south and away from Highway 99 access. Prices in the north part of the Search Area ranged from \$70-\$80K/ac, while prices were \$25-\$50K/ac in the south. The asking price of property number 6 at \$110K/ac is viewed as simply above the market even in 2006 and early 2007. Given the Search Area, all of the properties considered necessarily were agricultural lands. Most of the properties presented had Williamson Act contracts. Prices appear to be based more on location as opposed to Williamson Act contract.



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- Legend
- Search Area
  - Flood Prone Area
  - Flood Prone Area
  - Flood Prone Area
  - Search Area
  - Other

**\*DISCLAIMER**  
 Changes due to LOMR's  
 are not included on map.  
 Attached copies of LOMR's

## FLOOD PRONE AREAS

## LONG TERM PLANNING

At the time KCCD became interested in the Bolthouse Property, the property was already under active planning for development by the property owner. Wm. Bolthouse Farms, Inc., the owner and operator of the farming operation on the property since 1999, conveyed ownership of the property to Bolthouse Properties in 2003 for purposes of development. Bolthouse Properties, in turn, has been working with Kern County and the City of Bakersfield on planning and development scenarios since at least that time, irrespective of any interest by KCCD in locating its satellite campus there. The Bolthouse Property is located in the path of growth of the Bakersfield metropolitan area, and the site is well-positioned to serve the community far into the future as a community college center.

## CONCLUSION

The six sites that remained as candidates are shown below – 4 of the 6 properties are under Williamson Act contracts.

Site #5 – the Bolthouse Property was selected as the best site, based on the location to serve future population, the best access (both physically and visual), and accessibility to future utility development and was easily visible from State Route 99.

Site #1 and 3 are both out of Williamson Act Contracts and were good candidate alternatives; however, they did not have the physical access and site visibility offered by site #5.

Map #	Location	Area Acres	APN #	Price	Williamson Contract Expiration
1	Buena Vista east of Union	120	185-18-19	\$85K/ac	No contract
2	NW corner of Cottonwood and Panama Rd.	133	518-05-30	\$125K/ac	12/2014
3	DiGiorgio Rd and Union	320	185-020-23, 05, 07	\$70K/ac	No contract
4	SW corner of Shafter Rd and South H St.	302	184-390-02, 03, 06, 07, 09, 10, 11, 14, 15, 18, 19, 22, 23, 27, 32	\$110K/ac	12/2018
5	SW corner Rt 99 and Bear Mountain Blvd. (Bolthouse)	1600	185-341-03, 04, 07, 08	\$30K/ac	12/2016
6	NE corner of Bear Mountain and Union	629	185-32-36	\$50K/ac	In contract (no non-renewal notice filed)