

**Kern Community College District
Resolution No. R-02-2024**

RESOLUTION OF THE KERN COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES TO DECLARE THE FORMER BAKERSFIELD COLLEGE DELANO CAMPUS LOCATED AT 1942 RANDOLPH STREET DELANO, CA ("RANDOLPH PROPERTY") AS SURPLUS PROPERTY; TO DECLARE THE RANDOLPH PROPERTY AS EXEMPT SURPLUS PROPERTY; COMMENCE MAKING OFFERS PURSUANT TO EDUCATION CODE SECTION 81192; AND FIND THAT THE SALE OF THE RANDOLPH PROPERTY IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Kern Community College District ("District") is the owner of two contiguous parcels of land consisting of approximately 8.91 acres (APNs 034-200-12 and 034-200-14 situated within the District's boundaries, located at 1942 Randolph Street, Delano, CA 93215, further described in Exhibit "A: Randolph Property Legal Description," attached hereto and incorporated herein by reference (hereinafter, "the Randolph Property"); and

WHEREAS, On December 12, 2023, the Resource Development & Facilities Subcommittee of the Board met and unanimously voted to recommend to the full Board that the sale of the Randolph Property proceed as an Exempt Surplus Land sale pursuant to Government Code section (Gov. Code § 54221 subd. (f)(1)(L)(i); and

WHEREAS, Education Code § 81192 addresses the disposal of certain excess community college district property; and

WHEREAS, Government Code § 54221(f)(1) includes additional requirements related to surplus property but defines "exempt surplus land" to include excess community college district real property that is subject to Education Code section 81192 (Gov. Code, § 54222(f)(1)(L)(i)); and

WHEREAS, the Randolph Property is surplus land pursuant to Government Code § 54221, subdivision (b)(1), and exempt surplus land pursuant to Government Code § 54221, subdivision (f)(1)(L) (i) since it is not or will not be needed by the District for school purposes and it is subject to Education Code section 81192; and

WHEREAS, the Randolph Property will first be offered to all park districts, cities and counties and school districts with jurisdiction wholly or partially over the Randolph Property for not less than 60 days; and

WHEREAS, prior to approving a disposition of the Randolph Property ("Project"), the District must comply with the California Environmental Quality Act ("CEQA,") Public Resources Code section 21000 et seq.;

WHEREAS, the State CEQA Guidelines categorically exempt 33 classes of projects from CEQA; and

WHEREAS, the District has analyzed the Project and determined that the Project is categorically exempt from CEQA; and

WHEREAS, the District's analysis concluded that the Project is exempt from CEQA pursuant to the Class 12 categorical exemption for Surplus Government Property Sales; and

WHEREAS, the District's analysis further concluded that the Project is not subject to any of the exceptions to exemption set forth in CEQA Guidelines section 15300.2; and

WHEREAS, prior to selling District property the Board must declare the Property surplus under Education Code section 81192 et seq., declare the Property exempt surplus land under Government Code section 54220 et seq., proceed with offers to other public entities under Education Code section 81192, and comply with CEQA; and

WHEREAS, the Board and the District now desire to determine that it is in the best interests of the District to declare the Property surplus, to proceed with offers to public entities pursuant to Education Code section 81192 and comply with CEQA.

NOW, THEREFORE BE IT RESOLVED, that:

1. Recitals. The Board of Trustees finds that the foregoing recitals are true and correct.
2. Criteria Considered. The District has considered a variety of factors in making a determination to declare the Property surplus. Those factors included the following:
 - a. District needs;
 - b. Enrollment trends;
 - c. Property condition;
 - d. Operating costs;
 - e. Available student enrollment capacity in remaining open campus sites;
 - f. Special facility and program needs; and
 - g. Community ties.
3. Surplus Property Determination. The Board accepts the recommendation of the Resource Development & Facilities Committee and hereby determines and declares that the Randolph Property is not needed for school purposes now or in the future and is therefore surplus to the District's needs, pursuant to the California Surplus Land Act (Gov. Code §54220, et seq.).
4. Exempt Surplus Land Determination. The Randolph Property disposition is governed by Education Code section 81192, and in light of the application of that section, pursuant to Government Code sections 54221 (f)(1)(L)(i), the Board hereby declares that the Property is "exempt surplus land" under the California Surplus Land Act (Gov. Code §54220, et seq.).

5. Noticing of Declaration of Surplus. The Chancellor or an authorized designee is further directed to offer the Property for sale to various entities to the extent required by Education Code section 81192. Any expressions of interest from noticed agencies and organizations to purchase all or a portion of the site shall be brought to the Board for consideration and possible future action.

6. California Environmental Quality Act Exemption Determination. The Property disposition is exempt from CEQA pursuant to CEQA Guidelines section 15312.

7. Terms for Sale. The Board of Education has set minimum terms that must be met for price and terms of sale, Exhibit "B."

8. Delegation of Authority. The Chancellor, or any designee thereof, is hereby authorized and directed to do any and all things which they may deem necessary or advisable in order to consummate the directives herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this Resolution.

9. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Kern Community College District Board of Trustees at its regular meeting held on the 14th day of March, 2024

AYES: 7

NOES: 0

ABSTAIN: 0

ABSENT: 0

John S. Corkins

John Corkins
President, Board of Trustees

I hereby certify that the foregoing is a true and correct copy of a Resolution of the Board of Trustees of the Kern Community College District of Kern County, California, adopted by said Board of Trustees at its meeting on March 14, 2024.



Steven Bloomberg, Chancellor
Authorized Agent of the Board of Trustees of the
Kern Community College District

EXHIBIT A
LEGAL DESCRIPTION OF RANDOLPH PROPERTY

EXHIBIT "A"

ALL THAT PORTION OF LOT 36 OF THE CENTRAL CALIFORNIA FARMS Co. SUBDIVISION No. 1 IN THE CITY OF DELANO, COUNTY OF KERN, STATE OF CALIFORNIA AS SHOWN ON RECORDED MAP IN BOOK 2 OF MAPS, PAGE 45 IN THE KERN COUNTY RECORDERS OFFICE, LOCATED IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "B"

THE NORTH HALF OF LOT 36 OF THE CENTRAL CALIFORNIA FARMS Co. SUBDIVISION No. 1 IN THE CITY OF DELANO, COUNTY OF KERN, STATE OF CALIFORNIA AS SHOWN ON RECORDED MAP IN BOOK 2 OF MAPS, PAGE 45 IN THE KERN COUNTY RECORDERS OFFICE, LOCATED IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN. THE SOUTH LINE OF SAID NORTH HALF BEING A STRAIGHT LINE BETWEEN THE MID POINTS OF THE WEST AND EAST LINES OF SAID LOT 36.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND;

COMMENCING AT THE CENTERLINE INTERSECTION OF 20th AVENUE AND TRENTON STREET; THENCE S 00°04'52" W ALONG THE CENTERLINE OF TRENTON STREET, A DISTANCE OF 204.04 FEET; THENCE N 89°55'08" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TRENTON STREET, THE EAST PROPERTY LINE OF SAID LOT 36, AND THE POINT OF BEGINNING;

- THENCE (1) S 00°04'52" W ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST PROPERTY LINE, A DISTANCE OF 20.00 FEET;
- THENCE (2) N 89°45'01" W, A DISTANCE OF 86.94 FEET;
- THENCE (3) N 00°02'20" E, A DISTANCE OF 53.36 FEET;
- THENCE (4) S 89°45'01" E, A DISTANCE OF 20.00 FEET TO A POINT ALONG THE WEST LINE OF THE DELANO MICROWAVE RADIO TOWER FACILITY;
- THENCE (5) N 00°02'20" E, A DISTANCE OF 13.68 FEET;
- THENCE (6) S 89°45'01" E, A DISTANCE OF 30.52 FEET;
- THENCE (7) S 00°02'20" W, A DISTANCE OF 47.04 FEET;
- THENCE (8) S 89°45'01" E, A DISTANCE OF 36.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL "B" CONTAINS 4.50 ACRES MORE OR LESS.

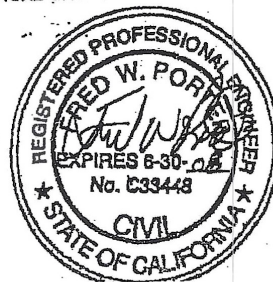


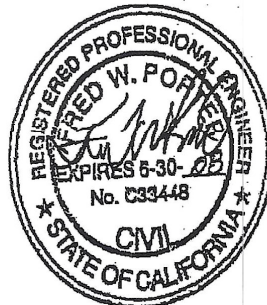
EXHIBIT "A"
LEGAL DESCRIPTION
FOR
GRANT DEED

ALL THAT PORTION OF LOT 36 OF THE CENTRAL CALIFORNIA FARMS Co. SUBDIVISION No. 1 IN THE CITY OF DELANO, COUNTY OF KERN, STATE OF CALIFORNIA AS SHOWN ON RECORDED MAP IN BOOK 2 OF MAPS, PAGE 45 IN THE KERN COUNTY RECORDERS OFFICE, LOCATED IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C"

THE SOUTH HALF OF LOT 36 OF THE CENTRAL CALIFORNIA FARMS Co. SUBDIVISION No. 1 IN THE CITY OF DELANO, COUNTY OF KERN, STATE OF CALIFORNIA AS SHOWN ON RECORDED MAP IN BOOK 2 OF MAPS, PAGE 45 IN THE KERN COUNTY RECORDERS OFFICE, LOCATED IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN. THE NORTH LINE OF SAID SOUTH HALF BEING A STRAIGHT LINE BETWEEN THE MID POINTS OF THE WEST AND EAST LINES OF SAID LOT 36.

THE ABOVE-DESCRIBED PARCEL "C" CONTAINS 4.59 ACRES MORE OR LESS.



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EXHIBIT B
MINIMUM TERMS AND CONDITIONS OF SALE
OF RANDOLPH PROPERTY

Cash, ten percent (10%) of the amount of bid to accompany the offer and the balance to be paid at close of escrow. Taxes, rents, if any, operating and maintenance expenses shall be prorated as of the close of escrow. Seller shall pay CLTA title policy fee, transfer tax and one-half (1/2) of the escrow fee. All other costs will be paid by Buyer.