

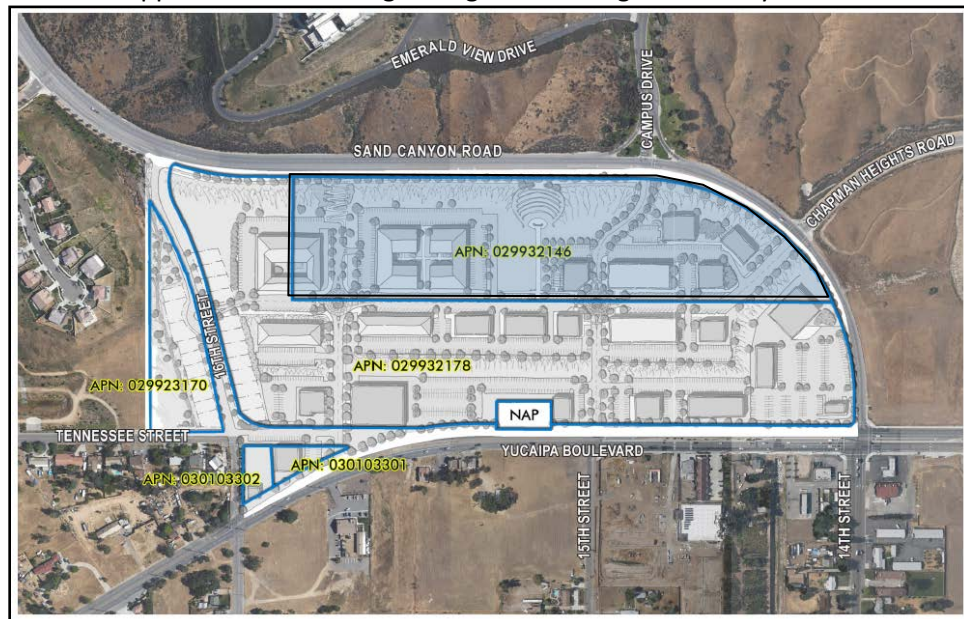


To: Bruce Baron, Chancellor, SBCCD
CC: Jose Torres, Vice Chancellor
From: Kevin Horan, CHC President
Date: August 1, 2019
Topic: Land Acquisition – Sand Canyon Parcel Analysis and Recommendation

1.0 Overview and Analysis

Crafton Hills College administration believe it would be a benefit to the District and larger community to purchase the 18.25 acre parcel of land located along Sand Canyon Road immediately adjacent to the College (Reference Parcel Map Below). The land would provide a strategic location for potential future expansion of the college that would serve a growing population in the Redlands and Yucaipa area. In addition, the land would serve as a potential location to develop educational opportunities/partnerships such as middle college, student housing, innovation center, workforce development, and a stronger connection between the college and the local communities.

The Comprehensive Master Plan completed in 2017 cites a population growth of 5.13% through 2025 (2017 Comprehensive Master Plan, p. 2.049). Also, in a report by the United States Conference of Mayors found that the Riverside-San Bernardino-Ontario metro area is expected to grow from 4.5 million to 7.2 million people in the next 30 years — making it one of the top 10 largest metro areas in the U.S. by 2046. (<https://www.sbsun.com/2017/05/21/the-inland-empire-population-will-grow-by-this-much-over-the-next-30-years/>). The purchase of the land is to provide additional physical space that will enable the college to create future educational opportunities for our growing surrounding community.



Parcel 1: APN 029932146 Sand Canyon Road, 18.75 Acre Parcel (Blue Shaded Area Above)

Cost

The land owner is asking \$5.25M (per Tamkin Development on 5/15/15—College administration is obtaining an updated cost of the land); equaling \$6.60/SF. Tamkin Development believes this is a little high unless there is a lot more value in rents. They believe the cost of the land should be around \$5/SF or approximately \$4M.

2.0 Educational Master Plan Alignment

The following Strategic Directions and Goals from CHC's 2017 EMP align with purchasing the land:

- **Strategic Direction 4:** Expand Access
 - Goal 2: Increase college capacity to serve our core service area
- **Strategic Direction 5:** Enhance Value to the Surrounding Community
 - Goal 2: Expand the reputation of Crafton Hills College as an essential partner and valued asset
 - Goal 3: Distinguish Crafton Hills College as a respected resource for local employers and the workplace
- **Strategic Direction 7:** Develop Programs and Services
 - Goal 1: Improve and expand programs
- **Strategic Direction 9:** Optimize Resources
 - Goal 1: Plan for growth and align resources

3.0 Recommendation

It is recommend the District seek authorization from the Board of Trustees to begin negotiations and purchase the 18.75 parcel of land for the future educational support of the communities surrounding Crafton Hills College.