



# Amazon HQ2 Location Proposal



**October 2017**

**CONTACT:**

**Jacquelyn R. Kitchen**

**Community Development Director**

661-326-3754 | [jkitchen@bakersfieldcity.us](mailto:jkitchen@bakersfieldcity.us)

**City of Bakersfield Community  
Development Department  
1715 Chester Avenue,  
Bakersfield, CA 93301**

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## SECTION 1.0 INTRODUCTION

The City of Bakersfield is the premier location for Amazon's Second Corporate Headquarters (HQ2) for one simple reason – **Bakersfield is the total package.**

- **AFFORDABLE** Bakersfield offers a large inventory of shovel-ready commercial sites.
- **CONNECTED** Bakersfield is the transportation link between the East and West Coasts via the intersection of two major Interstate Freeways (Interstate 5 and State Route 58).
- **ACCESSIBLE** Bakersfield is within two hours of Los Angeles and four hours of the Bay Area.
- **MODERN** Bakersfield is a station location for the future California High-Speed Rail.
- **GROWING** Bakersfield is the 9<sup>th</sup> largest city in California, and the center of a bustling metropolitan area expected to exceed 886,000 residents by 2045.
- **STREAMLINED** Bakersfield's permit process is fast, simple, and business-friendly.
- **EMPLOYABLE** Bakersfield boasts a built-in work force and University partnerships.
- **SHOVEL READY** Bakersfield is home to several Master-Planned developments that are fully entitled and ready to accommodate a state-of-the-art Amazon HQ2 campus.
- **FORWARD THINKING** Bakersfield properties can be custom-tailored to encourage development of a campus and community where Amazon can work, play, and live.

Bakersfield is one the country's fastest growing cities and continues to grow as the top spot for affordable business and office space throughout Central and Southern California.

By locating HQ2 in Bakersfield, Amazon will be part of a community that has been transforming from a suburban farming and oil area to a thriving urban center. Bakersfield is ready for a company like Amazon to make its mark on the City's next chapter.

### 1.1 Understanding of Amazon Headquarters Project

After careful analysis of Amazon's needs, Bakersfield presents the best opportunity for HQ2. Based on the Request for Proposals (RFP), Amazon prefers to locate HQ2 in a metropolitan area that is business friendly with urban and suburban locations that can retain technical talent. We also realize that HQ2's location should be in a community that thinks big and creatively in considering locations, and that a possible site should be within 30 miles of a population center, 45 minutes of an international airport, and no more than 1 to 2 miles from major highways and arterial roads. The location should also have access to major transit and be able to accommodate 500,000+ square feet of buildings for Phase I and up to 8,000,000 square feet for beyond 2027. The location could either be an acceptable existing building, greenfield site of about 100 acres, other infill, or a combination of these categories. Sustainability, fiber optic connectivity, and cellular phone coverage are priorities for Amazon in the development of HQ2. It is estimated that HQ2 can hire up to 50,000 new employees and is expected to have over \$5 billion in capital expenditures.

## 1.2 Why Bakersfield?

Bakersfield is one of the fastest growing metropolitan areas in the state, and is ranked as one of the most family-oriented. Bakersfield is within hours of the ocean, mountains, major ports, larger cities like Los Angeles and San Francisco, and many other places to visit, work, and recreate. The City is easily accessible to 40 million people.

Bakersfield is within a four-hour drive of 90% of the state of California's population and within 300 miles of 14% of the U.S. population. With the future High-Speed Rail, commutes to Los Angeles will be reduced to one hour and San Francisco and other bay area cities approximately two hours. Bakersfield is also located within 150 miles of three deep water ports, the link to international trade. Two of them, the Port of Los Angeles and the Port of Long Beach, are active players in international trade routes between the United States and East Asia.

The Bakersfield area ranks 5<sup>th</sup> among metropolitan areas for prosperity, and factors included in this assessment include productivity, standard of living, and annual average wage, which were assessed in 2014-2015 for the area's growth. Bakersfield also ranks 5<sup>th</sup> in the nation for upward mobility. Bakersfield is also ranked 20<sup>th</sup> in livability in the United States. This scoring includes families, recreation, diversity, and other factors.

There are three core reasons why Amazon should consider Bakersfield to locate HQ2:

1. Bakersfield is a dynamic and growing City;
2. Bakersfield is an affordable community of hardworking and family-oriented people; and
3. Bakersfield is development friendly with plenty of options for building.

The remainder of this proposal will explore these themes to provide that Bakersfield is the best choice to locate Amazon HQ2.

## SECTION 2.0 DYNAMIC CITY IN THE IDEAL LOCATION

Bakersfield is within the geographic center of California's weighted population and is located strategically between the Bay Area and the greater Los Angeles area, just 250 miles from each. Bakersfield is in the "sweet spot" to access all the major population centers within the state.

### 2.1 Engaged Elected Officials and City Staff

The City of Bakersfield has a proven history of active engagement and collaboration with constituents to develop a City that is prosperous, safe, and provides for the needs of its ever-growing residents.

Under the new direction of the recently-elected Mayor and the City Council, and with the support of City staff, the City is working to implement the Mayor's three-part vision:

- Create more and better paying jobs with positive business climate.
- Build stronger relationships between police officers and citizens.
- Improve education, the doorway to a better life; have city government and businesses working more closely with schools.

Amazon HQ2 will help to further the vision by directly creating more and high-paying jobs and by providing additional tax revenue to assist the police in building stronger relationships and providing resources that will improve education in the City. Additionally, the influx of high-skilled labor would provide incentive for our higher education system to expand services applicable to the needs of Amazon and populating their labor force.

This proposal demonstrates that Bakersfield is a business-friendly environment with several incentives that are endorsed by the City Council.

### 2.2 Growing Metropolitan Area

The County of Kern as a whole has close to 1 million people, and the City of Bakersfield is the County seat and its largest metropolitan area. Located in California's Central Valley, the City has experienced an impressive 55% increase in population since 2000.

The current population of Bakersfield is 384,000, ranks as the 9<sup>th</sup> largest city in California, and has a greater population than such California cities as Anaheim and Irvine as well as others such as Honolulu, St. Louis, Pittsburgh, and Cincinnati.

Kern County's population will increase to about 1.2 million people by 2040 and 1.5 million people by 2060 of which about 900,000 will live in the Metropolitan Bakersfield area.

### 2.3 Personal Travel Times

Bakersfield has multiple options for travel within the City, to nearby population centers, and between Amazon facilities. We are fortunate to have two north-south highways in Interstate (I) 5 and State Route (SR) 99 that provide convenient access to northern and southern California, including major population centers such as Los Angeles and San Francisco within a four-hour drive. Additionally, SR-58 provides east-west connectivity to I-15 to the east. With the completion of the Centennial Corridor as part of the greater Thomas Roads Improvement Program (TRIP), an ambitious multi-million-dollar transportation improvement program in the City, SR-58 will also be able to access I-5 to the west in the near future.

Hosting the headquarters of a large corporation requires the ability to provide access for visiting executives. Bakersfield's Meadows Field is an international airport served by three national air carriers with non-stop service to five cities and one-stop service to all major U.S. cities. For destinations such as New York, one-stop service to Bakersfield is available in approximately seven hours. Non-stop service to Los Angeles is available in about five hours. However, ground transport from Meadows Field to any location in greater Bakersfield can be reached in 30 minutes or less as opposed to ground transportation time from Los Angeles International Airport to other part of the area can be much greater, resulting in total travel time that is little different, but arguably with much greater aggravation.

Additionally, construction of Amazon HQ2 in Bakersfield will increase demand for non-stop service to locations desired by Amazon and incentivize existing carriers to provide such flights.

## SECTION 3.0 COMMUNITY AND FAMILY

As Bakersfield's population continues to grow, so does the City's ability to attract and provide urban amenities that enhance lifestyle standards.

The City also preserves qualities that other metropolitan areas in California have lost long ago such as affordable housing, a family- and community-oriented environment, and convenient and uncongested roadways as well as other assets that make Bakersfield a great place to locate HQ2.

### 3.1 Quality of Life

According to a recent analysis by a national real estate website, Bakersfield is ranked as the second-most family-friendly city in California. Bakersfield is also first for the lowest cost of living and most affordable housing market as well as third for shortest commute and largest children's population.

#### *Recreation*

Bakersfield averages 274 sunny days a year and offers 54 City parks, including the Park at Riverwalk, a 32-acre oasis adjacent to the Kern River.

Mill Creek Linear Park connects Downtown via a 1.5 mile waterfront trail linking new downtown housing, antique shops, restaurants, and museums with the Bakersfield Convention Center and adjacent entertainment district.

To promote bicycling as an active mode of transportation, the City has created a bicycle transportation network that interconnects miles of bike paths, lanes, and routes. Metropolitan Bakersfield has approximately 240 miles of existing bikeways.

Bakersfield is also within a few hours of many of California's natural wonders promises so much more to explore. For more information, please visit <http://www.visitbakersfield.com>.

### **Affordability**

The mean housing price in Bakersfield is 34% and 25% of what the same home would cost in Los Angeles or Irvine, respectively. The City's median home value is \$219,900 compared to the median home value statewide of \$505,800.

Amazon employees living in Bakersfield can get a lot for their money in Bakersfield, which was ranked No. 1 in housing affordability in California and listed as the third-largest City in the nation in millennial home ownership growth.

Bakersfield offers diverse housing options and with over 1,000 residential building permits issued a year, the City is still building a variety of housing options and has plenty of room for more.

TOTAL HOUSING UNITS	SINGLE FAMILY			MULTIPLE FAMILY	
	DETACHED	ATTACHED	MOBILE HOMES	2 TO 4 UNITS PER BUILDING	5 OR MORE UNITS PER BUILDING
<b>128,632</b>	91,558	3,363	2,774	14,655	16,282
<b>COST OF LIVING</b>					
<b>Costs</b>	<b>California</b>		<b>Bakersfield</b>		<b>% Dif</b>
<b>Overall</b>	<b>152</b>		<b>107</b>		<b>-30%</b>
Grocery	113.9		101.2		-11%
Health	108		106		-2%
Housing	242		114		-53%
Utilities	110		112		2%
Transportation	111		108		-3%
Miscellaneous	107		101		-6%

### *Educational Opportunity*

California State University Bakersfield (CSUB) offers high-quality undergraduate and graduate programs that advance the intellectual and personal development of its students. The University is committed to scholarship and life-long learning, and currently offers more than 50 different Bachelor's and Master's degree programs. CSUB serves more than 8,720 students at either the main campus in Bakersfield or CSUB – Antelope Valley and counts over 40,000 alumni from its four schools: Arts and Humanities; Business and Public Administration; Natural Sciences, Mathematics and Engineering; and Social Sciences and Education. CSUB is a continuously growing comprehensive regional university that is committed to transforming the lives of its students and community through its established excellence in academia, diversity, service, and community engagement since its founding in 1965.

CSUB offers undergraduate degrees in accounting, business administration, computer engineering, computer science, economics, finance, management, marketing, mathematics. It also provides graduate degrees in business administration. The Economist #10 voted CSUB as the Best Economic Value of Degree 99<sup>th</sup> Percentile and, according to the Brookings Institute, is 95th Percentile for Expected Student Earnings.

As technology becomes an increasingly important part of our everyday lives, the disciplines of computer and electrical engineer and computer science are constantly changing. CSUB has also expanded and evolved, so they can continue to provide their students with the quality education they need to succeed in today's challenging high-tech world. CSUB's Computer Science degree programs follow the standards set by the professional organizations ACM, IEEE, and ABET. Students in Computer and Electrical Engineering and Computer Science at CSUB enjoy unique opportunities to utilize their world-class Robotics Laboratory and AI/Visualization Laboratory as well as other high-tech lab facilities.

CSUB offers a Bachelor of Science (B.S.) degree in Computer Science with three tracks: Computer Science, Computer Information Systems, and Hardware. A Computer Science minor with several areas of specialization is also offered. CSUB also offers a B.S. degree in Computer Engineering and Electrical Engineering.



Bakersfield College (BC) provides opportunities for students from diverse economic, cultural, and educational backgrounds to attain Associate and Baccalaureate degrees and certificates, workplace skills, and preparation for transfer. BC's rigorous and supportive learning environment fosters students' abilities to think critically, communicate effectively, and demonstrate competencies and skills in order to engage productively in their communities and the world. Bakersfield College's STEM department includes Computer Science. The STEM program provides tutoring, educational planning, employment opportunities, counseling, and speaker series talks.

National University, University of LaVerne, Fresno Pacific University, Point Loma Nazarene University, and Santa Barbara Business College also maintain campuses in Bakersfield.

The Kern High School District campuses offer courses in Advanced Placement (AP) Computer Science Principles, which introduces students to the foundational concepts of computer science and challenges them to explore how computing and technology can impact the world. With a unique focus on creative problem solving and real-world applications, AP Computer Science Principles prepares students for college and career.

## Comfortable Commute

According to a 2012 report by the Texas A&M Transportation Institute, Bakersfield commuters experience 12 hours of traffic delay per year as opposed to 61 hours in Los Angeles. The average one-way commute in California, takes 23 minutes, and 80% of commuters drive their own car alone, 13% carpool with others, 1% take mass transit, and 3% work from home.

### 3.2 Workforce and Talent Retention

Bakersfield is one of the fastest growing cities in California and is currently ranked 9<sup>th</sup> largest. Bakersfield has the 2<sup>nd</sup> fastest growing millennial population in the U.S., with a 38% increase in millennial residents. Bakersfield is in the top 10 of 200 metropolitan areas for fastest growing gross domestic product; with an economic growth rate of 7.9% between 2001 and 2015. The Bakersfield area offers technical jobs in the fields of science, computer technology, engineering, and math.

With this rapid growth, Bakersfield is poised for new opportunity and to accommodate an influx of new population. The City is a major population center and has the ability to attract and fill the estimated 50,000 estimated jobs what will be required over multiple years by the development of HQ2. Future job growth over the next ten years is predicted to be 30.27%.

## Labor and Wage Information

The general job categories that would be attracted by HQ2 include:

- Executive/management;
- Engineering (prefer software development engineers);
- Legal;
- Accounting; and
- Administrative.

According to the U.S. Bureau of Labor Statistics, Occupational Employment Statistics, the City of Bakersfield has a broad range of employees in the work force in the executive/management, engineering, legal, accounting, and administrative professions.

OCCUPATIONS	EMPLOYEES
All Occupations	294,060
Management Occupations	11,270
Chief Executives	400
General and Operations Managers	3,440
Marketing Managers	160
Sales Managers	780
Public Relations and Fundraising Managers	90
Administrative Services Managers	430
Computer and Information Systems Managers	260
Financial Managers	740
Purchasing Managers	60
Transportation, Storage, and Distribution Managers	260
Human Resources Managers	180
Training and Development Managers	40
Architectural and Engineering Managers	540
Managers, All Other	420
Business and Financial Operations Occupations	10,240
Cost Estimators	380
Human Resources Specialists	600
Labor Relations Specialists	110
Logisticians	360
Management Analysts	990
Meeting, Convention, and Event Planners	60
Training and Development Specialists	340
Market Research Analysts and Marketing Specialists	480
Business Operations Specialists, All Other	2,170
Accountants and Auditors	1,420
Appraisers and Assessors of Real Estate	80
Budget Analysts	120
Financial Analysts	250
Personal Financial Advisors	120
Loan Officers	360
Tax Examiners and Collectors, and Revenue Agents	30
Tax Preparers	190
Financial Specialists, All Other	390
Computer and Mathematical Occupations	4,030
Computer Systems Analysts	440
Information Security Analysts	40
Computer Programmers	160
Software Developers, Applications	540
Software Developers, Systems Software	230
Web Developers	110
Database Administrators	70
Network and Computer Systems Administrators	370

OCCUPATIONS	EMPLOYEES
Computer Network Architects	110
Computer User Support Specialists	540
Computer Network Support Specialists	170
Computer Occupations, All Other	650
Operations Research Analysts	210
Architecture and Engineering Occupations	7,750
Surveyors	40
Chemical Engineers	100
Civil Engineers	480
Computer Hardware Engineers	110
Electrical Engineers	380
Electronics Engineers, Except Computer	670
Environmental Engineers	140
Industrial Engineers	550
Mechanical Engineers	500
Mining and Geological Engineers, Including Mining Safety Engineers	140
Petroleum Engineers	950
Engineers, All Other	500
Architectural and Civil Drafters	180
Electrical and Electronics Drafters	40
Mechanical Drafters	40
Civil Engineering Technicians	170
Electrical and Electronics Engineering Technicians	720
Environmental Engineering Technicians	60
Industrial Engineering Technicians	70
Mechanical Engineering Technicians	60
Engineering Technicians, Except Drafters, All Other	570
Legal Occupations	870
Lawyers	500
Paralegals and Legal Assistants	170
Title Examiners, Abstractors, and Searchers	70
Securities, Commodities, and Financial Services Sales Agents	270
Office and Administrative Support Occupations	34,340
First-Line Supervisors of Office and Administrative Support Workers	2,530
Bill and Account Collectors	330
Billing and Posting Clerks	920
Bookkeeping, Accounting, and Auditing Clerks	3,100
Payroll and Timekeeping Clerks	590
Procurement Clerks	120
Financial Clerks, All Other	60
Customer Service Representatives	1,940
File Clerks	320
Interviewers, Except Eligibility and Loan	130
Human Resources Assistants, Except Payroll and Timekeeping	260
Receptionists and Information Clerks	1,630
Executive Secretaries and Executive Administrative Assistants	750
Legal Secretaries	250
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	3,700

OCCUPATIONS	EMPLOYEES
Computer Operators	130
Office Clerks, General	4,770
Office Machine Operators, Except Computer	100
Office and Administrative Support Workers, All Other	340

## SECTION 4.0 FRIENDLY DEVELOPMENT AND BUILDING OPTIONS

Bakersfield has always prided itself on being business and development friendly. Additionally, the available land in the Bakersfield area allows a multitude of options in siting and design of the new HQ2.

### 4.1 Friendly Development

#### State of California Incentives

The state of California provides multiple incentives for companies to locate and do business in the state. Incentives include programs on business operations, hiring and training, business expansion and facility improvements, start-up support, exporting incentives, and others based on your industry type. The City will work with the Amazon to identify opportunities to assist your company. Additional information can be found at California Business Incentives Portal (<http://businessportal.ca.gov/Incentives>).

#### City of Bakersfield Incentives

The City offers various incentives based on the location of the headquarters. Our downtown offers great redevelopment opportunities with the City's best incentive options:

- **Parking Reductions and Off-Site Parking Allowances:** Downtown development is eligible for potential reductions of up to 50% of normally required off-street parking for projects meeting certain criteria.
- **Reduced Infrastructure Fees:** Downtown Bakersfield falls within the defined "Core Area" as specified in the Transportation Impact Fee (TIF) plan. Therefore, new development qualifies for reduced TIFs. Development is also eligible for reduced Sewer Connection and Park fees if there was previous structure was on-site. These reduced fees can result in significant savings to developers who choose to build within the "core area" of the City.
- **Prime Location & Access:** Locating in Downtown Bakersfield means your business is in the heart of the Central Business District, among major government and corporate organizations.
- **Excellent Amenities:** Downtown is also easily accessible from all other parts of town and is close to award-winning hotels, equipped with state-of-the-art conference centers (the Marriott, the Padre, etc.). Downtown is also close to amenities that your customers and employees enjoy, including celebrated local restaurants, shopping (local vendors, antiques, etc.), transportation centers (Amtrak, GET Bus, and Greyhound), theaters (the Fox, the Maya, and the Nile), sporting complexes (Rabobank Arena, Bakersfield Convention Center, McMurtrey Aquatic Center, and San Joaquin Community Hospital Ice Center), museums (Bakersfield Museum of Art and Kern County Museum), parks (Mill Creek, Central Park, etc.), historical landmarks, and more.

#### Expeditious Permit Processing

All City Departments work together to provide professional expertise and support on all development and economic growth projects and are committed to the timely processing. The City has a strong

reputation for moving quickly and thoughtfully on projects, for being available to answer your questions, and our staff takes pride in providing exceptional customer service.

## Potential Grants/Loans for Job Creation

There may be limited federal funds available for businesses that create jobs for low and moderate-income individuals. These “CDBG Economic Development” funds can generally only be used for the “acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements.” Funds are issued in the form of either a grant or loan and require that the recipient meet specific job creation requirements. Many of these CDBG funds are already allotted for projects throughout the City. Therefore, you would need to work closely with City Staff to see if any funds are available for this fiscal year. Additionally, there are several details to consider with this program, including the potential payment of prevailing wage rates, etc. upon acceptance of federal funding.

## Other Programs Offered by Non-City Entities

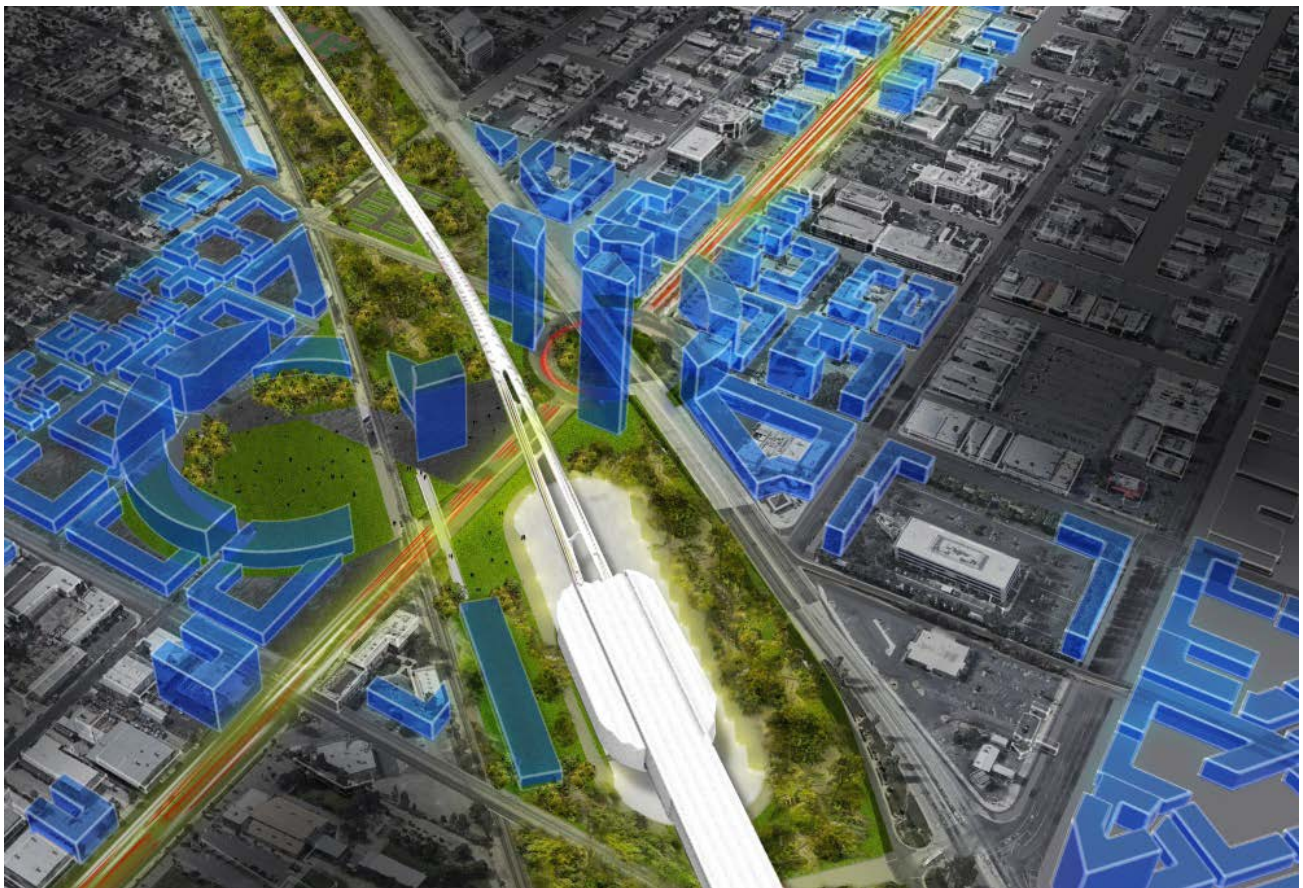
There are many other programs available that are offered by other community Agencies and entities. Some of these include On-the-Job Training and other hiring/training programs through Employees Training Resource, employer savings through Employment Training Panel, local banks that provide small business lending, utility incentive programs, and more.



## 4.2 HQ2 Site Options

The Bakersfield area contains a variety of flexible options for the development of HQ2. Whether Amazon wishes to be in the heart of Downtown, or to have flexible reign over a large green-field campus, the City possesses hundreds upon hundreds of options that are within 45 minutes of an international airport, no more than 1 to 2 miles to major highways and arterial roads, and have access to mass transit. The following provides eight options that the City feels are excellent choices to locate HQ2. The appendix provides a map of where each of these options are located in the City.

### Option 1 – Urban Infill Site: Downtown Bakersfield, in Proximity to Future High-Speed Rail Station



The Downtown site is approximately located at the northeast corner of Chester Avenue and 30<sup>th</sup> Street. The site includes vacant and underutilized industrial areas and is one of the City's focus areas for redevelopment given its proximity to the proposed High-Speed Rail station site. Properties in the proposed location are currently zoned for M-1 (light-manufacturing) and M-2 (general-manufacturing), with multiple owners owning the different parcels on the project site.

Utility Providers:

- Gas: Pacific Gas and Electric
- Water: Cal-Water
- Electric: Pacific Gas and Electric

Distance to Transportation:

- Major Highway: Approximately 1 mile east of SR-99 and is located along SR-204.
- Regional Connectivity: 1 mile east of SR-99 and along SR-204. Great regional connectivity and is centrally located within the City.
- Airport: 4 miles south of Meadows Field International Airport with efficient vehicle connectivity via SR-99 and SR-204.

Peak Hour Congestion: 22,487 average daily trips – Chester Avenue north of SR-204 is currently operating under capacity at level of service A.

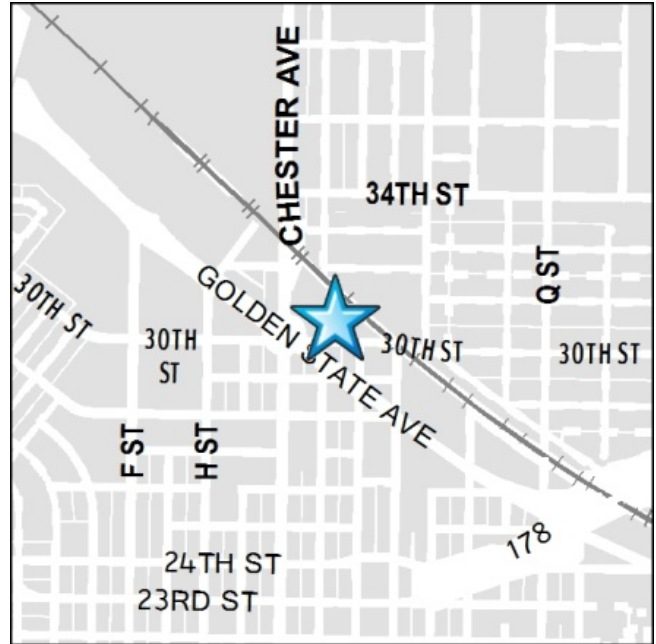
Transit Options: Directly adjacent to the future High Speed Rail Station on F Street and Golden State. For regional transportation, the property sits along the Route 22 of the Golden Empire Transit system. This is one of two bus routes within the system with 15-minute headways.

Downtown Facts:

- Over 25,000 employees travel into Downtown per day.
- Government office hub.
- Downtown Bakersfield hosts 25% of the City's gross office space.
- Four major hotels with 524 rooms, including the AAA four-diamond Padre Hotel.
- Numerous major medical offices and regional health services.
- Two major hospitals, San Joaquin Community Hospital and Mercy Hospital with 569 beds.
- 500+ housing units have been constructed in the downtown area in last 10 years.
- Downtown Bakersfield is bisected by four major thoroughfares (24<sup>th</sup> Street, SR-204, Truxtun Avenue, and Chester Avenue). With its regional connectivity, Downtown is an ideal location for anyone looking for efficient connection the entire region.
- 80+ local restaurants make Downtown an entertainment and cuisine destination.

With the future High-Speed Rail project, Bakersfield and Downtown specifically offer great opportunity to redevelop and continue the City's revitalization efforts of its urban core. The City is currently planning for and completing an environmental analysis for the Downtown area to accommodate the following amount of growth by 2045:

<b>Residential Units</b>	8,570
<b>Office (square feet)</b>	2,005,000
<b>Retail (square feet)</b>	905,988
<b>Hotel (Rooms)</b>	2,413





## Option 2 – Greenfield Site: Seven Oaks Business Park

The property is 140 acres owned by Bolthouse Properties LLC. The property is zoned for West Ming – Special Use and is a component of the West Ming Project. Within the West Ming Project, this property is a component of the Seven Oaks Business Park. This 276-acre master planned community provides ample opportunity for a high quality live/work environment, filled with retailers and offices.

### Utility Providers:

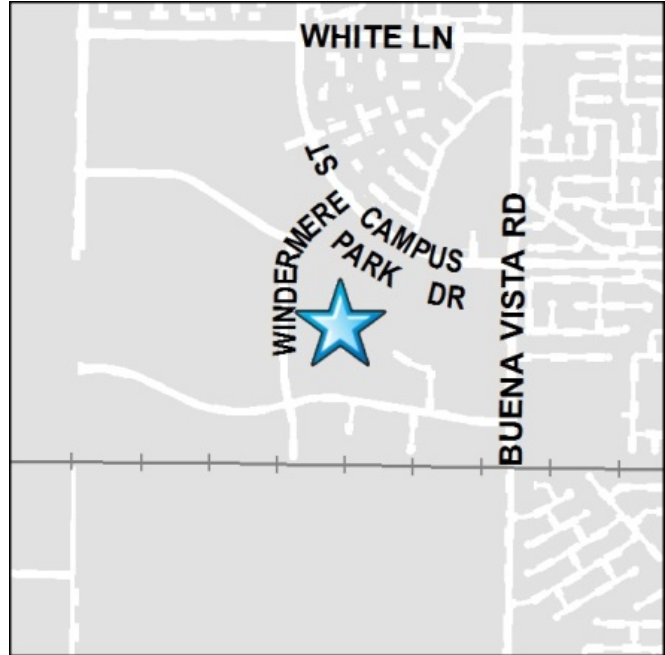
- Gas: Pacific Gas and Electric
- Water: City of Bakersfield
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: The project site is located about 8.5 miles east of I-5 and 7 miles west of SR-99.
- Airport: Property is located approximately 9.5 miles from Meadows Field International Airport.

Peak Hour Congestion: 17,613 average daily trips – Buena Vista Road north of Bolthouse Drive. Roadway is currently operating under capacity at level of service A at four-lane scenario.

Transit Options: The project site is not currently located along any regional transit lines.



### Option 3 – Greenfield Site: Saco Ranch

The property is 120 acres owned by the Bidart Brothers. The subject site consists of three parcels which are currently zoned M-2 (General Manufacturing) and is a component of a master-planned lifestyle center known as Saco Ranch. This property is slated for future retail and office uses and provides convenient access to the community via SR-99.

Utility Providers:

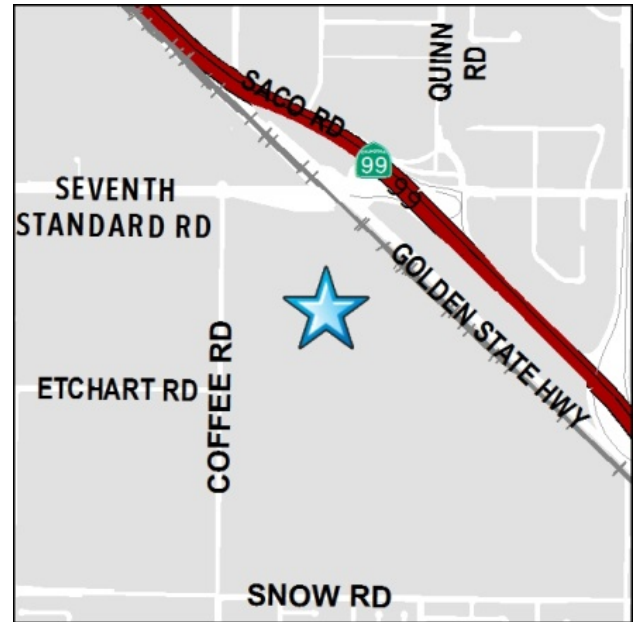
- Gas: Southern California Gas
- Water: Cal-Water
- Electric: Pacific Gas and Electric

Distance to Transportation:

- Major Highway: The property is located adjacent to SR-99.
- Airport: The property is 3 miles east of Meadows Field International Airport.

Peak Hour Congestion: 9,074 average daily trips – Snow Road east of Fruitvale Avenue. Roadway is currently operating under capacity at level of service A, and is not yet fully built out.

Transit Options: The project site is not currently connected to any regional public transportation system.



## Option 4 – Greenfield Site: Northeast Bakersfield

The site is 107 acres and is comprised of 11 parcels. The subject site is currently zoned for C-2 (General Commercial) and R-2 (Medium Residential), and is nestled in the heart of northeast Bakersfield, providing panoramic views of the Southern Sierra Nevada Mountains.

### Utility Providers:

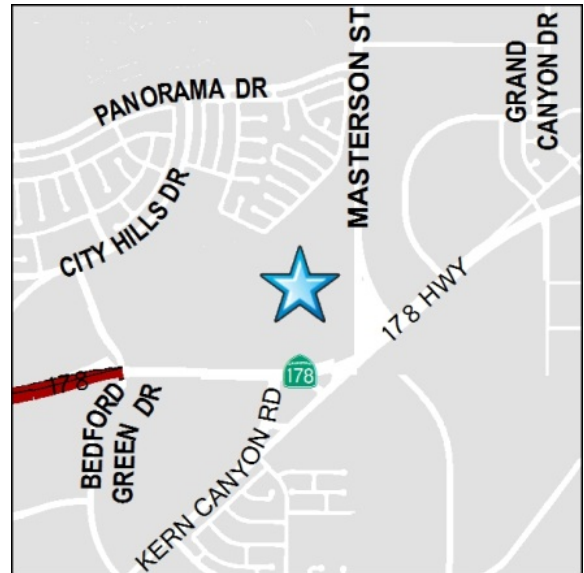
- Gas: Pacific Gas and Electric
- Water: Cal-Water
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: The property is located approximately 3.5 miles away from SR-58.
- Airport: The property is located approximately 9 miles from Meadows Field International Airport.

Peak Hour Congestion: 16,500 annual average daily trips – SR-178 and SR-184 junction. SR-178 was recently expanded from two lanes to six lanes. Level of service information from Caltrans is unavailable at this time.

Transit Options: The project site is not currently connected to any regional public transportation system.



## Option 5 – Greenfield Site: Southeast Bakersfield

Property is 162 acres owned by two separate parties: the Kern High School District and the Fry T and R Family Trust. Both parcels are zoned for M-2 (General Manufacturing). The property provides ample room for expansion and efficient regional connectivity via SR-58.

### Utility Providers:

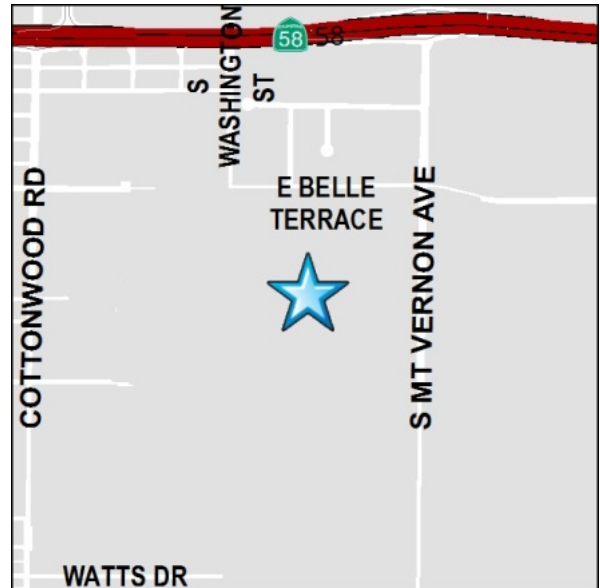
- Gas: Pacific Gas and Electric
- Water: Cal-Water
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: Property is virtually adjacent to SR-58.
- Airport: Property is located approximately 7 miles from Meadows Field International Airport.

Peak Hour Congestion: 7,138 average daily trips – Mount Vernon south of SR-58. Roadway is currently operating under capacity at level of service A.

Transit Options: The project site is not connected to any regional public transportation system.



## Option 6 – Old River Ranch

Approved in 2005, Old River Ranch is a mixed-use master-planned community, including 5,980 single-family dwelling units, approximately 1,060 multi-family dwelling units, approximately 696,000 square feet of commercial/retail uses, and 192,000 square feet of commercial/office uses, as well as parks, schools, and open space.

The property annexed into the City in 2006 and no building permits have been issued at this time. However, tract maps are recorded for financing purposes.

The site is currently farmed, and the City approved an expansion to a Legal Nonconforming Use to allow the installation of a 1 megawatt solar array on 6.5 acres for a temporary period solely to offset electrical use on existing agricultural operations.



### Utility Providers:

- Gas: Pacific Gas and Electric
- Water: City of Bakersfield
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: The property is located approximately 4.5 miles away from Highway 5.
- Airport: The property is located approximately 10 miles from Meadows Field International Airport

**Peak Hour Congestion:** 3,462 average daily trips – Buena Vista Road south of Panama Lane. Roadway is currently operating as a 2 lane road (Future is planned a 6 lane arterial) at level of service A.

**Transit Options:** The project site is not currently connected to any regional public transportation system.

## Option 7 – Greenfield Site: McAllister Ranch

Approved in 2005, McAllister Ranch is a mixed-use master-planned community, including a variety of residential types and densities, open spaces and recreation areas, such as a golf course, a lake, a lagoon, parks, and multi-use trails and on-site commercial centers.

### Utility Providers:

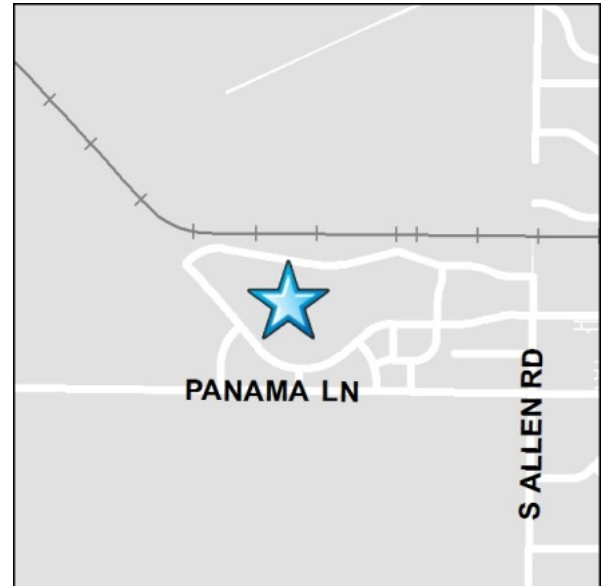
- Gas: Pacific Gas and Electric
- Water: City of Bakersfield
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: The property is located approximately 3 miles away from Highway 5.
- Airport: The property is located approximately 9.5 miles from Meadows Field International Airport

Peak Hour Congestion: 3,177 average daily trips – Panama Lane east of South Allen Road. Currently operating as a 2 lane road (Future is planned a 6 lane arterial) at level of service A.

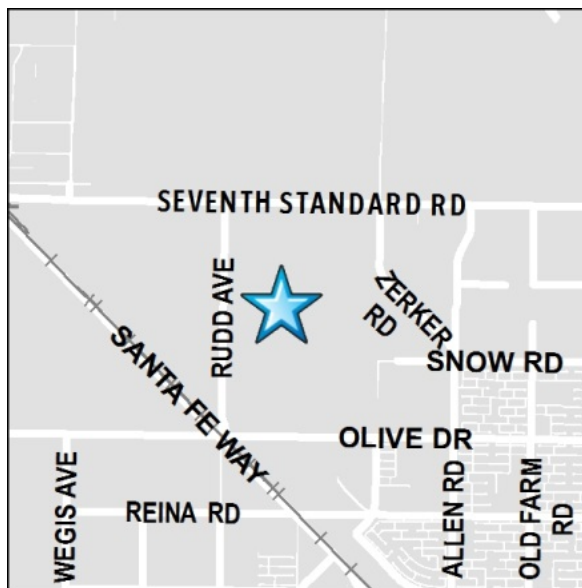
Transit Options: The project site is not currently connected to any regional public transportation system.



## Option 8 – Greenfield Site: Rosedale Ranch

Approved in 2005, Rosedale Ranch is a mixed-use master-planned community, including 5,541 single-family dwelling units, approximately 900 multi-family dwelling units, approximately 1,481,746 square feet of commercial/retail uses, and 391,150 square feet of commercial/office uses, as well as parks, schools, and open space.

The property annexed into the City on June 7, 2007. No building permits have been issued at this time. However, the applicant has processed and received approval by the Planning Commission of a vesting tract map consistent with the development agreement, general plan provisions and zoning ordinance.



### Utility Providers:

- Gas: Southern California Gas
- Water: Cal-Water
- Electric: Pacific Gas and Electric

### Distance to Transportation:

- Major Highway: The property is located approximately 5 miles away from Highway 99.
- Airport: The property is located approximately 5.5 miles from Meadows Field International Airport

Peak Hour Congestion: 10,530 average daily trips – 7<sup>th</sup> Standard Road east of Santa Fe Way. Roadway is currently operating as a four-lane arterial at level of service A.

Transit Options: The project site is not currently connected to any regional public transportation system.

## Time to Operation

Given that the development of Amazon HQ2 requires an expeditious timetable for location decision and the commencement of construction, an expedited permitting process is required. The City of Bakersfield provides professional expertise and support on all development and permitting related issues and is committed to the timely processing.

The project would be required to comply with the California Environmental Quality Act (CEQA). Similar to the state of Washington's State Environmental Policy Act (SEPA), CEQA discloses to decision makers and the public the potential significant environmental effects of proposed projects, identifies ways to avoid or reduce environmental damage, reduces environmental damage by requiring implementation of feasible alternatives or mitigation measures, and discloses to the public reasons for approval of projects with significant environmental effects. Development of HQ2 is a City-altering project that could result in significant and unavoidable impacts to the environment that would need to be mitigated to the greatest extent practicable. In most cities, this would require preparation of an Environmental Impact Report (EIR), which generally takes 18 to 24 months to complete, and can include significant costs.

However, as noted in Section 4, there are several shovel-ready sites within the City of Bakersfield that have many of the necessary land use entitlements already in place, thereby potentially reducing processing times and costs for construction of Amazon HQ2. The table below provides estimated processing times once the project is deemed complete in accordance with state law.

Application Type	Administrative Staff Review	Public Hearings	
		Board of Zoning Adjustment	Planning Commission
Site Plan Review	30 days		
PD Plan Review			60 - 90 days
Conditional Use Permit		45 - 60 days	
Modification		45 - 60 days	
Comprehensive Sign Plan			45 - 60 days
Tract Map (includes revised)			90 -120 days
Parcel Map (includes revised)			90 - 120 days
Parcel Map Waiver	50 days		
Parcel Merger	50 days		
Lot Line Adjustment	50 days		
General Plan Amendment <sup>①</sup>			180 days
Zone Change <sup>①</sup>			90 -120 days
Administrative Review			45 - 60 days
Annexation (pre-zoning) <sup>②</sup>			90 - 120 days
Agricultural Preserve <sup>①</sup>			90 - 120 days
Extension of Time <sup>③</sup>	2 - 5 days	30 - 45 days	45 - 60 days
Street Renaming			90 -120 days
Wall & Landscape Review			60 - 90 days
<sup>①</sup> Add 45 days for final City Council review/action. <sup>②</sup> Because the final determination is made by the Local Agency Formation Commission (LAFCO), the LAFCO process may take an additional 180 days or more. <sup>③</sup> The extension processing time is dependent upon the hearing body that initially approved the project.			



## **APPENDIX: HQ2 Site Option Map**

# CITY OF BAKERSFIELD

