SOUTHERN CALIFORNIA CONSOLIDATION PROJECT

UPDATE ON PRELIMINARY SITE EVALUATIONS

CALIFORNIA AIR RESOURCES BOARD

DECEMBER 17, 2015

Agenda

- Background
- Site Evaluation Process
- Proposed Sites
- Next Steps

Background

SoCal Operations Mission Critical

- Focus on emissions testing and research
- Supports SIP, scoping plan, sustainable freight
- Key programs:
  - Regulations
  - New vehicle certifications
  - In-use verifications
  - Aftermarket parts

Existing Southern California Facilities

- HSL and five leased facilities
- About 400 staff
- Limited heavy-duty testing at MTA in Los Angeles
- 135,000 sq. ft. of office and laboratory space

Existing Facilities Inadequate

- Stretched beyond capacity
- Cannot support existing/future testing needs
- Inadequate infrastructure to expand or upgrade equipment
- Very energy intensive

Project Goals

- Build a world class emissions testing facility
- Establish national and international center for air pollution and climate change research
- Support sustainable freight, environmental justice, and other initiatives
- Promote and support zero emission vehicles
- Provide secure and pleasant workplace
- Highlight sustainability/energy efficiency goals

Energy Goals

Lead by Example

- Model for sustainable laboratories
- LEED-Platinum
- Zero Net Energy

Pictured: Donald Bren Laboratory at UC Santa Barbara

Facility and Site Requirements

- Facility Size: 299,000 square feet
- Site: 14 - 17 acres
- Facility Cost: $366 million
  - $264 million for construction
  - $102 million for equipment
- Occupancy Date: 2020

Budget Process

- FY 15-16 approved budget
  - $0.2 million for site evaluation
  - $5.7 million for design guidelines/performance criteria
  - Budget language
    - Site proponents make formal presentation
    - Joint Legislative Budget Committee review of site recommendation
- FY 17-18 budget
  - Submit budget proposal for balance of funds

Site Approval Process

- Complete site evaluations
- Release staff report in mid-January with staff recommendation on proposed site
- At February meeting, Board considers all information and recommends a site
- ARB forwards site recommendation to JLBC
- After review and updates, as appropriate, ARB forwards site recommendation to DGS

Site Selection Timing is Critical

- Siting is typically lengthiest element
- Site selection is critical to overall schedule
- Construction costs may increase over time
- Ramp up quickly to meet program testing needs

Site Evaluation Process

Site Evaluation Process

- ARB and DGS developed detailed site evaluation matrix
- Analysis focused on two sites
  - Technology Court – Riverside
  - Innovation Village II – Pomona
- Third site recently added
  - Iowa Avenue – Riverside

Key Attributes of Matrix

- Titles, zoning, and local codes
- Site acquisition, construction, and prep costs
- Utilities and infrastructure assessments
- Architectural and engineering considerations
- Environmental and other site assessments
- Transportation and circulation
- Neighborhood characteristics
- Site-specific LEED points

Other Considerations

- No cost for the land
- Timing – ability to proceed quickly
- Land Available for ZNE or future expansion
- Access to Campus Resources
- ARB/University Collaborations

General Program Collaborations

- Collaborative test programs
- Student internships and mentoring
- Public policy forums
- Curriculum development and training
- Collaborative grant proposals
- International collaborations
- Support broader intellectual partnership

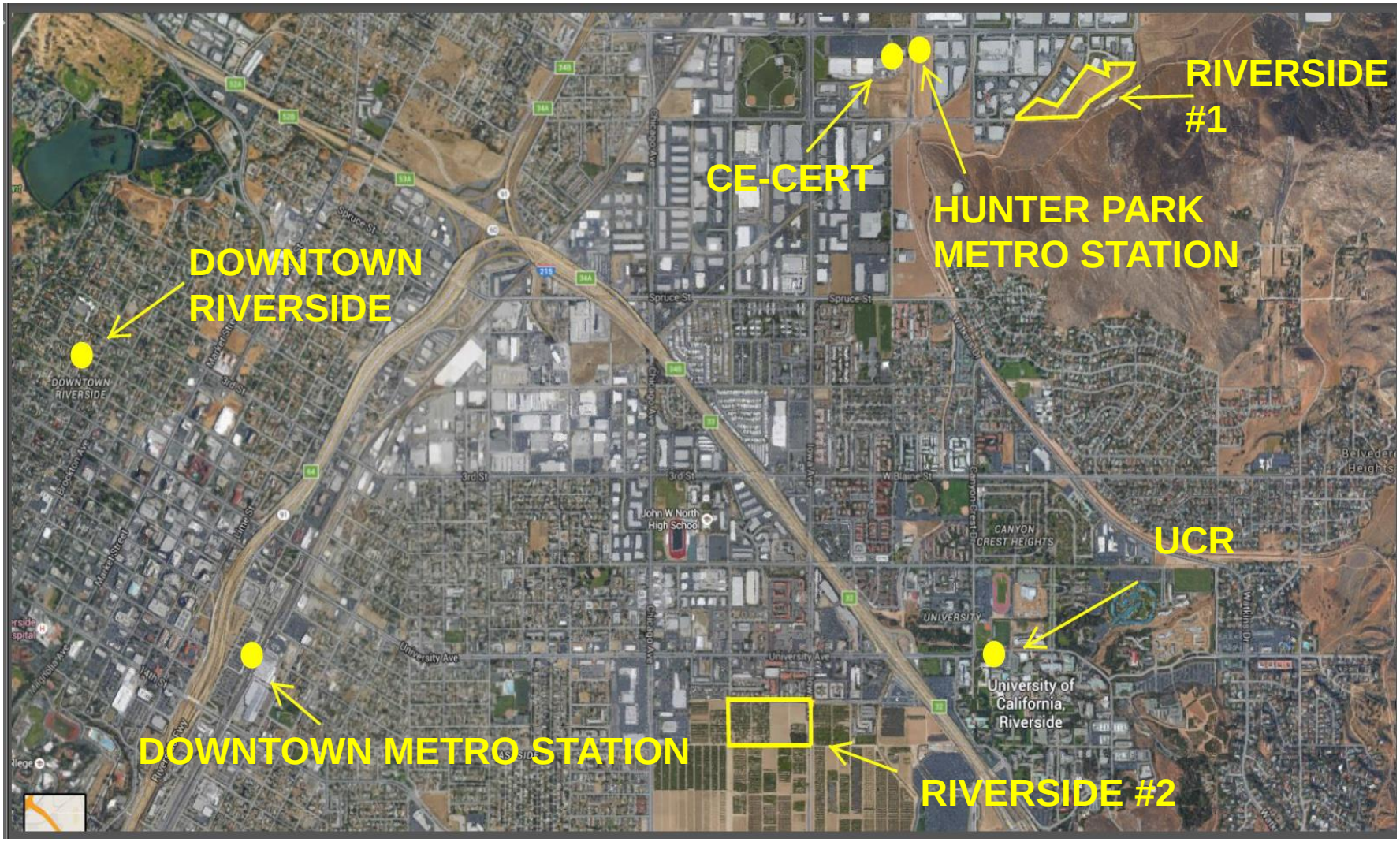
Educational Program Collaborations

- Agriculture
- Engineering
- Engineering technology
- Chemistry
- Medicine and public health
- Urban and regional planning
- Landscape architecture

Proposed Sites

General Location of All Sites

Overview of the Two Riverside Sites



Riverside #1 – Technology Court

Site Evaluation – Technology Court

- 19 acres available – public and private land
- Commitment for additional acreage
- Adjacent to 1,100 acre Box Springs Mt. Park
- New Hunter Park Metro station opening soon
- Housing/planned grocery store within one mile
- Potential for new mixed use development

Site Evaluation (cont.) – Technology Court

- Sufficient acreage to support ZNE
- Low traffic area and easy access to freeways
- Near CE-CERT
- Essentially no access to restaurants or diverse uses within 0.5 miles; limited transit available
- Slightly increased costs as retaining walls needed
- Elongated site more difficult for design purposes

Riverside #2 – Iowa Avenue

Site Evaluation – Iowa Avenue

- 18 acres available
- UCR land; part of 100 acre parcel planned for campus development
- Prime agricultural land; currently citrus orchard
- Flat/rectangular site; allows design flexibility
- Good freeway and site access
- Iowa Avenue would need to be widened

Site Evaluation – Iowa Avenue (cont.)

- Reasonably walkable site; access to diverse uses, restaurants, and transit within 0.5 miles
- Downtown Metro station about 2.5 miles
- Near UCR
- Environmental and other assessments underway
- Some residential areas within 1000 feet

General Riverside Considerations

- Coordinated support from city, county, elected officials, UCR, Riverside Public Utilities, and community business leaders
- Access to campus amenities and technical resources, and potential for collaborations
- $1.0 million endowment to CE-CERT available
- Access to affordable housing
- Significant increase in commute distance
- Access more difficult for the general public

Overview of the Pomona Site

Pomona – Innovation Village II

Site Evaluation – Innovation Village II

- 17 acres available; potential for additional land
- Part of 165 acre state-owned land historically used for agricultural production
- Flat/rectangular site; allows design flexibility
- Potential for adjacent retail
- Good freeway and site access
- Heavy traffic on Temple Avenue

Site Evaluation (cont.) – Innovation Village II

- Reasonably walkable site; access to diverse uses, restaurants, and transit within 0.5 miles
- Near CalPoly Pomona University
- 2 metrolink stations located within 5 miles
- Close to South Coast AQMD
- Apx. 0.8 miles to closed Spadra landfill
- Some residential areas within 1000 feet

General Pomona Considerations

- Support from CalPoly Pomona, elected officials, and community business leaders
- Access to campus amenities and technical resources, and potential for collaborations
- Pomona housing costs slightly higher than Riverside
- Minimal increase in commute distance
- Better access for general public

Summary

Summary

- All three sites appear workable
- Work with Pomona/Riverside to assess sites
- Release staff report mid-January for public review
- Consider staff recommendations at February Board meeting
- Transmit staff report/Board action to Joint Legislative Budget Committee for review
- After review, ARB, as appropriate, will transmit recommendations to DGS for final site acquisition

Questions

www.arb.ca.gov/socalfacility

Thank You