

## **Site Evaluation Process**

### **Air Resources Board's Southern California Consolidation Project**

The Air Resources Board (ARB/Board), with the assistance of the Department of General Services (DGS) and the Department of Finance (DOF), will conduct a comprehensive site evaluation of potential locations in Riverside and Pomona for ARB's new facility.

ARB's site evaluation team (Team), with assistance from DGS and DOF as needed, will evaluate one potential site (comprised of multiple parcels) in Riverside and two potential sites in Pomona. The Riverside site is located on vacant land in an area known as the University Research Park. The Pomona sites represent vacant land in an area designated by the CalPoly Pomona Foundation as Innovation Village #1 and Innovation Village #2.

The Team will coordinate with representatives of each location throughout the site evaluation and selection process.

#### **Outline of Key Steps in the Site Evaluation Process**

1. ***Finalize a Comprehensive Site Evaluation Matrix.*** The Team will finalize a comprehensive site evaluation matrix. This matrix will build upon the matrix used for the recent Request for Information that included mandatory and desirable site attributes. Mandatory attributes include, but are not limited to, compatible land uses that would allow for the types of activities that ARB will conduct on site and the ability to issue public revenue bonds to fund this project. Desirable attributes include, but are not limited to, operational considerations (e.g., distance to freeways truck routes, safety), efficiencies in securing and preparing the property for construction, the ability to support LEED certification, the ability to support zero net energy ratings, the least site and utility construction costs, access to alternative fueling sites, employee considerations, and other considerations such as access to airports, nearby lodging, parking, conference centers, and potential for expansion.

The site evaluation matrix will be posted on ARB's website and copies provided to the designated representatives from Riverside and Pomona.

Due Date: August 1, 2015

2. ***Onsite Presentations.*** Location representatives from Pomona and Riverside shall make formal presentations to the Team as part of the overall site evaluation process. The dates shall be determined by mutual agreement between the location representatives and the Team.

Due Date: Fall, 2015

3. ***Complete the Preliminary Site Evaluation Process.*** Beginning with the mandatory attributes, the Team will initiate its detailed assessments. As appropriate, the Team will secure independent contracts to provide environmental, geo-technical, and other specific site information necessary to provide a comprehensive assessment of each site.

In the event that the Team identifies any issue with meeting the mandatory attributes, the Team will contact the appropriate location representative to arrange a meeting to discuss the issue. Based on the feedback from the meeting, the Team will decide

whether the issue remains. If the issue remains, the Team will prepare a written analysis of the basis and rationale for recommending that a particular site be eliminated from further consideration. The analysis will be posted on ARB's website and copies provided to the designated representatives from Riverside and Pomona.

After completing the preliminary assessment, the Team will draft a report identifying the findings of the site evaluation process. The report will include the Team's draft recommendations for site selection. The draft report will be posted on ARB's website for public review and comment, and forwarded to the designated representatives from Riverside and Pomona. The public would have no less than 30 days to comment on the draft report.

Due Date: December 1, 2015

4. ***Provide Final Report and Recommendations to the ARB's Board for Consideration.*** After considering any public comments on the draft report, the Team will prepare a final report, with the final recommendations for site selection. The ARB Executive Officer will present the recommendations to the ARB's Board for consideration at a public meeting. As part of that process, ARB will post a public notice and the final report on its website and forward copies to the designated representatives of Riverside and Pomona. The public notice will be available for at least 30 days prior to the public meeting.

Based on its consideration of the staff evaluation as well as stakeholder input at the public meeting, the Board will take appropriate action. The action may include proceeding with the process to secure the preferred site. ARB will post a summary of the Board's actions on its website and provide copies of the summary to the designated representatives of Riverside and Pomona.

Due Date: January 15, 2016

5. ***Joint Legislative Budget Committee Review.*** After ARB's Board action, the Team shall prepare and submit a summary of the site selection action to the Joint Legislative Budget Committee for a 30-day review.

Due Date: March 1, 2016

6. ***State Public Works Board (SPWB) Action.*** If ARB's Board recommends approval of a specific site and after considering any comments provided by the Joint Legislative Budget Committee, the Team will complete negotiations and prepare all documents to secure that site. The acquisition of the Riverside property would require SPWB approval. The transfer of either of the Pomona properties would not require SPWB approval; however, the SPWB may request that an item be brought before the SPWB for information purposes and to allow for additional public comment.

Due Date: Spring, 2016