

PRELIMINARY DRAFT – FOR DISCUSSION PURPOSES ONLY

**Evaluation of Potential Sites to Locate
ARB’s Proposed New Southern California Facility**

INFORMATIONAL MATRIX

Site Address:

The following matrix is designed to provide information about each site that will assist in the evaluation and comparison of the three sites under evaluation. The information is not designed to replace any necessary environmental review required as part of the California Environmental Quality Act. Reviewers should provide as much information about the attributes as possible, including both the current situation and the expected situation in five years. Each attribute category has an “other” category; the “other” category can be used to list other considerations that are not otherwise listed.

Attribute Category	Description/Characterization of Site Relative to Attribute
MANDATORY ATTRIBUTES	
Required Site Area (14 acres minimum)	Does the site meet this requirement? Yes____; No____.
Financing available through lease revenue bonds	Does the site meet this requirement? Yes____; No____.
Free of encumbrances, restrictions, or clouds on title that would preclude construction and operation as proposed	Does the site meet this requirement? Yes____; No____.
Proximity of utilities on-site or nearby (civil infrastructure)	Does the site meet this requirement? Yes____; No____.
Road infrastructure that supports fully-loaded semi-trucks, truck cabs, buses, and light- and medium-duty vehicles	Does the site meet this requirement? Yes____; No____.

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Attribute Category	Description/Characterization of Site Relative to Attribute
Appropriate land-use zoning (allows motor vehicle testing, hazardous waste storage, office)	Does the site meet this requirement? Yes____; No_____.
DESIRABLE ATTRIBUTES	
Site Area	
Located outside of 100-year flood zone	
Minimum/maximum useable site area, site geometry, and site contiguity	
Expansion capabilities	
Potential for State ownership of the property	
Other	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Location	
Distance from major pollution sources (factories, refineries); desirable: > 1000 feet.	
Distance from heavily trafficked roadway; desirable: > 500 feet	
Distance from heavily trafficked rail line using diesel locomotives; desirable: > 1000 feet	
Distance from rail yard, distribution center, or other toxic contaminant source; desirable: > 1000 feet	
Distance from existing ARB facilities at 9528 Telstar Ave, El Monte	
Distance to the South Coast Air Quality Management District	
Convenient access for the general public	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Convenient access to major airport	
Other	
Financial Attributes	
Infrastructure improvements	
Impacts of existing use, ownership, and control	
Demolition/remediation costs	
Site construction and preparation costs	
Local economic development impact	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Site acquisition costs and relocation costs	
Other	
Zoning, Local Codes, and Ownership	
Consistency with land use plans and support of local planning initiatives	
Type of land ownership and site availability	
Height restrictions	
Floor area ratios	
Setback requirements	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Parking ratios	
Title report	
Legal description	
Legal review	
Other	
Architectural and Engineering	
Civil engineering/structural	
Sitework – onsite	

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Sitework - offsite	
Hydrology <ul style="list-style-type: none"> • Existing floodplains and watersheds • Wetlands • Drainage problems • Stream valley buffers 	
Topography – determine impact on development patterns	
Physical features <ul style="list-style-type: none"> • Unique features or landmarks • Existing features and landmarks • Existing improvements and buildings • Potential of existing structures 	
Existing vegetation and landscape	
Geotechnical, subsurface, and soil conditions	
State and local seismic requirements, parameters, and zones	

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Ability of site to provide needed utility and infrastructure requirements (gas, water, storm drain, teledata)	
Local sanitary sewer capacity and conditions	
Other	
Environmental	
Air quality (Pollution Burden Index, etc.)	
Noise	
Odor	
Wind and micro climate	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Biological resources	
Aesthetics	
Cultural resources	
Public services	
Environmental hazards	
Preliminary environmental review	
Threatened, rare, and endangered species	
Conservation program and regulations	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Other	
Transportation and Circulation	
Access to major and minor highways	
Description of traffic congestion surrounding the site	
Special requirements for roadways or streets	
Infrastructure modifications necessary to allow ingress/egress of staff and test vehicles to the site	
Public transit (bus stops, metrolink, etc.)	
Walkability	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Bike paths	
Public parking areas	
Shuttle services	
Proximity to SCAG-defined high quality transit area	
Impact on ARB staff commute and possible transit cost differential	
Description of site relative to general needs related to enforcement	
Other	
Security	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Crime statistics	
Availability of security	
Other	
Neighborhood Character/Immediate Surroundings	
Compatibility with proposed facility	
Favorable/unfavorable surroundings	
Improving/declining neighborhood	
Demographics	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Median housing value	
Site visibility	
Cost of living	
Other	
Staff Amenities/Diverse Uses	
Restaurants	
Supermarket and/or grocery with produce section	
Child care	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Exercise facilities	
Recreational opportunities	
Personal services (i.e. banking, post office, hair care salons, dry cleaner, medical clinic, public library, public park, etc.)	
Other	
LEED Certification – Points Related to Site Selection	
Location and Transportation	

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Attribute Category	Description/Characterization of Site Relative to Attribute
<p>Sensitive Land Protection (1 point)</p> <ul style="list-style-type: none"> • Site on land that has been previously developed (infill site altered by pavement, with buildings, or history of buildings now torn down) <i>or</i> • Site is not a defined sensitive land type (prime farmland, floodplain, habitat land, within 100 feet of water body, or within 50 feet of wetland). 	
<p>High Priority Site (1 point)</p> <ul style="list-style-type: none"> • Infill location in either 1) a historic district, or 2) a priority designation site¹, or 3) a brownfield site². 	
<p>Surrounding Density (2-3 points)</p> <ul style="list-style-type: none"> • Site with surrounding existing density within a 1/4 mile radius meets either combined density or separate residential and nonresidential densities in LEED Table 1A. 	

¹ Per LEED Reference Guide: Priority designation sites include sites listed by the EPA National Priorities List, Federal Empowerment Zone sites, Federal Enterprise Community sites, Federal Renewal Community sites, Department of the Treasury Community Development Financial Institutions Fund Qualified Low-Income Community sites, U.S. Department of Housing and Urban Development’s Qualified Census Tract (QCT) or Difficult Development Area (DDA).

² Per LEED Reference Guide: Brownfield is real property or the expansion, redevelopment, or reuse of which may be complicated by the presence or possible presence of a hazardous substance, pollutant, or contaminant.

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<p>Diverse Uses (1-2 points)</p> <ul style="list-style-type: none"> • Site is within a 1/2 mile walking distance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (see staff amenities section above). 	
<p>Access to Quality Transit (1-5 points)</p> <ul style="list-style-type: none"> • Site is within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops. <i>or</i> • Site is within a 1/2 mile walking distance of existing or planned bus rapid transit stops, light or heavy rail stations, commuter rail stations, or commuter ferry terminals. 	
<p>Bicycle Facilities (1 point)</p> <ul style="list-style-type: none"> • Site located within 200 yards walking or bicycling distance of a bicycle network that connects to either 1) at least 10 diverse uses, or 2) a school or employment center, or 3) a bus rapid transit stop, light or heavy rail station, commuter rail station, or ferry terminal. 	
<p>Sustainable Sites</p>	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Site Development-Protect or Restore Habitat (1-2 points) - Site that would allow for 30-40% of site footprint to be allocated to native/adaptive vegetation.	
Open Space (1 point) - Site that would allow for 30% of total site area to remain outdoor space with at least 25% vegetated.	
Materials and Resources	
Building Life-Cycle Impact Reduction (2-5 points) - Site with historical building that could be reused or abandoned/blighted existing building that could be renovated.	
Other	
Zero Net Energy (ZNE) Analysis	
Temperate local climate <ul style="list-style-type: none"> • Average summer temperature not to exceed high of 85°F. • Average winter temperature not to drop below 40° F. 	

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Wind resources (available footprint for wind power)	
Good solar access - Free of immovable obstructions, such as trees, neighboring buildings, and land-forms that could interfere with adequate solar access.	
Sufficiently wide east-west lot line - Allows for placement of the building on the site so there is adequate south facing roof for solar collectors and south facing windows and doors for passive solar gain.	
Rectangular in shape and level grade	
Site size sufficient for on-site renewable generation	
Ground source heat pump resources - Local conditions to support the installation and operation of a ground source heat pump system.	
Close proximity to biofuel facility/biodigester - may be a source of biofuels to fuel a stationary fuel cell.	

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Attribute Category	Description/Characterization of Site Relative to Attribute
Other	
Desirable Attributes - Alternative Fueling	
Distance to alternative fueling stations; desirable; < 10 miles	
Proximity to additional EV charging stations <ul style="list-style-type: none"> • AC Level 2 • DC Fast Charging 	
Other	
Desirable Attributes - Other	
Guaranteed State-rate lodging nearby	
Joint-use of support facilities	

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Joint-use parking	
Joint-use meeting rooms and/or conference space	
Other	