



State of California Site Certification Program **Evaluation Criteria**

Participation Requirements (must be completed and documented in order to submit):

- Applicant must be local government entity such as a city, county or redevelopment agency.
- Site must be in a General Plan area that is designated for industrial/commercial use.
- Site must have a CEQA review completed and EIR (if required) within 5 years.
 - o If not explicitly addressed in the CEQA review or EIR, the following due diligence must be provided: wetlands delineation, geotechnical study, Phase I environmental assessment, archeological and historical survey, and an endangered species study.
 - o If the EIR study found any actionable environmental issue, the community must submit a plan to indicate that it would be able to quickly re-execute the appropriate study and react with a mitigation plan if necessary
- Site must be a minimum of 25 contiguous, developable acres, or have a Floor Area Ratio (FAR) of 2 or greater and 350,000 square feet of useable space.
- Developable acreage must be outside the FEMA 100- and 500-year floodplain. Site must have any required permits or clearance if within the jurisdiction of the Central Valley Flood Control Board.
- Site must be accessible (no rights-of-way, easements, or other impediments can be blocking access to, or development of, the site) or mitigation solutions (including costs and schedule for mitigation and appropriate commitments) must be clearly demonstrated.
- Site must be available for sale or lease.
 - o Site ownership must be documented (parcel numbers, parcel sizes, and owner names must be clearly delineated)

- o Development entity has signed letters of intent from property owners to sell the property for a specified price and an explicit duration.
- Transportation infrastructure appropriate for truck traffic must be in place at the site.
 - o If the site does not have access to transportation infrastructure a detailed plan must be submitted that indicates how the site will be served. These plans should include a schedule for extending road, an approximate cost for the extensions. In addition, any necessary right-of-way access must be identified and a plan of action for securing the right-of-way should be clearly demonstrated.
- Utility infrastructure (water, wastewater, electricity, natural gas, and telecommunications) must be in place at the site.
 - o If the site does not have access to utility infrastructure a detailed plan must be submitted that indicates how the site will be served. These plans should include a schedule for extending utilities, an approximate cost for the extensions. In addition, any necessary right-of-way access must be identified and a plan of action for securing the right-of-way should be clearly demonstrated.
- Site must be capable of being fully permitted (air and site development). The community must provide a detailed description of what permits are required in order to begin development of a project and the appropriate sequencing. In addition, the community must submit the following information:
 - o The typical timelines for each step of the process
 - o A letter from someone who has oversight of the process committing that a project will be permitted within the typical timeframes
 - o Examples of projects that have also been permitted through the process and the timeframe for that project.
- Exemptions to one or more of these criteria shall be considered upon request.