CALIFORNIA JOBS FIRST

The California Jobs First – Business Ready Sites Program identifies "ready-to-go" parcels across California's 13 economic regions for headquarters, research & development facilities, and/or industrial manufacturing. This proactive approach allows GO-Biz's California Business Investment Services (CalBIS) Team to quickly respond to business inquiries and proactively promote growth opportunities to companies and site selection partners.

The following outlines the details of the Business Ready Sites Program:

Who can submit sites?

- Local governments including cities, counties, joint power authorities, and utility/community service districts with jurisdiction over the proposed sites
- Economic Development Organizations (EDOs), local or regional (including business improvement districts), that are actively involved in promoting economic growth

    Note: *Regional partners should collaborate on the submission of sites to ensure alignment and the greatest opportunity for business development.*

What are the eligibility requirements for sites?

The Business Ready Sites Program will certify fully zoned and entitled sites for headquarters, research & development, and/or industrial manufacturing, primarily for the California Jobs First pilot sectors which include: AgTech & Farm Equipment, Semiconductor & Microelectronics, Life Sciences, and Space, Defense & Satellites.

While there are no minimum requirements, all sites must submit the following verifiable information:

Infrastructure Readiness

- All utilities (water, sewer, electric power, telecommunication, etc.) are at the site (or within 500ft) or a formal plan must be in place to extend them to the site
- Minimum of 500 kw available electrical service, 3 phase power supply, 480 voltage
- Proximity to a heavy-duty roadway and lists mileage to major transportation routes such as highways, railways, or ports

Zoning, Environmental Compliance & Permits

- Site must be zoned and fully entitled for headquarter, R&D, and/or industrial manufacturing projects aligned with the four pilot sectors
- Ordinances affecting site – site must adhere to and disclose developmental limitations, including height, FAR, Lot, Coverage, signage limits, drainage/detention, runoff limitations, screening requirements, outdoor storage, and use limitations
- Safety concerns – site must meet seismic conditions, police, and fire protection requirements (Fire Insurance Classification Rating)
- Grading completed - soil characteristics disclosed and groundwork completed
- EIR or CEQA certified, with no liabilities (soil/cleanup or any other remediation)

Organizations submitting business ready sites should also include information on any of the following if applicable:

- Completed environmental reviews in compliance with CEQA requirements (environmental reviews must have considered the potential use of a business in a pilot sector)
- Information on the local zoning ordinances confirming the site can be used for a headquarters, R&D, and/or industrial manufacturing use aligned with the four pilot sectors, without additional approvals
- Provide proof of existing utility access (water, electricity, gas, telecommunications, etc.) and maximum expandable capacity for the site, including a "will serve" letter with timelines from utility providers
- Ability to accommodate advanced infrastructure for energy-intensive operations and other advance systems;
- Site Disclosures that indicate set asking sale or lease price and provide clear property title and site details (if available)

Where can I submit sites?

- Eligible organizations can request an account at bit.ly/sites-account or by scanning the QR code. After GO-Biz approves the account, organizations will be able to submit site information and documentation for review and approval.
- The Office of Regional Economic Development Initiatives (REDI) within GO-Biz will review the submissions against the site criteria and approve or deny the certification. If sites do not meet the eligibility criteria, the REDI team may be available to provide technical assistance to help support future site readiness.
- Non-jurisdictional partners submitting site information will need to include affirmation that the information being submitted accurately represents the zoning, permitting, entitlement, etc. as authorized by the jurisdictional partner.

Will GO-Biz market these sites?

- The Business Ready Sites map will be hosted on the GO-Biz Regional Data tool, which was recently expanded to include a site mapping feature. The Regional Data Tool is an interactive web-mapping data tool free to the public containing up-to-date demographic, industry + business, education, consumer expenditure and occupation data for the cities, counties, and economic regions across California.
- As well, GO-Biz, in partnership with the relevant entities, will proactively promote these sites for development at trade shows, and through direct business marketing.

How will GO-Biz help make eligible organizations aware of this program?

- The REDI and CalBIS teams will co-host regular information webinars and workshops to educate eligible organizations on how to create accounts, submit sites, etc.
- The CalBIS team will also collaborate regularly with the eligible organizations in their regions to identify high-potential sites and encourage their submission.

What are the program terms and considerations to be aware of?

- After one year, we may expand to include additional sectors and will reevaluate the eligibility criteria accordingly. We also reserve the right to approve or deny any accounts or submissions that do not align with the standards and objectives of the Business Ready Sites program.

For questions or more information about the Sites Program, please reach out by scanning the QR code.