



# CTAC

Clean Transit  
Advancement Campus



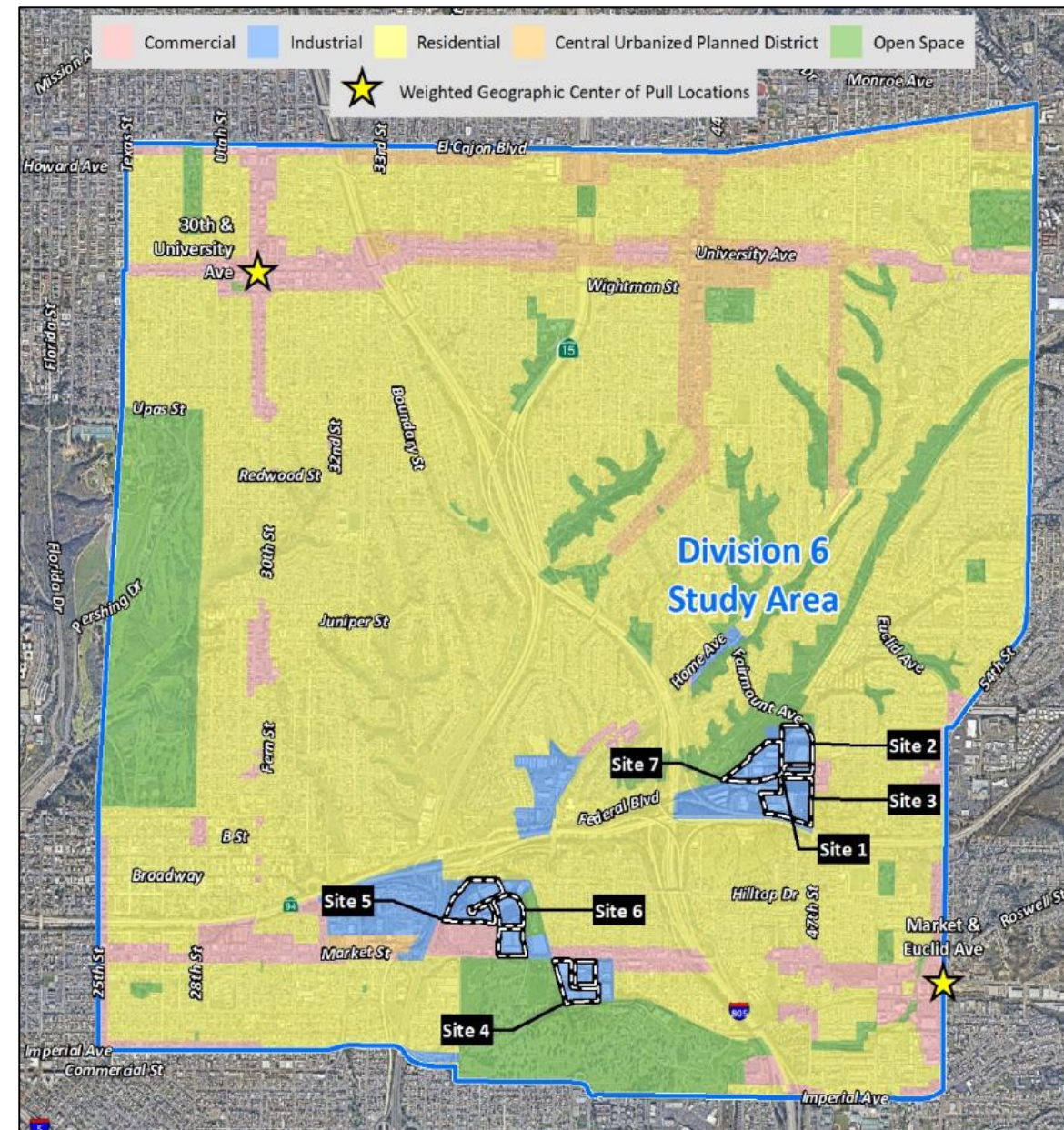
MTS Board of Directors

October 20, 2022





- Sixth bus division will allow for full fleet electrification and future service expansion
- Project area defined by existing division locations and future service expansion needs
- MTS and SANDAG working over past 14 months on community engagement and CEQA studies
- Seven sites considered, one now preferred for project
- Draft MND analyzing preferred site was issued in July 2022



October 2022  
Board  
Recommendations

- 1) Approve “Site 7” as the Preferred Site for the CTAC Project, as supported by the Facility Siting Title VI & Social Equity Analysis in Attachment A and the Preferred Site Analysis in Attachment B;
- 2) Adopt Resolution 22-14 Approving and Adopting an MND and a Mitigation Monitoring and Reporting Program for the CTAC Project under CEQA and Approving the CTAC Project in Attachment C; and
- 3) Adopt Resolution 22-15 Directing Staff to Prepare a CTAC Workforce Development Plan in Attachment D.





## Community Engagement & Communications

- 9/1/21: Urban Collaborative Transportation Outreach Group (Zoom)
- 9/13/21: MTS/SANDAG Div. 6 Public Outreach, Session One (Hybrid; Malcolm X Library + Zoom)
- 9/16/21: Eastern Area Communities Planning Committee (Zoom)
- 9/16/21: Webster Community Council (Zoom)
- 9/27/21: MTS/SANDAG Div. 6 Public Outreach, Session One (Hybrid; Malcolm X Library + Zoom)
- 9/30/21: MTS Community Advisory Committee (Zoom)
- 11/1/21: City Heights Community Planning Group (Zoom)
- 5/4/22: Joint Town Council (Zoom)
- 5/16/22: Chollas Valley Community Planning Group
- 5/19/22: Webster Community Council
- 6/16/22: MTS/SANDAG CTAC Public Outreach (Zoom, 12pm & 5pm)
- 7/7/22: MTS/SANDAG CTAC Public Outreach (Euclid T.C., 5-7pm)
- Direct mail to 2,500 households in site selection areas
- Advertisements in local community publications (Filipino Press, Voice and Viewpoint, and La Prensa).
- Rider Insider e-newsletter (13,000 subscribers)
- Dedicated CTAC webpage (2,300 page views so far): [sdmts.com/CTAC](https://sdmts.com/CTAC)
- Summer 2022 communications push:
  - Emails (18,362 recipients on June 10; 13,262 recipients on June 15; and 17,929 recipients on July 6)
  - Social Media: 3 Twitter posts to promote June workshop (27 likes, 4 re-tweets)
  - CTAC Notice of Intent on July 14 (81 recipients)

## Community Feedback prior to Draft MND

- Availability of new jobs for community is very important
- Concerns about potential displacement impacts; want assurance that project is in existing industrial area
- No diesel buses; want electric buses for emissions and noise reduction
- Concerns about impacts to Chollas Creek habitat from development in open space
- Suggested decking/stacking to reduce footprint
- Concern about cumulative traffic impacts of area projects
- Process concerns: why studying a specific site before a final site has been selected? Will there be an EIR? Will MTS use eminent domain for this project?

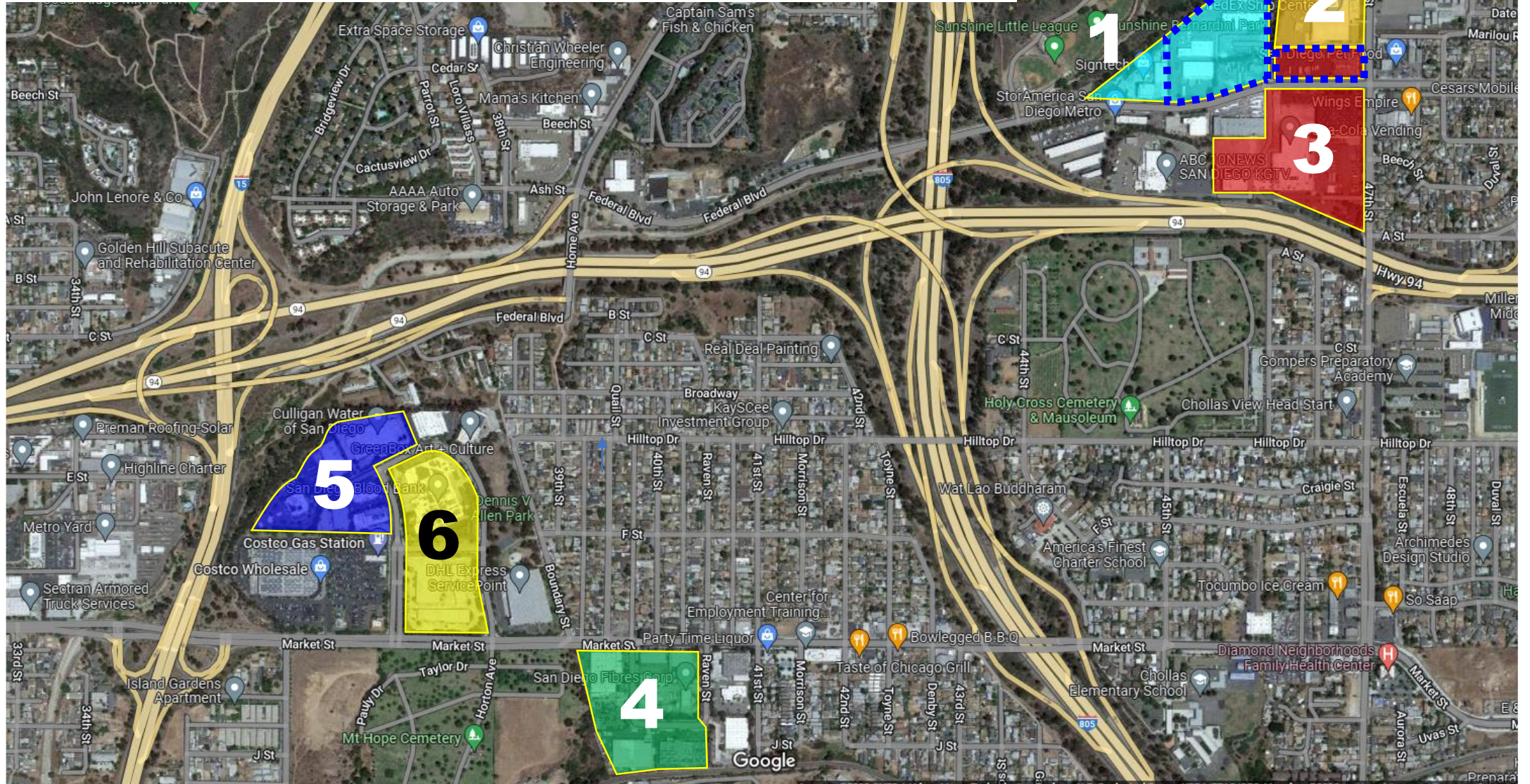
# Project Site Selection

## Site Selection

- Seven potential sites identified for consideration:
  - three in Mount Hope, four in Ridgeview neighborhood
- All seven sites...
  - could combine parcels for the overall size needed. (some would require street vacations)
  - are already developed industrial sites
  - have road and freeway access needed for a bus division
  - are compatible with future service needs
  - could be acquired by MTS through land acquisition processes



# Seven sites considered:







## Site 1

4444 - 4586 Federal Blvd.

12.49 acres

- Five contiguous parcels
- Site slopes up to the east
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- Occupied by small businesses on various parcels and in business park





## Site 1 Photos







## Site 1

4444 - 4586 Federal Blvd.

12.49 acres



## ADVANTAGES

- Farthest from residential properties
- Small tenants easier to relocate locally
- Access to freeways/downtown possible without passing residential

## CHALLENGES

- Multiple tenants for re-location
- Site is currently graded to several levels
- Adjacent to Chollas Creek open space





## Site 2

1650 and 1740 47th Street  
(11.00 acres)

- Two contiguous parcels
- Both parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- Occupied by FedEx and USF Reddaway Trucking





## Site 2 Photos







## Site 2

1650 and 1740 47th Street  
(11.00 acres)



## ADVANTAGES

- Already used for heavy-duty trucking
- Graded to only two primary levels
- Only two parcels and main tenants
- Access to freeways/downtown possible without passing residential

## CHALLENGES

- Large industrial tenants costly and hard to relocate nearby
- Across 47<sup>th</sup> St. from elementary school
- Adjacent to Chollas Creek open space

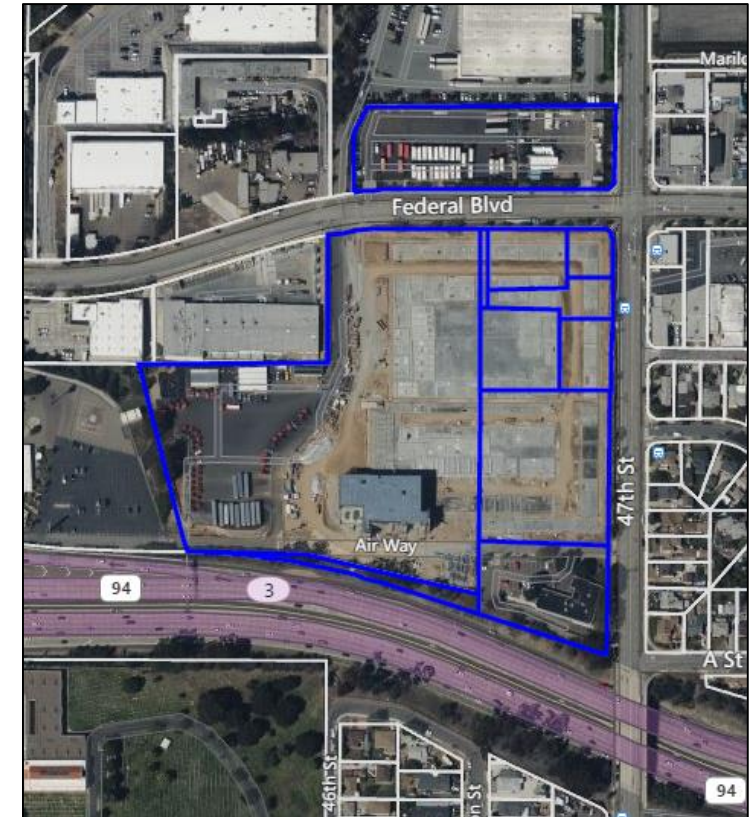




## Site 3

1344 - 1348 47th Street &  
Federal/47th St-NW corner  
(17.47 acres)

- Eleven parcels all occupied by Reyes Coca-Cola
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- Currently in re-development by Reyes





## Site 3 Photos







## Site 3

1344 - 1348 47th Street &  
Federal/47th St-NW corner  
(17.47 acres)



## ADVANTAGES

- Already used for heavy-duty trucking
- Largest of all sites, and all except one parcel are contiguous
- Only one business to relocate

## CHALLENGES

- Large industrial tenant costly and hard to relocate nearby
- Recent site improvements make acquisition cost prohibitive
- Across 47<sup>th</sup> St. from residential





## Site 4

3939, 4001, 4041 Market St. &  
3979, 4025 Lockridge St.  
(12.22 acres)

- Seven parcels, with City street in between
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- Variety of light industrial businesses including recycling, commercial laundry, warehousing, and auto body





## Site 4 Photos







## Site 4

3939, 4001, 4041 Market St. &  
3979, 4025 Lockridge St.  
(12.22 acres)



## ADVANTAGES

- No neighbors on west or south
- Could combine parcels as needed to assemble site size and shape

## CHALLENGES

- Industrial tenants costly and hard to relocate nearby
- Requires vacation of city street
- Across Market St. from residential





## Site 5

720, 770, 885, 955, 960, and  
995 Gateway Center Way  
(14.75 acres)

- Six parcels, with City street in between
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- Variety of medical and light industrial including printing and coating







## Site 5 Photos







## Site 5

720, 770, 885, 955, 960, and  
995 Gateway Center Way  
(14.75 acres)



## ADVANTAGES

- No neighbors on west
- Access to freeways/downtown possible without passing residential

## CHALLENGES

- Medical and dialysis clinics would be costly to relocate and disruptive to medical service to the community
- Steep, vegetated slope on north side reduces developable area
- Chollas Creek and residential below



## Site 6

675 Gateway Center Drive and  
3636 Gateway Center Avenue  
(12.68 acres)

- Two parcels, with City street in between
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.
- One parcel is primarily DHL and San Diego Blood Bank; the other is a variety of small businesses (auto parts, flooring, catering, etc.)







## Site 6 Photos







## Site 6

675 Gateway Center Drive and  
3636 Gateway Center Avenue  
(12.68 acres)



## ADVANTAGES

- Commercial neighbors on north and west
- Access to freeways/downtown possible without passing residential
- Current usage is heavy-duty trucking

## CHALLENGES

- Graded to multiple levels
- Relocation challenging for larger, industrial uses
- Requires street vacation
- Adjacent to neighborhood park and 300' from residential (Mt. Hope)





## Site 7

4506 to 4586 Federal  
Boulevard and Federal/47th St  
NW corner (12.09 acres)

- Combination of Sites 1 & 3
- Removes SignTech parcel from Site 1 and includes Reyes parking lot from Site 3
- All parcels designated Industrial Employment in City's General Plan and zoned Light Industrial.





## Site 7 Photos







## Site 7

4506 to 4586 Federal  
Boulevard and Federal/47th St  
NW corner (12.09 acres)



## ADVANTAGES

- Small tenants easier to relocate locally
- Properties are least invested/developed
- Access to freeways/downtown possible without passing residential

## CHALLENGES

- Multiple tenants for re-location
- Site is currently graded to several levels
- Adjacent to Chollas Creek open space



## Site Selection: Title VI

- Facility Siting Title VI & Social Equity Analysis is required to determine whether the sites under consideration could cause a disparate impact to minority populations or a disproportionately high and adverse effect on minority populations and low-income households.
- **Initial statistical results done in Fall 2021 showed a similar relative impact among all seven sites, as the demographics surrounding all sites are similar.**
- Refined analysis for the Final MND concluded that:
  - all seven sites were in locations with a higher percentage of minority populations or low-income households than in MTS's overall service area
  - **sites 1, 2, 3, and 7 had a slightly lower disparity than the other sites.**
  - no potential adverse effects from the CTAC project were identified which would not be minimized or mitigated to a less than significant impact and/or would not be balanced and outweighed by long-term benefits.

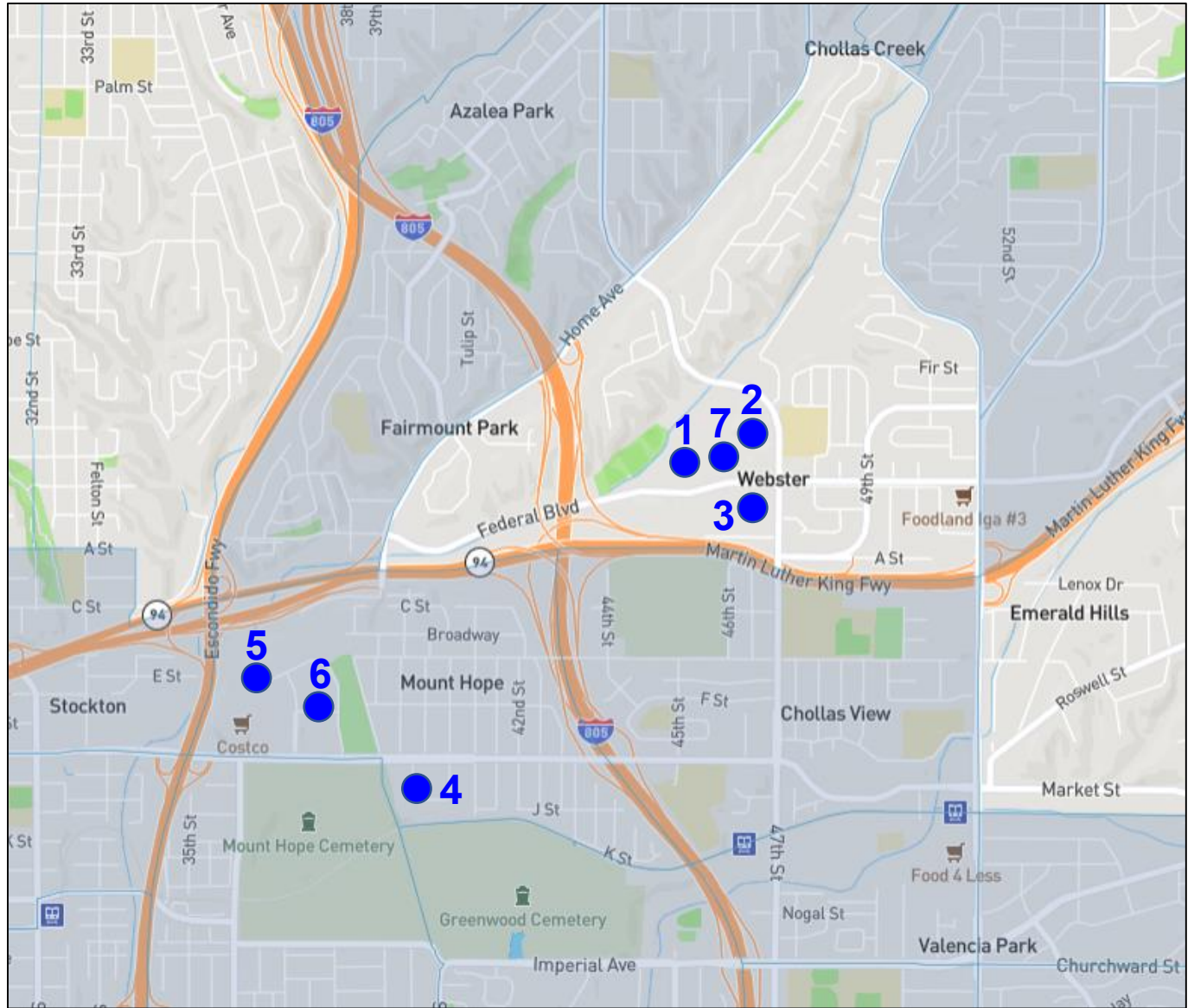




## Site Selection: Title VI

### Federal Climate and Economic Justice Map

*“identifies communities that are marginalized, underserved, and overburdened by pollution”*



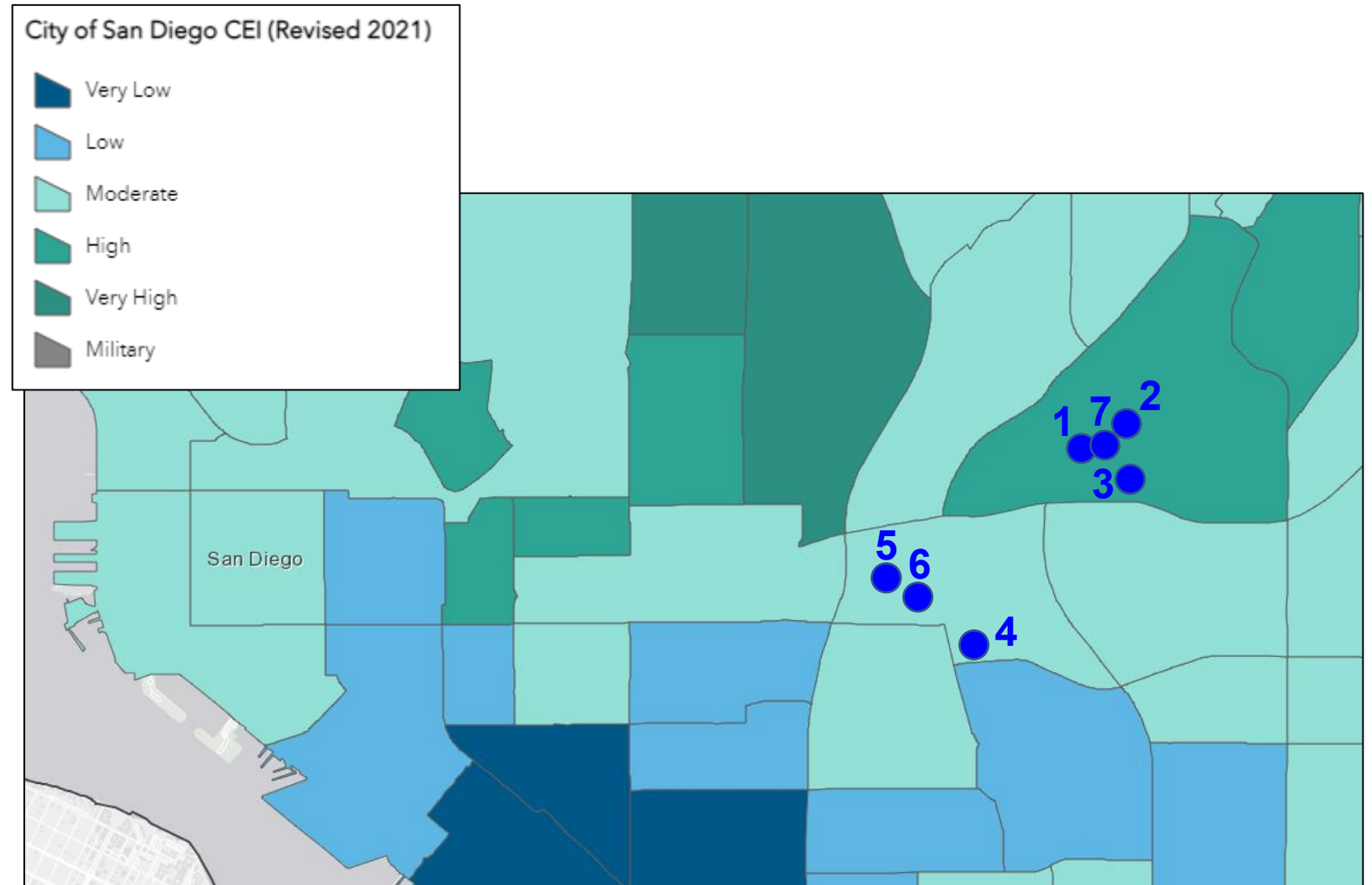


## Site Selection: Title VI

### City of San Diego Climate Equity Index (Revised 2021)

*“measures the level of access to opportunity residents have within a census tract and assess the degree of potential impact from climate change”*

*“considers the effects of climate change, environmental pollution, and vulnerable populations”*





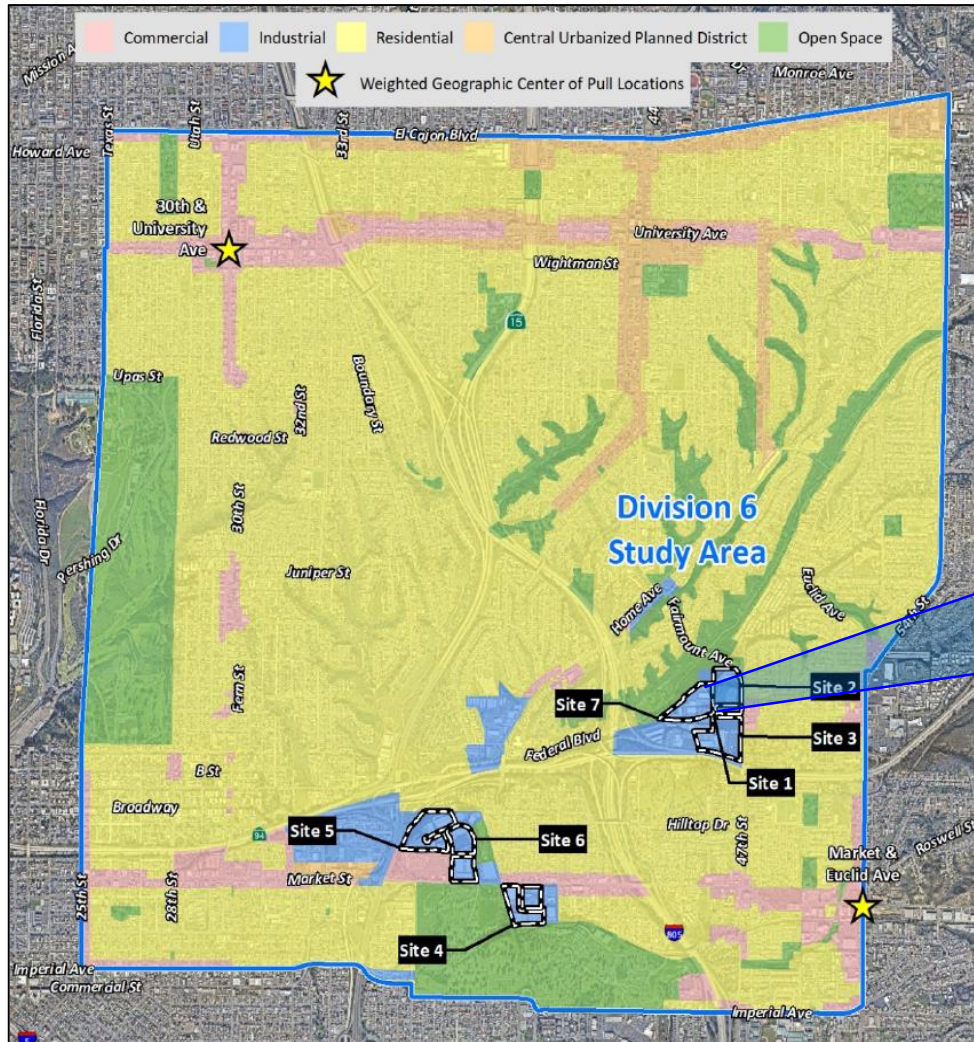
## Site Selection Recommendation

- Site 7 identified as preferred site for CEQA study purposes after initial Title VI site equity analysis...
  - Based on internal review of potential Operational Benefits, Community Impacts, Constructability, Acquisition Cost/Complexity, Tenant Relocation
- SANDAG & MTS completed CEQA analyses including...
  - Air quality, cultural resources, noise, water quality, energy, geology, utilities, hazards, emissions, etc.
- **MTS recommends approval of Site 7 for CTAC**
  - Project at Site 7 will have less-than-significant impacts with mitigation efforts incorporated, including:
    - Native American monitor for cultural resources during construction
    - Soil sampling prior to construction
    - New traffic signal on Federal Blvd.

Site Selection  
Recommendation

**Approve “Site 7” as the Preferred Site for the CTAC Project, as supported by the Facility Siting Title VI & Social Equity Analysis in Attachment A and the Preferred Site Analysis in Attachment B.**





## Site 7

Proposed as recommended project site.



# California Environmental Quality Act (CEQA)

## Mitigated Negative Declaration





## Comments received on Draft MND

- Eight comments were received following the July 14, 2022 release of the Draft MND
  - 6 comments opposed to project at Site 7
  - 1 comment in favor of project
  - 1 comment regarding real estate issues
- Comments in opposition included concerns about:
  - Traffic
  - Residential character
  - Impacts to Chollas Creek
  - Environmental process
- All comments were provided a response in the Final MND (in agenda packet)

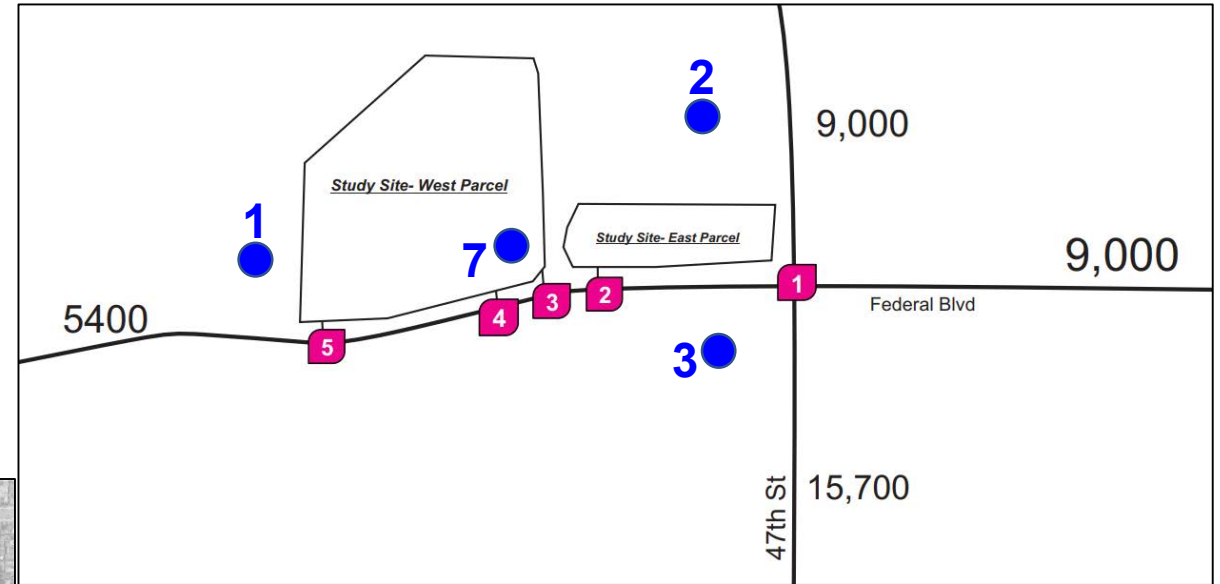
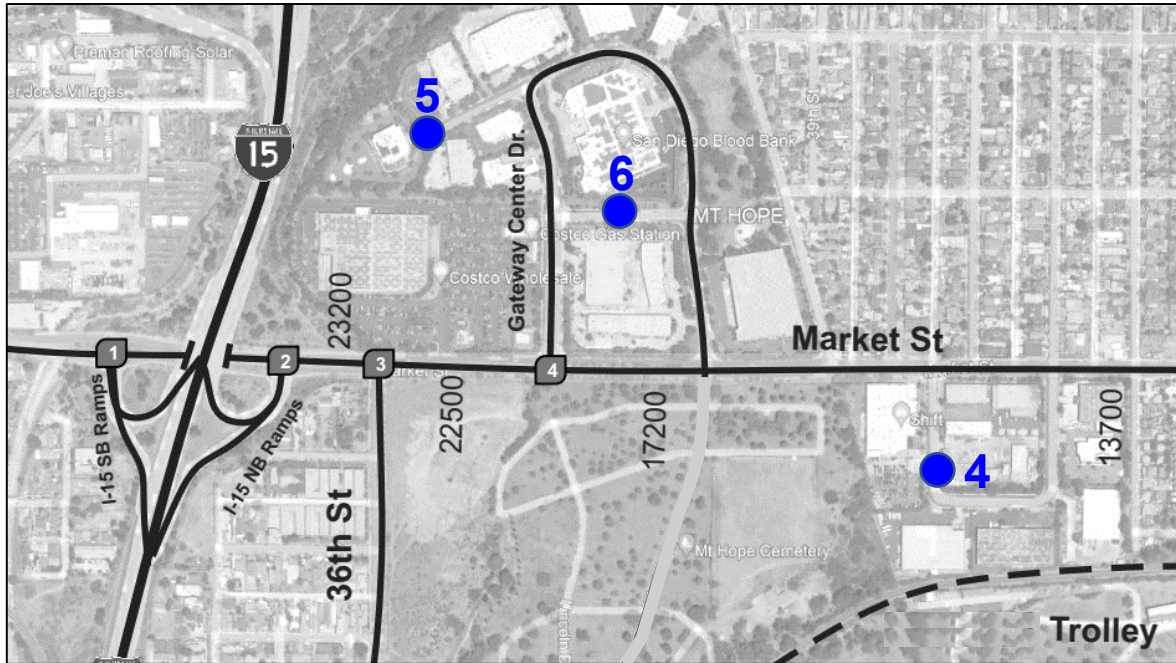
## Comments received on Draft MND

- One additional comment letter sent to MTS from Groundwork during CEQA comment period but not delivered due to spam filter.
- Letter and responses provided with Board information today.
- Comments require no revisions to the Final MND under CEQA.





## Draft MND Comment: **Traffic** *(not a CEQA impact)*



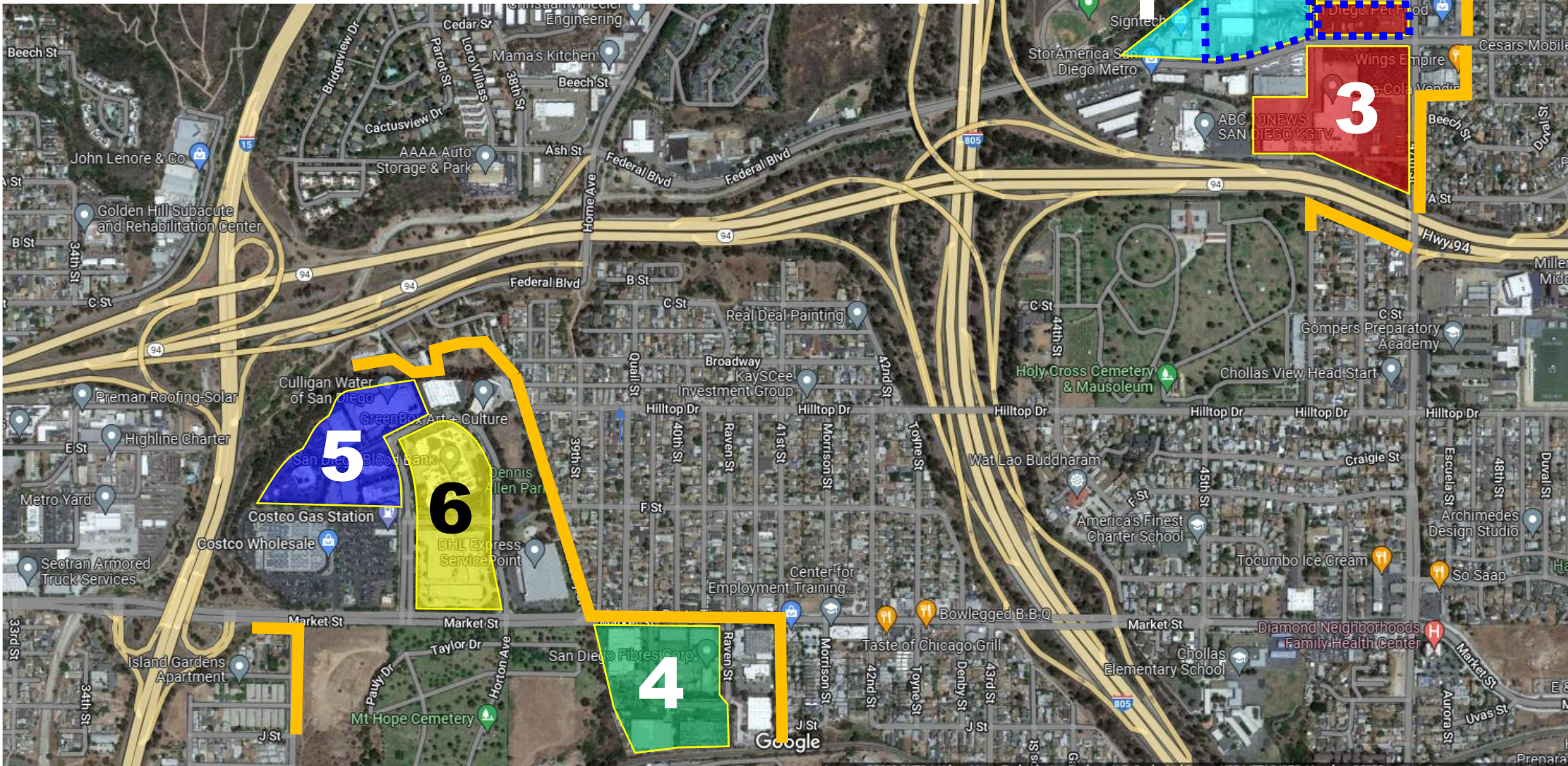
**Figures indicate 2022  
average daily traffic counts  
on that roadway segment**

*Traffic to/from SR-15 is more  
than four times the volume via  
Market St. vs. Federal Blvd.*

Source: VPRA Technologies, Inc.



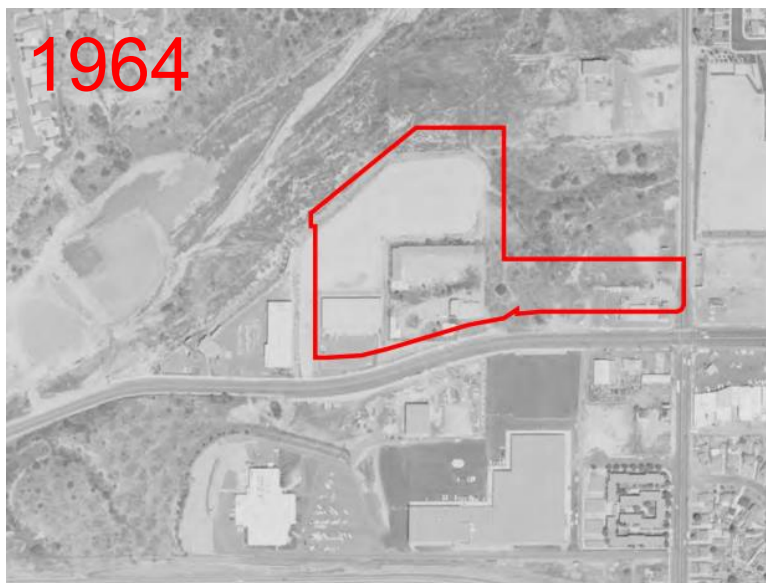
***Proximity to residential areas:***







## Draft MND Comment Chollas Creek Impacts



- Sites 1, 2, 5, and 7 all border Chollas Creek.
- All are zoned *Light Industrial* and are currently developed as such.
- None retain their natural topography; all were graded into flat development pads.
- MTS has made assurances that all CTAC development would take place on existing developed footprint.
- MND and mitigations address potential physical impacts to the open space area.
- MTS will continue working with stakeholders to minimize any impacts to Chollas Creek.

## Mitigated Negative Declaration

- CEQA requires study of the physical impacts of a project on the environment.
- A Mitigated Negative Declaration is the appropriate CEQA document if:
  - The project incorporates revisions and/or mitigation measures that will avoid or mitigate impacts to a point where clearly no significant impacts on the environment would occur.
  - There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant impact on the environment.



CEQA  
Recommendation

**Adopt Resolution 22-14 Approving and Adopting an MND and a Mitigation Monitoring and Reporting Program for the CTAC Project under CEQA and Approving the CTAC Project in Attachment C.**

# Workforce Development Plan



## Workforce Development Plan Resolution

- Community feedback stressed importance of availability of jobs for local residents
- Resolution would require a Workforce Development Plan prior to implementation of CTAC, including (not limited to):
  - Partnerships with local schools, colleges, and community orgs to promote MTS job opportunities
  - Educational opportunities for local students, such as internships and 'learn & earn'
  - Employment training programs
  - Outreach to under-represented populations
  - Training & assistance for DBE/VBE businesses
  - Apprenticeships and on-the-job training
  - Partnerships with labor unions and workforce development orgs

Workforce  
Development Plan  
Resolution  
Recommendation

**Adopt Resolution 22-15 Directing  
Staff to Prepare a CTAC Workforce  
Development Plan in Attachment D.**

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Board  
Recommendations

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