



Los Angeles-San Diego-San Luis Obispo Rail Corridor Agency

San Diego County Layover and Maintenance
Facility Study & Recommendation

Technical Advisory Committee

February 4, 2021

Site Goals for New Facility

- Address existing and future layover and maintenance capacity needs
- Minimize environmental constraints
- Minimize residential and other non-compatible land use impacts
- Minimize right-of-way cost, impacts, and relocations
- Support a feasible operating plan for existing and future service
- Minimize capital costs
- Safe and convenient access to site
- Optimize cost to benefit ratio

First Tier Evaluation

Objective: Screen initial list of candidate sites down to **SEVEN** feasible sites for further evaluation and prioritization

First Tier Evaluation included 8 evaluation criteria:

- Size of site (>12 acres)
- Environmental constraints
- Compatibility with Surrounding Land Uses
- Potential Right-of-Way Costs
- Ability to Support a Feasible Operating Plan
- Overall Capital Cost for Facility
- Access to Site
- Cost Benefit Ratio

List of All Sites Screened Down to Final Seven Sites for Prioritization



Site	Score
SEVEN REMAINING FOR FURTHER ANALYSIS	
Cesar Chavez Yard	20
National City	19
Port of San Diego	15
Stuart Mesa Maintenance Facility (SMMF)	14
Linda Vista	13
Old Town	13
Middle Town / Airport Intermodal Transit Center (ITC)	12
SITES DROPPED FROM FURTHER ANALYSIS	
Trolley Yard	11
Miramar	9
Sorrento Valley	8
Rose Canyon	0
BNSF 10 th Street Yard	0
San Ysidro	0

Second Tier Evaluation

Operational Characteristics

- Site Configuration – Site's usable size and geometry characteristics in its ability to accommodate buildings and trackage for optimum yard operational efficiency.
- Alignment Proximity/Connectivity – Site's physical distance and operational interface to the mainline.
- Alignment Location – Site's geometric relationship to the mainline and its effect on rail system operational efficiency.
- Site Access – Safe and convenient access to the site.

Site Characteristics

- Neighborhood Compatibility – Site edge conditions and their sensitivity to facility functions and operations.
- Zoning/Land Use – Compatibility of maintenance facility's industrial use with existing land use guiding and zoning designation.
- Size and Shape – Compatibility of site's size and shape to allow for efficient design and operations.
- Site Readiness – Cost and schedule implications of site preparation (grading, geotechnical, demolition, remediation, utilities) for required buildings and trackage.
- Site Acquisition – Cost and ease of acquiring site parcel(s).
- Relocation Cost – Cost and ease of relocating existing uses as a part of site acquisition.
- Environmental Impact – Ease in addressing mitigation measures related to wetlands, stormwater, and contamination.
- Cultural Resources – Ease in addressing mitigation measures related to historical and cultural resources.
- Public Benefit – Ability of the site's facility conceptual layout to provide additional benefit(s) to the public, other than those being offered by the new maintenance and layover facility through increased passenger rail service.

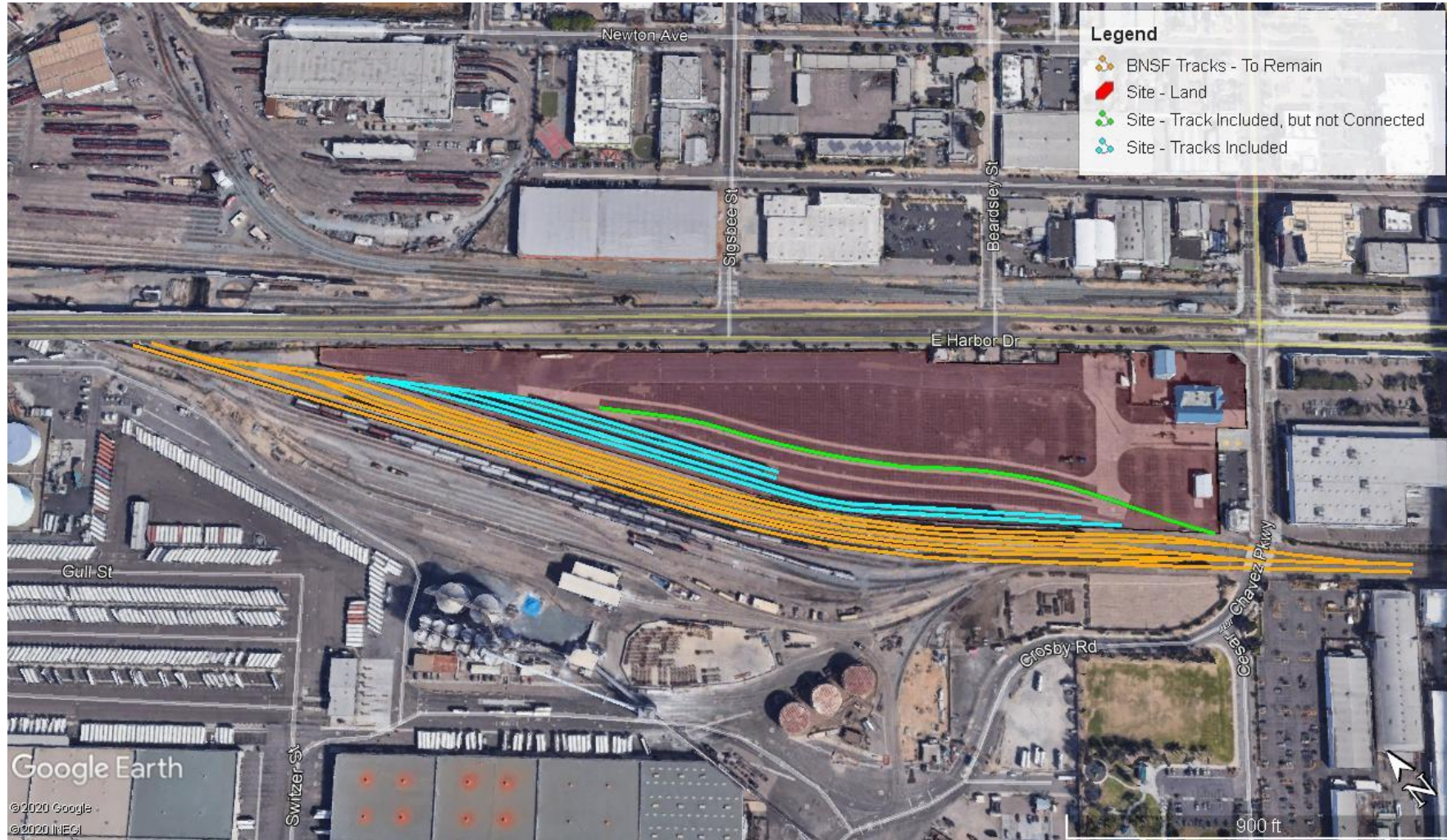
Final Weighted Scores and Prioritization

Site	Prioritization Ranking	Weighted Score
Cesar Chavez Yard	1	256
National City	2	249
Port of San Diego	3	232
Stuart Mesa Maintenance Facility (SMMF)	4	204
Old Town	5	171
Linda Vista	6	168
Middle Town / Airport Intermodal Transit Center (ITC)	7	155

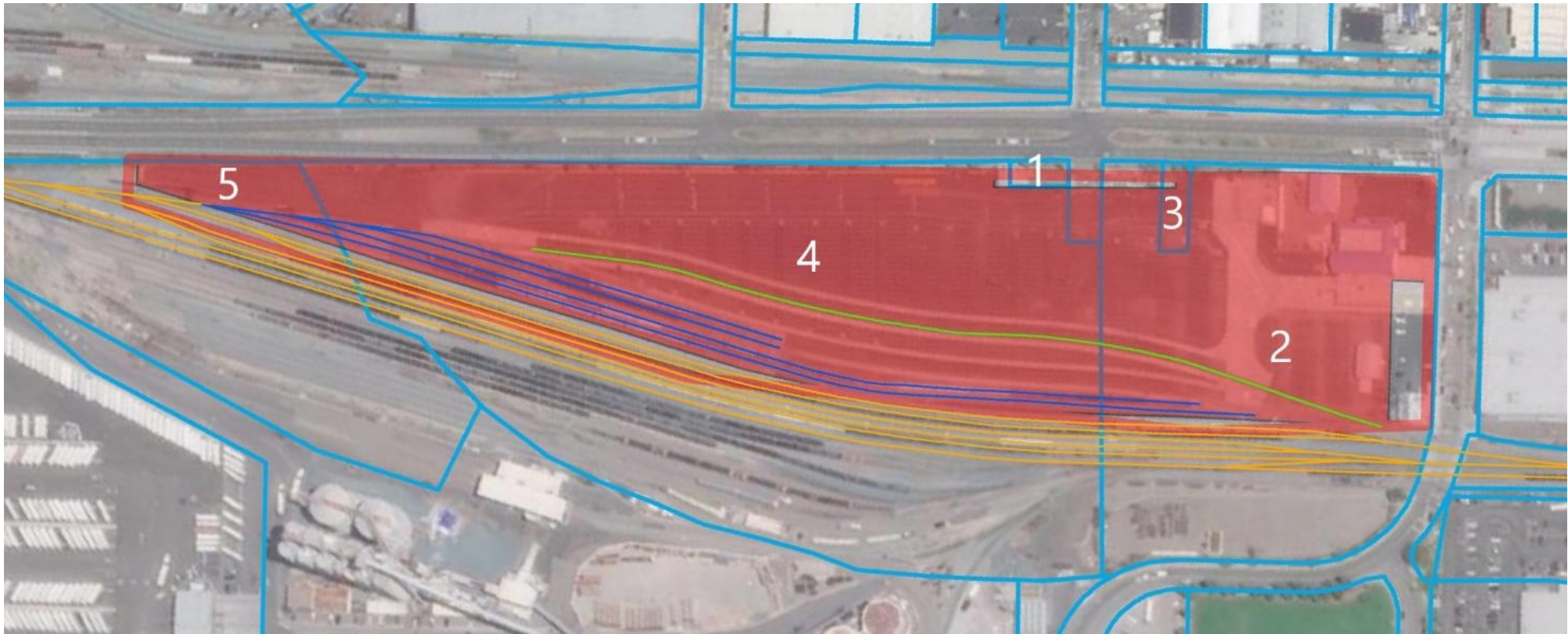
Cesar Chavez Yard

Approximately 1.5 miles
south of Santa Fe Depot
Site is bound by:

- Park Boulevard to the north
- East Harbor Drive to the east
- Cesar Chavez Parkway to the south
- BNSF main line tracks to the west



Cesar Chavez Yard Parcels



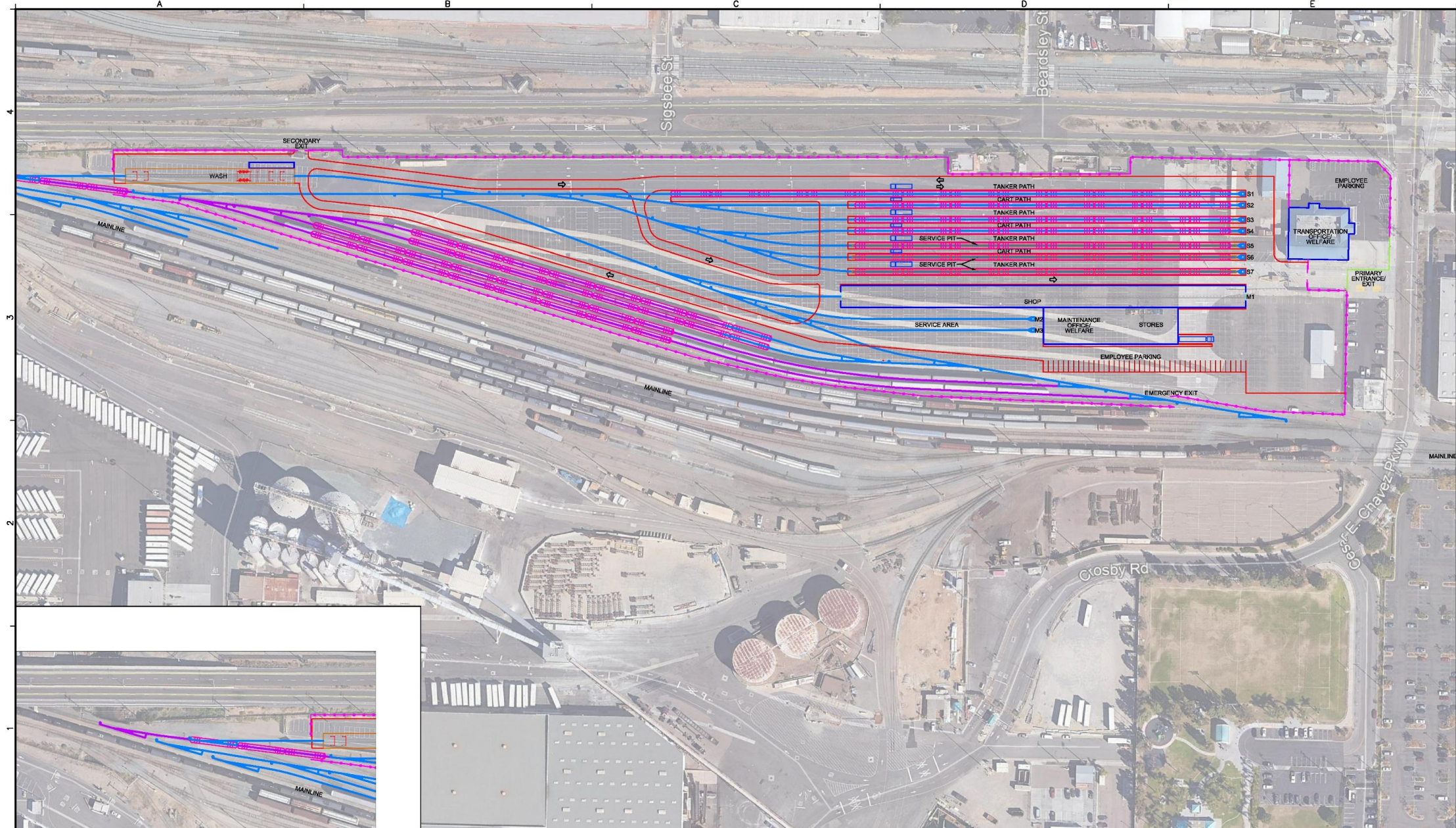
Map	APN	Owner	Acres	Acquisition Area (Acres)	Acquisition Area (SF)
1	538-840-06-00	CITY OF SAN DIEGO	0.110	0.110	2,227
2	538-840-04-00	BNSF RAILWAY	9.080	5.930	258,219
3	538-840-02-00	BNSF RAILWAY	0.180	0.180	6,819
4	538-840-05-00	BNSF RAILWAY	18.720	10.730	467,420

Environmental Constraints

- Hazardous Sites and Facilities
 - Two open cleanup program sites were identified
 - Potential concern to other groundwater [uses other than drinking water], soil, and soil vapor
 - Four closed cleanup program sites and four close Leaking Underground Storage Tanks (LUST) were identified
- Noise
 - There are 5 parks, 1 recreational facility, and two schools are within 0.5 mile of the site
- Biological Resources
 - 16 special-status species have been known to occur within 0.5 mile of the site

Environmental Constraints

- Wetlands and Waters / Coastal Zone
 - ~ 0.12 mile from the San Diego Bay, which is defined as waters of the U.S. under the Navigable Waters Protection Rule.
 - Site is located within the coastal zone as defined by Public Resources Code (PRC) Division 20, Section 30103.
- Applicable Permits
 - Coastal Development Permit



LOSSAN STUDY FOR SAN DIEGO COUNTY

Prime Consultant:

Subconsultant:

LAYOVER & MAINTENANCE FACILITY YARD CONFIGURATIONS

CESAR CHAVEZ - BUILD OUT

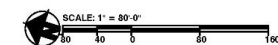
Date:
11/7/2020

CADD File:
LOSSAN - Cesar Chavez

Drawing No. Rev.

Scale:
1" = 80'

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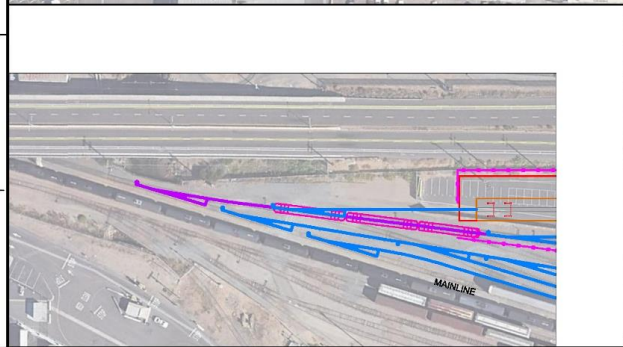
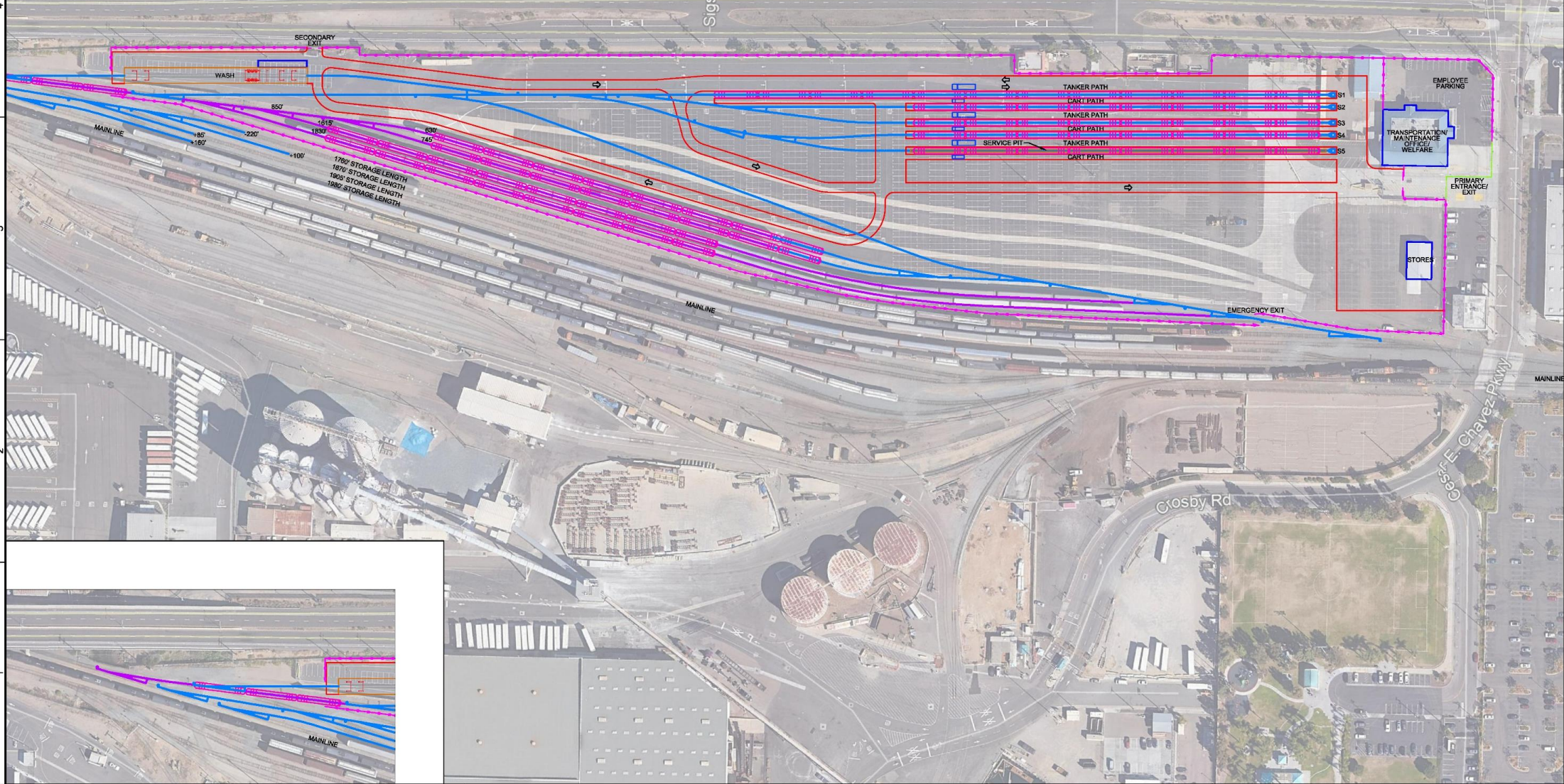
Rough Order of Magnitude Cost Estimate

(Does not include right-of-way costs)

Cesar Chavez Yard

- Full Build: \$84,908,543
- Phased Approach:
 - Interim Phase: \$33,032,375
 - Full Build: \$61,195,293
 - Total: \$94,277,668

Cesar Chavez Yard Interim Phase Conceptual Layout



LOSSAN STUDY FOR SAN DIEGO COUNTY		LAYOVER & MAINTENANCE FACILITY		Date: 11/7/2020	
YARD CONFIGURATIONS		CESAR CHAVEZ - INITIAL BUILD		CADD File: LOSSAN - Cesar Chavez	
Prime Consultant:		Subconsultant:		Drawing No: Rev.	
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SCALE: 1" = 80'-0"

Potential Factors Affecting Project Schedule

- Property acquisition or long-term lease agreement
- Cleanup of potential soil and groundwater hazardous sites
- Shared Use Agreement with BNSF to operate non-revenue Pacific Surfliner train movements south of the Santa Fe Depot
- Upgrade to tracks and signals south of the Santa Fe Depot to allow for non-revenue Pacific Surfliner train movements
- Availability of Funding
- Community opposition or concerns

Comments / Questions