

Portside Communities Project & Lease Expectations

Implementation & Funding Subcommittee



An aerial photograph of a port area. In the foreground, there are large parking lots filled with cars, industrial buildings, and a baseball field. In the middle ground, several large ships are docked at the pier. In the background, a large bridge spans the water, and a city skyline is visible on the horizon.

Purpose:

- Improve transparency of project/lease features as they relate to MCAS and CERP goals and objectives.
- Provide opportunities for early and often community engagement.
- Increase opportunities for just and fair jobs and community benefits.

Goal:

Ensure that waterfront activities do not worsen the impacts on already-burdened communities and contribute to the improvement of air quality and quality of life of residents and workers in the Portside Communities.



Relevant CERP Goals:

Goal 1: By 2031, reduce Diesel PM from 2018 levels by 80% in ambient air at all Portside Community locations.

GOAL 2. Medium and Heavy Duty trucks servicing Portside Community to be 100% ZEV 5 years ahead of the California state requirements.

GOAL 4. Reduce emissions from HD/MD trucks servicing indirect sources by 100% 5 years in advance of regulatory requirements.

GOAL 8: By 2026 reduce cancer risk below 10/million for each permitted stationary source, including portable equipment, in the Portside Environmental Justice Community

An aerial photograph of the Port of San Diego, showing the harbor, city skyline, and surrounding landscape. The text is overlaid on a white rectangular box in the center of the image.

Relevant MCAS Goals:

- A goal of **100 percent of cargo trucks** calling on the Port of San Diego cargo maritime terminals being **zero emissions (ZE) vehicles by 2030**.
- A goal of **40 percent of cargo trucks** calling on the Port of San Diego cargo maritime terminals being **ZE vehicles by June 30, 2026**.
- A goal of **100 percent of cargo handling equipment** being **ZE by 2030**.

Portside Project & Lease Expectations

Community Engagement

- Early and meaningful
- Port Process & City Process

Project and Port Lease Standards

- Port Projects
- New Port Leases and Lease Updates
- Private Development Permits
- Private development permits in the Portside

Fair & Just Labor Practices

- Good jobs, not just any jobs
- Community Workforce Agreements
- Job Center

Community Benefits

- The Port of San Diego, the Project developer, and the tenant will also improve surrounding communities

Community Engagement

What are your outreach expectations for Port leases and projects in the Portside?

- Project/lease features regarding air quality/ health risk impacts
- Presentation must also highlight, with best available information at the time, how the project/lease is consistent with the implementation of both CERP and MCAS goals and objectives
- Residents shall be allowed to voice concerns and possible amendments
- Prior to the Port Board's/City Council approval of projects or leases – agency parties must present project and lease details to the AB 617 Portside Community Steering Committee and local planning groups
- At least 30 days before agency party vote to approve lease/or project – agency party must present again to AB 617 committee and local planning groups.

Does this support community engagement expectations?



Project and Port Lease Standards

What would you like to see in proposed Port Leases and projects in the Portside Communities?

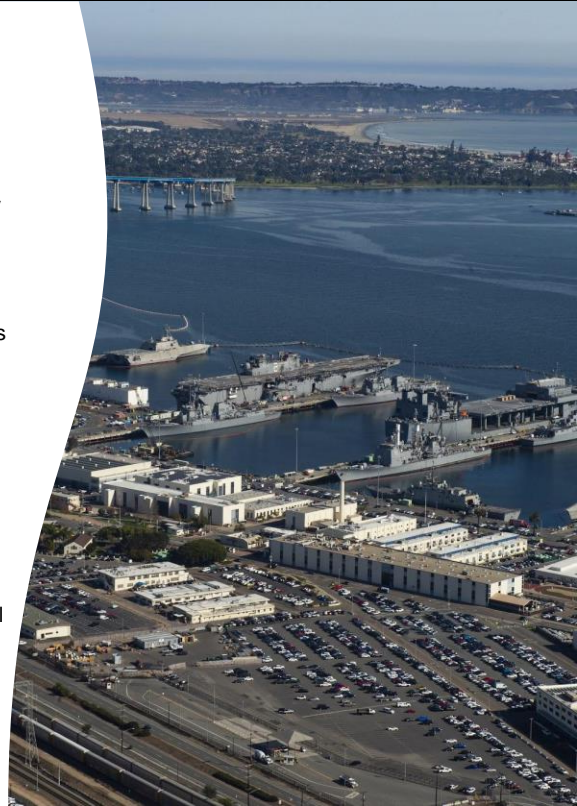
Portside Area and Port Projects:

- New Port tenants must commit to the use of ZE HD trucks in their operation. Additionally, transportation services contracted by the tenant should also be zero-emission in a similar timeframe
- Include contractual language in tenant lease agreements that requires tenants to use the cleanest technologies available (forklifts, top handlers, stackers etc.), and to provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating on site.
- Include contractual language in tenant lease agreements, requiring the installation of vegetative walls or other effective barriers that separate industrial operations and people living or working nearby.
- The Portside AB 617 community shall not be home to any more Air Toxic Hotspots

Projects:

- In construction contracts - require all off-road diesel-powered equipment used during construction to be equipped with ZE or Tier 4 or cleaner engines.
- Eliminate the idling of diesel-powered equipment and **providing the necessary infrastructure (e.g., electrical hookups) to support zero and near-zero equipment and tools.**
- Require all off-road equipment with a power rating below 19 kilowatts (e.g. plate compactors, pressure washers) used during project construction be battery powered.
- Require all heavy-duty trucks entering the construction site during the grading and construction phases be ZEV or motor model year 2014 or later.

Do these support your Port lease and project expectations?



Fair & Just Labor Practices

What are the labor practices you all expect for the Portside?

Portside Area Projects and Port Tenants will provide **good jobs, not just any jobs**:

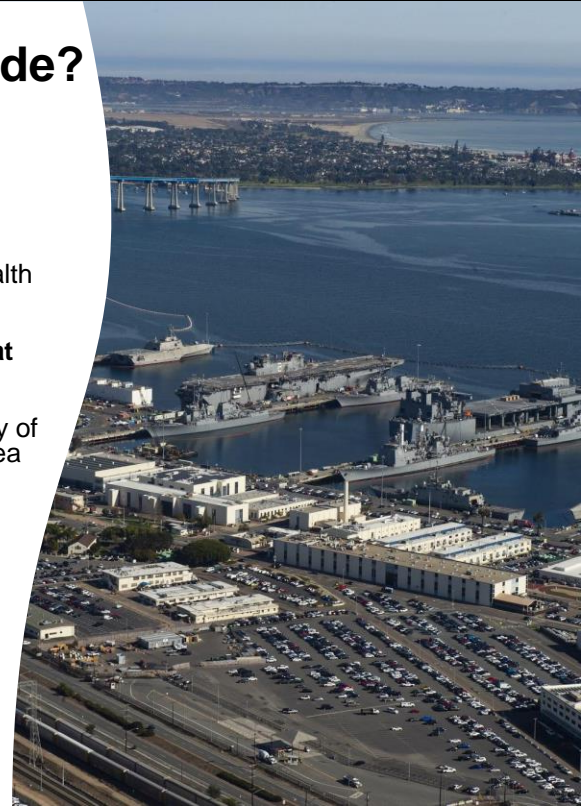
- An enforceable timeline that outlines benchmarks for the number of jobs upon completion.
- Restrictions on the use of temporary and part-time employment by all employers.
- Restriction of use of staffing agencies and contractors.
- Tenants will not disrupt or interfere with communications between labor unions and workers.
- All jobs within the portside communities will pay workers a living wage and provide quality health care benefits.

Construction work for the project or lease will be covered by **Community Workforce Agreements (CWA)** that **would require all contractors and awarded subcontractors to**:

- Pay the state prevailing wage
- Local hire with the majority of workers and apprentices residing in the city of San Diego or City of National City with a preference for residents of disadvantaged communities in the Portside area (West National City, Barrio Logan, Sherman Heights, Logan Heights).
- Utilize apprentices enrolled in **state-approved craft apprenticeship program**

Creation of a Jobs Center

Do these practices capture the labor expectations you'd like to see in the Portside?



Community Benefits

What community investments would you like to see in the Portside community?

The Port of San Diego, the Project developer, and the tenant will also **improve surrounding communities** by:

- Investing in urban greening efforts (CERP Goals 10, 11),
- Investing in community air filtration programs (CERP Action F4, CERP Action B3), t
- Investing in truck traffic mitigation efforts,
- community centers and arts programs investments

Do these community benefits capture some of the investments you'd like to see?



Next Steps

- May→ Presentation to CSC by Subcommittee to receive feedback
- June → Revisions by Subcommittee
- July 23rd → Presentation at CSC meeting sharing updated document
- August→ Subcommittee Revise and finalize draft
- September → Propose Adoption by CSC

