

RESOLUTION 2016-114

RESOLUTION GRANTING CONCEPT APPROVAL FOR THE DOLE FRESH FRUIT REFRIGERATED RACK IMPROVEMENTS PROJECT

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

WHEREAS, pursuant to BPC (Board of Port Commissioners) Policy No. 357 preliminary plans for proposed new tenant development or alterations to existing facilities shall be presented to the BPC for approval if the project is estimated to cost more than \$500,000; makes a significant change in silhouette or appearance of the area or District staff determines review by the BPC should be conducted; and

WHEREAS, Dole Fresh Fruit Company (Dole) is an existing tenant that leases approximately 20-acres of land at the District's Tenth Avenue Marine Terminal (TAMT); and

WHEREAS, Dole's cargo is transported in forty-foot containers (Forty Equivalent Units or FEUs), which are plugged into electrical outlets so the produce can be refrigerated and be kept from spoiling; and

WHEREAS, Dole currently has 669 outlets within its leasehold, many of which are pedestals that enable containers to plug in at grade and without the outlets, Dole would otherwise, use diesel generators to refrigerate the containers; and

WHEREAS, Dole proposes to construct and operate five new refrigerated racks that are comprised of multi-level steel platforms with ladders and guardrails approximately 42 feet in height and distribution panels and a monitoring panels on an existing single four-inch concrete pad at grade level (collectively, Project); and

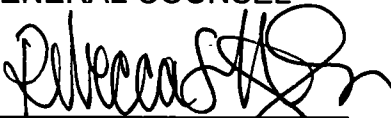
WHEREAS, the proposed new racks would accommodate 94 additional refrigerated containers by stacking the containers four high and five wide, would increase the maximum practical capacity at Dole's leasehold from 730,000

metric tons (MT) annually to 830,000 MT annually, increase throughput from 26,780 FEUs annually (or 515 FEUs per week) to 41,500 FEUs annually (or 798 FEUs per week), result in the need for two additional gangs (involving 24 additional workers) and four additional yard-trucks and facilitate the use on new larger vessels at the premises; and

WHEREAS, the Project is only estimated to cost \$479,000, staff recommends approval of the Refrigerated Rack Project's concept plans for five additional refrigerated racks.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District does hereby grant concept approval to Dole Fresh Fruit Company for the proposed Dole Fresh Fruit Refrigerated Rack Improvements Project.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL


By: ~~Assistant/Deputy~~

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 27th day of July, 2016, by the following vote:

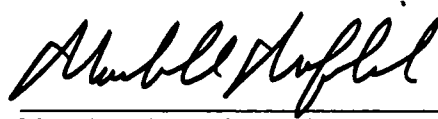
AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama.

NAYS: None.

EXCUSED: None.

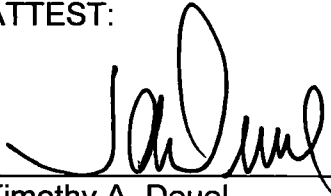
ABSENT: None.

ABSTAIN: None.



Marshall Merrifield, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)