



NOTICE OF PREPARATION *of a*
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT *and*
NOTICE OF PUBLIC SCOPING MEETING
***for the* MITSUBISHI CEMENT CORPORATION AT WAREHOUSE C:**
BULK CEMENT WAREHOUSE AND LOADING FACILITY PROJECT

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) of a Draft Subsequent Environmental Impact Report (SEIR) for the following "proposed project" as described below:

Project Title: Mitsubishi Cement Corporation at Warehouse C: Bulk Cement Warehouse and Loading Facility Project (UPD #EIR-2016-178)

Project Applicant: Mitsubishi Cement Corporation

Project Location: 645 Switzer Street, (Warehouse C of the Tenth Avenue Marine Terminal (TAMT)), San Diego, San Diego County, California

Project Description: The proposed project involves two phases of improvements to Bays C-7 through C-10 of TAMT Warehouse C for the receipt, storage, and distribution of cement and cementitious materials. At maximum operation, the Proposed Project would be able to import and distribute up to 600,000 metric tons per year of cementitious material. The cementitious material would be pneumatically unloaded into Warehouse C from dry bulk cargo ships using mobile vacuum unloaders. At maximum operation there would be up to 24 vessel calls per year at Berths 10-7/10-8. No in-water construction activities would be required for implementation of the Proposed Project. The operational lifetime of the Proposed Project would be anticipated to be 15 years following District approval based on a lease or similarly binding agreement with the District.

Environmental Considerations: The SEIR will tier-off of the TAMT Redevelopment Plan and Demolition and Initial Rail Component (Redevelopment Plan) Final Program EIR (State Clearing House #2015031046; Clerk Document Number 65901) certified and adopted by the Board of Port Commissioners in December 2016. The SEIR will address the following potential project-related and cumulative environmental effects of the proposed project: air quality, greenhouse gas emissions and climate change, noise and vibration, transportation/traffic as well as other potential impacts identified during the NOP process.

Availability of the NOP: The NOP may be viewed in the District's website: www.portofsandiego.org/environment/ceqa-coastal-act-notices.html. The NOP is also available for public review at the Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101. For questions on the NOP, contact Kelly Czechowski, Senior Planner at (619) 686-7213.

Public Comments on the NOP: The NOP is available for a 30-day public review period that starts on Monday, September 18, 2017 and ends at 5:00 pm on Wednesday, October 18, 2017. Comments regarding the scope and content of the environmental information that should be included in the SEIR, and other environmental concerns, should be mailed to: San Diego Unified Port District, Development Services Department, Attn: Kelly Czechowski, P.O. Box 120488, San Diego, CA 92112-0488, or emailed to kczechowski@portofsandiego.org. Written comments will be accepted until 5:00 p.m. on Wednesday, October 18, 2017.

Public Scoping Meeting: A public scoping meeting to solicit comments on the scope and content of the SEIR for the proposed project will be held on **Wednesday, September 27, 2017 at 5:00 p.m.** at the San Diego Unified Port District Administration Building, Training Room, 3165 Pacific Highway, San Diego, CA 92101.