



**NOTICE OF AVAILABILITY of a
DRAFT ENVIRONMENTAL IMPACT REPORT for the
TENTH AVENUE MARINE TERMINAL REDEVELOPMENT PLAN
AND DEMOLITION AND INITIAL RAIL COMPONENT**

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 Draft Environmental Impact Report (EIR) for the Tenth Avenue Marine Terminal Redevelopment Plan and Demolition and Initial Rail Component (Project). The Draft EIR is available for a minimum 45-day public review period. This notice is intended to notify agencies and members of the public that may be interested in the Project as to the availability of the Draft EIR, and the procedures for public review and comment on the Draft EIR.

Project Title: Tenth Avenue Marine Terminal Redevelopment Plan and Demolition and Initial Rail Component (UPD #EIR-2015-039, SCH #2015031046)

Project Applicant: San Diego Unified Port District

Project Location: 687 Switzer Street, San Diego, California

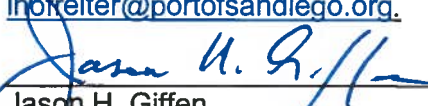
Project Description Summary: The Tenth Avenue Marine Terminal Redevelopment Plan would replace an existing 2008 Maritime Business Plan to meet current and future market conditions at the terminal. Depending on market opportunities, some improvements may occur within a 5- to 10- year planning horizon, whereas others may not occur until the 10- to 20-year planning horizon. The proposed Plan includes a variety of infrastructure improvements that may be undertaken over the long-term to increase the terminal's capabilities and capacity including: up to five gantry cranes, additional consolidated dry bulk storage capacity, enhancements to the existing conveyor system, demolition of the molasses tanks and Warehouse C, additional open storage space, and expanded on-dock rail facilities. The Redevelopment Plan identifies a 2035 horizon year and includes development concepts that may result in a maximum practical capacity between 5 million and 6 million metric tons of cargo annually.

One component of the project would be analyzed at the project-level. This component is referred to as the Demolition and Initial Rail Component and would be completed by 2020. It involves demolishing Transit Sheds #1 and #2, grading and repaving this area, adding subsurface conduit for future electrification of the terminal, upgrading the sites stormwater system, replacing existing lighting, installing a rail lubricator and a compressed air system for air break testing, installing a modular office with restroom facilities, as well as a building with an electrical gear room, IT room and outdoor storage space.

Probable Environmental Effects: The Draft EIR analyzes potentially significant environmental effects to: aesthetics, air quality, cultural resources, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, & energy use.

Availability of Draft EIR: The Draft EIR, and all documents referenced in the Draft EIR, are available for public review during normal business hours at the Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101-1128. The Draft EIR can be viewed online at www.portofsandiego.org. The Draft EIR is also available for review at the following libraries: San Diego Central Library, 330 Park Blvd, San Diego, CA 92101 and San Diego Logan Heights Branch Library, 567 South 28th St, San Diego, CA 92113. To obtain a CD copy of the Draft EIR, call the District's Planning & Green Port at (619) 686-6257.

Public Comments on the Draft EIR: The Draft EIR is available for a minimum 45-day public review period that starts on Thursday, June 30, 2016 and ends at 5:00 p.m. on Thursday, August 18, 2016. Comment letters stating specific environmental concerns with the Draft EIR should be mailed to: San Diego Unified Port District, Attn: Larry Hofreiter, Planning & Green Port, 3165 Pacific Highway, San Diego, CA 92101-1128 or emailed to lhofreiter@portofsandiego.org.


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San Diego Unified Port District

Date: JUNE 27, 2016