



# **NOTICE OF PREPARATION *of a*** **DRAFT ENVIRONMENTAL IMPACT REPORT** ***and* NOTICE OF PUBLIC SCOPING MEETING** ***for the TENTH AVENUE MARINE TERMINAL REDEVELOPMENT PLAN***

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 Environmental Impact Report (EIR) for the following "Project" as described below:

**Project Title:** Tenth Avenue Marine Terminal (TAMT) Redevelopment Plan (UPD #EIR-2015-39)

**Project Applicant:** San Diego Unified Port District

**Project Location:** 687 Switzer Street, San Diego, CA 92101, San Diego County, CA

**Project Description:** 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 on-dock intermodal rail facilities. One component of the project would be analyzed at the project-level. This component, referred to as the Demolition and Initial Rail Component, would demolish Transit Sheds #1 and #2, relocate an existing dry bulk tenant from Transit Shed #2 to the consolidated dry bulk facility, provide on-terminal rail upgrades, add a modular office with restroom facilities to replace the office that would be demolished as part of Transit Shed #2.

**Environmental Considerations:** The EIR will address the following potential project-related and cumulative environmental effects of the Proposed Project: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, utilities and service systems, and other potential impacts identified during the NOP process.

**Availability of the NOP:** The NOP may be viewed on the District's website: [www.portofsandiego.org/environment/ceqa-coastal-act-notice.html](http://www.portofsandiego.org/environment/ceqa-coastal-act-notice.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, please contact Larry Hofreiter, Senior Redevelopment Planner, at (619) 686-6257.

**Public Comments on the NOP:** The NOP is available for a 30-day public review period that starts on Thursday, March 12, 2015 and ends at 5:00 pm on Tuesday, April 14, 2015. Comments regarding the scope and content of the environmental information that should be included in the EIR, and other environmental concerns, should be mailed to: San Diego Unified Port District, Environmental & Land Use Management Department, 3165 Pacific Highway, San Diego, CA 92101, or emailed to [lhofreiter@portofsandiego.org](mailto:lhofreiter@portofsandiego.org).

**Public Scoping Meeting:** A public scoping meeting to solicit comments on the scope and content of the EIR for the Proposed Project will be held on **Wednesday, March 18, 2015 at 5:30 p.m.** at the San Diego Unified Port District Administration Building, Training Room, 3165 Pacific Highway, San Diego, CA 92101.