

DRAFT**RESOLUTION 20xx-xxx****RESOLUTION (1) TO RECEIVE PRELIMINARY
PROJECT REVIEW PRESENTATION FOR A
PROPOSED BULK STORAGE STRUCTURE ON
THE TENTH AVENUE MARINE TERMINAL; AND (2)
AUTHORIZING STAFF TO COMMENCE
ENVIRONMENTAL REVIEW IN ACCORDANCE
WITH THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT FOR THE PROPOSED 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, Zucarmex is the largest producer of sugar in Mexico, employing over 5,000 employees in North America; and owns a 250,000 sq. ft. warehouse and refinery facility in Otay Mesa, California; and

WHEREAS, since 2018, Zucarmex has been importing bulk sugar to the Tenth Avenue Marine Terminal (“TAMT”) as “spot” business under the District’s Tariff 1-G, averaging five to six ships annually; and

WHEREAS, current operations involve discharging bulk sugar directly to trucks which then deliver it to a warehouse and refinery facility in Otay Mesa; and

WHEREAS, Zucarmex is proposing to enter into a long-term agreement with the District and build a modern 36,000 sq. ft. bulk conveyance and storage structure at TAMT; and

WHEREAS, a storage facility at the terminal would enable Zucarmex to have more efficient discharge operations by reducing the number of days the vessel will be at port and spreading out trucking operations; and

WHEREAS, Zucarmex plans to implement a fully covered and portable conveyance system designed to achieve 95% control of particulate emissions while increasing offloading efficiency and eliminating open truck loading operations; and

WHEREAS, the proposed development includes building a solar roof warehouse structure in the southeastern area of TAMT, to provide renewable energy for onsite truck charging; and

WHEREAS, Zucarmex also proposes to introduce a fleet of Class 8 Zero Emission Vehicles (ZEVs) for daily removal of products to their offsite processing facility in Otay Mesa, eliminating diesel trucks from their current operations and

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thereby reducing emissions and daily truck trips through the surrounding area; and

WHEREAS, these proposals will assist the District in meeting its Maritime Clean Air Strategy goals; and

WHEREAS, staff will present details of the proposed project during the Board of Port Commissioners (“BPC”) meeting and requests the BPC to authorize commencement of the environmental review process in accordance with the California Environmental Quality Act (“CEQA”) for the proposed project; and

WHEREAS, if the BPC approves this action, staff will evaluate the project application in accordance with District Code Section 3.03; and once the project application is deemed complete and a detailed project description has been developed, the CEQA and Coastal analysis will commence; and

WHEREAS, the proposed BPC action, including without limitation a preliminary project review presentation and authorizing staff to commence environmental review of the proposed project, do not constitute a project under the definition set forth in CEQA Guidelines Sections 15352 and 15378 because there is not a commitment to a definite course of action and no direct or indirect changes to the physical environment would occur; and any project, including the proposed project, requiring the BPC’s discretionary approval and resulting in a physical change to the environment shall be analyzed in accordance with CEQA prior to consideration for approval; and

WHEREAS, the proposed BPC action is consistent with the Port Act, and accordingly, the Public Trust Doctrine in accordance with CEQA for the proposed project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners (BPC) of the San Diego Unified Port District (District), that District staff is hereby directed to (1) receive preliminary project review presentation for a proposed bulk storage structure on the Tenth Avenue Marine Terminal; and (2) commence environmental review in accordance with the California Environmental Quality Act for the proposed 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 6th day of May 2025, by the following vote: