

## DRAFT MITIGATED NEGATIVE DECLARATION

Submitting:  Draft  
 Final  
 Mitigated Negative Declaration

Project Title: Eagle Rock Aggregates' Marine Aggregate Receiving, Storage and Distribution Terminal

State Clearinghouse Number: \_\_\_\_\_

Contact Person: Michael Giari, Executive Director, Port of Redwood City

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### Project Location:

The proposed Eagle Rock Aggregates' Marine Aggregate Receiving, Storage and Distribution Terminal would be located at 475 Seaport Boulevard in Redwood City, San Mateo County, California (Site). The site was formerly developed as a liquid bulk terminal, known as the Gibson Environmental facility. The Site is located on assessors parcel number 054-300-250 at latitude 122 12' 30" W and longitude is 36 30' 15" N. The Site is located on waterfront property owned by the Port of Redwood City (Port) and situated between Redwood Creek to the west and Seaport Boulevard and commercial salt recovery ponds to the east. Redwood Creek is used as a public marina and a port facility. The Site and surrounding areas are zoned for general industrial/commercial use (Figure 1)

### Project Description:

The Port proposes to approve a long-term lease with Eagle Rock Aggregates (Eagle Rock) on approximately 4.5 acres of a 8.9-acre site previously used by the former Gibson site, for a storage area capable of holding approximately 120,000 tons of construction aggregate which would be delivered by Panamax vessels docking at Wharf 5. The aggregate would be offloaded from the Panamax vessel to shore by an enclosed conveyance system and into a land-based receiving hopper at a rate of approximately 4,000 tons per hour. The receiving hopper would be of steel construction with an approximate 25-ton capacity and would be approximately 74 feet high. Dust suppression at the receiving hoppers would be achieved through use of canvas housing and a dust suppression system. The receiving hopper would discharge material onto a conveyor through a belt feeder. From the receiving conveyor, the aggregate would be elevated to an enclosed transfer hopper to be located at the north end of the storage facility at a height of approximately 50 feet. Thereafter, discharged aggregate would proceed to the storage facility. The duration of the offloading process would be approximately 10 to 12 hours. Three Panamax vessels per month, which may be augmented by approximately one barge delivery every month, would be anticipated at full operating capacity, which would be phased in over five years. Aggregate stored on site would be available to private truck hauliers for purchase and pick-up using an automated system that allows trucks to access the site Monday through Saturday, 4 a.m. to 10 p.m. However, Eagle Rock requests that under certain supply contract conditions, the site be allowed to operate 7-day and/or 24-hours periods. The applicant has agreed to suspend outbound truck deliveries during afternoon peak traffic hours, 4 p.m. to 6 p.m., Monday through Friday, to avoid traffic impacts on on-ramps to U.S. Highway 101. The Port is the lead agency and the City of Redwood City is the responsible agency for the California Environmental Quality Act (CEQA) process.

### Project Site Background and Project Construction:

The 8.9-acre site, of which the proposed 4.5-acre Site is a part, was previously occupied by aboveground bulk storage tanks, associated pipelines and ancillary equipment and structures, a two-story office building with an attached warehouse, and truck loading facilities. Prior to the Eagle Rock project construction, the site will have been cleared of existing infrastructure and materials and prepared for new site development.

Approximately 100 or fewer new piles would be needed to support Eagle Rock facilities, however existing tank farm foundation piles would provide stability between piles. Portside Business Park tenants would be given at

least three days notice prior to commencement of pile-driving activities, which are expected to be completed within one month. Site preparation and construction activities would be carried out consistent with Occupational Safety and Health Administration (OSHA) and CalOSHA regulations and local requirements to provide for worker and public safety. The proposed project shall also comply with the Uniform Building Code (UBC) Volume 2, Chapter 16, Divisions IV and V, and the Redwood City Building Codes. Additional design recommendations would be derived from the geotechnical study prepared for this site. In order to reduce short-term construction emissions, Basic Control Measures recommended by the Bay Area Air Quality Management District (BAAQMD) would be implemented. The BAAQMD would review and approve site-specific control measures as part of the permit application review prior to construction. Project construction is expected to last approximately 8 to 10 months. Pending regulatory review and approvals, construction is estimated to commence in 2007, with project operations beginning in 2008.

Findings of No Significant Effect on the Environment:

The Initial Study reviewed impacts to the environment and local resources related to the proposed Eagle Rock Receiving, Storage and Distribution Terminal. The Port has determined that this project, as proposed, will not have a potential significant effect on the environment when the mitigation controls incorporated into the project description are implemented. A copy of the Initial Study that supports this finding is attached or available for review at Port of Redwood City Administration Building, 675 Seaport Boulevard, Redwood City, CA 94063, or on their website under "News and Events," "Reports and Studies" at <http://www.redwoodcityport.com>.

Mitigation Measures:

The Port has determined that the project does require one additional mitigation measure:

**MITIGATION MEASURES AND MONITORING**

**Mitigation Measure 1: Air Quality**

Estimated emissions for the project at maximum buildout exceed BAAQMD CEQA thresholds for NOX (daily and annual). Mitigation measures will be applied to the project to reduce the estimated emissions to levels below the significance thresholds, based on the District's review and analysis of the project. Mitigation measures may include restrictions on the number of vessel trips, emission offsets, or other measures provided for in the BAAQMD rules and determined by the District.

The mitigation measures will be incorporated into the terms of the permit (ATC and PTO). The District is responsible for monitoring and enforcing the air quality permit conditions.

The Eagle Rock project and associated site plans contain conditions and measures sufficient to prevent potential significant environmental impacts to other resource areas.

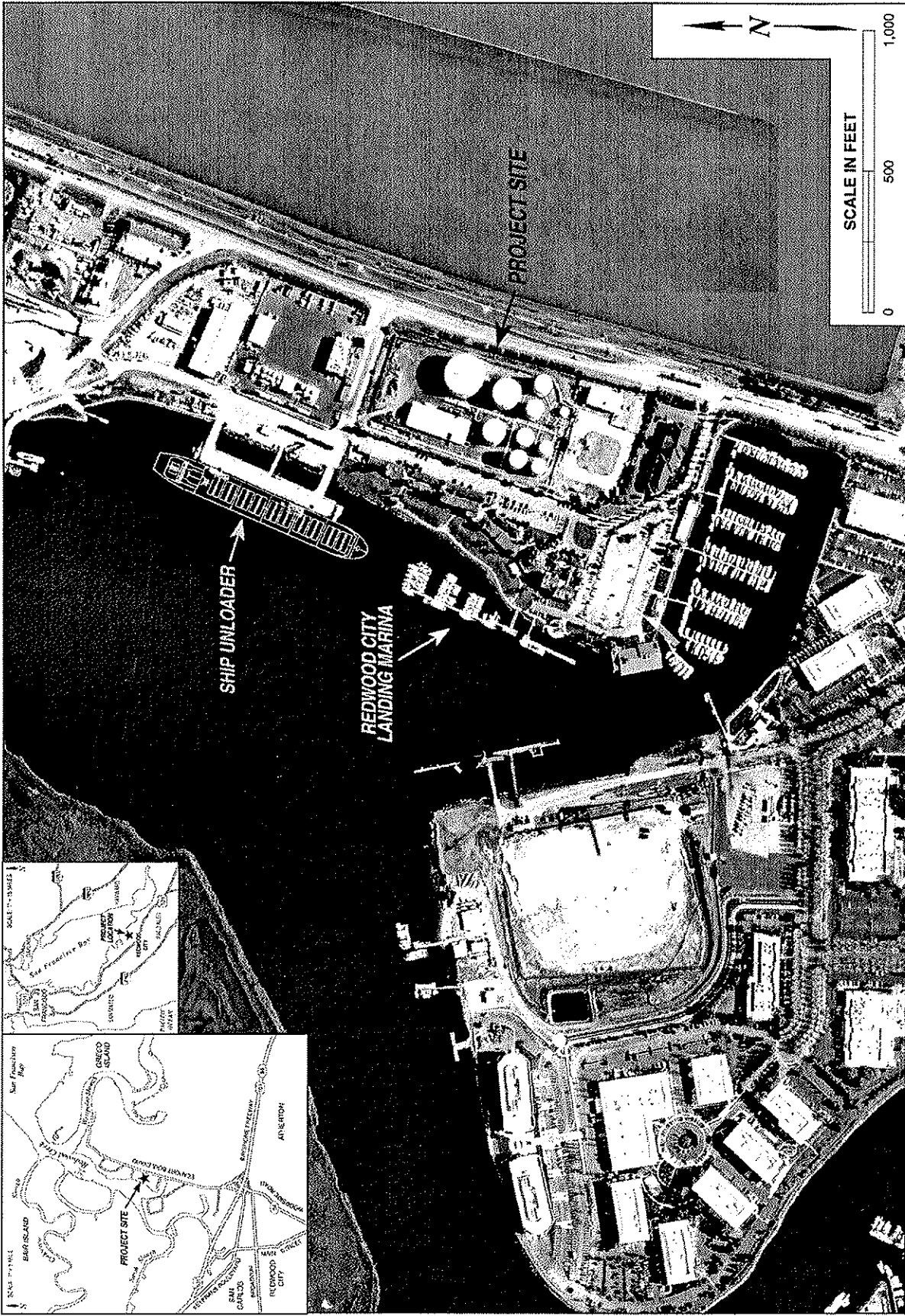
  
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Port Executive Director Signature

  
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Date

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FIGURE

1

Wharf 5 and Approximate Ship Position

