



STOCKTON PORT DISTRICT

Board of Port Commissioners

Minutes

January 7, 2019

Pursuant to notice duly given, a regular meeting of the Board of Commissioners of the Stockton Port District was held on January 7, 2019, in Room 18 of the Port of Stockton Administration Building located at 2201 West Washington Street in Stockton, California.

COMMISSIONERS PRESENT: Sylvester C. Aguilar, Chairman
R. Jay Allen
Elizabeth (Liz) Blanchard
Gary Christopherson
Michael Patrick Duffy
Stephen Griffen, Vice Chairman
Victor Mow

COMMISSIONERS ABSENT: None

COMMISSIONERS EXCUSED: None

OTHERS PRESENT: Richard Aschieris, Port Director
Steve Escobar, Deputy Port Director
Steven Herum, Port Attorney
Melanie Rodriguez, Secretary to the Board

A quorum being present, the meeting was called to order by Chairman Sylvester C. Aguilar at 3:30 p.m. Chairman Aguilar presided and Melanie Rodriguez, Secretary to the Board, acted as Secretary for the meeting.

CONSENT CALENDAR

In compliance with Port Policy Statement #003, the Consent Calendar items of business, having been provided to each member of the Board prior to this meeting, the Commissioners present acted upon all Consent Calendar items of business under one vote.

Commissioner Mow moved to adopt the following resolution:

MINUTES OF DECEMBER 3, 2018 MEETING

Resolution #8106: RESOLVED, that the minutes of the regular meeting of the Board of Commissioners of the Stockton Port District held on the 3rd day of December 2018, as the same are endorsed on Page No. 118 to Page No. 124, inclusive, of Minutes Book No. 60, be and they are hereby approved.

Resolution #8106 was passed by the following vote:

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| COMMISSIONERS IN FAVOR: | Aguilar, Allen, Blanchard, Christopherson, Duffy, Griffen, Mow |
| COMMISSIONERS AGAINST: | None |
| COMMISSIONERS ABSTAINING: | None |
| COMMISSIONERS ABSENT: | None |
| COMMISSIONERS EXCUSED: | None |

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

Chairman Aguilar acknowledged that there were no items removed from the Consent Calendar.

CONSIDERATION AND POSSIBLE APPROVAL OF AMENDMENTS TO THE STOCKTON PORT DISTRICT POLICY STATEMENT

Port Attorney Herum provided an executive briefing of an additional proposed recommendation to the Port Policy Statement Policy #002 *Election of Chairperson and Vice-Chairperson, Their Terms of Office, and Conduct of Board Meetings*. A copy of an additional proposed amendment was provided at this meeting. Copies of the previously proposed changes/additions to the Policy Statement were provided to the Commissioners prior to today's meeting.

Chairman Aguilar acknowledged that there were no requests from the public to address the Port Commission on this matter.

Commissioner Duffy moved to adopt the following resolution:

Resolution #8107: RESOLVED, by the Board of Port Commissioners that the Stockton Port District Policy Statement is hereby revised; and,

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8107 was passed by the following vote:

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| COMMISSIONERS IN FAVOR: | Aguilar, Allen, Blanchard, Christopherson, Duffy, Griffen, Mow |
| COMMISSIONERS AGAINST: | None |
| COMMISSIONERS ABSTAINING: | None |
| COMMISSIONERS ABSENT: | None |
| COMMISSIONERS EXCUSED: | None |

CONSIDERATION AND POSSIBLE ADOPTION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION PURSUANT TO SECTION 15061(b)(3); AUTHORIZATION TO FILE A NOTICE OF EXEMPTION RELATED THERETO; AND APPROVAL OF MULTIPLE LONG TERM EASEMENTS BENEFITTING THE PORT OF STOCKTON AND CAL PORTLAND CEMENT FOR THE SATCO PROJECT

Deputy Port Director Escobar provided an executive summary of this agenda item. Mr. Escobar's presentation included the following:

Project Summary:

- The Sulphuric Acid Trading Company (SATCO) lease for a sulphuric acid terminal was approved by the Board in September 2017 for a term of 10 years with three 10-year options
- SATCO is developing the project (on the former Sanguinetti property), adjacent to property owned and operated by Cal Portland Cement (CPC)
- Reciprocal easements are necessary for access, storm drainage and railroad, which benefit both SATCO and CPC – rail relocation and construction is the key component at this time
- The Reciprocal Easement Agreement would have a term of 50 years or at the expiration of SATCO's lease, whichever occurs first

Access Road Easement: This is an easement over a paved portion of the CPC property benefiting the Port's property being leased to SATCO. This will allow vehicular and pedestrian traffic across the existing paved portions of the CPC property from Washington Street to the SATCO leasehold property.

Storm Drain Easement: These are 10 feet wide easements across the CPC property for the benefit of SATCO and the Port. This will allow for installation of storm water drainage structures (primarily pipes) to accommodate the storm water flow from the SATCO leasehold property and direct it to the facilities to the south (towards Washington Street).

Stormwater Pond Easement: This is an easement that benefits CPC. This allows CPC to continue to use a portion of the Sanguinetti Easement for its existing storm water pond, which currently encroaches along the eastern side of the easement.

Rail Easement Encroachment: This is an easement that benefits CPC. As mentioned above, the existing rail spur that CPC uses is being moved further east, onto the Sanguinetti Easement area, so that the SATCO rail spur can run parallel to the west of the CPC rail spur.

Port Commission consideration and approval was requested to adopt a CEQA Categorical Exemption pursuant to Section 15061(b)(3); authorization for Port staff to file a Notice of Exemption related thereto; and, approval of multiple long term easements regarding access, storm drainage and rail for the benefit of the Port (on behalf of SATCO) and Cal Portland Cement located on the Port's East Complex at or near 2845 and 2839 West Washington Street for a term of 50 years or at the expiration of SATCO's lease, whichever occurs first.

Chairman Aguilar acknowledged that there were no requests from the public to address the Port Commission on this matter.

Commissioner Mow moved to adopt the following resolution:

Resolution #8108 RESOLVED, that pursuant to Port staff review of, and belief that the multiple long term easements regarding access, storm drainage and rail for the benefit of the Port (on behalf of the Sulphuric Acid Trading Company) and Cal Portland Cement located on the Port's East Complex at or near 2845 and 2839 West Washington Street are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) the Stockton Port District Board of Commissioners hereby adopts a CEQA Categorical Exemption for the multiple long term easements regarding access, storm drainage and rail for the benefit of the Port (on behalf of the Sulphuric Acid Trading Company) and Cal Portland Cement located on the Port's East Complex at or near 2845 and 2839 West Washington Street and authorizes the filing of a Notice of Exemption related thereto with San Joaquin County; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized, empowered and directed to execute the multiple long term easements regarding access, storm drainage and rail for the benefit of the Port (on behalf of the Sulphuric Acid Trading Company) and Cal Portland Cement located on the Port's East Complex at or near 2845 and 2839 West Washington Street, Stockton for a term of 50 years or at the expiration of Sulphuric Acid Trading Company's lease, whichever occurs first; and

RESOLVED FURTHER, that the Port Director is authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8108 was passed by the following vote:

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| COMMISSIONERS IN FAVOR: | Aguilar, Allen, Blanchard, Christopherson, Duffy, Griffen, Mow |
| COMMISSIONERS AGAINST: | None |
| COMMISSIONERS ABSTAINING: | None |
| COMMISSIONERS ABSENT: | None |
| COMMISSIONERS EXCUSED: | None |

COMMITTEE REPORTS

Commissioner Allen reported that an Ad Hoc Committee comprised of Chairman Aguilar and Commissioner Mow met with the Port Director and staff on December 20, 2018 to review the proposed changes/additions to the Stockton Port District Policy Statement.

PORT DIRECTOR'S COMMENTS

Port Director Aschieris provided an executive summary of recent Port activities.

- Shipping for calendar year 2018 totaled 252 ships and 1 barge. Shipping activity for calendar year 2017 totaled 268 ships and 3 barges. The decreased number of ships that called at the Port in 2018 is attributed mostly to the reduced number of vessels delivering steel because of the tariffs that were imposed last year. Tonnage for calendar year 2018 totaled 4,739,249 metric tons. Tonnage for the calendar year 2017 totaled 4,713,513 metric tons.
- The Navy Drive Bridge Project is approximately eighty-six percent (86%) complete, with the Navy Drive Widening Project nearly complete except for a few minor items. The Dock 12/13 Rehabilitation Project is nearly forty percent (40%) complete, with completion scheduled for Spring of this year. The Fyffe Avenue Grade Separation Project design phase is fifteen percent (15%) complete.

COMMISSION COMMENTS

Vice Chairman Griffen thanked the Ad Hoc Committee members for their time. Commissioner Allen and Chairman Aguilar thanked Port staff for their time and effort related to the changes/additions for the Stockton Port District Policy Statement.

Commissioner Blanchard announced that the Central Valley Asian-American Chamber of Commerce would be recognizing the Port of Stockton as a job creator in the community in the near future.

Chairman Aguilar shared information from the recent San Joaquin County Hispanic Chamber of Commerce 2019 Business Forecast Conference he attended on January 3, 2019.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Chairman Aguilar acknowledged that there were no requests to address the Commission.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:18 p.m. by Chairman Aguilar.

Melanie Rodriguez
Secretary to the Board

Chairman Sylvester C. Aguilar