

## Lower Cove and Long Wharf Liquid Bulk, Break Bulk and Project Cargo Operational Guidelines

- 1) May require environmental impact assessment.
- 2) Non-Vessel Terminal Operation  
8am – 11pm, Monday to Sunday.
- 3) Community Impact:  
Feedback may be required from the city, and potentially citizens.
- 4) Noise Guidelines for Non-Vessel Terminal Operations:
  - a) City of SJ by-laws will be used. Will require monitoring at the cost of proponent.
  - b) Noise mitigation plan must be submitted as part of overall proposal to Port.
- 5) Truck Traffic Frequency:  
6 truck deliveries per hour. 8am - 7pm, Monday to Saturday.
- 6) Vessel Loading/Discharge Operations:  
24/7
- 7) Environmental:
  - a. Odor: No perceptible odor.
  - b. Spills and Leaks – reported and cleaned immediately at cost of proponent.
  - c. Air Quality – monitored at proponents cost and reported ongoing to Port.
- 8) Any modification and restoration to terminal or berth:  
At proponent’s cost.
- 9) Cruise Operations:  
No disruptions or impacts.
- 10) Port Tariffs:  
See website ([www.sjport.com/tariffs](http://www.sjport.com/tariffs)) for published tariffs.

### Land Tariffs

Duration	Land Requirements	Rate Per Sq Foot
6 Months	1 Acre	\$5.00
1 Year	1 Acre	\$ 4.00
2 Years	2 Acres	\$3.00

