

Tropical Fruits Distribution Facility

Fresh, local produce is exported from the Port of San Diego. This local produce arrives at the port in bulk containers, and is re-packed at small grocery warehouses into smaller boxes. In addition, tropical fruits are imported at the port, unpacked at the grocery warehouses, checked for quality control, and shipped to local grocery chains.



In the past, much of this activity, along with other industrial operations, occurred in an older part of the City of San Diego, in a triangular area between the waterfront, Market Street, and the Interstate-5 (I-5) freeway; that is, immediately south of the downtown, commercial core. In the 1990s, the City of San Diego targeted this area for redevelopment. The initial redevelopment included a new convention center and several hotels along the waterfront. The area back from the water was then redeveloped as the “Gaslamp” retail and commercial district and Horton Plaza shopping mall. In addition, a new, inner-city baseball park, Petco Park, was constructed in this area.

Many of the older warehousing facilities in this area maintained small truck fleets. These trucks were fueled using on-site petroleum underground storage tanks (USTs). In many cases, these USTs were actually located beneath the street right-of-way fronting the warehouse facility.

As part of the redevelopment, environmental investigation and remediation activities were performed at numerous facilities in the area. For the produce warehousing project completed by **aquilologic** staff, this work included assessing the magnitude and extent of soil and groundwater contamination, both on- and off-site, the removal of the USTs and dispensers, and the excavation of the contaminated soil. In some cases, including the project completed by **aquilologic** staff, this work was initiated by the current property owner. However, in other instances, the remediation was conducted by the City Redevelopment Agency (RDA), Centre City Development Corporation. The RDA would then seek cost recovery from the parties responsible for the contamination, often using Polanco Act powers.