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After looking at the 3 options, the non-conforming should still stand. If safety, unstable ground, fossil fuels are the issues, this will prevent any expansion. No increased storage of hazardous fuels should be allowed that includes bio diesel or other blended fuels. Companies that need to upgrade (seismic or otherwise) should do so to protect their investment not to gather incentives. Current trend is to combine small terminals. Therefore, allowing small terminals will lead to aggregation. Also, policy needs to be brought forward to eliminate the possibility of a company changing type of products, change import to export etc. Different products, different safety procedures, loading concerns, storage requirements, pollution controls. New permits and full evaluation need to be done for every change of products especially for bulk terminals.

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