

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024120596**

**Project Title:** Pier S Battery Energy Storage System (BESS) Project

Lead Agency: Port of Long Beach Contact Person: Anjana Mepani  
 Mailing Address: 415 W. Ocean Blvd Phone: 562-283-7100  
 City: Long Beach Zip: 90802 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Long Beach  
 Cross Streets: Pier S Lane/W. Seaside Blvd Zip Code: 90802

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 54.7" N / 118 ° 13 ' 29.5" W Total Acres: 4.4

Assessor's Parcel No.: 7436-030-814 and 7436-030-006 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 37, 47, 710 Waterways: Pacific Ocean; Long Beach Inner Harbor and Back Channel; Los Angeles River; Dominguez Channel

Airports: N/A Railways: N/A Schools: Edison ES, Cesar Chavez ES, Wilmington Park ES, Juan

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) 2024120596  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Harbor Dev. Permit

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 191,664 Acres 4.4 Employees 1  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy

**Present Land Use/Zoning/General Plan Designation:**

Regional-Serving Facility; District 4: Terminal Island Planning District

**Project Description:** (please use a separate page if necessary)

Lighthouse Pier S, LLC formally known as Pier S Energy Storage, LLC proposes to construct and operate a 70-megawatt (MW) BESS on approximately 2.9 acres of the existing, privately-owned 18.03-acre power generation site on Pier S. This project would involve installing approximately 100 individual fire-rated metal enclosures, each containing lithiumion battery cells consolidated into racks, a direct current collection system, an alternating current distribution for auxiliary power, a generation-tie transmission line, fiber optic cables, supervisory control and data acquisition equipment, a communications system, cooling, safety, and monitoring systems, a power conversion system to connect the BESS, and a new 66 kilovolt (kV) substation to transform the voltage between the power conversion system and the Southern California Edison electrical transmission system. The existing 66 kV Southern California Edison Long Beach Bus Substation located adjacent to the proposed Project site to the north would also be upgraded. To accommodate the BESS facility, a former warehouse/receiving building, locker building, fabrication/machine shop, and sections of abandoned concrete saltwater intake pipes would be demolished.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>USEPA Region 9; SCAQMD</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>LA County Sanitation Districts; City of Long Beach Planning and Building Permit</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date July 30, 2025 Ending Date August 29, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>HDR Engineering, Inc.</u>	Applicant: <u>Lighthouse Pier S, LLC</u>
Address: <u>100 Oceangate, Suite 1120</u>	Address: <u>200 Clarendon Street, Floor 55</u>
City/State/Zip: <u>Long Beach, CA 90802</u>	City/State/Zip: <u>Boston, MA 02116</u>
Contact: <u>Jenny Vick</u>	Phone: <u>857-217-0030</u>
Phone: <u>858-712-8255</u>	

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Signature of Lead Agency Representative: Renee Moilanen

Digitally signed by Renee Moilanen  
Date: 2025.07.17 14:39:06 -0700

Date: 7/17/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.