



## NOTICE OF EXEMPTION

**To:** County of Los Angeles  
Registrar-Recorder/Clerk  
Business Filing & Registration  
12400 Imperial Highway, Room 1201  
Norwalk, California 90650

**From (Lead Agency):** Port of Long Beach  
Environmental Planning Division  
415 West Ocean Boulevard  
Long Beach, California 90802  
**Lead Agency Contact:** Jennifer Blanchard  
Telephone: (562) 283-7100  
Email: Jennifer.blanchard@polb.com

Office of Land Use and Climate Innovation  
1400 Tenth Street  
Sacramento, California 95814  
*Via State Clearinghouse CEQA Portal*

**Applicant:** Oxbow Energy Solutions, LLC  
1140 Pier G Avenue  
Long Beach, CA 90802  
**Applicant Contact:** Glenn Farren, VP Operations  
Telephone: (562) 305-8168  
Email: glenn.farren@oxbow.com

**Project Title:** Sixth Amendment to Lease HD-6282 with Oxbow Energy Solutions, LLC (East Barn)

**State Clearinghouse No.:**

**Project Location – Specific:** 1140 Pier G Avenue

**Project Location – City:** Long Beach

**Project Location – County:** Los Angeles County

**Description of Nature, Purpose and Beneficiaries of Project:** Sixth Amendment to existing Lease HD-6282 with Oxbow Energy Solutions, LLC (Oxbow) located on approximately 4.09 acres of land and certain rights-of-way at 1140 Pier G Avenue (East Barn) for the construction, erection, installation, use, operation, maintenance, repair, and renewal of storage facilities and other improvements by Oxbow thereon, all in conjunction with the operation of a facility for the receipt, handling, loading, unloading, storage, transportation, marketing, and other disposition of bulk commodities. The Sixth Amendment establishes the monthly ground rent for the five-year period commencing retroactively November 2, 2024 through November 3, 2029; maintains the current Guaranteed Minimum Annual Throughput (GMAT) of 500,000 metric tons of petroleum coke or other dry bulk commodities for the five-year period commencing retroactively November 2, 2024 through November 3, 2029; and necessitates that the Port will conduct a new survey of the existing premises given the age and poor readability of current drawing. The physical premises will not change, only verification of metes and bounds which may require minor correction(s) to total square footage measurements. The Sixth Amendment to Lease HD-6282 is effective upon date of execution by the Port's Chief Executive Officer.

**Exempt Status: (check one):**

- ☐ Ministerial Exemption [Section 21080(b)(1); 15268];
- ☐ Declared Emergency [Section 21080(b)(3); 15269(a)];
- ☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)]
- ☒ Categorical Exemption.

*State type and section number:* Section 15301 Existing Facilities

- ☐ Statutory Exemption.

*State code number:*

- ☐ Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:**


Section 15301 Existing Facilities (Class 1): The Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed Project consists of an

amendment to existing Lease HD-6282 for the continued use of an existing facility operated by Oxbow. The Oxbow facility is located in an area in the Port characterized by similar primary and ancillary port-related facilities and operations including the storage, handling, and shipping of dry bulk, liquid bulk, and containerized cargo. The sixth amendment to Lease HD-6282 with Oxbow merely establishes the monthly ground rent, maintains the existing GMAT, and requires the Port to perform a survey of the premises.

The Project does not propose or authorize any specific new development, construction, or expansion of use beyond that existing. The continuation of existing operations would not create substantial, adverse changes to the environment or result in a significant cumulative impact. Oxbow is required to comply with all applicable laws, ordinances, and regulations associated with activities on and in connection with the premises, including those regulating stormwater and hazardous materials. Any future development projects, should any be proposed by the tenant during the term of the lease, would be subject to CEQA and review, as applicable. The Port has determined that none of the exceptions to the exemptions in the California Environmental Quality Act (CEQA) Guidelines Section 15300.2 foreclose the use of the categorical exemption CEQA Guidelines Section 15301 (Existing Facilities); therefore the Project is exempt from CEQA and no further environmental review is required (*World Business Academy v. California State Lands Commission* (June 13, 2018) Cal.App.5<sup>th</sup> and *Berkeley Hillside Preservation v. City of Berkeley* (March 2, 2015) 60 Cal.4<sup>th</sup>1086)).

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

**Signature:**  **Date:** 5/12/25 **Title:** Director of Environmental Planning  
Renee Moilanen  
☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

