



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
994 Pier F Avenue
Long Beach, CA 90802
Applicant Contact: Glenn Farren, VP Operations
Telephone: (562) 305-8168
Email: glenn.farren@oxbow.com

Project Title: Second Amendment to Lease HD-8345 with Oxbow Energy Solutions, LLC
State Clearinghouse No.:
Project Location – Specific: 994 Pier F Avenue
Project Location – City: Long Beach
Project Location – County: Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project: Second Amendment to existing Lease HD-8345 with Oxbow Energy Solutions, LLC (Oxbow) located on approximately 5.4 acres of land and an aerial right-of-way at 994 Pier F Avenue, improved with a Port-owned 175,000-metric-ton storage shed and associated conveyors and equipment, for the handling and storage facility for coal. The storage shed may also be used for handling and storage of petroleum coke on a limited basis. The Second Amendment will modify the monthly base rent provision for the period commencing retroactively September 8, 2024, and ending September 7, 2029. All other terms and conditions of the Lease shall remain the same. The Second Amendment to Lease HD-8345 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-8345 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 Second Amendment to Lease HD-8345 with Oxbow merely modifies the base rent. All other terms and conditions of the Lease remain the same.

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.5th and *Berkeley Hillside Preservation v. City of Berkeley* (March 2, 2015) 60 Cal.4th1086)).

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: _____

