

## NOTICE OF EXEMPTION

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

Office of Land Use and Climate Innovation  
1400 Tenth Street  
Sacramento, California 95814  
(via State Clearinghouse CEQAnet)

**From Lead Agency:** Port of Long Beach  
City of Long Beach Harbor Department  
Environmental Planning Division  
415 West Ocean Boulevard  
Long Beach, California 90802

**Applicant:** Eamonn Killeen, Director of Real Estate  
Port of Long Beach  
415 W. Ocean Blvd.  
Long Beach, California 90802  
562-283-7456  
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**Project Title:** Ninth Amendment to Oxbow Energy LLC Lease HD-4239  
**State Clearinghouse No.:**  
**Project Location – Specific:** 1029 Pier G Avenue, Long Beach Harbor Planning District 8 (Southeast Harbor)  
**Project Location – City:** Long Beach **Project Location – County:** Los Angeles County

**Description of Nature, Purpose and Beneficiaries of Project:** Ninth Amendment to Oxbow Energy Solutions, LLC (Oxbow) Lease HD-4239 with the Port of Long Beach, replacing the survey premises drawing exhibit in the lease and adjusting the monthly ground rent from \$63,604.23 to \$63,440.54 effective June 3, 2025 for the continued use of approximately 2.88 acres of land at 1029 Pier G Avenue (West Barn) for the storage, handling, and transport of dry bulk commodities.

**Exempt Status:**

- Ministerial Exemption [Section 21080(b)(1); 15268];  Common Sense Exemption (Section 15061(b)(3))  
 Declared Emergency (Section 21080(b)(3); 15269(a));  Other:  
 Emergency Project [Section 21080(b)(4); 15269(b)(c)]  
 Categorical Exemption. State type and section number: **Section 15301 (Class 1. Existing Facilities)**  
 Statutory Exemption. State code number:


**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. There would be negligible or no expansion of use associated with the replacement of an existing drawing exhibit in the lease and adjustment to the monthly ground rent based on a new boundary survey of the premises.

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. Class 1). Therefore, the Project is exempt from CEQA and no further environmental review is required.

**Lead Agency**

**Contact:** Allyson Teramoto **Telephone and Email:** (562) 283-7100 | allyson.teramoto@polb.com

**Signature:**  **Date:** 9/8/25 **Title:** Director of Environmental Planning  
Renee Moilanen

Signed by Lead Agency  Signed by Applicant