

NOTICE OF EXEMPTION



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

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

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

Applicant Contact: Eamonn Killeen
Director of Real Estate
Port of Long Beach
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Project Title: Toyota North America, Inc. - Lease HD-7837 - Fourth Amendment

State Clearinghouse No.: [REDACTED]

Project Location – Specific: Pier B; Harbor Planning District 2 - Northeast Harbor

Project Location – City: Long Beach

Project Location – County: Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project: Lease HD-7837 was originally entered into on November 16, 2011 between the Port of Long Beach and Toyota Motor Sales, USA, Inc. (Toyota) to lease approximately 144.56 acres of Port-owned property on Pier B for an automobile terminal. The 1st amendment to Lease HD-7837 dated December 9, 2014 made changes in compensation as part of a five-year renegotiation clause. The 2nd amendment to Lease HD-7837 dated January 3, 2018 reduced the premises to approximately 132.59 acres and adjusted the rental rate accordingly. The 3rd amendment to Lease HD-7837 dated October 24, 2019 extended the term of the lease, reduced the size of the leased premises, and incorporated facility improvements, including a fuel-cell power plant and hydrogen fuel dispensing station as described in the Final Initial Study/Mitigated Negative Declaration for the Toyota Logistics Services Improvement Project certified by the Board of Harbor Commissioners and issued Harbor Development Permit 16-057 on August 13, 2018. The proposed fourth amendment to Lease HD-7837 would involve minor corrections to square footage of the premises; establish the Guaranteed Annual Minimum Rent for the five-year period commencing retroactively on January 1, 2024 through December 31, 2028; revise berthing rights to add non-exclusive preferential berth assignment for the first eight (8) vessel calls per calendar month, subject to a “gap period”; and add a condition that upon 60 days’ notice from the Port, Toyota shall relinquish approximately 9,026 square feet of the northern portion of the railyard that will be needed by the Port to accommodate the Pier B On-Dock Rail Support Facility Project.

Exempt Status:


- 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 (Class 1. Existing Facilities).**
- Statutory Exemption. State code number:
- Common Sense Exemption (Section 15061(b)(3))
- Other:

Reasons why project is exempt:

Categorical Exemption Section 15301 (Class 1. Existing Facilities): 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 Fourth Amendment to Lease HD-7837 with Toyota North America, Inc. involved minor corrections to square footage of the premises; established the Guaranteed Annual Minimum Rent for the five-year period commencing retroactively on January 1, 2024 through December 31, 2028; revised berthing rights to add non-exclusive preferential berth assignment for the first eight (8) vessel calls per calendar month, subject to a “gap period”; and added a condition that upon 60 days’ notice from the Port, Toyota shall relinquish approximately 9,026 square feet of the northern portion of the railyard that will be needed by the Port to accommodate the Pier B On-Dock Rail Support Facility Project with no expansion of the existing use.

Lead Agency

Contact: Alyssa Rodriguez **Telephone and Email:** (562) 283-7100 | alyssa.rodriguez@polb.com

Signature:  **Date** 4/27/26 **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.