

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT & NOTICE OF PUBLIC SCOPING MEETINGS

Date: July 2, 2026
Project Title: Pier T Marine Terminal Redevelopment Project
Harbor Development Permit Application No.: 24-015
Applicant: Total Terminals International, LLC

The City of Long Beach Harbor Department (Port of Long Beach or Port), acting by and through its Board of Harbor Commissioners as the lead agency responsible for compliance with the California Environmental Quality Act (CEQA), has prepared this Notice of Preparation to seek input from agencies and interested parties on the scope and content of the Environmental Impact Report (EIR) for the proposed Pier T Marine Terminal Redevelopment Project (Project). The Initial Study, prepared in accordance with CEQA, describes the proposed Project and provides an initial evaluation of the Project's potential environmental impacts.

Because construction of the Project would result in a discharge of dredged and/or fill material into waters of the United States, place structures in navigable waters of the United States or consist of work in or affecting navigable waters of the United States, and require transport of dredged or fill material by vessel or other vehicle for the purpose of dumping the material into ocean waters; the EIR is being prepared with the United States Army Corps of Engineers Los Angeles District (USACE), the federal lead agency responsible for preparation of an Environmental Impact Statement (EIS) in accordance with the National Environmental Policy Act (NEPA) and issuance of federal permits authorizing activities pursuant to Section 404 of the Clean Water Act (33 USC 1344; 33 CFR parts 323 and 330), Section 10 of the Rivers and Harbors Act (33 USC 403), and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. The USACE is simultaneously preparing a Notice of Intent in accordance with NEPA.

Purpose of this Notice: In accordance with State CEQA Guidelines Section 15082, the Port has prepared this Notice of Preparation to inform agencies and interested parties that an EIR will be prepared and to provide sufficient information about the proposed Project and its potential environmental impacts to allow agencies and interested persons an opportunity to provide meaningful responses related to the scope and content of the EIR and EIS, including mitigation measures and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082(b)). This Notice of Preparation initiates a 45-day public scoping period starting on Thursday, July 2, 2026 and ending at 4:00 p.m. on Monday, August 17, 2026 (not including Independence Day on July 4, 2026).

Project Location: The Project site is located at the Pier T Marine Terminal at 301 Mediterranean Avenue, Long Beach, CA and would include portions of Pier T Echo, Pier S, the Navy Mole, and the West Basin in the Terminal Island Planning District (District 4) of the Long Beach Harbor District in Los Angeles County.

Project Description: Total Terminals International, LLC proposes to redevelop and expand the Pier T marine terminal at Berths T-130 through T-140 from approximately 382 acres to approximately 500 acres to reconfigure the terminal, optimize efficient cargo-handling operations, transition to zero-emission equipment, and extend and modernize the existing wharf to accommodate future container volumes and safe navigation of large container vessels. Redevelopment would consist of in-water construction activities, including demolition of portions of the existing wharf and replacement of piles; improvements to sections of the existing wharf, bollards, and fenders; a new wharf extension, including dredging to a design depth of -64 feet mean lower low water (MLLW); installation of concrete piles; and dredging of approximately 400,000 cubic yards of sediment to deepen approximately 24 acres of the eastern portion of the West Basin to a design depth of -55 feet MLLW. Land-side improvements would consist of a new truck gate complex, improvements to the on-dock railyard, and installation of utilities.

Construction activities would occur in phases over an estimated period of 17 years concurrent with terminal operations. At full build-out, the redeveloped terminal would be able to handle up to 3.3 million containers annually, or approximately 6.1 million twenty-foot equivalent units (TEUs), with capacity of the on-dock railyard to handle at least one-third of the full build-out container volume.

Potential Environmental Effects: Potentially significant environmental impacts associated with the proposed Project to the following environmental resource areas would be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Socioeconomics, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems, as well as Cumulative Impacts from past, present, and reasonably foreseeable future projects. Unless new information is presented during the scoping process identifying potential environmental impacts, the following topic areas will not be discussed further in the EIR: Agriculture and Forestry Resources and Wildfire. In addition, the EIR will describe and evaluate alternatives to the proposed Project that may reduce or avoid any identified significant environmental effects of the proposed Project and identify all feasible mitigation measures to avoid or substantially reduce significant environmental impacts.

Document Availability: Starting on July 2, 2026, the Notice of Preparation and Initial Study will be available electronically on the Port's website at: <https://www.polb.com/ceqa>. Copies of the Notice of Preparation and Initial Study will also be available for viewing at the following selected locations:

- Port of Long Beach Environmental Planning Division, 415 West Ocean Boulevard, Long Beach, CA 90802
- Michelle Obama Neighborhood Library, 5870 Atlantic Avenue, Long Beach, CA 90805
- Billie Jean King Main Library, 200 West Broadway, Long Beach, CA 90802
- Bret Harte Neighborhood Library, 1595 West Willow Street, Long Beach, CA 90810
- San Pedro Regional Branch Library, 931 South Gaffey Street, San Pedro, CA 90731
- Wilmington Branch Library, 1300 North Avalon Boulevard, Wilmington, CA 90744

Scoping Review Period: 45 days – Thursday, July 2, 2026, through Monday, August 17, 2026, at 4:00 p.m. Pacific Time. *The scoping review period does not include Independence Day on July 4, 2026.*

Written Comments: Written comments must be submitted in writing during the 45-day scoping review period and received no later than 4:00 p.m. Pacific Time on Monday, August 17, 2026. Comments can be submitted via regular mail, email, or at the scoping meetings.

Send CEQA Comments to: Ms. Renee Moilanen, Director of Environmental Planning, Port of Long Beach, electronically via email to PierTredev@polb.com, by U.S. Mail or in-person to Port of Long Beach, 415 W. Ocean Blvd., 7th Floor, Long Beach, CA 90802.

Open House and Public Scoping Meetings: The Port will host an in-person open house where members of the public can view exhibits and discuss the proposed Project with representatives of the Project team, as well as one in-person and one virtual scoping meetings during which an overview of the proposed Project and the environmental review process will be provided. Members of the public will have an opportunity to provide comments on the scope and content of the EIR and EIS. The content of each scoping meeting will be the same.

In-Person Open House & Public Scoping Meeting

Date and Time: Monday, July 20, 2026 | Open House at 5:00 p.m.; Scoping Meeting at 6:00 p.m.

Location: Port of Long Beach Administration Building, 415 W. Ocean Blvd., Long Beach, CA 90802

Parking will be available at the Superior Court of California Parking Garage at 101 Magnolia Avenue or the Civic Center Garage at 332 West Broadway. Parking validation will be provided.

Virtual Scoping Meeting

Date and Time: Thursday, August 6, 2026 at 11:00 a.m.

Accessing the Virtual Meeting: Information on how to join the scoping meetings virtually will be available at <https://www.polb.com/ceqa> starting on July 2, 2026.

Special Accommodations: Spanish interpretation will be available at the scoping meetings. Individuals who require other interpretation services (American Sign Language, Khmer, Tagalog) or reasonable accommodations in accordance with the Americans with Disabilities Act of 1990 to participate in the open house and/or scoping meeting are requested to contact the Port of Long Beach Environmental Planning Division at (562) 283-7100 or via email at PierTredev@polb.com at least three full working days (72 hours) notice prior to the meeting date to ensure requests can be reasonably arranged.

Project Manager Contact Information: Ms. Alyssa Rodriguez, Environmental Specialist, Environmental Planning Division, Port of Long Beach, PierTredev@polb.com or (562) 283-7100

Español (Spanish): Para ver este Aviso en español, visite el sitio web del Port of Long Beach en: <https://www.polb.com/ceqa>.

Tagalog (Filipino): Upang makita ang Abisong ito sa Tagalog, mangyaring bisitahin ang website ng Port of Long Beach sa: <https://www.polb.com/ceqa>.

Khmer (Cambodian): ដើម្បីមើលសេចក្តីជូនដំណឹងនេះជាភាសាខ្មែរសូមចូលទៅកាន់គេហទំព័ររបស់កំពង់ផែឡងប៊ិច <https://www.polb.com/ceqa>។

Signed:



Renee Moilanen
Director of Environmental Planning

Date: 6/22/2026