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

Applicant Contact: Kofi Asante
Founder and CEO
Bluecore Energy, Inc.
1540 E. Industrial Street, Unit 567
Los Angeles, CA 90021
(512) 363-6202
Kofi@bluecore.energy.com

Project Title: Bluecore Energy, Inc; New Lease TR-26-06
Harbor Development Permit No. 26-019

State Clearinghouse No.:

Project Location – Specific: Pier D, Berth D48

Project Location – City: Long Beach **Project Location – County:** Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project: New lease TR-26-06 with Bluecore Energy, LLC (Bluecore), granting use of approximately 10,000 square feet (SF) of the Port of Long Beach's (Port) D48 Warehouse, together with approximately 750 SF of paved land adjacent to the Warehouse for parking (Parcel 1), approximately 10,000 SF of paved land adjacent to the Warehouse for nonexclusive use of a shared driveway (Parcel 2), and approximately 6,000 SF of submerged land for mooring a barge (Parcel 3). Bluecore intends to use the leased premises for a research and development lab and office space to build, assemble, and store a non-hazardous zero-emission maritime reactor module prototype (module). The module is an empty steel vessel core that allows engineers to add sensors and controls to validate that its monitoring systems work properly and that it can provide zero-emission (nuclear) energy to ports and propulsion in cargo ships. The module may also be placed on a moored barge to perform testing and data collection from the movement of a barge on the water. No hazardous materials (i.e., batteries) will be stored onsite, nor would nuclear fuel be used. Testing of the nuclear-specific pieces of the module would be performed at the Idaho National Lab, the largest nuclear lab in the United States. Prior to occupancy, Bluecore would construct demising wall barriers and install electrical utilities within the interior boundaries of the D48 Warehouse under Harbor Development Permit application (HDP) #26-019. The lease will be effective upon execution by the Port's Executive Director and shall expire two (2) years from the execution date, with one option for a three (3) year extension.

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) and Section 15303 (Class 3. New Construction or Conversion of Small Structures)***
☐ Statutory Exemption. State code number:
☐ Common Sense Exemption (Section 15061(b)(3))
☐ Other:

Reasons why project is exempt:

Categorical Exemption 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. Lease TR-26-06 grants Bluecore use of approximately 10,000 SF of space within the D48 Warehouse, together with certain adjacent land and submerged land areas to be used as a research and development lab to build, assemble, and store nonhazardous steel prototype zero emission maritime reactor modules. Bluecore would construct demising wall barriers and install electrical utilities within the interior boundaries of the D48 Warehouse under HDP #26-019. The project site previously operated as an ancillary port facility that provided towboat, water taxi, salvage, and repair operations. The Port's Maintenance and Security Division currently use a portion of the

approximately 3-acre D48 Warehouse for their operations, while the remainder of the Warehouse has remained vacant. Bluecore would lease 10,000 SF (approx. 7.5%) of the D48 Warehouse therefore the project would have negligible use or no expansion of existing or former use.

Categorical Exemption Section 15303 New Construction or Conversion of Small Structures (Class 3): The Class 3 Categorical Exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Bluecore would construct demising wall barriers and install electrical utilities within the interior boundaries of the D48 Warehouse under HDP #26-019.

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 Categorical Exemption CEQA Guidelines Section 15301 Existing Facilities (Class 1) and Section 15303 New Construction or Conversion of Small Structures (Class 3); therefore, the Project is exempt from CEQA and no further environmental review is required.

Lead Agency Contact: Jennifer Blanchard **Telephone and Email:** (562) 283-7100 | jennifer.blanchard@polb.com

Signature: **Date:** 7/17/26 **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.