



**NOTICE OF PREPARATION / NOTICE OF INTENT TO PREPARE A
JOINT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT
AND NOTICE OF PUBLIC SCOPING MEETINGS**

Date: November 30, 2023

CEQA Lead Agency: Port of Long Beach

CEQA Lead Agency Contact Person: Allyson Teramoto

Phone Number: (562) 283-7100

NEPA Lead Agency: United States Army Corps of Engineers

NEPA Lead Agency Contact Person: Lisa Mangione

Phone Number: (805) 585-2150

Project Title: Pier Wind Terminal Development Project

Harbor Development Permit Application No.: 23-063

USACE File Number: SPL-2023-00720

Project Location: Outer Harbor, south of the Navy Mole and West Basin, east of Pier 400, north of federal breakwater, west of Main Channel, Southwest Long Beach Harbor Planning District (District 6); Los Angeles County

In accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), the City of Long Beach Harbor Department (Port of Long Beach or Port), acting by and through its Board of Harbor Commissioners as the CEQA Lead Agency, and United States Army Corps of Engineers, Los Angeles District (USACE), as the Federal Lead Agency responsible for complying with NEPA, have prepared this Notice of Preparation (NOP) and Initial Study / Notice of Intent (NOI) to seek input on the scope and content of the Environmental Impact Report (EIR) / Environmental Impact Statement (EIS) for the proposed Pier Wind Terminal Development 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, would place structures in navigable waters of the United States or consist of work in or affecting navigable waters of the United States, and would require transport of dredged or fill material by vessel or other vehicle for the purpose of dumping the material into ocean waters, USACE authorization is required 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. Review of the permit applications by the USACE constitutes the proposed federal action (Proposed Federal Action).

Under CEQA and NEPA, this NOP/NOI initiates a 45-day (not including holidays) public scoping period starting on Thursday, November 30, 2023 and ending on Friday, January 19, 2024.

Purpose of this Notice of Preparation and Notice of Intent: In accordance with State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the Port and USACE have prepared this NOP/NOI to inform agencies and interested parties that a joint EIR/EIS will be prepared for the above-referenced Project. The purpose of an NOP/NOI is to provide sufficient information about the proposed Project and its potential environmental impacts to allow agencies and interested persons the opportunity to provide a meaningful response related to the scope and content of the EIR/EIS, including mitigation measures and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082(b)).

The project description, location, potential environmental impacts, and potential alternatives are summarized below. Responses to the NOP/NOI will be reviewed by the Port and USACE when determining the scope of the EIR/EIS, including issues to be addressed and alternatives to be considered.

Project Description and Location: The proposed Project would include construction of a 400-acre terminal and 30-acre transportation corridor for receiving, staging, and storing wind turbine generator (WTG) components (tower sections, nacelles, and blades) and foundation sub-assemblies, performing final assembly of floating foundations, and integrating WTG components with the floating foundation to create floating offshore wind (OSW) turbine systems that will enable the State of California and federal government to address the global climate crisis and decarbonization of energy resources through the establishment of wind farms off the West Coast. The Project would be located in the Southwest Harbor Planning District (District 6) of the Port of Long Beach just south of the Navy Mole, east of Port of Los Angeles Pier 400, north of the federal breakwater, and west of the Main Channel. The Project would construct new land at the Port that would best meet the land requirements for waterfront facilities necessary for efficient staging, integration, and floating foundation assembly of large floating OSW turbine systems as specified in the California State Lands Commission's 2023 *AB 525 Port Readiness Plan*. The Project would support State and federal OSW energy goals to help tackle the climate crisis, reduce the cost of floating OSW energy, support the Port's Zero Emissions Energy Resilient Operations Program (ZEERO), provide local job opportunities and support developing a domestic offshore wind industry that will provide broader economic benefits to the State and the nation. In-water construction activities would include approximately 50 million cubic yards (CY) of dredging for fill material and surcharge, construction of rock revetment dikes, and construction of a terminal wharf, sinking basin, wet storage areas, and concrete piers adjacent to the transportation corridor. Onshore construction would include grading and compaction, surfacing, transportation corridor improvements, and installation of utilities and signage. It is estimated that construction activities would start in 2027 and last a total of 9 years, with construction completed in phases and operations starting in 2031. Overall construction is expected to be completed in 2035.

EIR/EIS Scope of Analysis, Probable Environmental Effects, Issues: The Initial Study, prepared in accordance with CEQA, describes the proposed Project and provides an initial evaluation of the Project's potential environmental impacts. Based on the Initial Study, it is anticipated that the following environmental resource areas would result in potentially significant/adverse impacts and will be addressed in the EIR/EIS: 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, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. In addition, the potential environmental effects/impacts to the following areas will be evaluated in the EIR/EIS: Environmental justice, Socioeconomics, and Cumulative Impacts from past, present, and reasonably foreseeable future projects. The EIR/EIS will identify feasible mitigation measures to avoid or substantially reduce significant/adverse impacts.



Alternatives: In accordance with the State CEQA Guidelines and NEPA, the EIR/EIS will describe a range of reasonable alternatives to the proposed Project that are capable of meeting most of the Project’s objectives and that would avoid or substantially lessen significant effects of the Project. Multiple alternatives to the proposed Project are under consideration, including: No Federal Action (NEPA) / No Project (CEQA), 400-acre terminal with a standard construction schedule, smaller terminal, larger terminal, alternate locations in California, single-lift dike only, and utilization of Pier S. Project alternatives will be further developed during this scoping process. Additional alternatives that may be developed during scoping will also be considered in the EIR/EIS. The EIR/EIS will identify any alternatives that were considered but rejected by the lead agencies as infeasible and briefly explain the reasons why. The EIR/EIS will also identify the environmentally superior alternative. The analysis of each alternative will be conducted at a level of detail consistent with the requirements of CEQA and NEPA.

Document Availability: The NOP/NOI and the CEQA Initial Study can be electronically accessed on the Port of Long Beach website at: <https://www.polb.com/ceqa>. A copy of the NOP/NOI and CEQA Initial Study will be available for viewing at the following locations:

Port of Long Beach Administration Building
Environmental Planning Division, 7th Floor
415 West Ocean Blvd.
Long Beach, California 90802

San Pedro Regional Branch Library
931 Gaffey Street
San Pedro, California 90731

Billie Jean King Main Library
200 West Broadway
Long Beach, California 90802

Wilmington Branch Library
1300 North Avalon Blvd.
Wilmington, California 90744

Bret Harte Neighborhood Library
1595 West Willow Street
Long Beach, California 90810

Public Review Period: 45 days (not including holidays) – Thursday, November 30, 2023, through Friday, January 19, 2024, at 4 p.m. PST (comments are welcome prior to close of the review period).

Written Comments: Written comments must be submitted in writing and received by the CEQA and NEPA Lead Agencies no later than 4 p.m. PST on Friday, January 19, 2024. Please send comments to:

Mr. Matthew Arms, Director of Environmental Planning, either electronically via email to ceqa@polb.com or by U.S. Mail or courier to Port of Long Beach, 415 W. Ocean Blvd., Long Beach, CA 90802.

Ms. Lisa Mangione, Senior Project Manager, USACE Los Angeles District Regulatory Division, electronically via email to lisa.mangione@usace.army.mil.

All comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR/EIS.

Public Open House and Scoping Meeting: Two In-person scoping meetings and open houses will be held to provide information on the proposed Project. Prior to each scoping meeting, an open house will be held from 5 to 6 p.m. in the lobby of the Port Administration Building where members of the public can view exhibits and discuss the proposed Project with representatives of the Project team. The scoping meeting will follow the open house beginning at 6 p.m. During the scoping meeting, an overview of the proposed Project and the EIR/EIS process will be provided. Members of the public will be given an opportunity to provide comments on the scope and content of the EIR/EIS document. The scoping meetings will be recorded and posted for future viewing on the Port's website at <https://www.polb.com/ceqa>. The format of each open house and scoping meeting will be the same. **Please note there is no public parking available at the Port Administration Building. There are two public parking garages nearby at 101 Magnolia Avenue and 332 West Broadway. The Port does not provide parking validation at this time.*

Open House and Scoping Meeting #1

Date: Wednesday, December 13, 2023 (In-Person)

Time: Open House from 5 to 6 p.m., Scoping Meeting starts at 6 p.m.

Location: Port of Long Beach Administration Building, 415 W. Ocean Blvd., Long Beach, CA 90802
(Open House and Scoping Meeting)

Open House and Scoping Meeting #2

Date: Wednesday, January 10, 2024 (In-Person)

Time: Open House from 5 to 6 p.m., Scoping Meeting starts at 6 p.m.

Location: Port of Long Beach Administration Building, 415 W. Ocean Blvd., Long Beach, CA 90802 (Open House) and Bob Foster Civic Chambers, adjacent to the Port of Long Beach Administration Building in the Long Beach Civic Center, 411 W. Ocean Blvd., Long Beach, CA 90802
(Scoping Meeting)

Interpretation Services: If you require interpretation services to participate in the open house and/or scoping meeting, please contact the Port of Long Beach Environmental Planning Division at (562) 283-7100 or via email at ceqa@polb.com at least three full working days (72 hours) prior to the public scoping meeting date to ensure that reasonable arrangements can be made to provide interpretation services.

Americans with Disabilities Act: The Port of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If special accommodations are needed to participate in the open house and/or public scoping meeting, please contact the Port of Long Beach Environmental Planning Division at (562) 283-7100 or via email at ceqa@polb.com at least three full working days (72 hours) prior to the meeting dates to ensure reasonable arrangements can be made.

Contact Information: Allyson Teramoto, Manager of CEQA/NEPA Practices, Environmental Planning Division, Port of Long Beach, ceqa@polb.com or (562) 283-7100.

Lisa Mangione, Project Manager, United States Army Corps of Engineers, Los Angeles District, lisa.mangione@usace.army.mil or (805) 585-2150.

Signed: 
Matthew Arms
Director of Environmental Planning

Date: 11/30/2023