



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
Environmental Planning Division
415 West Ocean Boulevard
Long Beach, California 90802

Project Title: Twelfth Amendment to Lease HD-4569 – MCC Terminal, Inc.
State Clearinghouse No.
Project Location – Specific: 1050 Pier F Avenue; Long Beach Harbor District 8 – Southeast Harbor
Project Location – City: Long Beach **Project Location – County:** Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project:

The twelfth amendment to MCC Terminals, Inc. existing lease HD-4569 for preferential use of 5.964 acres of land, non-exclusive use of 0.088 acres of land, and non-exclusive preferential use of 1.583 acres of submerged land will exercise the option of the eleventh amendment by (1) extending the term of the lease an additional five years, expiring June 13, 2027; (2) Adjusting the rent for the five-year segment of the term to \$2,120,000 guaranteed annual minimum, payable in twelve minimum monthly installments of \$176,666.68, commencing on June 14, 2022. The rent is subject to annual Consumer Price Index (CPI) adjustments.

Name of Public Agency Approving Project: Port of Long Beach
Name of Person or Agency Carrying out Project: Port of Long Beach and MCC Terminal, Inc.

Exempt Status: (check one):

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

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. The Project is determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) because the project merely consists of an amendment to Lease HD-4569 for the continued use of an existing facility operated by MCC at Pier in the Port. The MCC facility is located in an area in the Port characterized by similar primary and ancillary Port-related facilities and operations, including the storage, handling, and shipping of dry bulk, liquid bulk, and containerized cargo. Under the 1990 Port Master Plan Update, as amended, the MCC facility is a permitted "Primary Port Facility" use within District 8 (Southeast Harbor) of the Long Beach Harbor District due to its dependency on access to water frontage to shipload/unload dry bulk cargo.

The Project does not propose or authorize any specific new development, construction, or expansion of use beyond that existing. The continuation of existing operations would not create substantial, adverse changes to the environment or result in a significant cumulative impact. MCC is required to comply with all applicable laws, ordinances, and regulations associated

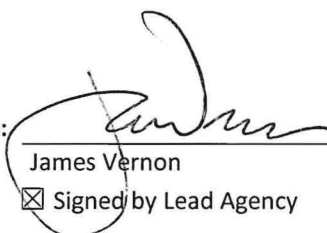
with activities on and in connection with the premises, including those regulating air quality, storm water, and hazardous materials.

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); therefore the Project is exempt from CEQA and no further environmental review is required.

Lead Agency Contact Person: Allyson Teramoto **Area Code/Telephone/Extension:** (562) 283-7100

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** 5/7/24 **Title:** Acting Director of Environmental Planning
James Vernon
 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.

Date Received for filing at OPR: _____