



**NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND APPLICATION SUMMARY REPORT**

NOTICE IS HEREBY GIVEN that in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Long Beach Harbor Department acting by and through its Board of Harbor Commissioners (Port of Long Beach or Port) proposes to adopt an Initial Study (IS)/Mitigated Negative Declaration (MND) and issue a Harbor Development Permit for the proposed Pier S Battery Energy Storage System Project. The IS was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on the IS, the Port has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft MND. The Draft IS/MND and Application Summary Report are available for public review.

Project Title: Pier S Battery Energy Storage System Project – Harbor Development Permit Application No. 23-022

Applicant: Pier S Energy Storage, LLC, 200 Clarendon Street, Floor 55, Boston, MA 02116

Lead Agency: Port of Long Beach (City of Long Beach Harbor Department)

Project Location: 2665 Pier S Lane, Long Beach, California 90802, Long Beach Harbor District

Project Description: Pier S Energy Storage LLC proposes to construct and operate a 70-megawatt (MW) battery energy storage system (BESS) on approximately 2.9 acres of the existing, privately-owned 18.03-acre power generation site on Pier S, consisting of installing up to approximately 100 to 200 individual metal containers, each containing Lithium-ion battery cells consolidated into racks, a direct current collection system, an alternating current distribution for auxiliary power, a communications network, a fire suppression system, a power conversion system to connect the BESS, and a new 66 kilovolt (kv) substation to transform the voltage between the power conversion system and the substation transmission system. The existing, 66 kv Southern California Edison Long Beach Bus Substation located adjacent to the proposed Project site to the north would also be upgraded. To accommodate the BESS facility, a former warehouse/receiving building, locker building, fabrication/machine shop, and sections of abandoned concrete saltwater intake pipes would be demolished. The site of the proposed Project is included on a list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5 (Cortese List/California Department of Toxic Substances Control EnviroStor).

Environmental Determination: A Draft IS/MND has been prepared in accordance with CEQA for the proposed Project concluding that potential impacts associated with Hazards and Hazardous Materials and Mandatory Findings of Significance would be mitigated to less than significant levels with the implementation of mitigation measures.

Document Availability: Starting on December 13, 2024, the Draft IS/MND and Application Summary Report will be available for review electronically on the Port of Long Beach's website at: <https://www.polb.com/ceqa>. The Draft IS/MND and Application Summary Report will also be available for viewing at the following locations:

- Port of Long Beach Administration Building – 415 W. Ocean Blvd., 7th Floor, Environmental Planning Division, Long Beach, CA 90802
- Billie Jean King Main Library – 200 W. Broadway, Long Beach, CA 90802
- Bret Harte Neighborhood Library – 1595 W. Willow Street, Long Beach, CA 90810
- Wilmington Branch Library – 1300 N. Avalon Boulevard, Wilmington, CA 90744

Public Review and Comment Period: The 30-day public review and comment period will begin on December 13, 2024 and end on January 17, 2025 at 4 p.m. The public review and comment period does not include the following observed holidays: Christmas Eve (December 24), Christmas Day (December 25), New Year's Eve (December 31), and New Year's Day (January 1). Comments are welcome prior to the close of the review period.



Written Comments: Send comments to: **Renee Moilanen, Director of Environmental Planning, Port of Long Beach, 415 W. Ocean Blvd., Long Beach, CA 90802** or via email to: piersbess@polb.com.

Public Meetings: The Port will host two public meetings, one in-person and one virtual, each providing the same content. During each meeting, a presentation on the proposed Project will be provided and comments will be solicited relative to the content of the Draft IS/MND and Application Summary Report.

Public Meeting #1 (In-Person)

Date: Wednesday, January 8, 2025

Time: 6:00 p.m.

Place: Port of Long Beach Administration Building
Multi-Purpose Room, First Floor
415 West Ocean Boulevard
Long Beach, California 90802

**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. Parking validation will be provided.*

Public Meeting #2 (Virtual)

Date: Thursday, January 9, 2025

Time: 6:00 p.m.

Place: Virtual Meeting

Join Virtual Meeting:

<https://polb.webex.com/polb/j.php?MTID=md310acdf05561f3b94e1a5b951dbd412>

Number: 2489 083 4283

Password: 1234

(1234 from phones)

Join by Telephone:

Call-in Number: (408) 418-9388

Webinar Access code: 2489 083 4283

Interpretation Services: If you require special accommodations or interpretation services to participate in the public meetings, please contact the Environmental Planning Division at (562) 283-7100 or via email at piersbess@polb.com at least three working days (72 hours) prior to the public meetings to ensure that reasonable arrangements can be made to provide interpretation services during the meetings.

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 public meetings, please contact the Environmental Planning Division at (562) 283-7100 or via email at piersbess@polb.com at least three full working days (72 hours) prior to the meetings to ensure that reasonable arrangements can be made.

Public Hearing: A public hearing for the Long Beach Board of Harbor Commissioners to consider adoption of the Final IS/MND and Application Summary Report, approval of the proposed Project, and issuance of the Harbor Development Permit will be scheduled at a later date. A separate notice regarding the hearing will be issued in advance of the public hearing.

Contact Information: Anjana Mepani, Environmental Officer, Environmental Planning Division, piersbess@polb.com or (562) 283-7100.

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



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

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