



## NOTICE OF EXEMPTION

**To:** County of Los Angeles  
Registrar-Recorder/Clerk  
Business Filing & Registration  
12400 Imperial Highway, Room 1201  
Norwalk, California 90650

**From (Lead Agency):** Port of Long Beach  
Environmental Planning Division  
415 West Ocean Boulevard  
Long Beach, California 90802

Office of Land Use and Climate Innovation  
1400 Tenth Street  
Sacramento, California 95814  
*Via State Clearinghouse CEQANet*

**Applicant:** Catalina Classic Cruises, Inc.  
2420 Shelter Island Drive  
San Diego, CA 92106  
Don Beaumont, President  
dondbeaumont@gmail.com  
(619) 571-1504

**Project Title:** Modular Building Installation - Harbor Development Permit No. 25-010  
**State Clearinghouse No.:**  
**Project Location – Specific:** 1825 Pier D Street, Berth D41; Harbor Planning District 2 - Northeast Harbor  
**Project Location – City:** Long Beach **Project Location – County:** Los Angeles County

**Description of Nature, Purpose and Beneficiaries of Project:**

Modular building (8'x10' solar powered, secured with earthquake-proof strapping and anchor rods through asphalt), repair fencing, repair and replace dock planks as necessary. Paint building.

**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 15302 (Replacement or Reconstruction);  
Section 15332 (In-Fill Development Projects)*
- Statutory Exemption.  
*State code number:*
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:**

Section 15302 Replacement and Reconstruction (Class 2): The Class 2 Categorical Exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of the repair and replacement of existing fencing and dock planks having the same purpose and capacity of the structure replaced and painting of an existing onsite building.

Section 15332 In-Fill Development Projects (Class 32): The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area:

**(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is located in Long Beach Harbor Planning District 2- Northeast Harbor; the project is consistent with the 1990 Port of Long Beach Certified Port Master Plan, as amended, which allows port-related industries uses and the City of Long Beach General Plan which has zoned the Port area as "Port Industrial" (IP). Project operations would involve port-related uses consisting of the berthing of chartered vessels, embarking and disembarking passengers (campers) exclusively to and from Santa Catalina Island, vessel charter, parking of vehicles, and placement of offices.

**(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project is located on a site comprising less than five acres, consisting of approximately 1.979 acres of land on Pier D and approximately 0.471 acres of submerged land within Channel 3 within the limits of the Long Beach Northeast Harbor Planning District (District 2). The development is within an active port substantially surrounded by industrial/urban uses bounded by Long Beach Harbor Channel 3 and Pier C to the north, the Long Beach Container Terminal to the south, port-owned property to the west, and various business operations to the east.

**(c) The project site has no value as habitat for endangered, rare or threatened species.**

The site is located within an active port, surrounded by a heavily industrial area containing multiple commercial and private business and other operations facilities thus has no value as habitat for endangered, rare or threatened species. The site was historically operated as a vessel repair facility and is fully paved with a small patch of grasses and weeds between the existing oil operating area and the shoreline bordered by paved roads.

**(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

**Traffic.** Improvements to the site involve temporary construction activities which would not result any significant impacts to traffic. Operations associated with the project would occur Monday through Friday from 7:00 a.m. to 4:00 p.m. Vessel activities would occur 3 days a week on Monday, Wednesday, and Friday where approximately 3-6 buses would transport day campers to the site. Day campers returning from Santa Catalina Island via the chartered vessels would then be transferred to buses to depart the site. Daily passenger vehicle to and from the site consists of five employees and day camper chaperones or other charter vessel passengers. The City of Long Beach Traffic Analysis Guidelines establishes that projects with fewer than 500 average daily trips would have a less than significant impact to traffic.<sup>1</sup> Therefore, the project would not result in any significant effects to traffic.

**Noise.** Activities associated with improvements and operation of the project would not result in any significant effects to noise. Improvements to the site involve placement and installation of an 8-foot by 10-foot modular building, fence repairs, repair and replacement of the dock plank, and painting of an existing onsite building. The project would operate for the berthing of vessels, embarking and disembarking day campers aboard chartered vessels exclusively to and from Santa Catalina Island, and parking of vehicles. There are no noise-sensitive receptors, such as residential areas or schools near the project site. Existing noise sources in the Project area include general Port operations, traffic along the I-710, Pier D Street, Pico Avenue.

**Air Quality.** Improvements at the site involving repairs to existing fencing, dock planks, painting an existing building and replacement and the addition of installation of a modular building are negligible. Project operations would involve passenger vehicles and buses activity to and from the site. The project does not involve new vessel activity from that previously operated at Pier H. Two existing, Tier 3 engine vessels, the Catalina King (700 passenger capacity) and the Catalina Duchess (250 passenger capacity), previously operating Pier H would relocate to berth and operate out of the project site on Pier D. Therefore, the project would not result in any significant effects relating to air quality.

**Water Quality.** The project would not result in any significant effects to water quality. The project site previously operated as a vessel repair facility. Minor improvements to the site would involve repairs and replacement of existing fencing and dock planks, painting of an existing building, and the placement/installation of a modular building for use as

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<sup>1</sup> 2020. SB 743 Implementation for the City of Long Beach. May 6. [Online] <https://www.longbeach.gov/lbcd/planning/environmental/ceqa-transportation-methodology/>. Assessed March 2025.

offices. Proposed operations involve berthing of vessels, embarking and disembarking day campers exclusively to and from Santa Catalina Island, vessel charter, and parking of vehicles. No vessel, equipment, or vehicle maintenance would occur on-site. Catalina Classic would be required to implement Stormwater Best Management Practices (BMP), as required by the Los Angeles and Ventura Counties Municipal Separate Storm Sewer System (MS4) permit, to ensure that stormwater runoff meets the established water quality standards and that the project does not have any significant impacts on water quality in the Port. The MS4 permit identifies minimum control measures and BMPs required by commercial operations such as the Proposed Project. As noted above, the proposed activities at the site would not be expected to result in significant impacts on water quality. Port staff would inspect the property as required under the MS4 permit to ensure implementation of appropriate BMPs..

**(e) The site can be adequately served by all required utilities and public services.**

The project site is adequately and currently served by all required utilities and public services.

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 State CEQA Guidelines Categorical Exemptions Section 15302 (Replacement and Reconstruction) and Section 15332 (In-Fill Development Project). No cumulative impacts are identified; no significant effects on the environment are identified; the project is not adjacent to a scenic highway, nor is the project site identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Therefore, the project is exempt from CEQA and no further environmental review is required.


**Lead Agency**

**Contact Person:** Jennifer Blanchard

**Telephone and Email:** (562) 283-7100; Jennifer.blanchard@polb.com

**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:** 4/28/25 **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.

Date Received for filing at OPR: \_\_\_\_\_