

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 3800 Via Oro Project

Lead Agency: City of Long Beach Contact Person: Bradley Bounds II, Planner
 Mailing Address: 411 West Ocean Boulevard, 3rd Floor Phone: 562-570-6720
 City: Long Beach Zip: 90802 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Long Beach
 Cross Streets: Via Oro Avenue and Hughes Way Zip Code: 90810

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 46.3 " N / 118 ° 12 ' 39.5 " W Total Acres: 13.59

Assessor's Parcel No.: 7310-016-086 Section: 11 Twp.: 4S Range: 13W Base: San Bern

Within 2 Miles: State Hwy #: I-405, I-710, SR-47 Waterways: Los Angeles River, Compton Creek

Airports: None Railways: BNSF, UPRR Schools: Multiple

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 332090 Acres 13.59 Employees 450
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy, Tribal, Wildfire

Present Land Use/Zoning/General Plan Designation:

Industrial PlaceType and Planned Development 26 (West Long Beach Business Parks Planning Development) zoning

Project Description: (please use a separate page if necessary)

The project proposes to demolish all existing on-site structures and redevelop the site with an approximately 332,090-square foot concrete tilt-up speculative industrial building that could be used for a mix of manufacturing, warehousing and office uses consistent with the existing West Long Beach Business Parks Planning Development (PD-26) zoning for the project site. The project site obtained a permit on June 6, 2025, for the removal of ground mounted solar panels. The building would include a mezzanine and be approximately 36 feet tall. Overall, the project would have a floor area ratio of 0.56.

The proposed industrial building could include a mix of manufacturing, warehousing, and office uses that are permitted under PD-26. The exact mix of uses is unknown at this time since no end-user has been identified. However, operational assumptions have been developed for the proposed industrial development that are considered conservative and reasonably foreseeable. This mix of uses assumes that the primary use of the building would be manufacturing (approximately 152,433 square feet), warehousing (approximately 155,657 square feet), and ancillary office space (approximately 24,000 square feet). The proposed development would also include site improvements related to parking, site circulation, and access; lighting and signage; fencing; landscaping; and utilities and infrastructure.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Attorney General</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 23, 2026 Ending Date April 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>9th St. Partners, LLC</u>
Address: <u>5 Hutton Centre Drive, Suite 500</u>	Address: <u>880 Apollo Street, Suite 356</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Frances Yau</u>	Phone: <u>562.336.4625</u>
Phone: <u>949-330-4105</u>	

Signature of Lead Agency Representative: Frances Yau  Date: 3/20/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.