



Notice of Preparation of an Environmental Impact Report

TO: Agencies, Organizations, and Interested Parties

FROM: City of Long Beach
Community Development Department, Planning Bureau
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Subject: 3800 Via Oro Project – Notice of Preparation of an Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

AGENCIES: The purpose of this document is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on the environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City of Long Beach when considering permits or other approvals for this project.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: 3800 Via Oro Project

PROJECT LOCATION: The approximately 13.59-acre project site is located at 3800 Via Oro Avenue within the City of Long Beach (City) and consists of one parcel (Assessor Parcel Number 7310-016-086).

PROJECT DESCRIPTION: 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.

POTENTIAL ENVIRONMENTAL EFFECTS: Potentially significant environmental impacts associated with the proposed project may include Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Resource areas anticipated to result in no impacts or less than significant impacts include Agriculture and Forestry, Biological Resources, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Comments must be submitted within 30 days of receipt. The NOP is available for a 30-day public review period beginning March 23, 2026, and ending April 21, 2026, online at <https://www.longbeach.gov/lbcd/planning/environmental/reports/> and also, in person, at the following locations:

**City of Long Beach Community
Development Planning Bureau**
411 W. Ocean Boulevard, 2nd Fl.
Long Beach, CA 90802

Billie Jean King Main Library
200 W. Broadway
Long Beach, CA 90802

Harte Neighborhood Library
1595 W. Willow Street
Long Beach, CA 90810

SCOPING MEETING: As part of the NOP process, the City will conduct a virtual public scoping meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will involve a presentation about the proposed project, the environmental review process, and schedule. After the presentation, public comments will be accepted. The scoping meeting will be held via web conference at the following date and time:

Meeting Information (Virtual)

Date: April 8, 2026, 6:00 P.M. Pacific via Zoom
Time: 6:00 P.M. to 7:00 P.M.

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://longbeach-gov.zoom.us/j/95932594935>

Phone one-tap:

+12133388477,,95932594935# US (Los Angeles)

Join via audio:

+1 213 338 8477 US (Los Angeles)

Webinar ID: 959 3259 4935

International numbers available: <https://longbeach-gov.zoom.us/j/95932594935>

RESPONSES AND COMMENTS: The City of Long Beach will accept written comments only during the aforementioned public review period ending on April 21, 2026 at 4:30 P.M. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to:

Community Development Department, Planning Bureau
Attn: Bradley Bounds, II, Planner
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
(562) 570-6720
LBDS-EIR-Comments@longbeach.gov



Attachments:

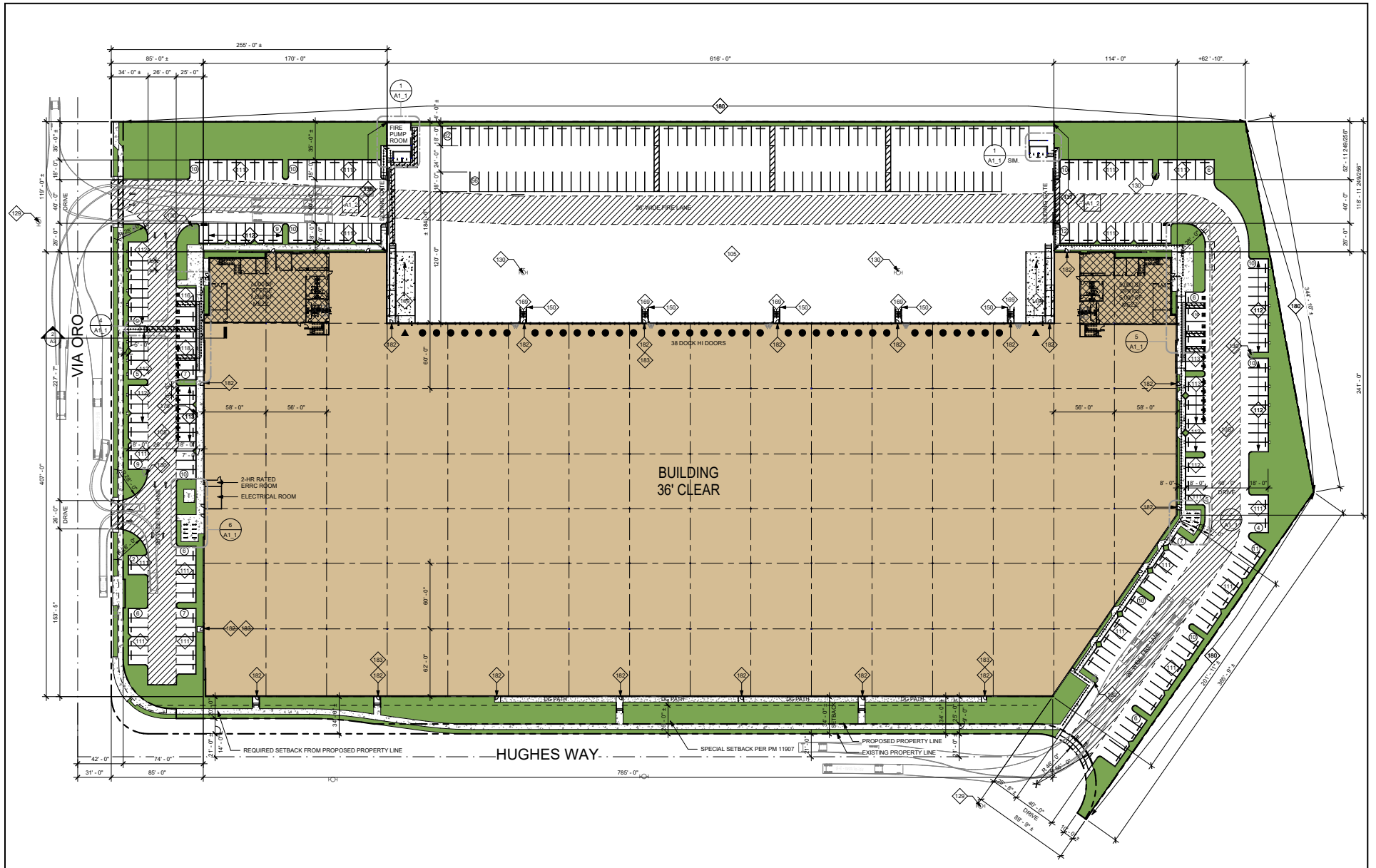
Exhibit 1, Site Vicinity
Exhibit 2, Conceptual Site Plan



Source: Google Earth Pro, January 2026



NOT TO SCALE



Source: Kimley Horn