



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 25, 2026

Bradley Bounds II
Planner
City of Long Beach
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
Bradley.Bounds@longbeach.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR 3800 VIA ORO PROJECT DATED MARCH 23, 2026, STATE CLEARINGHOUSE NUMBER [2026030940](#)

Dear Bradley Bounds II,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for 3800 Via Oro Project (Project). 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. 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.

DTSC recommends and requests consideration of the following comments:

1. There are several areas of which DTSC has regulatory oversight over that are within the proposed project site, whether they are listed as having documented contamination, land use restrictions, are subject to a Hazardous Waste Facility Permit, or the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends further coordination with the Department in the event that the proposed project may impact any of the areas that may fall under DTSC's oversight. Please review the project area in [EnviroStor](#); DTSC's public-facing database and coordinate with the Department if any suspected decisions may impact these areas of which DTSC oversees.
2. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
3. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

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DTSC appreciates the opportunity to comment on the NOP of a DEIR for the 3800 Via Oro Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [the CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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