

California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov



April 20, 2026

City of Long Beach
Bradley Bounds II, Planner III
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA, 90802

RE: 3800 Via Oro Project
– Notice of Preparation
SCH # 2026030940
GTS # 07-LA-2026-05051

Dear Bradley Bounds II:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project proposes to demolish all existing on-site structures and redevelop site with approximately 332,090-square foot concrete tilt-up speculative industrial building which could be used for a mix of manufacturing, warehousing, and office uses.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Regional access to the site is provided by Interstate 710 (I-710) and Interstate 405 (I-405). Caltrans is a commenting agency on this project and has the following comments:

For the Environmental Impact Report, please submit VMT-based Traffic Impact Study. Please follow the Governor's Office of Planning and Research Guidance to identify VMT related impacts that includes any potential mitigation measures necessary. With the enactment of Senate Bill 743 (SB 743), Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assess VMT analysis for land use projects, please review Caltrans' Transportation Impact Study Guide to ensure a complete VMT-based Traffic Impact Study is prepared.

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

If potential transportation impacts are identified, the following preferred impact mitigation may be recommended: Transportation demand management programs to reduce the transportation impacts, which may include increased transit access, commute trip reductions such as rideshare programs, shared mobility facilities (bicycle or vehicular), increased bicycle and pedestrian infrastructure, infrastructure investments connecting to existing active transportation infrastructure, or transit system amenities (or expansion) to reduce the project's transportation impacts.

Please see the attached Right of Way Maps F1513-6, F1513-7, F1907 and Director's Deed 7551.2. Per Director's Deed D7551.2, Caltrans has the right to access the freeway at lengths described in the deed as 150.96 feet, 901.18 feet, 980.89 feet, and 810.51 feet. Upon completion of the project, Caltrans vehicle access to these specific locations on the State Highway System must be maintained.

All construction haul vehicles accessing the State Highway System must use routes approved by Caltrans. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

The applicant shall ensure that construction-related traffic does not adversely impact the State Highway System. All temporary traffic control within or affecting state highways shall comply with the most current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans standards. The applicant shall ensure that public safety and mobility are maintained during construction.

Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

If you have any questions, please feel free to contact Mr. Joseph Jamoralin, the project coordinator, at (805) 732-8047 and refer to GTS # 07-LA-2026-05051.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR Branch Chief

Cc: State Clearinghouse

List of Attachments:

1. F1513-6
2. F1513-7
3. F1907
4. Director's Deed 7551.2. D LA-158-LA
5. Director's Deed 75512 D PLAT LA-158-LA