

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026030940

Project Title: 3800 Via Oro Project

Lead Agency: City of Long Beach

Contact Name: Bradley Bounds II, Planner III

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Project Location: Long Beach
City

Los Angeles County
County

Project Description (Proposed actions, location, and/or consequences).

The project proposes to demolish existing on-site structures, at-grade parking, and landscaping, 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 Subarea III) zoning for the project site. The exact mix of uses is not yet known as there is no tenant identified. The building would include a mezzanine and have a maximum building height of approximately 49 feet. Overall, the project would have a floor area ratio of 0.56. The warehouse building is proposed to meet LEED Silver Certification pursuant to Long Beach Municipal Code Section 21.45.400(b), Green building standards for public and private development. The project also proposes site-specific architectural features, site circulation and access, lighting and signage, fencing, landscaping, and utilities and infrastructure improvements.

The project requires various permits and approvals from the City, including CEQA Clearance, Site Plan Review for design review of the proposed building, Tentative Parcel Map to consolidate parcels; and Building Permit and Other Permits Deemed Required by the City of Long Beach Building and Safety Bureau. In addition, construction and operational permits/approvals may be required from the Los Angeles Regional Water Quality Control Board and South Coast Air Quality Management District.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identified the following impacts that would be reduced to less than significant levels with incorporation of mitigation measures: Cultural Resources; Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Transportation; Air Quality; Greenhouse Gas Emissions; and Energy.

Upon compliance with existing regulations and mitigation measures, project implementation would not result in any significant and unavoidable impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies and other entities that may use the EIR in their decision-making process or for informational purposes include the following, among others:

- Los Angeles Regional Water Quality Control Board; and
- South Coast Air Quality Management District.