

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 # 2026030940

Project Title: 3800 Via Oro Project

Lead Agency: City of Long Beach

Contact Person: Bradley Bounds II, Planner III

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 EIRNEPA: ☐ NOIOther: ☐ 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: TPM**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 Place Type 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 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.

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".

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

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

Starting Date October 1, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>9th St. Partners, LLC (Rosendo Solis)</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

Digitally signed by Frances Yau
Date: 2026.09.28 11:56:27 -0700

Date: 9/28/26

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