

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (EIR) for the 3800 Via Oro Project (SCH No. 2026030940)

As the lead agency overseeing the project's environmental review, the City of Long Beach initiated the preparation of an EIR to determine the nature and extent of the proposed project's impact on the environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this notice has been prepared to advise that the City of Long Beach has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

PROJECT TITLE: 3800 Via Oro Project

PROJECT APPLICANT: 9th St. Partners, LLC
Attn: Rosendo Solis, Vice President of Development
880 Apollo Street, Suite 356
El Segundo, CA 90245

PROJECT LOCATION: 3800 Via Oro Avenue, Long Beach, California 90810 (Assessor's Parcel Number 7310-016-086)

PROJECT DESCRIPTION: 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT: The Draft EIR fully assessed potentially significant environmental impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise,



Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The Draft EIR has determined that the project would not result in any significant and unavoidable impacts. Impacts related to Cultural Resources, Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation, Air Quality, and Greenhouse Gas Emissions would be less than significant with mitigation incorporated. All other environmental resource area impacts were determined to be less than significant or result in no impact.

PUBLIC COMMENT PERIOD: The 45-day public comment period during which the City of Long Beach will receive written comments on the Draft EIR is:

Beginning: Thursday, October 1, 2026

Ending: Monday, November 16, 2026

The City will accept written comments only during the public comment period. 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. The City of Long Beach must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Monday, November 16, 2026.

Comments should be sent via email to: LBDS-EIR-Comments@longbeach.gov, or alternatively, comments may be sent by mail to:

Community Development Department, Planning Bureau
Attn: Bradley Bounds II, Planner III
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

DRAFT EIR REVIEWING LOCATIONS: The Draft EIR can be reviewed online at: <https://www.longbeach.gov/lbcd/planning/environmental/reports/>.

The Draft EIR can also be reviewed in-person at the following locations:

City of Long Beach City Hall

411 W. Ocean Boulevard
Long Beach, CA 90802

Hours:

Monday, Tuesday, Thursday
and Friday, 8:00 a.m. to 4:00
p.m.
Wednesday, 9:00 a.m. to 4:00
p.m.
Saturday and Sunday, Closed

Billie Jean King Main Library

200 W. Broadway
Long Beach, CA 90802

Hours:

Tuesday and Thursday, 10:00
a.m. to 7:00 p.m.
Wednesday, 12:00 p.m. to
6:00 p.m.
Friday and Saturday, 10:00
a.m. to 5:00 p.m.
Monday and Sunday, Closed

Harte Neighborhood Library

1595 W. Willow Street
Long Beach, CA 90810

Hours:

Monday, Tuesday and
Thursday, 12:00 p.m. to 7:00
p.m.
Wednesday, 12:00 p.m. to
6:00 p.m.
Friday and Saturday, 10:00
a.m. to 5:00 p.m.
Sunday, Closed

