

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Long Beach, Development Services
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

County Clerk
County of: Los Angeles
12400 Imperial Hwy.
Norwalk, CA 90650

Project Title: 3901 Via Oro Project

Project Applicant: Rexford Industrial - 3901 Via Oro, LLC

Project Location – Specific:
3901 Via Oro Avenue, Long Beach, CA 90810

Project Location – City: Long Beach Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The Project involves the demolition of an existing office 53,488 square foot (sf) office building and the construction of a new 74,203-sf warehouse building with 75 surface parking spaces, associated landscaping, and 7 truck bay doors. The 2.93 acre Project Site is located at 3901 Via Oro Avenue, in the City of Long Beach (City). The Project Site is zoned as West Long Beach Business Park (PD-26) and has a General Plan land use designation of Industrial (I). The Project Site is currently developed with an existing office building that would be demolished prior to Project construction.

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: City of Long Beach, Development Services Department

- Exempt Status: **(check one):**
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: Class 32 Section 15332 (In-Fill Development)
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the Project site has no value as habitat for endangered, rare or threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions to the use of a categorical exemption apply to the Project.

Lead Agency
Contact Person: Amy L. Harbin, AICP Area Code/Telephone/Extension: (562) 570-6872

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Amy Harbin, AICP Date: 3/12/24 Title: Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 2103 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.