

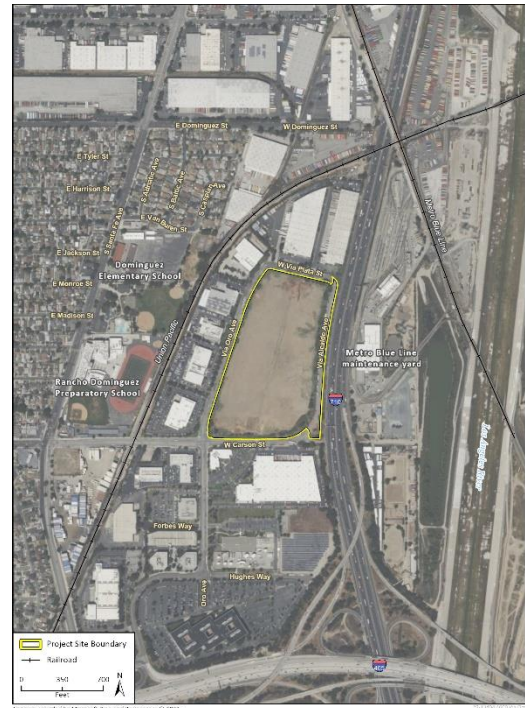
# PUBLIC NOTICE OF SCOPING MEETING/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT



**Proposed Project:** Intex Corporate Office and Fulfillment Center

**Lead Agency:** City of Long Beach

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, an Initial Study (IS) has been prepared for the proposed Intex Corporate Office and Fulfillment Center (proposed project) at 4000 Via Oro Avenue in Long Beach, California. Pursuant to Section 15063(a) of the *State CEQA Guidelines*, the City of Long Beach (City), as the Lead Agency, is required to undertake the preparation of an IS to determine whether the proposed action will have a significant effect on the environment. The purposes of an IS are to: (1) identify potential environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or other CEQA document; (3) enable the Lead Agency to modify the project (through mitigation of adverse impacts); (4) facilitate assessment of potential environmental impacts early in the design of the project; and (5) provide documentation for the potential finding that the project will not have a significant effect on the environment or can be mitigated to a less than significant level (*State CEQA Guidelines*, Section 15063[c]). The City has determined that an EIR will be prepared for the proposed project.



**PROJECT LOCATION:** The proposed project site is located at 4000 Via Oro Avenue in the City of Long Beach. The 26.47-acre project site is an open field containing grasses, dirt, and landscaping trees on all boundaries of the site. The project site contains a former oil/gas well on site that was abandoned and plugged in 1944. The parcels on which the project site is located have Assessor Parcel Numbers (APNs) 7310-015-034 and 7310-015-019. The site is bounded by West Carson Street on the south, the Long Beach Freeway (Interstate 710, or I-710) to the east, Via Oro Avenue to the west and West Via Plata Street to the north. The project site is regionally accessible from I-710 and the San Diego Freeway (Interstate 405, or I-405).

**PROJECT DESCRIPTION:** The proposed project includes the construction of a new 60-foot-tall, 517,437 square foot combination warehouse and distribution center with accessory offices. Goods would be imported via the nearby Port of Los Angeles and Port of Long Beach, sorted, and stored on-site, and then distributed nationally from the project site.

The project site would be developed with 542 parking stalls and 174 loading/trailer parking spaces, all in an open surface parking field. Access to the project site would be via two driveways located along Via Oro Avenue or one driveway located on Carson Street. The proposed project would include the requested street vacation of Via Alcalde Avenue, located on the eastern boundary of the project site. This right-of-way, once vacated, would become part of the site to be used for vehicle and truck parking and for on-site truck turning and maneuvering.

The proposed project would require approvals by the Long Beach Planning Commission and approvals and adoption by the Long Beach City Council, including the following discretionary approvals: Site Plan Review approval by the Planning Commission; Lot Merger approval by the Planning Commission or Zoning Administrator; Street Vacation General Plan Conformity Finding for Via Alcalde Avenue by the Planning Commission; and approval of a Right-of-Way Vacation for Via Alcalde Avenue by the City Council following project approval and EIR certification by Planning Commission. In addition, ministerial permits, including grading permits, building permits, and public works permits, would be issued by the City to allow site preparation and construction of the proposed project and off-site project infrastructure connections.

**POTENTIAL ENVIRONMENTAL IMPACTS:** The Draft EIR will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services Transportation, Tribal Cultural Resources, and Utilities. Based on findings in the Initial Study, environmental impacts related to: Aesthetics, Agriculture and Forestry Resources, Hydrology and Water Quality, Mineral Resources, Population and Housing, Recreation, and Wildfire are not anticipated to be significant or potentially significant requiring a detailed analysis in the EIR. The Draft EIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above.

**PROJECT SCOPING PROCESS:** Circulation of this NOP starts a 32-day public review and comment period on the scope of the Draft EIR that begins on **April 14, 2023, and ends on May 15, 2023**, at 4:30 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope of and content of the environmental analysis to be addressed in the Draft EIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the Draft EIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication of the Draft EIR.

**SCOPING MEETING:** The City will conduct a virtual Public Scoping Meeting in order to present the proposed project and the EIR process and to receive public comments. The City invites interested parties to the following public scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments:

**DATE:** May 3, 2023      **TIME:** 5:30 p.m. to 7:00 p.m.      **LOCATION:** Virtual (see link below)

**LINK:** To join from a PC, Mac, iPad, iPhone or Android device, please click this URL:

<https://longbeach-gov.zoom.us/j/93708665332?pwd=T1JVUjRURXQrMIIRK2ptdHN1WExYZz09>

Webinar ID: 937 0866 5332

Or join by phone: Dial US: +1 213 338 8477 (for higher quality, dial a number based on your current location)

Or One tap mobile: US: +12133388477, 93708665332#

International numbers available: <https://longbeach-gov.zoom.us/j/93708665332>

**Initial Study Reviewing Locations**

The Initial Study is available for public review beginning April 14, 2023 and ending May 15, 2023 at the following locations:

**Online:** <https://www.longbeach.gov/lbds/planning/environmental/reports/>

**City of Long Beach**

Development Services/Planning  
Bureau  
411 W. Ocean Boulevard, 2<sup>nd</sup> Floor,  
Long Beach, CA 90802

**Dana Neighborhood Library**

3680 Atlantic Avenue  
Long Beach, CA 90807

**Billie Jean King Main Library**

200 W. Broadway  
Long Beach, CA 90802

**Send Comments on the Draft EIR to:**

**Email (include "Intex/4000 Via Oro Ave [2203-26]" in the subject line):**

[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

**Mail:** City of Long Beach Development Services, Planning Bureau

Attention: Scott Kinsey, AICP  
(562) 570-6194

411 West Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802