

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 Intex Corporate Office and Fulfillment Center Project (SCH No. 2023040345)

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: Intex Corporate Office and Fulfillment Center Project

PROJECT APPLICANT: City of Long Beach

PROJECT LOCATION: 4000 Via Oro Avenue, Long Beach, CA 90810 (Los Angeles County Assessor's ID Numbers 7310-015-034, 7310-015-019, and 7310-015-023, directly across from 4001 Via Oro Avenue)

PROJECT DESCRIPTION:

The proposed project includes the construction of a new 60-foot-tall, 517,437 square foot (sf) combination warehouse and distribution center with accessory offices. The currently undeveloped project site encompasses two parcels on 26.47 gross acres (26.34 net acres). 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 570 parking stalls and 174 loading/trailer parking spaces, all in an open surface parking field. Access to the project site would be via five driveways: one 40-foot-wide driveway at each of the proposed cul-de-sacs on Carson Street and West Via Plata Street providing access to the loading docks and other areas on the eastern side of the property; two 28-foot-wide driveways providing access to the western side of the property from Via Oro Avenue; and one 28-foot-wide driveway providing access to the southern side of the property from Carson Street.

A major component of the proposed project is the requested street vacation of Via Alcalde Avenue. 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. A year-long effort by the project applicant and the City's Public Works Department in conjunction with Caltrans and Metro has resulted in a determination that the vacation would be feasible and satisfactory to all parties involved.



All solid waste would be stored in trash enclosures with recycle bins that would be locked when not in use. The proposed project would include signage posted around the project site to indicate entrances and activity nodes, prohibit loitering and trespassing, and warn of surveillance on the site. The proposed project would also include security cameras dispersed throughout the project site. The proposed project would connect to existing electrical lines operated by Southern California Edison. The proposed project would not utilize natural gas service. Water and sewer services would be provided by the Long Beach Utilities Department.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT: The Initial Study for the project determined that impacts related to Aesthetics, Agricultural Resources, Hydrology and Water Quality, Mineral Resources, Population and Housing, Recreation, and Wildfire would be less than significant. These environmental topics are not further analyzed in the EIR.

The Draft EIR has determined that the project would not result in any unavoidably significant impacts. Impacts related to Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Tribal Cultural Resources would be less than significant with mitigation incorporated. Impacts related to Air Quality, Energy, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services, Transportation, and Utilities and Service Systems were determined to be less than significant.

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

Beginning: Tuesday, July 30, 2024

Ending: Friday, September 27, 2024

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 Friday, September 27, 2024. Comments preferably should be sent via email to: LBDS-EIR-Comments@longbeach.gov, or alternatively comments may be sent by mail to:

Department of Development Services, Planning Bureau
ATTN: Scott Kinsey, AICP, Planner V
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

DOCUMENT AVAILABILITY: The Draft EIR and all attachments are being made electronically available to all reviewers and the public at <http://www.longbeach.gov/lbds/planning/environmental/reports/>. Physical copies of the documents are not being provided by the City.

If you require additional information about this environmental document, please email LBDS-EIR-Comments@longbeach.gov, to the attention of Scott Kinsey, Planner.