

**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 # 2023040345****Project Title:** Intex Corporate Office and Fulfillment CenterLead Agency: City of Long Beach, Department of Community Development, Planning BureauContact Person: Scott KinseyMailing Address: 411 West Ocean Boulevard, 3rd FloorPhone: (562) 570-6194City: Long BeachZip: 90802County: Los Angeles**Project Location:** County: Los Angeles County City/Nearest Community: Long BeachCross Streets: West Carson Street, Via Oro AvenueZip Code: 90810Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 02.1 " N / 118 ° 12 ' 38.0 " W Total Acres: 26.47Assessor's Parcel No.: 7310-015-034, 7310-015-019, and 7310-015-023Section: S11 Twp.: T4SRange: R13 Base: \_\_\_\_\_Within 2 Miles: State Hwy #: I-710 and I-405Waterways: Los Angeles RiverAirports: Long Beach Airport and Compton Woodley AirportRailways: Los Angeles MetroSchools: Rancho Dominguez Preparatory and Dominguez Elementary**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 517,437 Acres 26.47 Employees 358  
 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: Greenhouse Gas Emissions and Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Industrial "I" Place Type and "Ownership Parcel B" in Subarea I of the West Long Beach Business Parks Planned Development District (PD-26)

**Project Description:** (please use a separate page if necessary)

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.

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".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date 7/30/24 Ending Date 9/27/24

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>Unitex Management Corporation, Intex Properties Corporation</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>4001 Via Oro Avenue</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Long Beach, California 90810</u>
Contact: <u>Greg Martin</u>	Phone: <u>N/A</u>
Phone: <u>(805) 644-4455</u>	

Signature of Lead Agency Representative:  Date: 7/26/24

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