

NOTICE OF DETERMINATION

TO: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

FROM: City of Long Beach
Department of Community Development
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner
Phone: (562) 570-6194

Lead Agency (if different from above): N/A

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to Clearinghouse): 2023040345

Project Title: Intex Corporate Office and Fulfillment Center

Project Applicant: Intex Properties South Bay Company, c/o Jeffrey Pierson

Project Location (include county): 4000 Via Oro Avenue, City of Long Beach, Los Angeles County

APN(s): 7310-015-034, 7310-015-019, and 7310-015-023

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 on the project site, which is 26.47 gross 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 trailer parking spaces, all in an open surface parking field. Access to the project site would be taken 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. 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 was approved by the Long Beach City Planning Commission on May 1, 2025, but these approvals were appealed. The City Council now has jurisdiction on the discretionary approvals for Site Plan Review and the Street Vacation General Plan Conformity Finding for the proposed vacation of Via Alcalde Avenue. Separate approval of a Right-of-Way Vacation for Via Alcalde Avenue by the City Council at a later date (TBD) also is required and is processed separately by the Department of Public Works following project approval and EIR certification. A Lot Merger approval by the Zoning Administrator also is required, following completion of the street vacation. 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.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Long Beach prepared and publicly circulated an Initial Study (IS) and Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for a 32-day agency and public review period starting on April 14, 2023 and ending on May 15, 2023. In addition, the City held an EIR Scoping Meeting on May 3, 2023. The purpose of the meeting was to provide information about the CEQA process and information regarding the proposed project to members of public agencies,

interested stakeholders and residents/community members. The City received letters from seven agencies in response to the IS-NOP during the public scoping review period, and two additional comments after the period had closed. These letters were acknowledged in, and taken into account in the preparation of, the Draft EIR. The Draft EIR was publicly circulated pursuant to State CEQA Guidelines Section 15087 for a 60-day public review period from July 30, 2024 to September 27, 2024. The Draft EIR and Notice of Completion (NOC) were submitted to the State Clearinghouse on July 30, 2024. A Notice of Availability (NOA), which included a City website link to the Draft EIR, was also mailed to interested agencies and organizations. In addition, the NOA was sent to individuals who had previously requested such notice in writing. The NOA and NOC were also filed at the Los Angeles County Clerk on July 30, 2024. The NOA described where the document was available and how to submit comments on the Draft EIR. The City received 13 separate written comments on the Draft EIR during this review period, and one additional letter was received after the close of the review period. These written comments and the written responses to these comments are provided in the Final EIR

This is to advise that the City of Long Beach (lead agency), took the following actions on June 10, 2025 (unless otherwise noted below):

- (1) EIR certification: approval/certification by the City Council on appeal from the Planning Commission's approval/certification on May 1, 2025,
- (2) Site Plan Review: approval by the City Council on appeal from the Planning Commission's approval on May 1, 2025,
- (3) General Plan Conformity Finding for Street Vacation for the vacation of Via Alcalde Avenue: approval/positive finding by the City Council on appeal of the Planning Commission's approval/positive finding on May 1, 2025 (initially approved by Planning Commission on August 6, 2020, reaffirmed on May 1, 2025),
- (4) Denial of appeals, and upholding of the Planning Commission's actions on May 1, 2025 to certify the EIR and approve the project,
- (5) Right-of-Way Vacation for Via Alcalde Avenue: processed separately by the Department of Public Works for approval by the City Council at a later date (TBD), following project approval and EIR certification by the City Council on appeal from the May 1, 2025 approval/certification by the Planning Commission
- (6) Lot Merger: approval by the Zoning Administrator at a later date (TBD) following City Council approval (also TBD) of the street vacation.

After approval of the discretionary actions listed above, ministerial permits (including grading permits, building permits, and public works permits) may be issued by the City to allow site preparation and construction of the proposed project and off-site project infrastructure connections.

In connection with the foregoing approvals and actions, on June 10, 2025, the Long Beach City Council (lead agency), made the following determinations regarding the above-described project:

1. The project (will/ will not) have a significant effect on the environment.
2. The project was determined to be within the scope of a previously-certified EIR.
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures (were/ were not) made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project.
5. A Statement of Overriding Considerations (was/ was not) adopted for this project.
6. Findings (were/ were not) made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and a record of project approval is available to the general public at:

Department of Community Development, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802 and at:
<https://www.longbeach.gov/lbcd/planning/environmental/reports/>

Signature (Public Agency)  Title: Planner V
Scott Kinsey, Project Planner

Date: June 10, 2025 Date Received for filing at OPR _____

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code