



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 9, 2024

Governor's Office of Planning & Research

Alfonso Hernandez

Principal Planner

City of Downey

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Downey, CA 90241

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Jan 09 2024

STATE CLEARINGHOUSE

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PROLOGIS STEWART AND GRAY ROAD WAREHOUSE PROJECT DATED DECEMBER 12, 2023 STATE CLEARINGHOUSE # [2022030738](#)

Dear Alfonso Hernandez,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Prologis Stewart and Gray Road Warehouse Project (Project). The proposed Project would include the demolition of the existing buildings totaling approximately 433,000 square feet (SF) and the construction of an approximately 535,685-SF industrial concrete tilt-up building for warehouse/logistics uses. The Project would include 683 automobile parking spaces, 255 trailer and/or container parking spaces, and 109 dock loading doors. The new industrial building would be used for logistics and distribution purposes, and specifically as a fulfillment center and for cold storage. Approximately 95 percent of the warehouse (508,900 SF) would be high cube fulfillment and the remaining 5 percent (26,785 SF) would be for cold storage (i.e., refrigerated warehouse space).

The facility would also include 20,000 SF of office area and 25,000 SF of mezzanine area within the 535,685 SF building. On-site activities would include storage, distribution, and/or consolidation of manufactured goods, and last-mile fulfillment and delivery; and general industrial/warehouse with refrigeration and cold storage component for the purposes of receiving, storing, shipping of food and/or beverage products. The office space would be used for office uses ancillary to the warehouse operations. Based on our Project review, DTSC requests consideration of the following comments.

1. DTSC recommends the City of Downey enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and](#)

[Electrical Transformers.](#)

3. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the Prologis Stewart and Gray Road Warehouse Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

Alfonzo Hernandez
January 9, 2024
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cc: (via email)

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