

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030738

Project Title: Prologis Stewart and Gray Road Warehouse Project

Lead Agency: City of Downey

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Project Location: Downey Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. The proposed facility would operate 24 hours a day, 7 days a week.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Construction of the proposed project could lead to the discovery of a previously unknown cultural resource or previously unknown buried human remains. These impacts would be mitigated to a less than significant level through the implementation of a cultural resources monitoring program to be implemented during construction and the use of established procedures for the inadvertent discovery of human remains. The proposed project would also retain a Native American monitor prior to commencement of construction activities to mitigate potential impacts to tribal cultural resources. The project site is located in an area that has been used for industrial and commercial purposes and may contain hazardous materials. Through the implementation of mitigation measures to address the handling of VOC-contaminated soils, fugitive dust and vapor control, air and soil monitoring, and procedures for the removal of asbestos and lead paint, these impacts would be mitigated to a less than significant level. Construction of the proposed project may require some construction work to take place outside of established daytime construction hours, and even with the implementation of Mitigation Measure NOI-1 this impact would remain significant and unavoidable. The proposed project may conflict with CEQA guidelines related to VMT, but with the implementation of the transportation demand management plan this impact would be reduced to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

None.