

Feb 27 2024

STATE CLEARING HOUSE

Letter Number	Comment Number	Commenter	Comment	Response
5	1	Tamara Purvis, Department of Toxic Substances Control	<p>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).</p> <p>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.</p>	The commenter has provided an introduction to their comments and a summary of the project description. No environmental issues related to the analysis presented in the DEIR are raised, and therefore no further response is necessary.
5	2	Tamara Purvis, Department of Toxic Substances Control	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.	The commenter has recommended that the City enter into the DTSC's Standard Voluntary Agreement program and provided information about the program. However, the City elected to not voluntarily participate in the program due to the voluntary nature of the program and the adequate and accurate review of Hazards and Hazardous materials evaluated in the EIR. The potential impacts related to hazards and hazardous materials have been evaluated in Section 4.7, Hazards of this EIR. The Project is currently undergoing regulatory oversight in compliance with the applicable requirements and laws described in Section 4.7, Hazards, of the DEIR. Both a Phase I Environmental Site Assessment (ESA) and Phase II ESA have been prepared for the Project and are included as Appendix F and Appendix G of the DEIR.
5	3	Tamara Purvis, Department of Toxic Substances Control	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.	Mitigation Measures HAZ-2 and HAZ-3 in Section 4.7, Hazards and Hazardous Materials, ensure that any materials containing asbestos and lead-based paints would be removed from the property prior to the issuance of demolition permits. Please see Section 4.7.6 of the EIR for additional information. As described in Appendix H of the DEIR, sampling has been conducted at the Project site to determine the presence or absence of asbestos, lead-based paint, and lead in the drinking water. Both asbestos and lead-based paint were found in some materials present on the Project site; please see Section 4.7.2.5 Asbestos, Lead-Based Paint, and Drinking Water Sampling for additional information about the types of samples taken and the locations in which these materials were found. Implementation of Mitigation Measures HAZ-2 and HAZ-3 would ensure that materials containing asbestos or lead-based paint would be removed from the site prior to demolition.
5	4	Tamara Purvis, Department of Toxic Substances Control	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.	Mitigation Measure HAZ-1 in Section 4.7, Hazards and Hazardous Materials, describes how soil will be handled during construction in order to minimize the potential impact of contaminated soil. This measure includes procedures for soil handling, fugitive dust and vapor control, soil excavation and stockpiling, air and soil monitoring, sampling, and testing. This mitigation measure also includes specific protocols for the testing and handling of imported soils, including a requirement that the soils be tested in general conformance with the DTSC Information Advisory Clean Imported Fill Material document (2001). Please see Section 4.7.6 of the EIR for additional information.
5	5	Tamara Purvis, Department of Toxic Substances Control	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.	The commenter has provided a summary statement concluding their comment letter. No environmental issues related to the analysis presented in the DEIR are raised, and therefore no further response is necessary.