



City of Downey

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT December 12, 2023

Name of Project:	Prologis Stewart And Gray Road Warehouse Project
Applications:	Site Plan Review, Conditional Use Permit, Variance, Lot Merger, Temporary Use of Land Permit, Demotion Permit, Grading Permit, and Building Permit
Location:	9350 Hall Road
Zoning/Land Use:	M-2 / General Manufacturing
State Clearing House No.:	2022030738

Project Description: The City of Downey is the lead agency under the California Environmental Quality Act (CEQA) for an application by Prologis, Inc. to construct a new 535,685-square-foot industrial facility. The project requires environmental review under CEQA as outlined in Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines outlined in California Code of Regulations Sections 15000, et seq.

The Project would be located on an approximately 29.16-acre site in the southeastern portion of the City in the southern portion of Los Angeles County (County). The Project site is located approximately ten miles southeast of downtown Los Angeles and nine miles northwest of the County of Orange. Regional access is provided via the following freeways: the Santa Ana Freeway (Interstate 5 [I-5]), the San Gabriel Freeway (I-605), the Century Freeway (I-105), and the Long Beach Freeway (I-710). The Project site is bounded by Hall Road on the north, Woodruff Road on the east, Stewart and Gray Road on the south, and an industrial building on the west. The site is comprised of Assessor Parcel Numbers 6284-019-013 through 017. Primary vehicular access to the Project site is provided by Stewart and Gray Road and Hall Road.

The proposed Project would include the demolition of the existing five buildings totaling approximately 433,000 square feet (SF) and the construction of an approximately 535,685-square-foot industrial concrete tilt-up building for warehouse/logistics uses. The Project would include 683 auto 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, seven days a week.

Future Unlimited

CIVIC CENTER
11111 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-869-7331
www.downeyca.org

LIBRARY
11121 BROOKSHIRE AVE.
DOWNEY, CALIFORNIA
90241-7016
562-904-7360
www.downeylibrary.org

POLICE DEPARTMENT
10911 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-861-0771

PARKS & RECREATION
7850 QUILL DR.
DOWNEY, CALIFORNIA
90242
562-904-7238

UTILITIES DIVISION
9252 STEWART & GRAY RD.
DOWNEY, CALIFORNIA
90241-7016
562-904-7202

MAINTENANCE SERVICES
12324 BELLFLOWER BLVD.
DOWNEY, CALIFORNIA
90242
562-904-7194

Applicant: Prologis, Inc.

Property Owner: Hall Stewart and Gray Road Llc C/O C/O Prologis Tax Coordinator

Lead Agency: City of Downey

Contact Person(s): Alfonso Hernandez, Principal Planner
(562) 904-7154
ashernandez@downeyca.org

Review Period: **December 12, 2023 to January 25, 2023 (45 days)**

The Initial Study and Environmental Impact Report will be circulated for a 45-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:30 p.m. on the last date of the public review period.

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter-proposals pursuant to CEQA Guidelines Section 15200 (Purpose of Review).

EIR Materials Available: <https://www.downeyca.org/our-city/departments/community-development/planning/environmental-documents>

Send Comments to: City of Downey, Planning Division
Alfonso Hernandez, Principal Planner
1111 Brookshire Avenue
Downey, CA 90241
ashernandez@downeyca.org
Fax – (562) 622-4816

Documents are available for review at:

**City of Downey City Hall
- Planning Division**
1111 Brookshire Avenue
Downey, CA 90241
(see web address above)


Downey Library
11121 Brookshire
Downey, CA 90241

**Barbara J. Riley
Community/Senior
Center**
7810 Quill Drive
Downey, CA 90242

**Columbia Space
Center**
12400 Columbia Way,
Downey, CA 90242

Public Hearing: At this time, the City of Downey's Planning Commission has not scheduled a public hearing to consider the project and the Environmental Impact Report. A separate notice will be posted at the appropriate time for that hearing. When the hearing is scheduled, it will be heard in the Council Chambers of Downey City Hall, located at 11111 Brookshire Avenue, Downey, CA. All interested parties are invited to attend and give testimony when the item is scheduled.

Future Unlimited

 Project Site



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Source: Aerial (Maxar, 2020)

