



City of Downey

Date: March 25, 2022
To: Interested Agencies and Organizations
From: City of Downey

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF EIR SCOPING MEETING

Lead Agency: City of Downey
Street Address: 11111 Brookshire Avenue
City/State/Zip: Downey, CA 90241

Contact: Alfonso Hernandez
Phone: (562) 904-7154
Email: ashernandez@downeyca.org

The CITY OF DOWNEY is the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. This Notice of Preparation (NOP) is issued to inform trustees and responsible agencies, as well as the public, of the decision to undertake preparation of an EIR. The purpose of this NOP is to describe the Proposed Project and its potential environmental effects to those who may wish to comment about the scope and content of the information to be considered in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the Proposed Project.

The project’s description, location, and potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist (is is not) attached.

Agencies and the public are invited to provide comments on the scope and content of the environmental review, the potential mitigation strategies, and the Project alternatives by 5:30 p.m. on Thursday, **April 27, 2022**.

Please send your response to Alfonso Hernandez at the address shown above. You must provide name, agency (if applicable), and contact information.

Project Title: Prologis Stewart & Gray Road Warehouse Project
Project Applicant: City of Downey
Project Location: 9300, 9350, and 9400 Hall Road and 9301, 9333, and 9399 Stewart and Gray Road, City of Downey, County of Los Angeles

Scoping Meeting: A scoping meeting will be held on Monday, April, 18 2022 at 6:00 p.m. The meeting is an opportunity for the public and agencies to provide input on specific topics they believe should be addressed in the environmental analysis. The meeting will be held inside the City Council Chamber located at 11111 Brookshire Ave., Downey CA 90241.

Project Description: The proposed Project would include the demolition of the existing five buildings (totaling approximately 433,000 square feet) and the construction of an approximately 510,110 square foot (sf) industrial concrete tilt-up building for warehouse/logistics uses, and a 25,000-sf ancillary truck workshop facility, together

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

totaling 535,110 square feet. The Project would include 614 auto parking spaces, 215 trailer and/or container parking spaces and 109 dock loading doors. The warehouse building would have a 40-foot interior clear height.

The new industrial building is intended to be used for logistics and distribution purposes, and specifically as a fulfillment center and for cold storage. The facility will also include an office and mezzanine area. On-site activities will include the following: general industrial/warehouse with refrigeration and cold storage component for the purposes of receiving, storing, shipping of food and/or beverage products, storage, distribution, and/or consolidation of manufactured goods, and last-mile fulfillment and delivery. The office space is intended to be used for office uses ancillary to the warehouse operations. The 25,000-sf truck workshop building would be ancillary to the warehouse/distribution/logistics operation for purposes of maintaining a truck or van fleet, trailers, and associated equipment operating the facility. The proposed facility is intended to operate 24 hours a day, 7 days a week.

The main proposed industrial building would reach a maximum height of 55 feet above grade. The building would include concrete tilt up panels on all sides of the building. The southeast and/or southwest side of the building would be the entrance to the office component and would include glazed windows, metal side paneling, enhanced exterior building materials and building modulation. All exterior and interior glazing would be tempered with vision glass and spandrel glass at the main entryways and around the perimeter of the building. In addition, the Project would include enhanced exterior building materials, landscaping totaling 10.2 percent of the site area, and a perimeter screen wall.

Date: March 25, 2022

Signature: 

Alfonso Hernandez

Title: Senior Planner

Telephone: (562) 904-7154

Project Location



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