



City of Downey

Future Unlimited



Prologis Stewart and Gray Road Warehouse Project

Public Scoping Meeting

April 18, 2022

Project Location

Street Address:

9300, 9350, and 9400 Hall Road and 9301, 9333, and 9399 Stewart and Gray Road

General Plan Land Use:

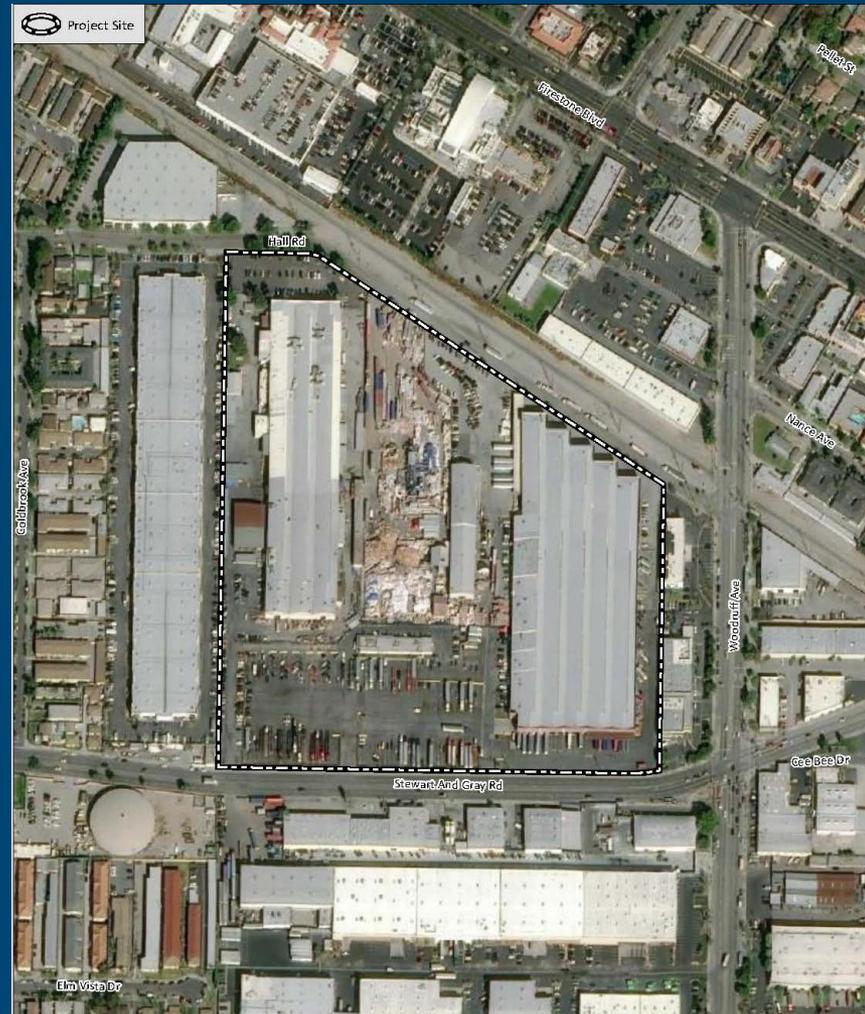
GM – General Manufacturing

Zoning:

M-2 – General Manufacturing Zone

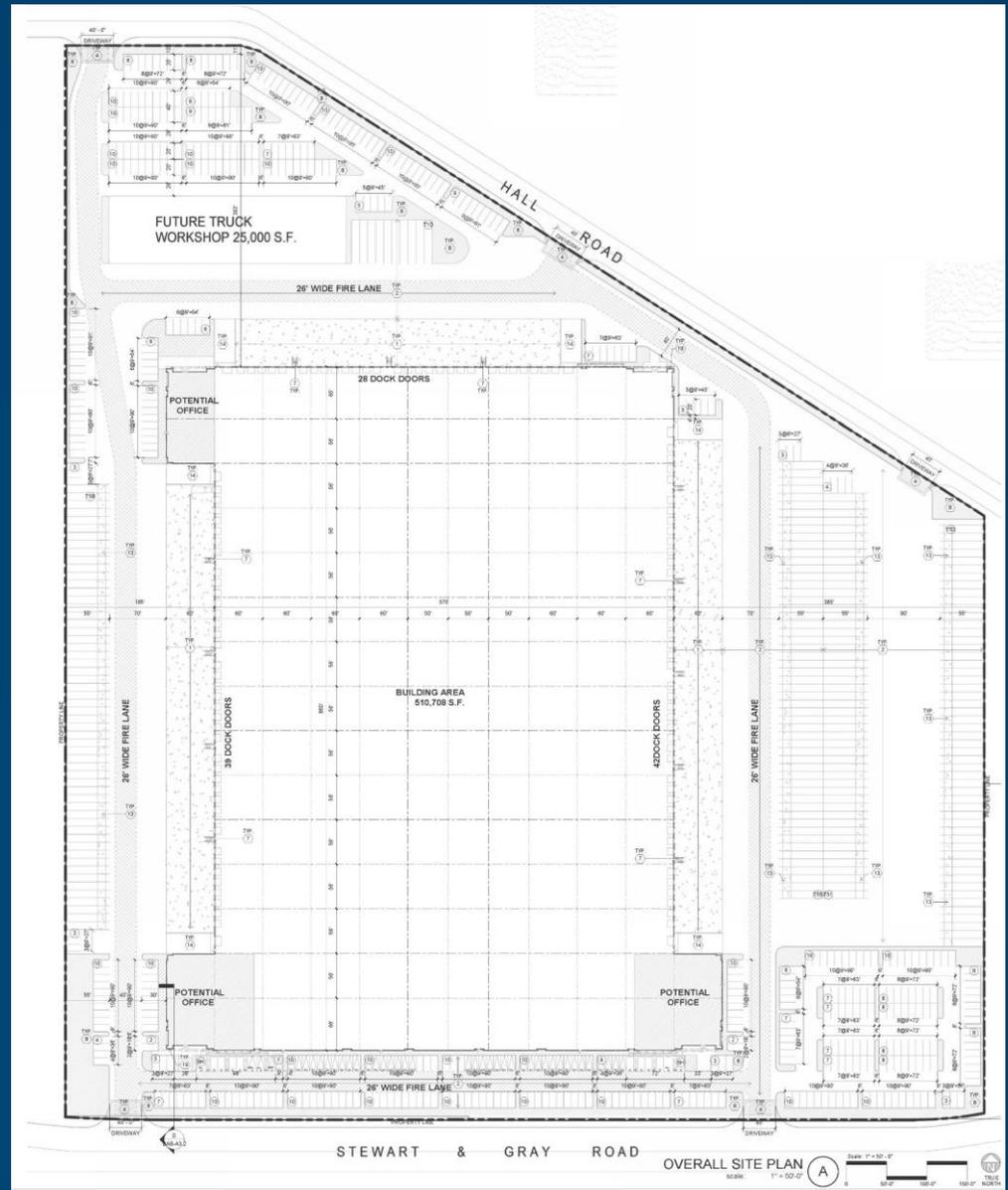
Existing Uses:

Five existing industrial buildings with various uses including furniture manufacturing, biotechnology/pharmaceutical logistics, paper recycler, commercial kitchen manufacturers



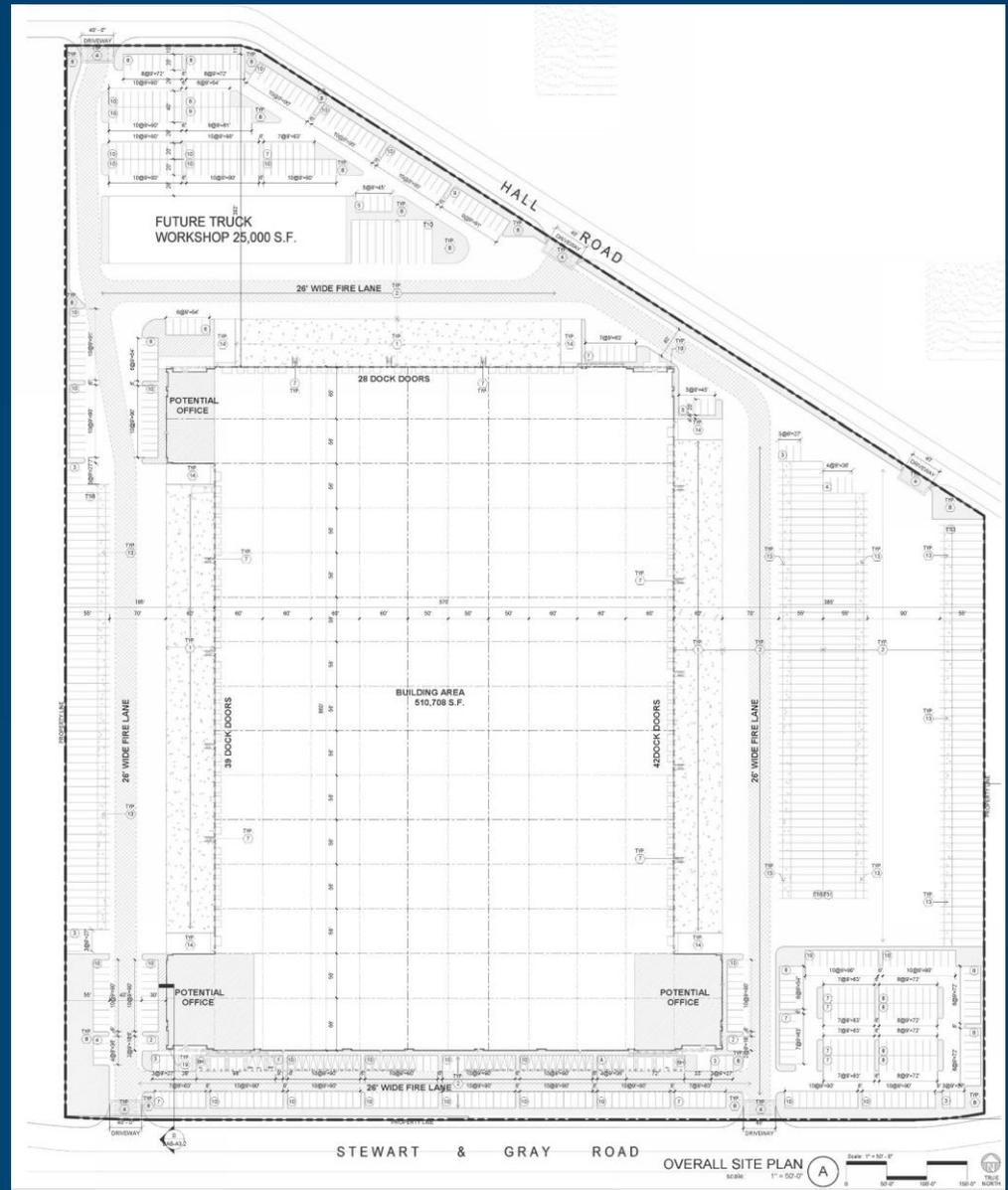
Proposed Project

- Demolition of all existing uses
- Construction of 510,110-sf industrial concrete tilt-up building for warehouse/logistics uses
- 25,000-sf ancillary truck workshop facility
- Total floor area 535,110 sf
- 614 auto parking spaces
- 215 trailer and/or container parking spaces
- 109 dock loading doors
- Max building height 55 ft
- On-Site operations 24/7



Proposed Project

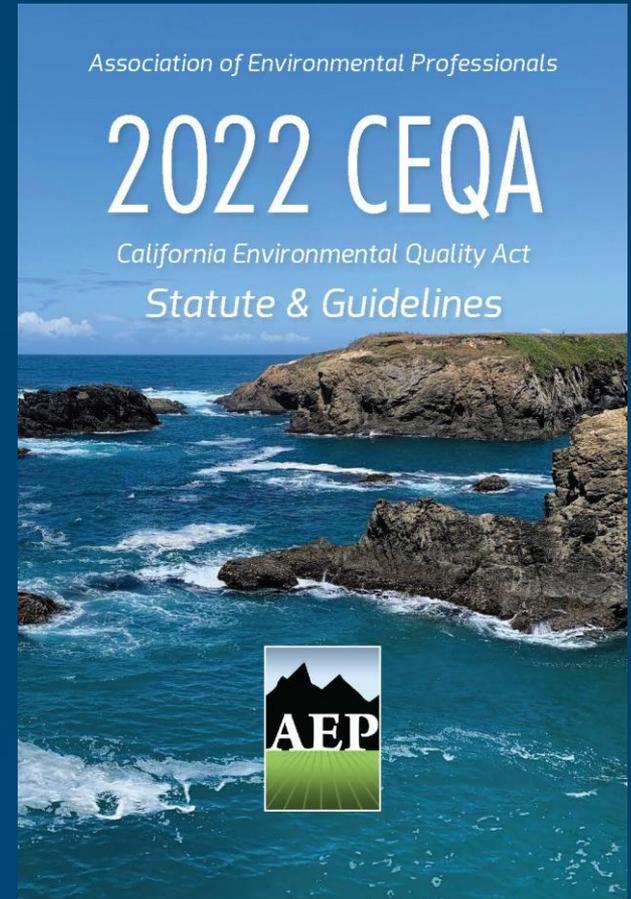
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California Environmental Quality Act

- Inform decision makers and the public about the environmental effects of a proposed project.
- Identify ways to avoid or reduce environmental impacts:
 - Project design features/standard construction practices
 - Mitigation measures
 - Feasible alternatives
- Enhance public participation in the planning process



Purposes of Scoping

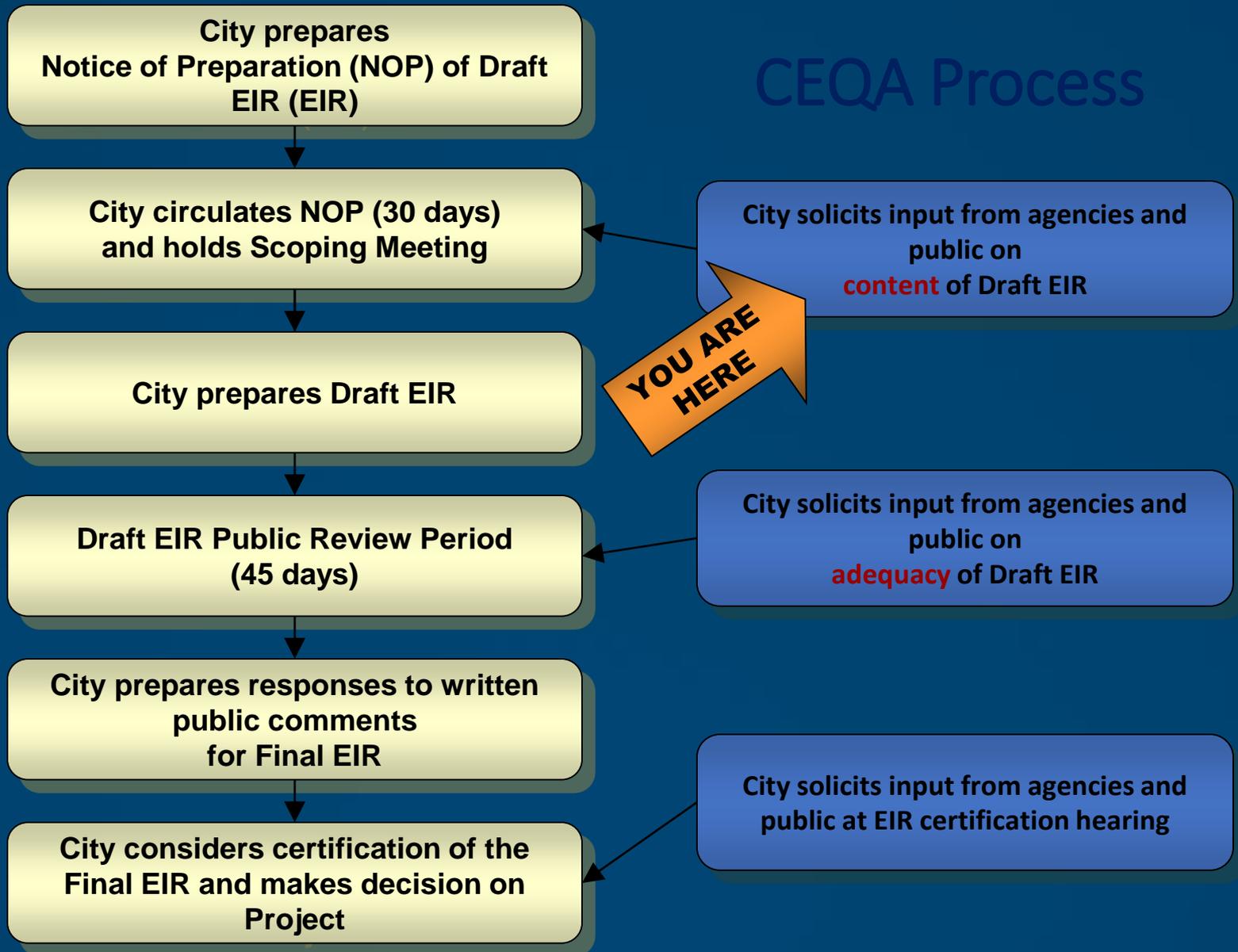
- To provide information on the proposed project and the EIR process
- To solicit input from agencies and the public about what topics to analyze in the EIR
- Inform the community about future opportunities for participation

Issues to be Analyzed in EIR

Aesthetics	Hazards & Hazardous Materials*
Air Quality*	Hydrology/Water Quality*
Cultural Resources*	Land Use & Planning
Energy	Noise*
Geology/Soils*	Transportation*
Greenhouse Gas Emissions*	Tribal Cultural Resources*

* Technical report(s) already prepared or being prepared

CEQA Process



EIR Process Schedule

- 30-day NOP Public Review Period
 - March 29 – April 27, 2022
- Circulate Draft EIR for 45-day Public Review
 - Summer 2022
- Respond to public comments and prepare Final EIR
 - Fall 2022
- Public Hearings
 - Fall 2022/Winter 2023

Prologis Stewart and Gray Road Warehouse Project EIR

To provide comments on the scope of the Draft EIR,
please submit your comments in writing or by email:

Alfonso Hernandez, Senior Planner
City of Downey
Community Development Department
11111 Brookshire Avenue
Downey, CA 90241
ashernandez@downeyca.org

All comments must be received by **April 27, 2022**

**Comments may also be submitted using the hard copy comment forms provided.
Please provide name and contact information when submitting comments.



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