



TO: Agencies, Organizations, and Interested Parties

FROM: City of Torrance – Community Development Department (Lead Agency)

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Prologis Del Amo and Prairie Center Project; State Clearinghouse No. 2025-04-0130

DATE: April 1, 2026

The City of Torrance (City) has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the construction and operation of the Prologis Del Amo and Prairie Center Project (Project), proposed by Prologis L.P.

Lead Agency: City of Torrance

Project Title: Prologis Del Amo and Prairie Center Project

Project Summary:

The proposed Prologis Del Amo and Prairie Center Project would develop a 403,033 sf speculative, Class A warehouse building, including 15,000 sf of office on 31.3 acres of vacant land. The Project would be located at the northeast intersection of Del Amo Boulevard and Prairie Avenue/Madrona Avenue. The proposed building would include 56 dock doors on the northeastern portion of the building. On an additional 7.79 acres within roads adjacent to the Project site, road improvements would be made. The Project would allow for industrial uses, including warehousing, distribution, high-cube fulfillment, and up to 10% high-cube cold storage. With cold storage, the Project would likely include rooftop ventilation systems, or air conditioning units on the buildings. Prior to construction, a Soil Management Plan and Response Plan would be implemented, with oversight by the LARWQCB.

Environmental Effects of the Proposed Project:

The City has prepared a Draft EIR to analyze the Project’s potential environmental effects. The Draft EIR has identified no significant and unavoidable impacts related to the implementation of the Project. The proposed Project would have less than significant impacts with mitigation implemented for the following issue areas: Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Geology and Soils, and Tribal Cultural Resources. The Draft EIR has determined that all potential direct, indirect, and cumulative environmental impacts of the proposed Project would be less than significant or less than significant with the implementation of mitigation measures.

Per CEQA guidelines, Section 15087(c)(6), if the Project site or site of any project alternative is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, then this information must be included in the NOA.

The Project site, referred to as the “North Posse Site,” is a Cleanup Program Site with an open case (<http://geotracker.waterboards.ca.gov>). A Cleanup Program Site, under the State Water Resources Control Board’s (SWRCB) Site Cleanup Program, is a location where contaminated soil, groundwater, or other environmental media need to be remediated to protect human health and the environment. These sites often result from past industrial activities, spills, or other unauthorized releases of hazardous

materials. As part of the Site Cleanup Program, subsequent remediation work will be performed with oversight from the LARWQCB, as discussed in the Draft EIR, Section 4.6.3.3.

Alternatives:

The following three project alternatives were identified and analyzed for relative impacts as compared to the proposed Project:

- No Project/No Development Alternative
- Existing Zoning – Professional Office Use Alternative
- Manufacturing Use Alternative

Availability of Draft EIR:

The Draft EIR and appendices, along with other documents related to the Project, are available at the City of Torrance Community Development Department (address below) and available on the City of Torrance webpage at: <https://www.torranceca.gov/our-city/community-development/planning-division/reports-land-use-studies/prologis-del-amo-and-prairie-center-project>

Public Comment Period:

A 48-day comment period for the Draft EIR begins Wednesday, April 1, 2026, and ends at 5:00 p.m. on Monday, May 18, 2026. Written comments should reference the Prologis Del Amo and Prairie Center Project. Include your name, organization (if applicable), mailing address, and email address of the contact person for all future notifications related to this process. Please send your comments by email to:

Robert Garcia, Planning Manager
City of Torrance Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503
Phone: 310.618.5990
Email: CDDinfo@TorranceCA.Gov

Before including your address, phone number, email address, or other personal identifying information in your comment, you should be aware that your entire comment—including your name, address, or other contact information that you provide, including your email address—will be placed in the Project file and shall become part of the public record. Comments are also posted online as part of the public record. The City cannot approve requests to withhold contact information from the public record.

Public Meeting:

To provide information about the proposed Project, CEQA process, and provide an opportunity to submit verbal comments on the Draft EIR, the City will hold a public meeting on Wednesday, April 29, 2026.

Date: Wednesday, April 29, 2026

Time: 6:30 p.m.

Place: LeRoy J. Jackson Council Chamber, located at: 3031 Torrance Boulevard, Torrance, CA 90503