

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Five Points Union Project

Lead Agency: City of Los Angeles Contact Person: Kathleen King  
 Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: 213 847-3624  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles/ Wilmington  
 Cross Streets: West Anaheim Street and North Gaffey Street Zip Code: 90731

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 25 " N / 118 ° 17 ' 16 " W Total Acres: 444

Assessor's Parcel No.: see attached separate sheet (page 1) Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 110 Waterways: Port of Los Angeles; Pacific Ocean  
 Airports: NA Railways: PHL; BNSF; UP; Alameda Corridor Schools: Taper Ave.; George De La Torre; LA Harbor

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                              |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                           |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input checked="" type="checkbox"/> Coastal Permit               |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>SSUD; VTTM; DA</u> |

**Development Type:**

- |  |   |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____  | <input type="checkbox"/> Transportation: Type _____                     |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>184,000</u> Acres _____ Employees _____                      | <input type="checkbox"/> Mining: Mineral _____                          |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>402,500</u> Acres _____ Employees _____                  | <input type="checkbox"/> Power: Type _____ MW _____                     |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>5,982,100</u> Acres _____ Employees _____                | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____          |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____                    |
| <input checked="" type="checkbox"/> Recreational: approx. 27 acres of outdoor areas and 3.5 miles of walking paths | <input checked="" type="checkbox"/> Other: <u>outdoor storage areas</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____  |   |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input checked="" type="checkbox"/> Fiscal                     | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                        |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                     |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater          |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                  |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                 |
| <input checked="" type="checkbox"/> Coastal Zone             | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                          |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>GHG; Energy, Tribal</u> |

**Present Land Use/Zoning/General Plan Designation:**

A1-1XL-O, [Q]M3-1, M3-1VL, and M2-1VL (Wilmington-Harbor City Community Plan), and [Q]M3-2D-CPIO and [Q]M2-2D-CPIO (San Pedro Community Plan)

**Project Description:** *(please use a separate page if necessary)*

See attached separate sheet (pages 2-3)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation                 |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                       |
| <input checked="" type="checkbox"/> California Emergency Management Agency      | <input checked="" type="checkbox"/> Parks & Recreation, Department of               |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                        |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>                | <input checked="" type="checkbox"/> Public Utilities Commission                     |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                        |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency                                |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                  |
| <input checked="" type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy        |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                              |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                             |
| <input type="checkbox"/> Corrections, Department of                             | <input checked="" type="checkbox"/> State Lands Commission                          |
| <input type="checkbox"/> Delta Protection Commission                            | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants                       |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                            |
| <input checked="" type="checkbox"/> Energy Commission                           | <input checked="" type="checkbox"/> SWRCB: Water Rights                             |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                             |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of         |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                  |
| <input checked="" type="checkbox"/> General Services, Department of             | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 14, 2025 Ending Date September 12, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>Catellus-Deca, LLC</u>
Address: <u>101 Continental Boulevard, Suite 240</u>	Address: <u>201 Spear Street, Suite 1100</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>San Francisco, CA 94105</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>310-692-4759</u>
Phone: <u>424-207-5330</u>	

Signature of Lead Agency Representative:  Date: 8/13/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Assessor's Parcel No. for Five Points Union Project**

- APN 7412-015-003
- APN 7412-022-008
- APN 7412-022-009
- APN 7412-022-010
- APN 7412-022-011
- APN 7412-024-003
- APN 7412-024-006
- APN 7412-025-008
- APN 7412-026-006

**PROJECT DESCRIPTION:** The Project proposes the redevelopment of the 444-acre Project Site through the Five Points Union Specific Plan (Specific Plan), comprised of a commercial and recreational development (Town Center) on the northern portion of the site, and an industrial development (Industrial Center) on the southern portion of the site.

The Town Center would include 337,000 square feet of retail and food service uses (including sit down and drive-through restaurants, grocery store, and a major retailer), a 60,000 square foot indoor sports facility, and other community serving uses such as a 500 square foot police substation and a 5,000 square foot community meeting/work room, totaling 402,500 square feet of floor area, with building heights up to 65 feet. The Town Center would include surface parking and 27 acres of publicly accessible outdoor areas, including three acres of sports fields, two playgrounds, and more than 3.5 miles of walking paths. A new approximately one-mile long sidewalk would also be installed along North Gaffey Street.

The Industrial Center has two development options, the Reduced Outdoor Storage Option and the Additional Outdoor Storage Option. Both Options have the same overall uses, massing, site access, and site layout, but vary in the allocation of indoor and outdoor industrial uses within the southern-most portion of the Industrial Center. Building heights would be permitted up to 115 feet.

Under the Reduced Outdoor Storage Option, the Project would include the development of up to 5,982,100 square feet of industrial uses; 184,000 square feet of ancillary office uses generally located within the ground floor and mezzanines of the industrial buildings; up to 402,500 square feet of commercial and recreational uses; and approximately 24 acres of outdoor storage uses such as trailer parking and container storage that would be integrated with, and support, the industrial uses, for a total floor area of 6,568,600 square feet.

Under the Additional Outdoor Storage Option, Building 8, located on the southeastern portion of the Industrial Center, would be reduced by 664,000 square feet to provide for an increase in the outdoor storage areas from 24 acres to 52 acres. Under this Option, the total floor area would be 5,904,600 square feet. The Project would provide vehicular and pedestrian access improvements, including a new truck tunnel, located near an existing truck tunnel beneath the I-110 Freeway connecting the southeast portion of the Project Site to John S. Gibson Boulevard. Surface parking for vehicles and truck trailers, and landscaped areas would be provided.

Approximately 199,700 square feet of existing floor area would be removed, along with the removal of existing large-scale bulk liquid storage tanks, refinery process units, other refinery-related equipment and structures, and equipment related to the storage of liquefied petroleum gas. Demolition and removal activities would be followed by remediation of the Project Site and then construction of new buildings and site improvements.

**Table 1  
Proposed Development<sup>a</sup>**

<b>Project Component/Land Use</b>	<b>Reduced Outdoor Storage Option (square feet/acres/miles)</b>	<b>Additional Outdoor Storage Option (square feet/acres/miles)</b>
<b>Industrial Center</b>		
High-Cube Fulfillment Center—Sort	2,000,000 sf <sup>a</sup>	2,000,000 sf <sup>a</sup>
High Cube Fulfillment Center—Non-Sort	3,982,100 sf <sup>a</sup>	3,318,100 sf <sup>a</sup>
Office—Ground Floor Accessory to Industrial Uses	104,000 sf	104,000 sf
Office -Mezzanine Accessory to Industrial Uses	80,000 sf	80,000 sf
<b>Total Industrial Building Floor Area</b>	<b>6,166,100 sf</b>	<b>5,502,100 sf</b>
<b>Town Center</b>		
Commercial/Retail (including 500 sf police substation)	270,000 sf	270,000 sf
Food <sup>b</sup>	67,500 sf	67,500 sf
Community Work/Meeting Space	5,000 sf	5,000 sf
Indoor Sports Facility	60,000 sf	60,000 sf
<b>Total Commercial/Recreational Uses</b>	<b>402,500 sf</b>	<b>402,500 sf</b>
<b>Total Floor Area</b>	<b>6,568,600 sf</b>	<b>5,904,600 sf</b>
<b>Outdoor Storage Areas</b>	<b>24 ac</b>	<b>52 ac</b>
<b>Community Outdoor Areas</b>		
<b>Outdoor Sports Fields</b>	<b>3 ac</b>	<b>3 ac</b>
<b>Active and Passive Outdoor Areas within Town Center</b>	<b>27 ac</b>	<b>27 ac</b>
<b>Walking Paths within Town Center</b>	<b>3.5 mi</b>	<b>3.5 mi</b>
<p><i>ac = acres</i>  <i>mi = miles</i>  <i>sf = square feet</i></p> <p><sup>a</sup> The Specific Plan would allow for the exchange of high-cube fulfillment center sort square footage and associated ancillary ground floor office uses to non-sort square footage on a one-to-one basis in order to respond to future market demands.</p> <p><sup>b</sup> The Project includes a total of 337,500 square feet of commercial/retail development within the Town Center. In all cases, this includes 270,000 square feet of non-restaurant commercial/retail uses (including grocery store). The remaining 67,500 square feet of commercial/retail uses may be developed as either restaurant uses or non-restaurant commercial/retail uses. To provide a conservative environmental analysis, all 67,500 square feet will be analyzed as restaurant uses to account for the greater trip, water, and other utility demands of restaurant uses as compared to other non-food service commercial/retail uses.</p> <p>Source: Catellus-Deca, LLC, 2025.</p>		