LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

August 14, 2025

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2025-3744-EIR
PROJECT NAME:	Five Points Union Project
PROJECT APPLICANT:	Catellus-Deca, LLC
PROJECT ADDRESS:	1480-1660 West Anaheim Street, 2110-3500 North Gaffey Street, 1501 West John S Gibson Boulevard, and three parcels without formal addresses (APNs 7412-015-003, 7412-022-011, 7412-024-003, and 7412-025-008), Los Angeles, 90731
COMMUNITY PLAN AREAS:	Wilmington-Harbor City and San Pedro
COUNCIL DISTRICT:	15 – McOsker
PUBLIC COMMENT PERIOD:	August 14, 2025 – September 12, 2025
SCOPING MEETING:	Tuesday, August 26, 2025 (English) and Thursday, August 28, 2025 (Spanish) at 5:30 PM. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Five Points Union Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

Two Public Scoping Meetings, one in English and one in Spanish, will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project will be made at the Public Scoping Meetings. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located within the Wilmington-Harbor City and San Pedro Community Plan areas of the City. The Project Site is 444 acres in size and generally bounded by West Anaheim Street to the north, the Interstate 110 Harbor Freeway (I-110 Freeway) to the east, an undeveloped parcel adjacent to Westmont Dr. and existing industrial buildings to the south, and North Gaffey Street to the west. A 10.21-acre portion of the Project Site is located north of West Anaheim Street and bounded by Ken Malloy Harbor Regional Park on the west, north, and east. The Project Site also includes a small, 0.08-acre outparcel that is on the east side of the I-110 Freeway. (**See attached Project Location Map**)

The Project Site is located in an urbanized area where maritime and goods movement operations associated with the Ports of Los Angeles and Long Beach are the predominant land use and are surrounded by an expansive industrial zone to the southeast. Other uses in the greater project vicinity include industrial uses, commercial uses, petrochemical facilities, cargo container terminals, rail yards, warehouse and logistics facilities, and related infrastructure, recreational facilities, as well as residential uses.

The Project Site is currently developed with the 414-acre Phillips 66 Los Angeles Refinery (Phillips 66 Los Angeles Refinery Wilmington [LARW]), 19-acres of storage of liquefied petroleum gas (located at 2110-2240 North Gaffey Street), a 10-acre vacant parcel located to the north of West Anaheim Street across from LARW, and one small vacant parcel located on the southeastern portion of the Site and to the east of the I-110 Freeway. Primary vehicular access to the LARW is provided by West Anaheim Street. There are a total of 724 trees on the LARW site, 95 trees on the liquefied petroleum gas site, and 145 trees on the 10-acre parcel located north of the LARW site (north of West Anaheim Street).

The Project Site is included on the Hazardous Waste and Substances Sites Cortese List (Government Code Section 65962.5).

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. (**See Illustrative Site Plan Reduced Outdoor Storage Option**)

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. (**See Illustrative Site Plan Additional Outdoor Storage Option**)

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[a]

Project Component/Land Use	Reduced Outdoor Storage Option (sf/ac/mi)	Additional Outdoor Storage Option (sf/ac/mi)
Industrial Center		
High-Cube Fulfillment Center—Sort	2,000,000[a] sf	2,000,000[a] sf
High Cube Fulfillment Center—Non-Sort	3,982,100[a] sf	3,318,100[a] sf
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
Total Industrial Building Floor Area	**6,166,100 sf**	**5,502,100 sf**
Town Center		
Commercial/Retail (including 500 sf police substation)	270,000 sf	270,000 sf
Food[b]	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
Total Commercial/Recreational Uses	**402,500 sf**	**402,500 sf**
Total Floor Area	**6,568,600 sf**	**5,904,600 sf**
Outdoor Storage Areas	**24 ac**	**52 ac**
Community Outdoor Areas		
Outdoor Sports Fields	**3 ac**	**3 ac**
Active and Passive Outdoor Areas within Town Center	**27 ac**	**27 ac**
Walking Paths within Town Center	**3.5 mi**	**3.5 mi**

ac = acres

mi = miles

sf = square feet

[a] *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.*

[b] *The Project includes a total of 337,500 square feet of commercial/retail development within the Town Center. In both Options, 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.*

Source: Catellus-Deca, LLC, 2025.

REQUESTED ACTIONS:

1. General Plan Amendment to the Wilmington-Harbor City Community Plan to change the Open Space and Heavy Industrial land use designations and the San Pedro Community Plan to change the Light Industrial and Heavy Industrial land use designations and to add a Footnote to each respective Community Plan establishing the proposed Five Points Union Project Specific Plan as the land use regulatory document for the Project Site, and to include the Five Points Union Zone as a corresponding zone to the proposed land use designations;

2. Vesting Zone Change from 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) to the Five Points Union Zone; and a corresponding Code Amendment to add the Zone;

3. A Community Plan Implementation Overlay (CPIO) Amendment to the San Pedro CPIO to remove the Project Site from the San Pedro CPIO Boundary;

4. Establishment of a Specific Plan to regulate development within the Project Site;

5. Establishment of a Signage Supplemental Use District to regulate signage within the Project Site;

6. A Coastal Development Permit for related roadway improvements a portion of which may be in the California Coastal Zone;

7. A phased Vesting Tentative Tract Map to subdivide the Project Site into 29 lots; and a haul route for the export of up to 1,250,000 cubic yards and up to 1,000,000 cubic yards of import of soil;

8. Development Agreement pursuant to Government Code Section 65864 et seq.;

9. Certification of an Environmental Impact Report; and

10. City of Los Angeles discretionary and ministerial permits and approvals that are or may be required, including but not limited to temporary street closure permits, grading permits, excavation permits, haul route approvals, street tree removal approvals, foundation permits, retaining walls, sign permits, water, electricity, and other utility approvals, approvals for vehicular, pedestrian, and bicycle improvements, and Specific Plan Project Compliance and administrative clearances.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The proposed Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services (Fire, Police, Schools, Parks, and Libraries), Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems (Solid Waste, Water, Wastewater, Electric Power, Natural Gas, and Telecommunications), and Wildfire.

PUBLIC SCOPING MEETING: Two Public Scoping Meetings, one in English and one in Spanish, will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation can be requested by contacting the Staff Planner listed below. A separate more detailed instructions page is included in this communication. No

decisions about the Project will be made at the Public Scoping Meetings. A separate public hearing for entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meetings are as follows:

PUBLIC SCOPING MEETING- ENGLISH

Date: Tuesday, August 26, 2025
Time: 5:30 PM
Virtual Location: Visit https://planning-lacity-org.zoom.us/j/84659046216 or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 846 5904 6216 followed by #. When prompted for a participant ID, please press #.

PUBLIC SCOPING MEETING-SPANSIH

Date: Thursday, August 28, 2025
Time: 5:30 PM
Virtual Location: Visit https://planning-lacity-org.zoom.us/j/85033249246 or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 850 3324 9246, followed by #. When prompted for a participant ID, please press #.

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Project Description prepared for the Project may be viewed with the environmental file or online at https://planning.lacity.gov/development-services/eir. Type the Project name or environmental case number into the search box.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Friday September 12, 2025, **no later than 4:30 p.m.**

Please direct your comments to:

Mail:	Kathleen King City of Los Angeles, Department of City Planning 221 North Figueroa Street, Room 1350 Los Angeles, CA 90012
E-mail:	kathleen.king@lacity.org

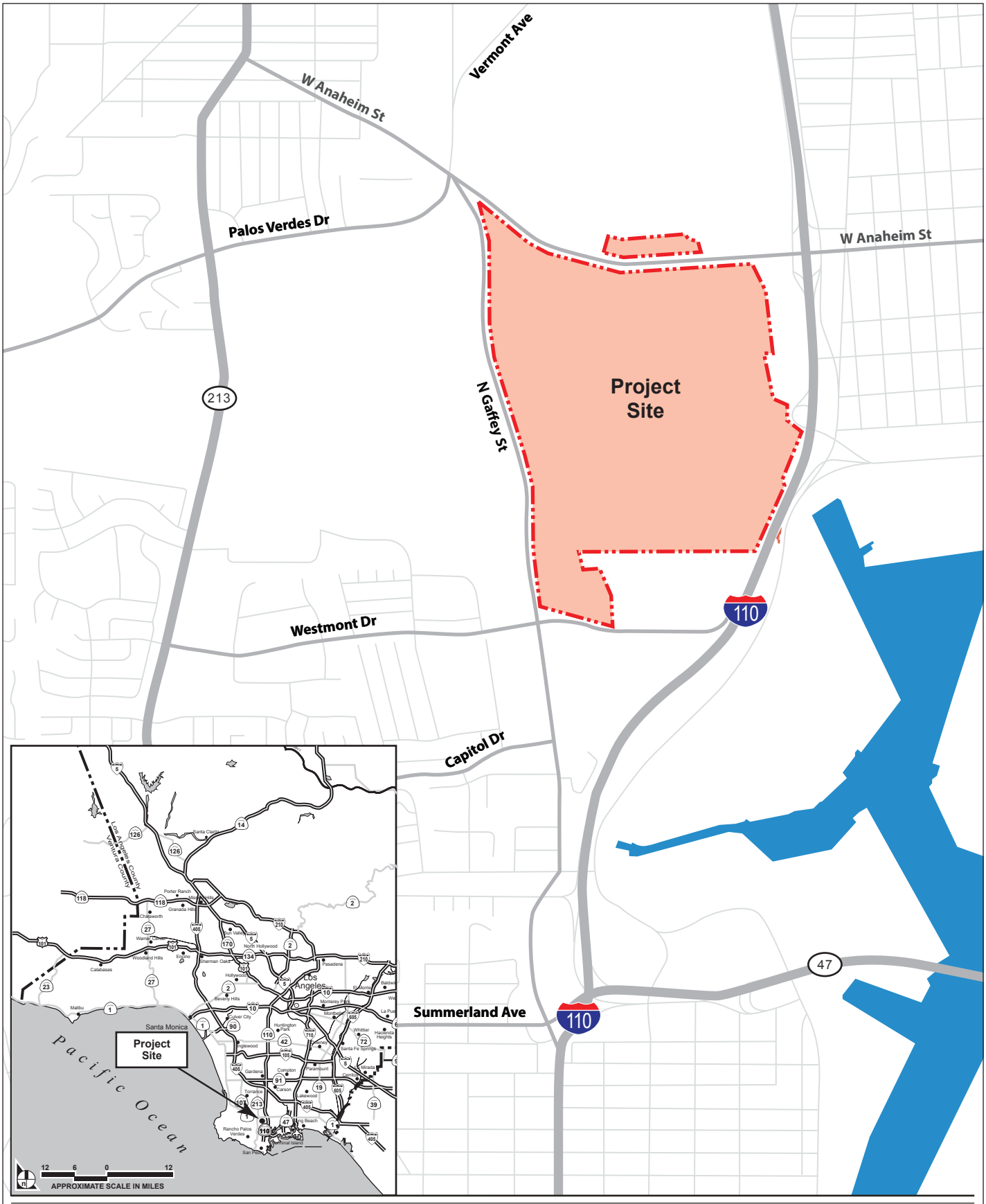
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. As stated above a Public Scoping Meeting will be held in Spanish on Thursday August 28, 2025.

VINCENT P. BERTONI, AICP
Director of Planning

Kathleen King

Kathleen King
Major Projects Section
Department of City Planning
(213) 847-3624

Attachments:
Project Location Map
Illustrative Site Plan Reduced Outdoor Storage Option
Illustrative Site Plan Additional Outdoor Storage Option
Illustrative Town Center
Conceptual Rendering Town Center
Scoping Meeting Instructions English and Spanish



Project Location Map

Source: Eyestone Environmental, 2025.



Illustrative Site Plan – Option 1, Reduced Outdoor Storage

Source: Ware Malcomb, 2025.



Illustrative Site Plan – Option 2, Additional Outdoor Storage

Source: Ware Malcomb, 2025.



Illustrative Plan – Town Center

Source: RIOS, 2025.



Conceptual Rendering - View of Town Center During Farmer's Market

Source: AO, 2025.

DEPARTMENT OF CITY PLANNING

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Five Points Union Project Scoping Meeting—English

RE: **Zoom Meeting Instructions for Five Points Union Project Scoping Meeting**—1480–1660 West Anaheim Street, 2110–3500 North Gaffey Street, 1501 West John S Gibson Boulevard, and three parcels without formal addresses (APNs 7412-015-003, 7412-022-011, 7412-024-003, and 7412-025-008), Los Angeles, 90731

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Five Points Union Project (ENV-2025-3744-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

1) Join the meeting via your computer, smartphone, or tablet. You may use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 846 5904 6216.

2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 846 5904 6216 followed by #. When prompted for a participant ID, please press #.

3) Listen to the presentation.

4) Ask Questions: After the presentation has ended, raise your hand via the raise hand button on the Zoom platform (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.

5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.