



**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING
Diamond Gateway**

Date: April 13, 2026

To: Office of Land Use and Climate Innovation, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

From: City of Carson, Community & Economic Development Department, Planning Division

Subject: Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting for the Diamond Gateway Project

This Notice of Preparation (NOP) has been prepared to notify the Office of Land Use and Climate Innovation (LCI), Responsible and Trustee Agencies, organizations, and interested parties that the City of Carson (City), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) to evaluate the potential environmental effects associated with the Diamond Gateway Project. The Project involves demolition of the Phillips 66 Los Angeles Refinery, Carson Plant, located at the current street address of 1520 E. Sepulveda Boulevard, and subsequent redevelopment of the site involving the construction and operation of six (6) industrial buildings with a combined total of approximately 3.91 million square feet (s.f.) of building floor area. The Project is briefly summarized below to inform comments on this NOP and the scope of environmental analysis in the EIR. The City is requesting input from Responsible and Trustee Agencies, organizations, and interested parties regarding (1) the scope and content of the environmental analysis to be included in the EIR, and (2) the significant environmental issues and reasonable alternatives and mitigation measures that should be addressed in the EIR, in accordance with CEQA Guidelines Section 15082. This NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project in accordance with CEQA Guidelines Section 15083.

PROJECT TITLE: Diamond Gateway

PROJECT APPLICANT: Catellus-Deca, LLC

PROJECT LOCATION:

The Project Site comprises Assessor Parcel Numbers (APNs) 7315-002-007 and -021 and is located at the existing street address of 1520 E. Sepulveda Boulevard in the City of Carson, Los Angeles County, California. The approximately 223-acre Project Site served as the Phillips 66 Los Angeles Refinery Carson Plant (Carson Refinery), which ceased fuel production and was idled at the end of 2025. The Project Site's location is shown on Figure 1, *Project Location*, and Figure 2, *Aerial Photograph*.

PROJECT DESCRIPTION:

The Project involves demolition of the Carson Refinery and redevelopment of the subject property with warehouse and distribution land uses. The discretionary approvals required from the City of Carson to implement the Project include a Specific Plan, Conditional Use Permit, Site Plan and Design Review, Vesting Tentative Tract Map, Sign Plan, and Development Agreement. A summary of the activities required to construct and operate the Project is provided below.

Actions required to idle the Carson Refinery and maintain/preserve its equipment in a pre-demolition state are not a part of the Project evaluated in the EIR. This includes removal of all hydrocarbon inventory from the Project Site and the depressurizing and cleaning of all storage units and pipelines, which will be completed prior to the commencement of Project activities.

Demolition

Proposed demolition activities would include the removal of all structures, equipment, and buildings within the Project Site, which includes approximately 16 buildings, 45 storage tanks, and refining machinery and associated equipment. Refining machinery and equipment may be partially or fully dismantled and transported to other facilities for reuse. Below-ground infrastructure within the Project Site owned or controlled by Phillips 66, including foundations, pipelines, and utilities, would be removed as part of the Project; pipelines and associated infrastructure traversing the Project Site that are owned and operated by third parties would be either retained, removed, or quitclaimed in place. The Project Applicant estimates that demolition activities would occur six (6) days per week for approximately 12 months.

Demolition activities would produce waste materials that would be stockpiled on site, then either recycled and reused on site, hauled off site and recycled, or hauled off site for disposal. Unstained and unpainted concrete would be crushed on site and used as backfill. Demolition waste materials transported off site would be transported to facilities that are approved or permitted to process the specific waste type (e.g., ferrous and non-ferrous scrap, construction and demolition debris). Demolition activities would produce hazardous waste requiring special handling and disposal at permitted facilities, including an estimated 12,000+ cubic yards of asbestos-containing materials and up to 575,000 cubic yards of contaminated soil. All construction waste hauled from the Project Site is expected to travel by truck; however, the Applicant is exploring the possibility of removing construction waste from the Project Site by rail. Recipient sites for hazardous demolition waste have not been identified but will be disclosed in the EIR.

Construction

Following demolition, the Project Site is proposed to be redeveloped through the construction and operation of six (6) industrial buildings with a combined total of approximately 3.91 million s.f. of building floor area. The buildings could be constructed in a single phase (estimated to last approximately 2.5 years) or could be constructed in multiple phases (estimated to last up to approximately 5.5 years). Project construction would require mass grading of the Project Site, utility and infrastructure installation, fine grading and foundation construction, building construction, and the installation of paving, landscaping, lighting, and signage. Grading activities are expected to balance; but, for analysis purposes, the EIR will conservatively evaluate up to 570,000 cubic yards of soil export and import. Construction activities would occur primarily during the daytime; however, concrete pouring (for building foundations and tilt-up wall panels) would occur at night. Construction activities would occur on the Project Site six (6) days per week.

Construction activities also may include one or more of the following off-site improvements, which will be addressed in the EIR: 1) roadway, wet utility, and dry utility improvements within E. Sepulveda Boulevard adjacent to the Project Site; 2) wet utility connection to Alameda Street; 3) roadway and wet

utility improvements to the Interstate 405 (I-405) / Alameda Street exit and the Alameda Street / 223rd Street intersection; 4) roadway improvements and wet utility improvements to the Alameda Street / Sepulveda Street intersection/ramp; and 5) roadway improvements to the Interstate 710 (I-710) / Willows Street intersection. Construction activities for off-site improvements could occur during daytime and/or nighttime hours, up to six (6) days per week.

Proposed Development

The Project's proposed six (6) industrial buildings are intended to be used for general warehousing, high-cube fulfillment, and/or transload land uses. The Project's design also includes two (2) on-site parking lots that could be used for truck or trailer parking and/or electric vehicle charging. Related site improvements to support proposed land uses would include but not be limited to internal circulation drives/drive aisles, truck loading areas, automobile parking for the Project's employees, vendors, and visitors, landscaping, signage, and utility infrastructure. Access to/from the Project Site would be provided from two (2) driveways connecting to E. Sepulveda Boulevard. The potential user(s) of the Project's buildings and parking lots are not currently known; thus, for conservative purposes, the EIR will assume that the Project would be operational 24 hours per day, 365 days per year.

The conceptual site plan for the Project is illustrated on Figure 3, *Conceptual Site Plan*, and a statistical summary is provided below.

Diamond Gateway Development Summary		
<i>Land Use</i>	<i>Acreage</i>	<i>Building Floor Area</i>
Building 1	205.5	1,022,400 s.f.
Building 2		1,022,335 s.f.
Building 3		1,026,184 s.f.
Building 4		245,500 s.f.
Building 5		278,940 s.f.
Building 6		318,060 s.f.
Truck/Trailer Parking and/or EV Charging	14.3	--
Utilities*	3.1	--
Project Total	222.9	3,913,419 s.f.

*Approximately 2.4 acres within the Diamond Gateway development site would be reserved for a water treatment facility required by Cleanup and Abatement Order 94-139.

EIR SCOPE

CEQA Guidelines Sections 15060(d) and 15063 grant lead agencies the ability to bypass preparation of an Initial Study when an EIR is clearly required for a project. The City of Carson, in its capacity as Lead Agency for the proposed Project, has determined that the Project has the potential to result in significant environmental effects and will commence work directly on an EIR that will address the topics listed below in lieu of preparing an Initial Study:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will disclose the Project's effects on the environment, identify potentially significant environmental impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may lessen or eliminate potentially significant Project-related impacts.

PUBLIC COMMENT PERIOD AND PUBLIC SCOPING MEETING

This notice and related information may be accessed electronically at the following website:

https://cms3.revize.com/revize/carsonca/news_detail_T4_R592.php

Pursuant to CEQA Guidelines Section 15082(b), the City has established a 30-day period for submitting responses to this NOP, from **April 13, 2026** to **May 12, 2026**. Because of the time limit mandated by State law, your response must be sent as soon as possible but no later than 30 days after receipt of this notice. With this NOP and the public scoping meeting, the City's intent is to inform the public of the nature and extent of the proposed Project and to solicit guidance regarding the scope and content of the EIR.

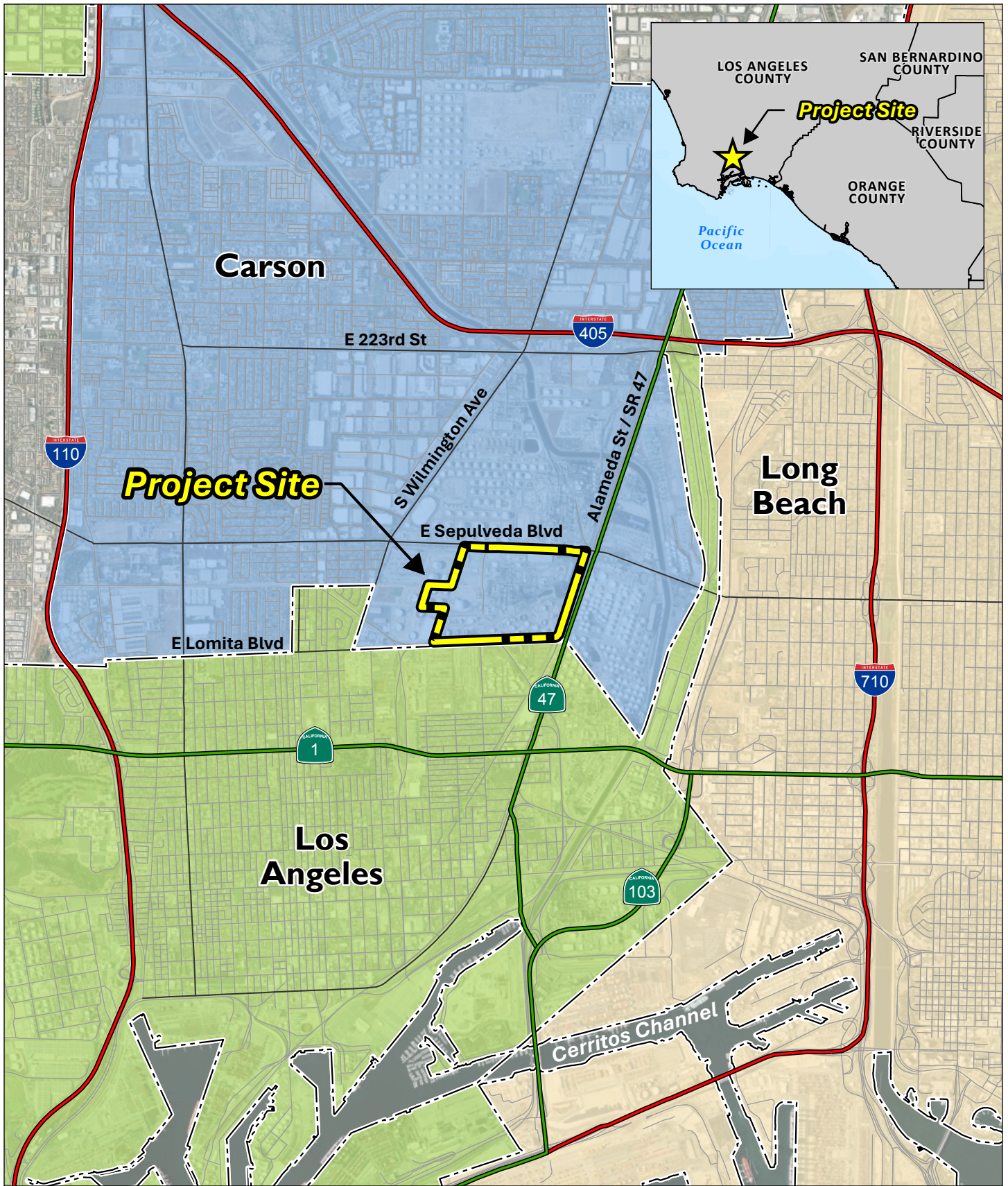
During the 30-day public scoping period, the City will hold a public scoping meeting on **April 29, 2026, at 6:00 p.m.** at the **Carson Event Center, Dominguez Ballroom, at 801 Carson Street, Carson, CA 90745**.

The purpose of the public scoping meeting is to provide an additional opportunity for agencies, organizations, and interested parties to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting. **The scoping meeting is not a public hearing, and no decisions on the proposed Project will be made at this meeting.** Public comments will be collected and will be limited to identifying issues pertaining to the Project's potential environmental effects. The City and Project Applicant will not be required to provide an immediate response to any concerns raised at the scoping meeting. Concerns related to potential environmental effects will be addressed in the forthcoming EIR, including those raised at the scoping meeting.

All scoping comments must be received in writing by **5:00 p.m. on May 12, 2026**, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible and trustee agencies are requested to indicate their respective statutory responsibilities in connection with the proposed Project when responding. Please mail or email comments and direct any questions to the following contact person:

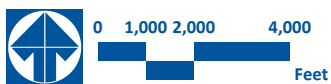
McKina Alexander, Planning Manager
City of Carson
Community & Economic Development Department, Planning Division
701 East Carson Street
Carson, CA 90745
Email: malexander@carsonca.gov and planning@carsonca.gov
Phone: 310-952-1761 extension 1326

Attachments: Location Map, Aerial Photograph, Conceptual Site Plan



Source(s): Esri, Los Angeles County (2025)

Figure 1

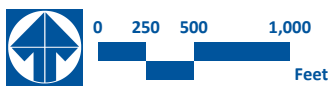


Project Location



Source(s): Esri, Los Angeles County (2025), Nearmap Imagery (January 2026)

Figure 2



Aerial Photograph



Figure 3