Diamond Gateway Project

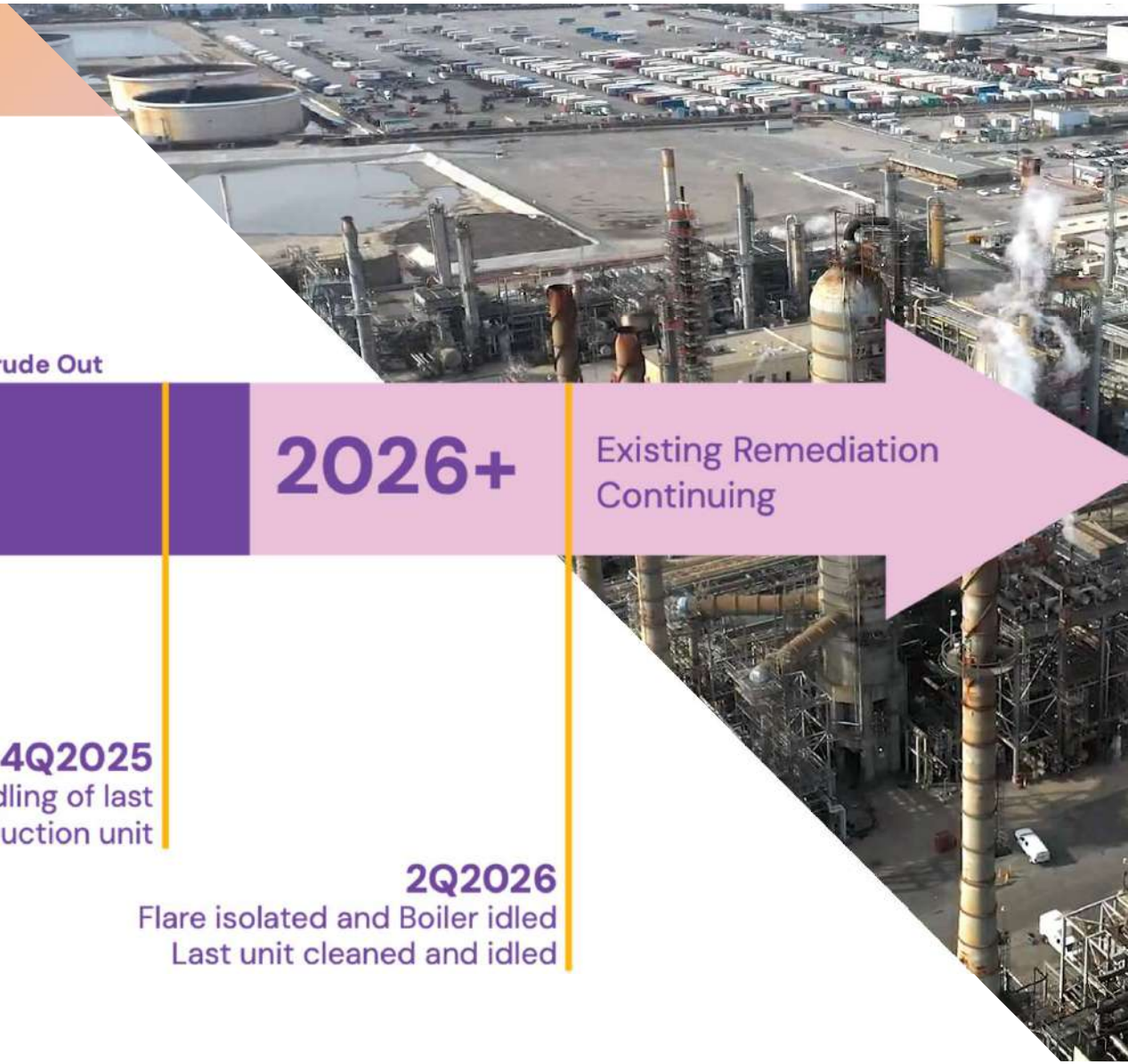
PHILLIPS 66

CATELLUS

deca

DIAMOND GATEWAY

Refinery Updates



Normal Refinery Throughput | **Minimum Rate** | **Crude Out**

2025 | **2026+** Existing Remediation Continuing

3Q2025
Refinery Slowdown

4Q2025
Crude Oil Out

4Q2025
Idling of last production unit

2Q2026
Flare isolated and Boiler idled
Last unit cleaned and idled

Refinery Updates

Idled or “Parked” State

- **Ceased crude processing** in October 2025
- **Inventories are being removed** from the refinery
- Units and piping are being **de-pressured and cleaned**
- Critical equipment will be **maintained to preserve metal condition**

Continuation of Existing Site Remediation

- **Ongoing remediation continuing** under oversight of Regional Water Quality Control Board (RWQCB)



Refinery Employee Support

- Held **job fairs with local companies/industries**
- Provided **opportunities for personnel to relocate** to other Phillips 66 locations
- Worked with **Carson City Workforce Development and South Bay Workforce Investment Board**



Redevelopment Relationship

Land + Refinery Owner

No change to **current ownership**

Phillips 66 to **maintain ownership** through the entitlement process

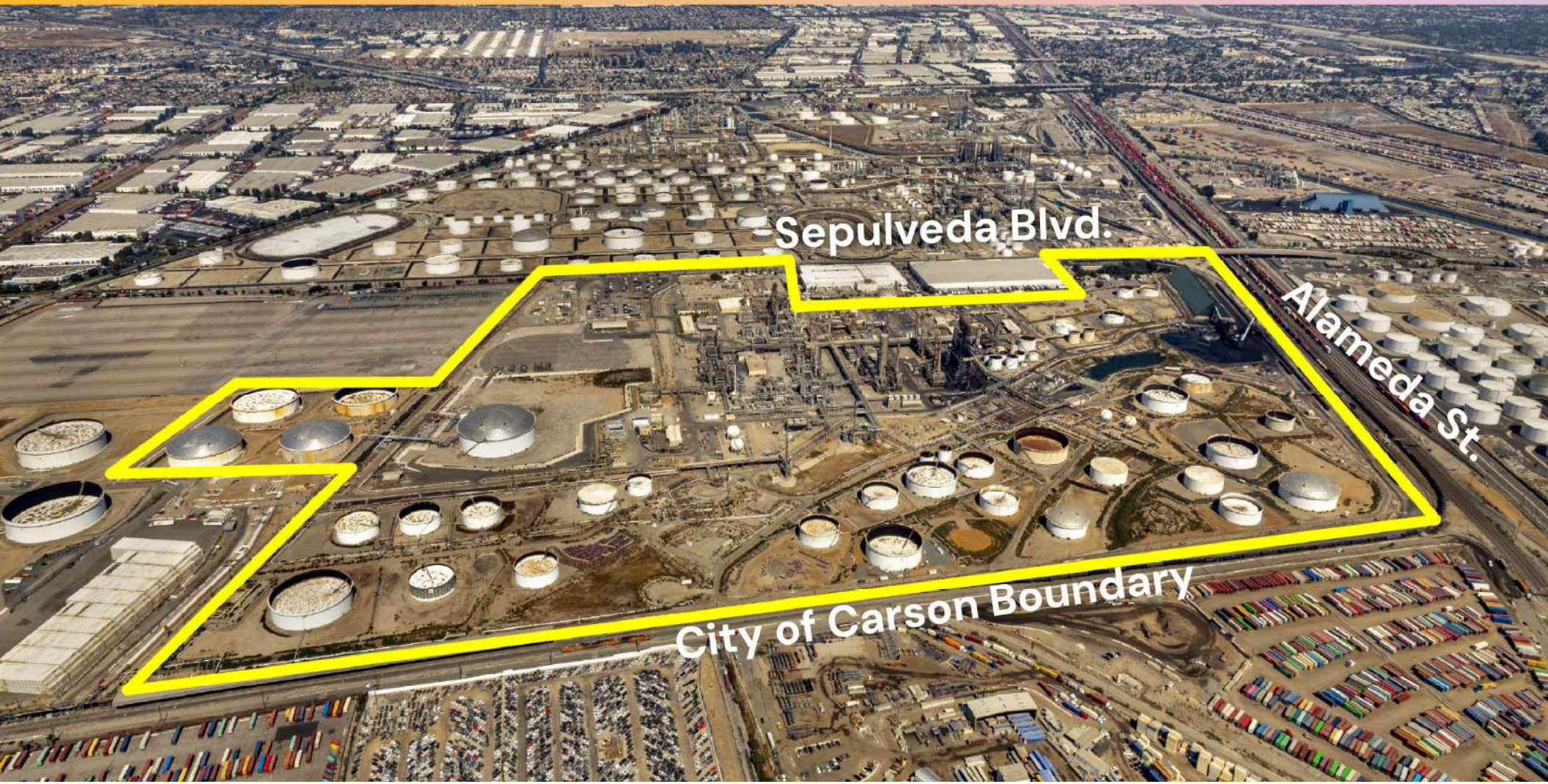
Entitlement Manager

Catellus / Deca to **manage the entitlement process** on behalf of Phillips 66

Project Site - Surrounded By Industrial Uses



Existing Refinery Site

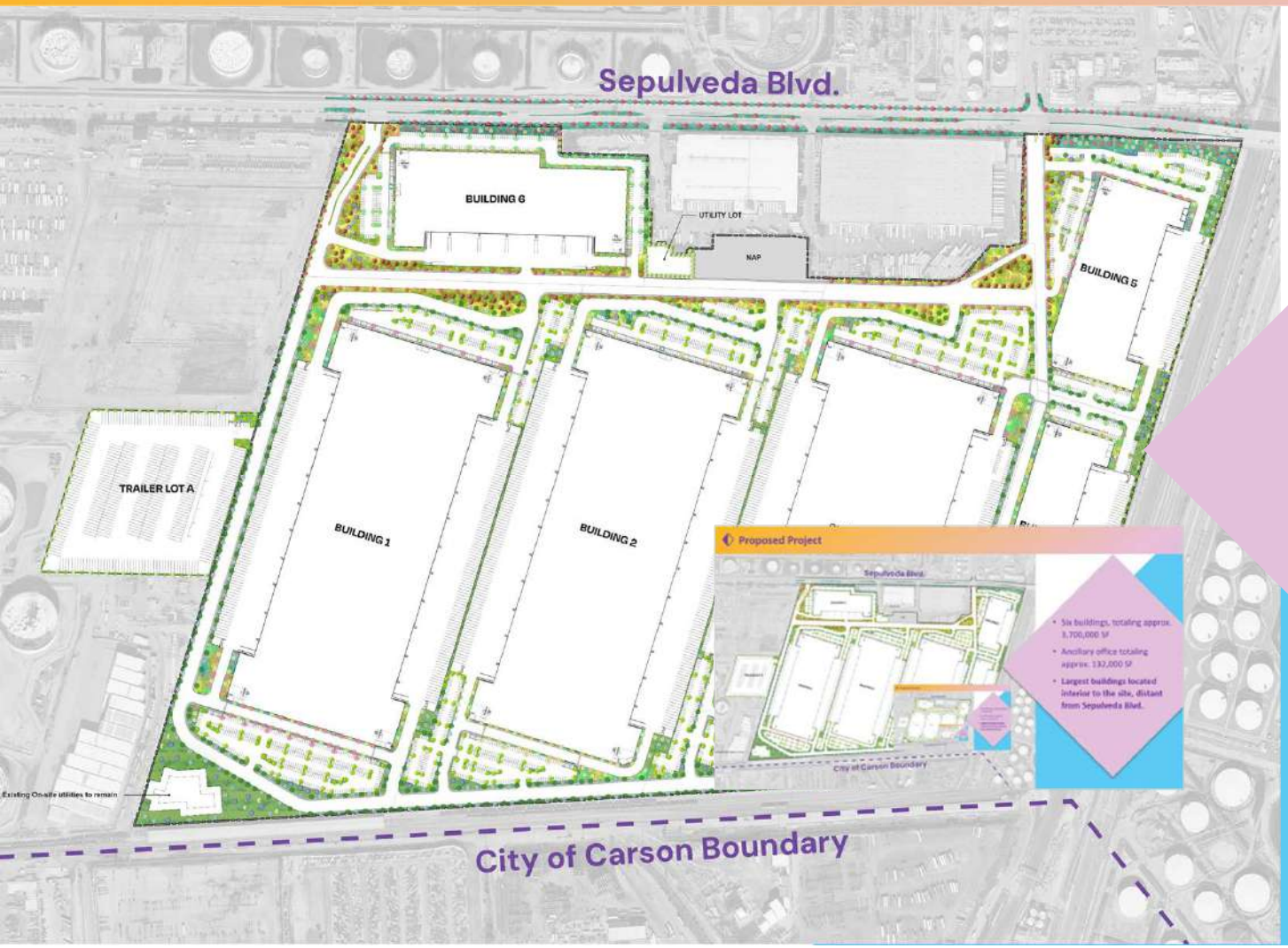


Proposed New Vision



Modern Industrial Project, with High-End Architecture and Beautified Streetscapes

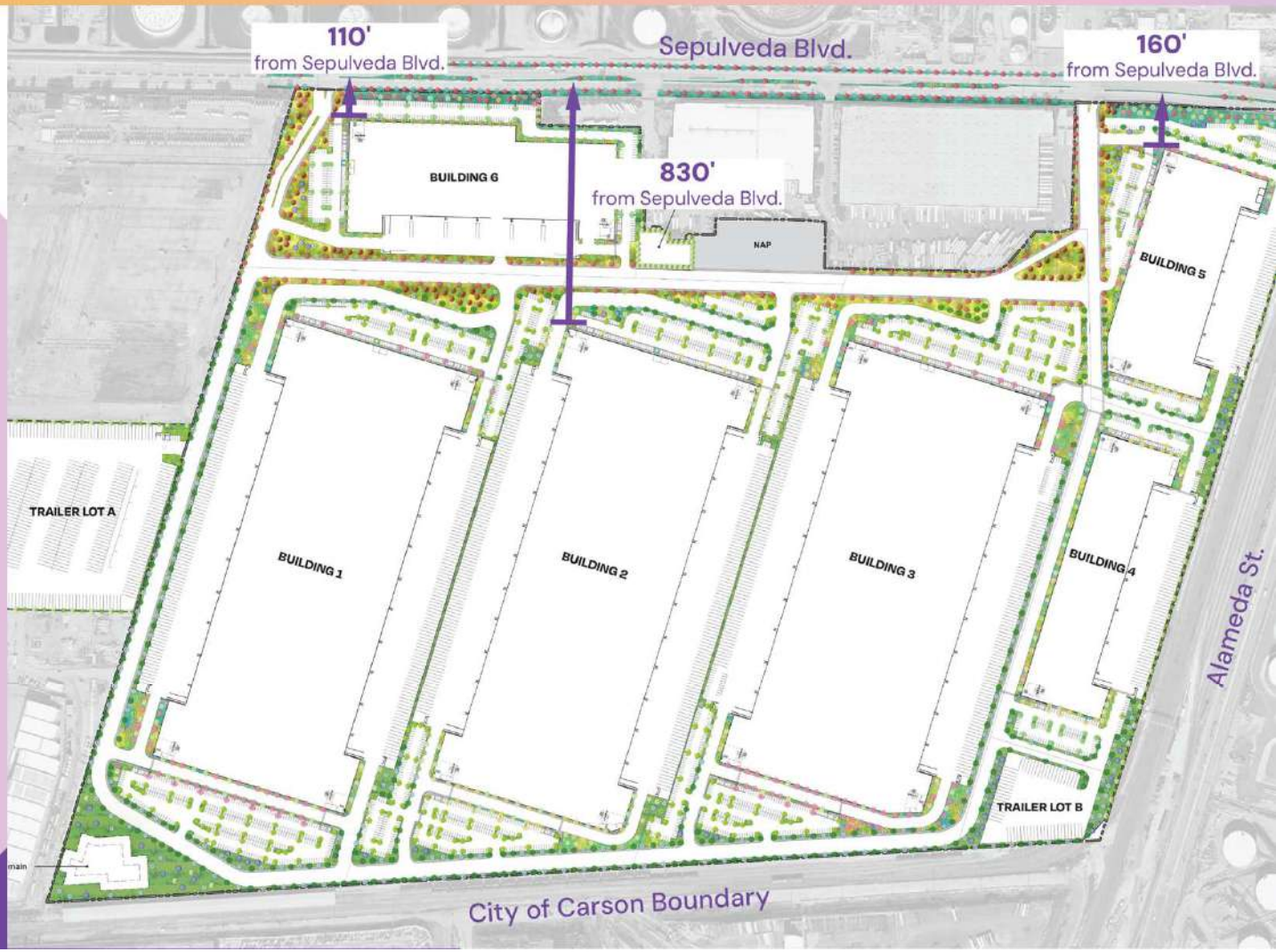
Proposed Project



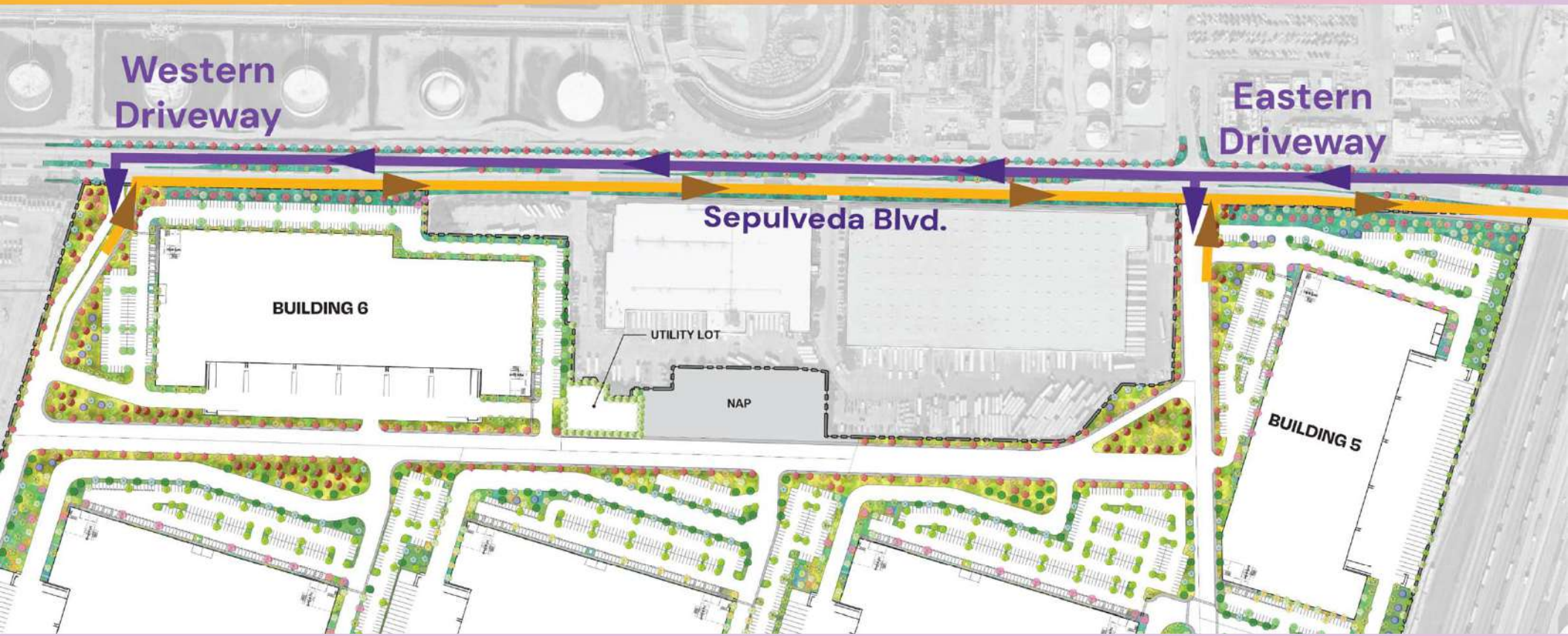
- Six buildings, totaling approx. 3,700,000 SF
- Ancillary office totaling approx. 132,000 SF
- **Largest buildings located interior to the site, distant from Sepulveda Blvd.**

Thoughtful Site Plan & Building Orientation

- **Minimize visibility** through thoughtful building orientation
- **Largest buildings located 800+ ft** from street
- **Closest building 100+ ft** from street
- **Glass and office space highlighted on Sepulveda Blvd.**



Restricted Truck Access – Ingress / Egress Only From East



Curb cuts in the driveways and median will physically restrict access from the west, forcing all trucks to access the site from the east

Restricted Truck Access – Ingress / Egress Only From East

These physical site restrictions will avoid trucks using Wilmington Ave.



High-End Architecture

- **Elegant architecture** and thoughtfully designed spaces **to attract the highest quality companies to Carson**





Building Design and Landscaping





Beautification of Sepulveda Blvd.



West Building on Sepulveda Blvd., looking east



East Building on Sepulveda Blvd.

Beautification of Sepulveda Blvd.



Sepulveda Blvd. south sidewalk view looking east



Sepulveda Blvd. looking west from median

Community Benefits: Local Jobs

- **Thousands of jobs** will be created
- **Priority for Carson residents**
- **Local job fairs**
- Coordination **with local job placement** organizations



Community Benefits: Facilitate Remediation and Improved Air Quality

- Significant environmental benefits from removal of the refinery
- Removal of the refinery after project approval - will **provide greater site access** and thereby **facilitate remediation, including of soils**
- **Ongoing groundwater remediation will continue**
- **Anticipated reduced emissions** compared to refinery operations



Community Benefits: Economic Growth

- An **economic benefits package** will be negotiated with the City of Carson

- The Project will be an **economic engine** for Carson, **generating jobs** and **keeping employee spending local**

- **Thousands of employees will work, eat, and shop local**





Ongoing Community Dialogue

- There will be **multiple opportunities for public input**
- City is currently working on the **environmental analysis** of the project, which will be **published for community comment**
- Will be **extensive outreach to community** members
- **Public hearings** will be held as part of the approval process



Contact Us!

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