



# NOTICE OF COMPLETION AND AVAILABILITY

OF PARTIALLY RECIRCULATED DRAFT EIR

**March 21, 2019**

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2012-920-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2014061030
<b>PROJECT NAME:</b>	4051 South Alameda Street Project
<b>PROJECT APPLICANT:</b>	Pima Alameda Partners, LLC
<b>PROJECT ADDRESS:</b>	4051 South Alameda Street, Los Angeles, CA 90058
<b>COMMUNITY PLAN AREA:</b>	Southeast Los Angeles
<b>COUNCIL DISTRICT:</b>	9 – Price
<b>PUBLIC COMMENT PERIOD:</b>	<b>March 21, 2019 – May 6, 2019</b>

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Partially Recirculated Draft Environmental Impact Report (PRDEIR) for the proposed 4051 Alameda Street Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the PRDEIR, information regarding the availability of the PRDEIR for public review, and the timeframe for submitting comments on the PRDEIR. Comments must be submitted in writing according to the directions below.

## **PROJECT DESCRIPTION:**

Parcel Map No. AA-2012-919-PMLA and a Site Plan Review to permit the subdivision of one 562,314 net square-foot parcel into four lots (Lot 1: 3.23 net acres, Lot 2: 3.23 net acres, Lot 3: 3.23 net acres, and Lot 4: 3.23 net acres) in the M2-2 Zone. The Project includes the construction of four industrial buildings consisting of Building 1: 115,973 square feet and up to 123 parking spaces; Building 2: 133,680 square feet and up to 79 parking spaces; Building 3: 116,724 square feet and up to 96 parking spaces; and Building 4: 113,743 square feet and up to 106 parking spaces.

An Environmental Impact Report was prepared for the Project. On September 23, 2016, the City's Advisory Agency certified the Final EIR (FEIR) and approved the Parcel Map, and the City's Director of Planning concurrently approved the Site Plan Review (collectively, the "Project Approvals"). Following an appeal of those Project Approvals, the City Planning Commission certified the FEIR and denied the appeals of the Project Approvals on December 6, 2016. Following a second appeal of FEIR, the City Council certified the FEIR on March 21, 2017. That decision was challenged in the Los Angeles Superior Court (Case No. BS169426, Lydia Ponce et. al. vs. City of Los Angeles, et. al.).

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles Planning Department (City), as Lead Agency, prepared a Partially Recirculated Draft EIR for the 4051 South Alameda Street Project, which includes only additional Cumulative Analysis of Freeway Facilities. The additional Cumulative Analysis of Freeway Facilities has been prepared following the Los Angeles County Superior Court's ruling (Court Ruling), dated August 9, 2018, which granted in part and denied in part the Petition for Writ of Mandate filed in Case No. BS169426, Lydia Ponce et. al. vs. City of Los Angeles, et. al. Note that the Court Ruling upheld all other aspects of the FEIR; but required that the FEIR be decertified pending completion of the

Cumulative Analysis of Freeway Facilities. This analysis has now been completed and is being circulated for public review and comment.

As this recirculation is limited to the Cumulative Analysis of Freeway Facilities section within the EIR's Traffic and Transportation chapter, pursuant to CEQA Guidelines Section 15088.5, subdivision (c), the rest of the Draft EIR and Final EIR are not being recirculated for public review and comment. Comments on the Partially Recirculated DEIR must be submitted in writing according to the directions below. The City requests that reviewers limit their comments to the Cumulative Analysis of Freeway Facilities in the Partially Recirculated Draft EIR. Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2)(ii), written responses will be prepared only to comments received that relate to the Cumulative Analysis of Freeway Facilities in the Partially Recirculated Draft EIR. Responses to all comments received during the review period for this Partially Recirculated Draft EIR will be provided in a separate document following the review period.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The Cumulative Analysis of Freeway Facilities analyzes the potential cumulative impact of Project traffic on Year 2035 cumulative conditions along Interstate 10 (I-10) at Alameda Street, assuming background traffic growth occurs at an annual rate of 1 percent and considering the traffic generated by related projects. The cumulative analyses conducted of freeway facilities included four mainline segments of the I-10 freeway (eastbound and westbound segments both east and west of Alameda Street), the two signalized I-10/Alameda Street ramp intersections, and two off-ramp locations. Based on the Cumulative Analysis of Freeway Facilities, the Project would not result in significant cumulative impacts on freeway facilities. These determinations are consistent with and the same as in the Draft EIR.

**FILE REVIEW AND COMMENTS:**

The Partially Recirculated Draft EIR and the documents referenced in the Partially Recirculated Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The Partially Recirculated Draft EIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Draft EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Junipero Serra Library, 4607 South Main Street, Los Angeles, CA 90037
- 3) Vernon Branch Library, 4504 South Central Avenue, Los Angeles, CA 90011

The Partially Recirculated Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact William Lamborn at (213) 847-3637 to purchase copies.

If you wish to submit comments following review of the Partially Recirculated Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday, May 6, 2019 **no later than 4:00 p.m.**

As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the City requests reviewers to limit the scope of their comments to the additional Cumulative Analysis of Freeway Facilities included in the Partially Recirculated Draft EIR. The City also requests that reviewers not make new comments on topics not addressed in the Partially Recirculated Draft EIR. Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2)(ii), written responses will be prepared only to comments received regarding the Cumulative Analysis of Freeway Facilities. Furthermore, responses to comments received during the initial circulation period of the original FEIR that relate to chapters or portions of the document that were not revised and recirculated, are already provided in the FEIR, and new responses to those comments will not be provided. The FEIR, including the Partially Recirculated DEIR and new responses to comments, will be provided to the City Council and the Council's Planning and Land Use Management Committee at a future date to consider re-certification of the FEIR.

Please direct your comments to:

**Mail:** William Lamborn  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street Suite 1350  
Los Angeles, CA 90012

**E-mail:** William.lamborn@lacity.org

VINCENT P. BERTONI, AICP  
Director of Planning



William Lamborn  
Major Projects Section  
Department of City Planning  
213-847-3637

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-1454.***