



# NOTICE OF AVAILABILITY

## OF PARTIALLY RECIRCULATED FINAL EIR

**June 14, 2019**

**ENVIRONMENTAL CASE NO.:** ENV-2012-920-EIR  
**STATE CLEARINGHOUSE NO.:** 2014061030  
**PROJECT NAME:** 4051 South Alameda Street Project  
**PROJECT APPLICANT:** Pima Alameda Partners, LLC  
**PROJECT ADDRESS:** 4051 South Alameda Street, Los Angeles, CA 90058  
**COMMUNITY PLAN AREA:** Southeast Los Angeles  
**COUNCIL DISTRICT:** 9 – Price

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Partially Recirculated Final Environmental Impact Report (PRFEIR) for the proposed 4051 South Alameda Street Project (Project) to assess potential environmental impacts related to the Project's cumulative traffic impacts on freeway facilities. An EIR is generally comprised of two parts, the Draft EIR and the Final EIR. A Partially Recirculated Draft EIR (PRDEIR) was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 46-day public review period from March 21, 2019 to May 6, 2019. The City then responded to all comments received on the PRDEIR and included those responses in the Partially Recirculated Final EIR.

The Partially Recirculated Final EIR was released on June 14, 2019 and includes responses to comments received during the public review period. Unlike the Partially Recirculated Draft EIR, the City is not required, but may elect, to respond to any additional comments received on the Partially Recirculated Final EIR. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The PRDEIR and PRFEIR will be submitted to the decision-maker for consideration and requested recertification of the Final EIR for the Project, which will now also include the PRDEIR and PRFEIR.

**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. The FEIR was subsequently challenged by way of a writ proceeding, filed on April 20, 2017, in



the Los Angeles Superior Court ("Court") (Case No. BS169426, *Lydia Ponce et. al. vs. City of Los Angeles, et. al.*).

In accordance with CEQA and the Court's writ of mandate following conclusion of the writ action, the City, as Lead Agency, prepared a Partially Recirculated Draft EIR for the 4051 South Alameda Street Project, which included only additional Cumulative Analysis of Freeway Facilities. The additional Cumulative Analysis of Freeway Facilities was prepared consistent with the Court's ruling (Court Ruling), dated August 9, 2018, and the January 8, 2019 writ of mandate which directed the City to "decertify the environmental impact report for the Project . . . for the purpose of conducting additional cumulative freeway traffic analysis using probable future related projects within the two-mile radius of the Project as of June 17, 2014 . . ." 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 was circulated for public review and comment for a 46-day public review period from March 21, 2019 to May 6, 2019.

As the recirculation was 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 were not recirculated for public review and comment. The City requested 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 have been 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 the Partially Recirculated Draft EIR are provided in this Partially Recirculated Final EIR.


**FILE REVIEW:** The Partially Recirculated Final EIR and the documents referenced in the Partially Recirculated Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, 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.

The Partially Recirculated Final EIR is also available online at the Department of City Planning's website at <https://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title. The 2015 Draft EIR, 2016 Final EIR, and Partially Recirculated Draft EIR also remain available online by clicking on the "Environmental Review" tab, then "Draft EIR" or "Final EIR," then the Project title). Copies of the Partially Recirculated Final EIR 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 Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact William Lamborn at 213-847-3637 to purchase copies.

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) 978-1300.***



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June 14, 2019

Project Location – 4051 South Alameda Street, Los Angeles, CA 90058

ENV-2012-920-EIR

Council District 9

(SCH No. 2014061030)

**COURTESY NOTICE OF PUBLIC HEARING REGARDING PLANNING AND LAND USE MANAGEMENT  
COMMITTEE CONSIDERATION OF PARTIALLY RECIRCULATED FINAL ENVIRONMENTAL IMPACT  
REPORT FOR PROJECT LOCATED AT 4051 SOUTH ALAMEDA STREET**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, June 25, 2019**, at approximately **2:30 p.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the Partially Recirculated Final Environmental Impact Report (PRFEIR) for the construction of a new industrial park consisting of four buildings. Building 1 consists of a single story with a mezzanine that occupies approximately 115,973 total square feet and up to 123 parking spaces; Building 2 consists of up to 2 stories that occupy up to approximately 133,680 total square feet and up to 79 parking spaces; Building 3 consists of a single story with a mezzanine that occupies up to approximately 116,724 total square feet and up to 96 parking spaces; and Building 4 consists of a single story with a mezzanine that occupies up to approximately 113,743 total square feet and up to 106 parking spaces, for the property located at 4051 South Alameda Street.

This notice is being provided on a courtesy basis to all property owners and occupants located within a 500 foot radius, all parties who commented on the 2015 Draft EIR, and all other parties who have either commented on the Partially Recirculated Draft EIR or requested notification of actions related to the project.

The Partially Recirculated Final EIR is available online at the Department of City Planning's website at <https://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title. The 2015 Draft EIR, 2016 Final EIR, and Partially Recirculated Draft EIR also remain available online by clicking on the "Environmental Review" tab, then "Draft EIR" or "Final EIR", then the Project title).

The Partially Recirculated Final EIR and the documents referenced in the Partially Recirculated Final 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.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted at: [www.LACouncilComment.com](http://www.LACouncilComment.com). In addition, you may view the contents of Council file No. 16-1411-S1 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the Project, please contact William Lamborn, City Planning staff: (213) 847-3637,  
[William.lamborn@lacity.org](mailto:William.lamborn@lacity.org)

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