

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy Norwalk, CA 90650

From:

Public Agency: County of Los Angeles
Address: 320 W. Temple St., 13th Floor Los Angeles, CA 90012
Contact: Josh Huntington
Phone: (213) 974-6433

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022030146

Project Title: Glenelder Residential

Project Applicant: Lennar Homes 2000 FivePoint, Suite 365, Irvine, CA 92618

Project Location (include county): Cross Streets Hinnen Avenue, Folger Street, Glenelder Avenue, Los Angeles County

Project Description:

The project applicant, Lennar Homes, proposes to create one multi-family lot for a condominium development comprised of 85 detached residential units on 10 net acres. On-site amenities include an outdoor seating and barbeque areas of approximately 16,360 square feet. The 10-acre project site is located at 16234 Folger Street in the unincorporated community of Hacienda Heights. The new residential development will have access via Folger Street, Glenelder Avenue, and Hinnen Avenue. The project site is currently vacant but has seven school buildings (five classrooms, one multipurpose room, and administration) and several portable classrooms and parking areas previously used for the Glenelder Elementary school. The floor areas for the existing buildings total 32,614 square feet. The existing seven buildings, portable classrooms, and parking areas are proposed to be removed/demolished. Grading of approximately 165,000 cubic yards (82,500 cy cut and 82,500 cy fill) is proposed.

This is to advise that the County of Los Angeles has approved the above (Lead Agency or Responsible Agency)

described project on 09/27/2022 and has made the following determinations regarding the above (date)

described project. The project has been deemed approved by operation of law. Gov. Code Sec. 66452.5(c)(2) (the legislative body's failure to act on an appeal within the specified time limits under the Subdivision Map Act ("SMA") approves or conditionally approves the tentative map insofar as it complies with applicable requirements of the SMA and any local ordinance); LA County Code Sec. 22.240.030(B) (the appeal body's failure to act shall reinstate the decision from which the appeal was taken).

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [] were [x] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

http://planning.lacounty.gov/case

Signature (Public Agency): [Signature] Title: Supervising Planner

Date: 9-28-2022 Date Received for filing at OPR: