

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of El Monte (Lead Agency)
Community Development Dept.
11333 Valley Boulevard
El Monte, CA 91731

ORIGINAL FILED

DEC 01 2022

X County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

Contact: Teresa Li, Contract Planner
(626) 580-2057
tli@elmonteca.gov

LOS ANGELES, COUNTY CLERK

Subject: Filing of Notice of Determination (NOD) in compliance with Section 1108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022080502

Project Title: Esperanza Village

Project Applicant: Prima Development

Project Location: 4024 Durfee Avenue, City of El Monte, County of Los Angeles (APNs 8549-004-900 [Lot 2] and 8549-005-900 [Lots 5, 6, 7, 8, and 9])

Project Description: The project would demolish the existing buildings on the development site and would construct four 4-story residential buildings, one 2-story 36,000-square foot non-residential mixed-use building with community-serving uses, and one up to 40,000-square foot non-residential building with County-related and community-serving uses. The residential buildings would provide 340 affordable housing units for low- and extremely low-income families and seniors. The non-residential mixed-use building would have a vocational center, medical clinics, and a senior health center. The County-related building would have County-related facilities/offices and community-serving uses. The proposed development would be located on 7.82 acres of the larger 13.66-acre MacLaren Hall property. Off-site improvements include diagonal parking along Kernwood Street and Gilman Road, water improvements on Durfee Avenue, undergrounding of overhead utility lines on Durfee Avenue and Gilman Road, sewer improvements on Farris Road between Durfee Avenue and Cogswell Road (approximately 0.3 mile from the project site), enhanced pedestrian crosswalk on Gilman Road at Twin Lakes Elementary School, potential traffic calming measures, and a potential trail/path along the southern end of Twin Lakes Elementary School.

Entitlements associated with the project include: 1) General Plan Amendment to change the General Plan land use designation from Public Facilities (PF) to Specific Plan (SP) for the entire MacLaren Hall property (13.66 acres); 2) Zone Change to change the zoning of the MacLaren Hall property from PF to Esperanza Village Specific Plan (SP-5) for the entire MacLaren Hall property; 3) Specific Plan to establish development standards and design guidelines for the entire MacLaren Hall property; 4) Code Amendment to codify the Specific Plan development standards for the entire MacLaren Hall property in the City's Zoning Code; 5) Tentative Tract Map to consolidate 2 parcels (6 lots) and create 8 new parcels on the entire MacLaren Hall property; 6) Design Review for the construction of four new 4-story residential buildings and one 1 new 2-story 36,000-square foot mixed-use building on 6.11 acres of the MacLaren Hall property; and 7) Development Agreement to define the residential and mixed-use project's rules, regulations, commitments, and policies.

This is to advise that the City of El Monte, as the [Lead Agency Responsible Agency], has approved the above-described project on November 29, 2022 and has made the following determinations regarding the above described project:

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

This is to certify that the Initial Study/Mitigated Negative Declaration with comments and responses and record of project approval are available for review to the public on the City's website (<https://www.ci.el-monte.ca.us/>) and by request at: the City of El Monte Planning Division, 11333 Valley Boulevard, El Monte, CA 91731.

Signature (Public Agency): *Teresa Li* Title: Contract Planner

Date: November 30, 2022 Date received for filing at OPR: _____