

To: X 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

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

Contact: Betty Donovanik, Dir. Community & Economic Development
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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: On November 29, 2022, the original Esperanza Village project was approved and associated MND adopted (NOD filed and CDFW fee paid December 1, 2022). A reduced size modified project was approved August 20, 2024; an MND addendum documents that impacts would be the same or less than those evaluated in the adopted MND. The modified project would demolish the existing buildings on the development site and would construct two 3-story residential buildings, and one 2-story 46,000-square foot non-residential mixed-use building with community-serving uses (previously up to 76,000 square feet of non-residential uses were proposed in two buildings). The residential buildings would provide 202 affordable housing units (previously 340 units were proposed) for low- and extremely low-income families and seniors. The non-residential mixed-use building would include County services, a vocational center, medical clinics, and a senior health center. The proposed development would be located on 8.06 acres of the larger 13.66-acre MacLaren Hall property. Off-site improvements include water improvements on Durfee Avenue, undergrounding of overhead utility lines on Gilman Road, 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 modified project consisted of: 1) Specific Plan Amendment (SPA) No. 06-22 to amend the development standards and design guidelines for the project site; 2) Revisions to Design Review (DR) Nos. 06-22 and 08-22 for the construction of the two residential buildings and mixed use building; 3) Tentative Tract Map (TTM) No. 83843 to consolidate two parcels (six lots) and create six (6) new parcels.

This is to advise that the City of El Monte, as the [Lead Agency Responsible Agency], has approved the above-described project on August 20, 2024, 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 and subsequent MND Addendum 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 MND Addendum 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):  Title: Director Community & Economic Development

Date: August 20, 2024 Date received for filing at OPR: _____