

**ERRATA TO THE  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
FOR  
ESPERANZA VILLAGE  
4024 DURFEE AVENUE (APN NOS. 8549-004-900 & 8549-005-900 LOTS 5, 6, 7, 8, AND 9)**

This Errata addresses minor revisions and additions to Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Esperanza Village project (proposed project). The revisions pertain to the approvals or entitlements needed to implement the proposed project. The revisions to the IS/MND included in this Errata would not result in any significant impacts.

The following shall be added to the project description for the MND (page 2 of the MND):

- 3) A Development Agreement between the developer and the City would be created to define the rules, regulations, commitments, and policies of the residential and mixed-use development for on 6.11 acres of the 13.79-acre MacLaren Hall property.

A third bullet shall be added to the first paragraph of Section 1.1 Project Overview on page 1-1 as follows:

- Development Agreement for the residential and non-residential mixed-use development on 6.11 acres of the 13.79-acre MacLaren Hall property.

The first full paragraph of page 1-2 shall be revised as follows:

Development associated with the proposed project involves the construction of 340 residential units on the residential parcels. The non-residential mixed-use parcel would be developed with a two-story 36,000-square foot building that would have a vocational center, medical clinics, and a senior health center. The County-related parcel would be developed by the County and would include a building that could be up to three stories tall and up to 40,000 square feet in size. Uses for the building on the County-related parcel may potentially include a clinic, a snack bar/café, childcare center, and County-related offices. Development on this parcel is conceptual and is subject to change. A Development Agreement between the developer and the City would be created to define the rules, regulations, commitments, and policies of the residential and mixed-use development. The proposed topic areas of the Development Agreement include, but are not limited to, the following:

- The effective term (length) of the agreement;
- The provision of community benefits (i.e., local hiring program, affordable housing, traffic calming measures, infrastructure improvements, etc.); and
- Estimated City fees and taxes.

The list of entitlements identified in Section 1.4 Discretionary Actions and Approvals on page 1-3 of the IS/MND shall be revised as follows:

- 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 (13.79 acres).
- Zone Change to change the zoning of the MacLaren Hall property from PF to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres). With the proposed zone

change, the MacLaren Hall property would be within the Esperanza Village Specific Plan (SP-5) Zoning District.

- Specific Plan Amendment to establish development standards and design guidelines for the proposed development area (8.19 acres).
- Code Amendment to codify the Specific Plan development standards for the entire MacLaren Hall property (13.79 acres) in the City's Zoning Code.
- Design Review for the construction of four new four-story residential buildings and one new two-story 36,000-square foot mixed-use building.
- Tentative Tract Map to consolidate two parcels (six lots) and create eight new parcels on the entire MacLaren Hall property.
- Development Agreement between the developer and the City to define the rules, regulations, commitments, and policies of the residential and mixed-use development.

The first two paragraphs of Section 2.2 Project Description on pages 2-3 and 2-4 of the IS/MND shall be revised as follows:

The proposed project involves the following:

- General Plan Amendment and Zone Change to change the General Plan land use designation and zoning of the 13.79-acre MacLaren Hall property from Public Facilities (PF) to Specific Plan (SP). With the proposed zone change, the MacLaren Hall property would be within the Esperanza Village Specific Plan (SP-5) Zoning District.
- Esperanza Village Specific Plan to guide future development of the 13.79-acre MacLaren Hall property.
- Tentative Tract Map to consolidate the two parcels (six lots) and create eight new parcels on the entire 13.79-acre MacLaren Hall property.
- Development of residential, non-residential mixed-use, and County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property.
- Development Agreement between the developer and the City to define the rules, regulations, commitments, and policies of the residential and non-residential mixed-use development.

Although the proposed General Plan amendment, zone change, Specific Plan, and tentative tract map would apply to the entire 13.79-acre MacLaren Hall property, development associated with the proposed project would occur on 8.19 acres of the property (residential, non-residential mixed-use, and County-related uses) and the development agreement would be for the residential and non-residential mixed-use development. The remaining 5.6-acre portion of the MacLaren Hall property is not part of the 8.19-acre proposed development area and would be developed as a community park (MacLaren Community Park) separately from the proposed project. The Mitigated Negative Declaration (MND) for the 5.6-acre MacLaren Community Park project was adopted and the MacLaren Community Park project was approved by the County Board of Supervisors on October 19, 2021. The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of

this document, but the community park project is a cumulative project to the proposed project analyzed in this document.

The paragraph on page 3-74 shall be revised as follows:

The proposed project would be reviewed by the Planning Commission and City Council as part of the discretionary review process for a General Plan amendment, zone change, Specific Plan amendment, code amendment, design review, Development Agreement, and tentative tract map. The regulatory procedures provide the City with further assurances for review and opportunities to incorporate additional conditions to ensure that the proposed project would improve the character and condition of the MacLaren Hall property. With approval of the requested discretionary actions, the proposed project would be consistent with the City's General Plan and EMMC, and the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. Therefore, a less-than-significant impact would occur.