

MOTION BY SUPERVISOR HILDA L. SOLIS

JUNE 9, 2026

Amend Current Option Agreement for the Proposed Esperanza Village New Medical/Office Building

The County of Los Angeles (County), through our Board of Supervisors (Board), continues to advance the redevelopment of the former MacLaren Hall site, a County-owned land of approximately 13.65 acres, located in the City of El Monte (Property) to meet the critical community needs. As part of this effort, the Board previously approved the development of the Esperanza Village Affordable Housing project (Housing Project), which will provide new affordable units for low-income families, seniors, and individuals with special needs. The redevelopment plan also includes an approximately six-acre park currently being delivered by the Department of Public Works (DPW), which will be managed and maintained by the City of El Monte (City) through a long-term ground lease.

With the housing and park components moving forward, the County now has an opportunity to address a parallel and urgent priority: expanding access to comprehensive, community-based health care and supportive services in the San Gabriel Valley. The remaining portion of the former MacLaren Hall site has long been identified for a medical/office building, and the need for such a facility has only grown.

MOTION

Mitchell	_____
Horvath	_____
Hahn	_____
Barger	_____
Solis	_____

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The proposed 26,000 square foot Esperanza Village New Medical Building (New Medical Building Project) would serve as a community health clinic, a senior care center, and include a Department of Children and Family Services (DCFS) presence, a Transitional-Age Youth Resource Center, bringing essential services directly to residents and supporting local economic development through job creation.

Given the anticipated commencement of the affordable housing project in June 2026 and the accelerated development timeline, the County now has a unique opportunity to continue its partnership with Prima Development, a California nonprofit public benefit corporation (Prima), together with National Community Renaissance of California (National CORE), a California nonprofit public benefit corporation, to deliver the New Medical Building Project in coordination with the Housing Project. Leveraging the same development team will ensure cohesive site planning, shared infrastructure efficiencies, and integrated services for future residents of the Housing Project and the surrounding community. Together, these elements will bring lasting social and economic benefits to the region.

To support this effort, the Board previously established the Esperanza Village New Medical Building, Capital Project No. 6A024, and appropriated \$13,840,000 in net County cost toward the project. Additionally, the First Supervisorial District desires to appropriate an additional \$3,000,000 towards the New Medical Building Project at this time, bringing the County's commitment to \$16,840,000. The total estimated cost of the

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New Medical Building Project is approximately \$35,300,000. The remaining funding obligations could be financed by the developer and the repayment of debt obligations covered with market rate rents from the proposed building tenants. Final development costs, financing terms, and any future agreements, including lease and funding agreements, will be brought back to the Board for consideration.

In the light of the above, there is now a need to amend the existing Option Agreement between the County, Prima, and National CORE to authorize the potential development of the New Medical Building Project as part of the coordinated redevelopment of the former MacLaren Hall site.

I, THEREFORE, MOVE that the Board of Supervisors suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion.

I, FURTHER, MOVE that the Board of Supervisors:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), for the Esperanza Village Project, find the recommended actions are within the scope of the Initial Study-Mitigated Negative Declaration (IS/MND), prepared and adopted by the City of El Monte (City) as the lead agency on November 29, 2022 and the Addendum to the Adopted IS/MND, which were prepared and adopted by the City as the lead agency, on September 3, 2024; find that mitigation previously adopted by the Board remains applicable to the project that the current actions herein are within the

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scope of the City's adopted IS/MND and Addendum, and there are no changes to the Esperanza Village New Medical Building Project or to the circumstances under which it will be undertaken that require additional findings under CEQA.

The environmental documents for the projects are located at [Approved Projects | El Monte, CA \(el-monte.ca.us\)](#). Upon the Board's approval of the actions herein, the Los Angeles County Development Authority will file a Notice of Determination on behalf of the County, with the County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation pursuant to Public Resources Code section 21152 and will post the Notice to the County's website in accordance with section 21092.2.

2. Approve an appropriation adjustment to transfer \$3,000,000 one-time First Supervisorial District Utility User Tax funds from the LA County Library - General Fund Contribution to the Esperanza Village New Medical Building, Capital Project No. 6A024 to partially fund the construction of the new medical building.
3. Approve the revised budget of \$16,840,000 for the Esperanza Village New Medical Building, Capital Project No. 6A024, which is an increase of \$3,000,000 from the previously approved budget of \$13,840,000, and reflects the County's commitment to the New Medical Building Project development.

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4. Find that the New Medical Building Project and Housing Project Site is exempt surplus land per Government Code section 54221(f)(1)(A). The New Medical Building Project will provide essential services to families and senior citizens within the County and support local economic development through job creation.
5. Authorize the Chief Executive Officer, or his designee, to oversee the negotiations of the New Medical Building Project ground lease.

I, FURTHER, MOVE that the Board of Supervisors, acting as the Board of Commissioners of the Los Angeles County Development Authority:

1. Find that the recommended actions do not constitute a project under Section 21065 of the Public Resources Code and Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines because the actions are organizational or administrative activities of government that will not result in direct or indirect physical changes to the environment.
2. Authorize the Executive Director, or designee, on behalf of the County, to execute an amendment to the Option to Lease Agreement between the County and MacLaren Hall Partners, LLC, a California limited liability company, or its County-approved designee (Developer), to include the development of the Esperanza Village New Medical Building Project.

AGN. NO. _____

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