Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024040196

Project Title: Westminster Gardens Specific Plan Update

Lead Agency: City of Duarte | Contact Person: Scott Nash, Associate Planner
Mailing Address: 1600 Huntington Drive | Phone: 626-357-7931 ext. 239
City: Duarte | Zip: 91010 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Duarte
Cross Streets: Central Avenue and Santo Domingo Avenue | Zip Code: 91010
Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ′ 15.45 ″ N / 117 ° 57 ′ 46.22 ″ W | Total Acres: 32
Assessor's Parcel No.: 8529-014-025, -026, -028, and -029 | Section: S30 | Twp.: T1N | Range: R10W | Base: SBBM
Within 2 Miles: State Hwy #: I-210 and I-605 | Waterways: San Gabriel River and Santa Fe Dam
Airports: None | Railways: Metro A Line | Schools: Multiple

Document Type:

CEQA: ☐ NOP ☒ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units +401 Acres 14.36
☒ Office: Sq.ft. +19,350 Acres 0.50 Employees +53
☒ Commercial: Sq.ft. +15,000 Acres 0.40 Employees +21
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: +49,987 SF of LPC Non-Residential Floor Area (+28 employees)

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Specific Plan/SP-Specific Plan

Project Description: *(please use a separate page if necessary)*

Project includes a comprehensive update of the Westminster Gardens Specific Plan (WGSP), repealing in its entirety the existing Specific Plan, and replacing it with a new Specific Plan to facilitate redevelopment of the existing Life Plan Community (LPC). The updated WGSP identifies the long-term vision and objectives for private redevelopment, new residential and non-residential development capacity, and associated public and private improvements within the WGSP area over the 20-year life of the Plan. The WGSP update establishes the general type, parameters, and character of the development aimed at transforming the current Westminster Gardens LPC campus into a vibrant and dynamic environment with senior-centric amenities, services, and multiple housing and continuum of care options at various price points, providing aging Duarte residents a destination to continue to reside within the City. Implementation of this amendment allows for redevelopment of the Westminster Gardens LPC campus to allow an increase in an increase of up to 401 new residential units/beds and an increase of up to 84,337 square feet of additional non-residential floor area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	X	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 7	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 4
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	X	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 5	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other:
____	Housing & Community Development	____	Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 29, 2026 Ending Date December 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: MIG, Inc
Address: 5172 Arlington Avenue, #4453
City/State/Zip: Riverside, CA 92514
Contact: Cameron Hile, Project Manager
Phone: 951-787-9222

Applicant: City of Duarte
Address: 1600 Huntington Drive
City/State/Zip: Duarte, CA 91010
Phone: 626-357-7931 ext. 239

Signature of Lead Agency Representative: Cameron Hile **Date:** 10/29/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.