

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: P.O. Box 1208
Norwalk, CA 90651-1208

From:

Public Agency: Duarte Unified School District
Address: 1620 Huntington Drive
Duarte, CA 91010

Contact: Tiffany Bell

Phone: (626) 599-5024

Lead Agency (if different from above):

City of Duarte
Address: 1600 Huntington Drive
Duarte, CA 91010

Contact: Craig Hensley, AICP

Phone: (626) 357-7931

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 20211837

Project Title: Andres Duarte School Project

Project Applicant: Crestfield Townhomes, LLC

Project Location (include county): 1433 Crestfield Drive, Duarte, Los Angeles County, CA 91010

Project Description:

The Project involves demolition, relocation, and/or redevelopment of the existing MIT School buildings and Otis Gordon Sports Park structures, and construction of multifamily residential buildings comprised of 169 units within 25 buildings, 1 leasing office/recreation building, 377 parking spaces, and associated improvements. The Project also involves the approval of a Joint Occupancy Development Agreement and Ground Lease between the District and Crestfield Townhomes, LLC. See attached Resolution.

This is to advise that the Duarte Unified School District has approved the above
(☐ Lead Agency or ☒ Responsible Agency)

described project on October 16, 2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ 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 final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.cityofduarte.ca.gov/government/departments/community-development/development-projects-plan

Signature (Public Agency):



Title: Asst. Sup. Finance

Date: October 16, 2025

Date Received for filing at OPR: _____

**BEFORE THE GOVERNING BOARD OF THE DUARTE UNIFIED SCHOOL
DISTRICT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

RESOLUTION NO. 08-25-26

**RESOLUTION OF THE BOARD OF EDUCATION OF THE DUARTE UNIFIED
SCHOOL DISTRICT FINDING NO FURTHER ENVIRONMENTAL REVIEW IS
REQUIRED FOR THE ANDRES DUARTE SCHOOL PROJECT, CERTIFYING THE
FINAL ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING
AND REPORTING PROGRAM, ADOPTING CEQA FINDINGS, AND APPROVING
THE JOINT OCCUPANCY DEVELOPMENT AGREEMENT & GROUND LEASE
WITH CRESTFIELD TOWNHOMES, LLC**

October 16, 2025

WHEREAS, the Duarte Unified School District (“District”) has developed the Andres Duarte School Project (“Project”), which involves the demolition and/or relocation of existing school buildings and park structures and the construction of one hundred sixty-nine (169) residential units across twenty-five (25) multifamily buildings, along with a three thousand one hundred fifty-five (3,155) square-foot leasing office and recreation facility; and

WHEREAS, the Project also involves the preservation, redevelopment, and expansion of the Otis Gordon Sports Park, which, although owned by the District, is operated and maintained by the City of Duarte (“City”); and

WHEREAS, the Project is located at 1433 Crestfield Drive in the City of Duarte, California 91010 (APN 8604-017-903) (“Property”). Currently, the Property is occupied by the Duarte Preschool and Mount Olive Innovation and Technology High School, both of which will be relocated to other District schools prior to any demolition or construction of the Project; and

WHEREAS, the City engaged Rincon Consultants, Inc. (“Environmental Consultant”) to conduct environmental review of the Project; and

WHEREAS, the Environmental Consultant analyzed and determined that the Project may potentially create a significant or cumulatively considerable environmental impact and that the appropriate environmental document would be an Environmental Impact Report (“EIR”); and

WHEREAS, on November 22, 2024, the City issued a Notice of Preparation (“NOP”) of a Draft EIR for the Project for public review and comment, attached hereto as Exhibit “1” and incorporated herein by this reference. During the comment period, which ended on January 21, 2025, the City held a Scoping Meeting to discuss and receive community input on the Project and environmental review. Two (2) comment letters were received from agencies and organizations during the NOP comment period. No individuals submitted a comment letter. The Environmental Consultant and District staff considered these comments in preparation of the Draft EIR; and

WHEREAS, on June 16, 2025, the City filed a Notice of Completion of the Draft EIR with

the Governor's Office of Planning and Research to begin the forty-five (45) day public review period. The City also issued and filed a Notice of Availability ("NOA") and the Project's Draft EIR for public review and comment. The NOA was also published on the City's website, in a local newspaper, and directly mailed to each commenter on the Initial Study or NOP and affected public agencies. The Draft EIR was made available on the City's website and at City Hall. The comment period for the Draft EIR ended on July 31, 2025; and

WHEREAS, the Draft EIR analyzed potential environmental impacts on air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, transportation, tribal cultural resources, and utilities and service systems and concluded that, with incorporation of identified regulatory requirements and Project-specific mitigation measures for potentially significant impacts, the Project's potential impacts would be non-existent or less than significant; and

WHEREAS, on August 18, 2025, the Planning and Economic Development Commission held a public hearing to consider and vote to recommend to the City Council to certify the EIR and approve the remaining entitlements associated with the Project, including General Plan Amendment 24-02, Zone Change 24-02, Tentative Parcel Map (84544) 24-01, Site Plan and Design Review 25-19, and Planned Development Permit 24-01 ("Entitlements"). Several members of the community voiced their opinions, some in favor and some in opposition; and

WHEREAS, in September 2025, after consulting with the District, the Environmental Consultant prepared the Final EIR, which is attached hereto as Exhibit "2" and incorporated herein by this reference, and includes the comments, responses to comments, revisions to the Draft EIR, and Mitigation Monitoring and Reporting Program ("MMRP") (which was adopted in consideration and adoption of the Final EIR); and

WHEREAS, on September 23, 2025, the City of Duarte ("City") approved the Project's Entitlements and certification of the Final EIR (SCH No. 2024110837) in compliance with the California Environmental Quality Act (Pub. Res. Code, § 21000 et seq.) ("CEQA") and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.); and

WHEREAS, the District was notified by the City pursuant to all applicable CEQA provisions during the environmental review process conducted for the Draft EIR and Final EIR and commented or consulted on both. Further, the Final EIR evaluated and mitigated the significant impacts of the Project; and

WHEREAS, there are no changes or alterations to the Project that are within the District's jurisdiction and that all changes or alterations to the Project that are within the City's or Developer's jurisdiction have been required and incorporated into the Project to avoid or substantially lessen significant environmental impacts, and will ensure implementation of applicable measures under the MMRP; and

WHEREAS, the Board of Education ("Board"), in its independent judgment, has reviewed the Project's environmental documentation, including the findings prepared by the Environmental

Consultant in the Final EIR, and adopts these findings as the findings of the Board in addition to the findings listed herein and in Exhibit “3” which is attached hereto and incorporated herein by this reference; and

WHEREAS, upon approval of the Resolution, the Superintendent or designee is authorized and directed to file a Notice of Determination with the County Clerk and State Clearinghouse, which is attached hereto as Exhibit “4” and incorporated herein by this reference; and

WHEREAS, pursuant to the procedures set forth in Education Code section 17515 et seq., the District is authorized to enter into joint occupancy agreements whereby it may enter into leases and other agreements relating to real property and buildings to be used jointly by the District and other entities; and

WHEREAS, in order to effectuate the Project, the District and Crestfield Townhomes, LLC (“Developer”) have negotiated a Joint Occupancy Development Agreement and Ground Lease (“Lease”), attached hereto as Exhibit “5”, which provides for a ninety-nine (99) year lease and development of the Property for residential use and public recreational improvements, including preservation, redevelopment, and expansion of the Otis Gordon Sports Park; and

WHEREAS, the Lease is beneficial to the District because it will advance the District’s mission of generating long-term revenue for the District by receiving a substantial upfront payment in the amount of \$1,000,000 and significant yearly rent in the amount of \$450,000 with 2.5% yearly increases. The Project includes large townhouse style 3- and 4-bedroom units and will provide benefits to the District’s students and community at large while attracting families to the area. By attracting more families to the area, the Project directly increases multifamily housing opportunities that can fulfill the District’s average daily attendance needs. Additionally, the Project’s redevelopment of the Otis Gordon Sports Park, includes approximately \$4,000,000 in upgrades and improvements, including the addition of accessible playground equipment, a new restroom facility, new LID lighting poles, all which promotes public health, recreation, and community cohesion through inclusive design and improved open-space amenities. Further, by redeveloping an underutilized property into a residential and recreational development, the District will generate a direct long-term source of revenue that can be used to support other District programs; and

WHEREAS, the Board has reviewed the Lease, finds that its terms are in the best interest of the District and its students, and hereby approves the Lease subject to revisions suggested by legal counsel that will not change the intent of the Lease or the Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the District’s Board of Education hereby finds, determines, and orders as follows:

Section 1. Recitals. The foregoing recitals are adopted as true and correct.

Section 2. Findings. The Board, in its independent judgment, has reviewed the Project’s environmental documentation, including the findings prepared by

the Environmental Consultant in the Final EIR, and adopts these findings as the findings of the Board in addition to the findings listed herein and in Exhibit “3” which is attached hereto and incorporated herein by this reference.

Section 3. CEQA Certification and Responsible Agency Findings Pursuant to CEQA Guidelines sections 15091 and 15096.

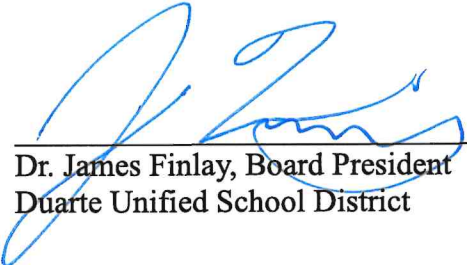
1. *Contents of the Final EIR.* Pursuant to CEQA Guidelines section 15132, the Final EIR includes the Draft EIR, Draft EIR appendices, Final EIR, Comments and Responses to Comments, MMRP, and all related appendices and attachments.
2. *EIR Certification.* The Board finds and certifies as follows:
 - a. The Final EIR has been completed in compliance with CEQA.
 - b. The Draft EIR, Final EIR, Comments and Responses to Comments, MMRP, all related appendices and attachments, the Board Item associated with this Resolution, and this Resolution were presented to the Board, and that the Board, as a Responsible Agency, has independently reviewed and considered the information contained in the Final EIR and other documents prior to approval of the Project; that the Final EIR adequately discloses, evaluates, and mitigates (where necessary) the Project’s environmental impacts; all of the information contained in the Final EIR has substantially influenced all aspects of the decision by the Board; and the Project does not require any further environmental review nor recirculation of any environmental document.
 - c. The Final EIR reflects the Board’s independent judgment and analysis.
 - d. None of the comments submitted in response to the Draft EIR identified a new significant or cumulatively considerable environmental impact, increase in the severity of a significant or cumulatively considerable environmental impact, feasible alternative to the Project, or mitigation measure considerably different from others previously analyzed and/or incorporated into the Draft EIR that would clearly lessen a significant or potentially significant environmental impact.

- e. No changes or alterations to the Project are within the District's jurisdiction. All changes or alterations to the Project that are within the City's or Developer's jurisdiction have been required and/or incorporated into the Project to avoid or substantially lessen the Project's significant environmental impacts.
3. *MMRP*. The MMRP includes feasible mitigation measures that will mitigate those identified significant or cumulatively considerable impacts to a less than significant level, and is adopted to ensure that all mitigation measures described in the MMRP are fully implemented.
4. *Notice of Determination*. The Superintendent or designee is authorized and directed to file a Notice of Determination with the County Clerk and State Clearinghouse, which is attached hereto as Exhibit "4" and incorporated herein by this reference.

BE IT FURTHER RESOLVED that the Board hereby decides to:

- Section 1. Carry out (i.e., approve) the Project.
- Section 2. Authorize and direct the Superintendent or designee to enter into, execute, and cause to be delivered the Joint Occupancy Development Agreement and Ground Lease with Crestfield Townhomes, LLC pursuant to Education Code section 17515 et seq., subject to revisions suggested by legal counsel that will not change the intent of the Lease or the Resolution
- Section 3. Authorize and direct the Superintendent or designee to perform any other action and to execute any other document necessary to effectuate the intent of this Resolution and as may be necessary or convenient to carry out the Project.

Dated: October 16, 2025



Dr. James Finlay, Board President
Duarte Unified School District