

FILED
Oct 20 2025

Print Form

Notice of Determination

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARY JOANNE PUAINA

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 Registrar-Recorder
 Address: 12400 Imperial Highway, Norwalk,
 California 90650

From:

Public Agency: City of Duarte
 Address: 1600 Huntington Drive, Duarte
 California, 91010
 Contact: Craig Hensley, AICP
 Phone: 626-357-7931

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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): 2024110837

Project Title: Andres Duarte School Project and Zone Change 24-02

Project Applicant: Crestfield Townhomes, LLC

Project Location (include county): 14433 Crestfield Drive, Duarte, Los Angeles County, California

Project Description: Second reading of the Ordinance for Zone Change 24-02, related to the following.

The project involves demolition or relocation of the existing school buildings and park structures and the construction of multi-family residential buildings and redevelopment of the public park on the site. The proposed project would involve demolition or relocation of the existing MIT School buildings and Otis Gordon Sports Park structures on the six-acre western portion of the project site.
 (continued on page 2)

This is to advise that the City of Duarte has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 9/23/25 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:

<https://www.cityofduarte.ca.gov/government/departments/community-development/development-projects>

Signature (Public Agency): Craig Hensley Title: Community Development Director

Date: 10/15/25 Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON October 20 2025

UNTIL November 19 2025

REGISTRAR - RECORDER/COUNTY CLERK

Continuation of Project Description:

The lease for the wireless communications facility on the project site is expiring and the wireless communications facility building and associated equipment would be removed. The redeveloped Otis Gordon Sports Park would include recreational fields, an open turf area, overhead structures with barbeque and picnic tables, restrooms, a snack shack, an outdoor gym park, a resurfaced tot lot, and internal meandering walkways that connect to the residential portion of the project site. Vehicular ingress and egress would be provided through two entry points on Central Avenue. The redeveloped Otis Gordon Sports Park would include 59 parking spaces, including two American Disabilities Act (ADA) spaces and two bike racks.

The Duarte Preschool is currently in operation at the project site and would relocate to the northwestern portion of the Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project. Following demolition and relocation of the vacant Andres Duarte Arts Academy building, the proposed project would be constructed on the seven-acre eastern portion of the project site. The residential portion of the proposed project would involve the construction of 169 townhome residential units within 25 multi-family residential buildings and one leasing office/recreation building. All residential buildings would be three stories, with a maximum height of 38 feet. The residential development would include five types of townhomes varying from 3 bedrooms and 2.5 bathrooms to 4 bedrooms and 3.5 bathrooms. The 3,155 square-foot leasing office and recreation building would include an exercise room, lounge areas, leasing offices, a dining room, restrooms, and an outdoor pool and deck area.

The residential portion of the proposed project would include 377 total parking spaces. Internal to the project site, pedestrian walkways would be provided throughout the site with connections to the leasing office and central recreation area, residential buildings, the pedestrian corner plaza on the southeastern corner of Central Avenue and Crestfield Drive, common open space areas, and the public park portion of the project site. Landscaping, including a variety of trees, shrubs, and groundcover, would be provided throughout the residential portion of the site. Development of the project would include adding lighting to the site with outdoor on-site lighting, internal walking paths, landscaping/street frontage lights, and safety-related lighting.

The EIR is also available to the General Public at:

Duarte City Hall ☐ Community Development Department 1600 Huntington Drive, Duarte, California 91010



**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/25/2025 — 202509251240002

STATE CLEARING HOUSE # (if applicable)

2024110837

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF DUARTE		09/25/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LOS ANGELES		2025199688
PROJECT TITLE		
ANDRES DUARTE SCHOOL PROJECT		
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CRAIG HENSLEY		
PROJECT APPLICANT ADDRESS	CITY	STATE
1600 HUNTINGTON DRIVE	DUARTE	CA
		ZIP CODE
		91010
PROJECT APPLICANT (Check appropriate box):		
☒ Local Public Agency	☐ School District	☐ Other Special District
☐ State Agency	☐ Private Entity	

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 75.00
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,198.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

ITC

2025 237363

FILED
Oct 20 2025

Dean C. Logan, Registrar—Recorder/County Clerk

Electronically signed by MARY JOANNE PUJANA