

ORIGINAL FILED

JAN 16 2026

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LOS ANGELES, COUNTY CLERK

Appendix D

LOS ANGELES, COUNTY CLERK

☒ 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: 12400 Imperial Highway
 Norwalk, CA 90650

From:
 Public Agency: City of Duarte
 Address: 1600 Huntington Drive
 Duarte, CA 91010
 Contact: Scott Nash, Associate Planner
 Phone: (626) 386-6839

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): 2025090685

Project Title: 1404 Royal Oaks Project

Project Applicant: Feng Xiao Architect, Inc.

Project Location (include county): 1404 Royal Oaks Drive, Duarte, CA 91010 (Los Angeles County)

Project Description:

The Project proposes to remove existing on-site improvements, with the exception of two of the three mature Coast Live Oak trees which would be protected in place, and construct 11 two-story attached townhomes in five buildings. Each building would contain two to three dwelling units and have a maximum height of 31 feet, seven inches. The Project includes a General Plan Amendment to change the General Plan land use designation of the site to Medium Density Residential; Zone Change to

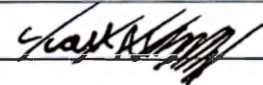
This is to advise that the City of Duarte has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on January 13, 2026 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:

Duarte City Hall, 1600 Huntington Drive, Duarte, CA

Signature (Public Agency):  Title: Associate Planner

Date: 1/12/25 Date Received for filing at OPR:



State of California—Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number:

19 — 01/16/2026 — 202601161240007

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF DUARTE	LEAD AGENCY EMAIL	DATE 01/16/2026
COUNTY/STATE AGENCY OF FILING LA	DOCUMENT NUMBER 2026011912	
PROJECT TITLE 1404 ROYAL OAKS PROJECT		
PROJECT APPLICANT NAME SCOTT NASH	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 1600 HUNTINGTON DRIVE	CITY DUARTE	STATE 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)	\$4,227.50	\$ 0.00
☒ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 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		\$ 25.00
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,068.75

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

ISAURA CORREA, ITC