



# City of Duarte

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## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

**TO:** All Interested Parties

**SUBJECT/PROJECT:** Andres Duarte School Project

**SCHEDULED SCOPING  
MEETING DATE/  
TIME/LOCATION:**

Duarte Senior Center Building  
1610 Huntington Drive, Duarte, California 91010  
January 7, 2025  
6:00 – 7:00 PM

**PURPOSE OF NOTICE  
OF PREPARATION:**

Under the requirements of the California Environmental Quality Act (CEQA), the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment, identify significant impacts, and identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Preparation (NOP) is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested parties to comment on the scope and content of the EIR.

**PROJECT LOCATION:**

The Andres Duarte School Project (project) is located at 1433 Crestfield Drive in the City of Duarte. The project site is comprised of one parcel, Assessor Parcel Number 8604-017-903, with a total area of 14.159 acres. The eastern portion of the project site consists of vacant school buildings that were previously occupied by the Andres Duarte Arts Academy, although a portion of the school buildings are currently in use by the Duarte Preschool. The Otis Gordon Sports Park is on the western portion of the site, and the operational Mount Olive Innovation and Technology High School (MIT) is on the northwestern portion of the project site. A building also exists on the western portion of the project site that is used to store wireless communications equipment associated with the wireless communications facility located near the western boundary of the site.

**PROJECT DESCRIPTION:**

Crestfiled Townhomes, LLC (applicant) is proposing the 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 plans for the MIT buildings are not final, but the MIT buildings are expected to be relocated to another site instead of demolished; however, the EIR analysis will assume full demolition of the MIT campus for a conservative approach.

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 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.

Construction of the proposed project is expected to occur over approximately 29 months with an estimated start date of commencement in April 2026 and completion by September 2028. The proposed project would require a General Plan Amendment to change the land use designation from Public Facility to HDR - High Density Residential and Open Space land uses, and a zone change from PF to R-4 Multiple-Family Residential Zone (High Density) and Open Space.

**POTENTIAL ENVIRONMENTAL IMPACTS:**

The Initial Study contains a description of the project, its location, and preliminary determinations of the environmental resource topics to be addressed in the EIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed project to be addressed in the Draft EIR will include but may not be limited to the following: 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. The EIR will also include the following CEQA-mandated analyses: alternatives, cumulative effects, and growth inducement.

**PROJECT APPLICANT:** Crestfield Townhomes, LLC

**LEAD AGENCY:** City of Duarte, Community Development Department, 1600 Huntington Drive, Duarte, California 91010

**ENVIRONMENTAL INFORMATION:**

The City invites you to comment on the NOP. The 60-day public review period begins on November 22, 2024, and ends on January 21, 2025.

Written comments must be received by January 21, 2025, to Craig Hensley, Community Development Director at the City of Duarte Community Development Department, 1600 Huntington Drive, Duarte, CA 91010, or via email at [chensley@accessduarte.com](mailto:chensley@accessduarte.com).

Copies of the NOP and Initial Study are available for public review at <https://www.accessduarte.com/government/departments/community-development/development-projects-plans> and at the following location: Duarte City Hall – Community Development Department, 1600 Huntington Drive, Duarte, California 91010

**FURTHER INFORMATION:**

To obtain further information about the project, please contact Craig Hensley, Community Development Director at the City of Duarte Community Development Department at (626) 357-7931 or via e-mail at [chensley@accessduarte.com](mailto:chensley@accessduarte.com).



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Craig Hensley  
Community Development Director

Dated: November 22, 2024