

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 # 2024110837

Project Title: Andres Duarte School Project
Lead Agency: City of Duarte, Community Development Department **Contact Person:** Craig Hensley, AICP, Community Development Director
Mailing Address: 1600 Huntington Drive **Phone:** 626-357-7931
City: Duarte **Zip:** 91010 **County:** Los Angeles

Project Location: **County:** Los Angeles **City/Nearest Community:** Duarte
Cross Streets: Central Avenue and Crestfield Drive **Zip Code:** 91010
Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ' 12 " N/ 117 ° 57 ' 13 " W **Total Acres:** 13
Assessor's Parcel No.: 8604-017-903 **Section:** 29 **Twp.:** 1N **Range:** 10W **Base:** _____
Within 2 Miles: **State Hwy #:** 210, 605 **Waterways:** LACFCD Bradbury Channel, Santa Fe Dam
Airports: RC Airplane Airport at Santa Fe Dam **Railways:** Los Angeles Metro Rail **Schools:** Foothill Oaks, Duarte High School

Document Type:

CEQA: NOP Draft EIR Supplemental/Subsequent EIR (Prior SCH No.) _____ Mit Neg Dec Other: _____
NEPA: NOI EA Draft EIS FONSI Other: _____
Other: Joint Document Final Document Other: _____

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 Planned Development Permit

Development Type:

Residential: Units 169 Acres 7
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 6-acre public park redevelopment Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document

Aesthetics Energy Mandatory Findings of Significance Sewer Capacity
 Agriculture and Forestry Resources Fiscal Impacts Mineral Resources Solid Waste
 Air Quality Flood Plain/Flooding Noise Tribal Cultural Resources
 Biological Resources Geology/Soils Population/Housing Utilities/Service Systems
 Coastal Zone Greenhouse Gas Emissions Public Services Vegetation
 Cultural Resources Growth Inducement Recreation Wetland/Riparian
 Cumulative Effects Hazards & Hazardous Materials Schools/Universities Wildfire
 Drainage/Absorption Hydrology/Water Quality Septic System
 Economics/Jobs Land Use/Planning
 Other _____

Present Land Use/Zoning/General Plan Designation:

Andres Duarte School, MIT School, park/zoned PF (Public Facility)/GP designation Public Facility

Project Description:

Crestfield 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 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. 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

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

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.

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.

Reviewing Agencies Checklist

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

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|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board (ARB) | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS) |
| <input type="checkbox"/> Attorney General | <input type="checkbox"/> Natural Resources Agency, California |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC) | <input checked="" type="checkbox"/> Parks and Recreation, Department of |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | <input type="checkbox"/> Pesticide Regulation, Department of (DPR) |
| <input type="checkbox"/> Boating and Waterways, Department of | <input checked="" type="checkbox"/> Public Utilities Commission, California (CPUC) |
| <input checked="" type="checkbox"/> Caltrans <u>District #7</u> | <input checked="" type="checkbox"/> Regional Water Quality Control Board <u>Region #4</u> |
| <input type="checkbox"/> Cannabis Control, Department of (DCC) | <input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle) |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> San Diego River Conservancy (SDRC) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC) | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC) |
| <input type="checkbox"/> Coastal Commission (CCC) | <input type="checkbox"/> San Joaquin River Conservancy (SJRC) |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC) | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC) |
| <input type="checkbox"/> Conservation, Department of (DOC) | <input type="checkbox"/> Sierra Nevada Conservancy |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR) | <input type="checkbox"/> State Lands Commission, California (SLC) |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHDP) |
| <input type="checkbox"/> Education, California Department of | <input type="checkbox"/> Strategic Growth Council, California (SGC) |
| <input type="checkbox"/> Emergency Services, Office of (OES) | <input type="checkbox"/> Division of Drinking Water / Financial |
| <input checked="" type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB <u>Assistance / Water Quality / Water Rights</u> |
| <input type="checkbox"/> Fish and Game Commission (CDFGC) | <input type="checkbox"/> Tahoe Conservancy |
| <input checked="" type="checkbox"/> Fish and Wildlife <u>Region #5</u> | <input type="checkbox"/> Tahoe Regional Planning (TRPA) |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA) | <input checked="" type="checkbox"/> Toxic Substances Control, Department of (DTSC) |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> Transportation Commission, California (CATC) |
| <input type="checkbox"/> General Services, Department of (DGS) | <input checked="" type="checkbox"/> Water Resources, Department of (DWR) |
| <input type="checkbox"/> Highway Patrol, California (CHP) | <input checked="" type="checkbox"/> Other <u>Duarte Unified School District</u> |
| <input checked="" type="checkbox"/> Historic Preservation, Office of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing and Community Development, California Department of (HCD) | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission (NAHC) | <input type="checkbox"/> Other _____ |

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

Starting Date June 16, 2025 Ending Date July 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Crestfield Townhomes, LLC</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>27702 Crown Valley Parkway, Suite D-4-197</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Laguna Beach, California 92694</u>
Contact: <u>Susanne Huerta</u>	Phone: <u>626-710-6377</u>
Phone: <u>213-788-4842</u>	

Signature of Lead Agency Representative:  Date: June 16, 2025