

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024110837

Project Title: Andres Duarte School Project

Lead Agency: City of Duarte, Community Development Department, 1600 Huntington Drive, Duarte CA 91010

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Project Location: Duarte

Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

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 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 develop 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Mitigation Measure AQ-1 would reduce potential impacts related to construction emissions to a less-than-significant level.

Biological Resources: Mitigation Measure BIO-1 would require nesting bird avoidance through pre-construction surveys.

Cultural Resources: Mitigation Measure CUL-1 would require implementation of a workers environmental awareness program training, Mitigation Measure CUL-2 would require retention of a qualified archaeologist and archaeological monitoring, and Mitigation Measure CUL-3 would reduce potential impacts related to the inadvertent discovery of archaeological resources.

Noise: Mitigation Measure NOI-1 would require alternative construction equipment to reduce potential impacts related to groundborne vibration to a less-than-significant level.

Tribal Cultural Resources: Mitigation Measure TCR-1 would require retention of a Native American Monitor prior to the commencement of ground-disturbing activities, Mitigation Measure TCR-2 would reduce potential impacts related to the unanticipated discovery of tribal cultural resource objects (non-funerary/non-ceremonial), and Mitigation Measure TCR-3 would reduce potential impacts related to the unanticipated discovery of human remains and associated funerary or ceremonial objects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project involves demolition and relocation of the existing schools on the project site.

Provide a list of the responsible or trustee agencies for the project.

Responsible agency: None

Trustee agency: The proposed project requires review by other State and local governmental agencies, which includes but is not limited to the following -

California Department of Fish and Wildlife

California Department of Forestry and Fire Protection

California Department of Transportation

Duarte Unified School District

Los Angeles Regional Water Quality Control Board

Native American Heritage Commission

South Coast Air Quality Management District