



City of Duarte

1600 Huntington Drive, Duarte, CA 91010 | Tel (626) 357-7931 | Fax (626) 358-0018 | accessduarte.com

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING

TO: All Interested Parties

SUBJECT/PROJECT: Andres Duarte School Project

SCHEDULED PUBLIC HEARING

DATE/TIME/LOCATION: Planning and Economic Development Commission
Duarte Community Center
1600 Huntington Drive, Duarte, California 91010
August 18, 2025
7:00 PM

PURPOSE OF NOTICE OF AVAILABILITY:

Under the requirements of the California Environmental Quality Act (CEQA), the City of Duarte, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed Andres Duarte School Project (project). The City has prepared a Draft Environmental Impact Report (EIR) 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 is also included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Availability (NOA) is to inform reviewers of the preparation of the Draft EIR and to provide an opportunity for interested parties to comment on the Draft EIR.

PROJECT LOCATION:

The Andres Duarte School Project is located at 1433 Crestfield Drive in the City of Duarte. The project site is relatively flat and rectangular with an area of 13-acres and is denoted by Assessor Parcel Number (APN) 8604-017-903. The western portion of the project site consists of the six-acre Otis Gordon Sports Park and the Mount Olive Innovation and Technology (MIT) High School. A building also exists on the western portion of the project site which stores wireless communications equipment associated with the wireless communications facility located near the western boundary of the site.

The eastern portion of the project site consists of seven acres of school buildings that were previously occupied by the Andres Duarte Arts Academy, a portion of the former school is currently in use by the Duarte Preschool.

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 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 Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project. Following demolition or relocation of the vacant Andres Duarte Arts Academy building, the residential portion of the proposed project would be constructed on the seven-acre eastern portion of the project site, which 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.

POTENTIAL ENVIRONMENTAL IMPACTS:

The Draft EIR addresses the proposed project’s potential impacts associated with 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. All other CEQA issue areas are addressed in the Initial Study that was circulated with Notice of Preparation of the EIR in November 2024, which is included as Appendix A of the EIR. With incorporation of identified regulatory requirements and project-specific mitigation measures for potentially significant project impacts, potential impacts resulting from the project would be no impact or less than significant for all impacts. Project-specific mitigation measures are required to reduce potentially significant impacts for the following topical issues: air quality (construction emissions reduction), biological resources (nesting bird avoidance), cultural resources (workers environmental awareness program training; retain a qualified archaeologist for archaeological monitoring; discovery of archaeological resources), noise (alternative construction equipment), and tribal cultural resources (retain a Native American Monitor prior to ground disturbing activities; discovery of tribal cultural resources objects [non-funerary/non-ceremonial]; discovery of human remains and associated funerary or ceremonial objects).

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 Draft EIR. The 45-day public review period begins on June 16, 2025, and ends on July 31, 2025.

Written comments must be received by July 31, 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.

Copies of the Draft EIR are available online for public review at:
<https://www.accessduarte.com/government/departments/community-development/development-projects-plans>

Hard copies of the Draft EIR are available for public review 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, AICP, Community Development Director at the City of Duarte Community Development Department at (626) 357-7931 or via e-mail at chensley@accessduarte.com.



Craig Hensley, AICP Dated: June 16, 2025
Community Development Director