

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 #

Project Title: 3600 Peck Road

Lead Agency: City of El Monte

Contact Person: Sandra Elias

Mailing Address: 11333 Valley Boulevard

Phone: 626-258-8621

City: El Monte Zip: 91731

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: El Monte

Cross Streets: Peck Road and Sitka Street and Stewart Street

Zip Code: 91731

Longitude/Latitude (degrees, minutes and seconds): 34 ° 4 ' 20 " N / 118 ° 1 ' 26 " W Total Acres: 7.51

Assessor's Parcel No.: 8567-015-055, -057, and -059

Section: 22

Twp.: 1S

Range: 11W

Base: _____

Within 2 Miles: State Hwy #: I-10 and I-605

Waterways: Rio Hondo and San Gabriel River

Airports: San Gabriel Valley Airport

Railways: Metrolink San Bernardino Line

Schools: New Life Christian, Columbia, and El Monte High

Document Type:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplemental/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other: _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | | <input type="checkbox"/> FONSI | | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | | | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | | | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. 9,898 Acres 7.51 Employees 115 | | | <input type="checkbox"/> Power: Type MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | | | <input type="checkbox"/> Waste Treatment: Type MGD _____ |
| <input type="checkbox"/> Educational: _____ | | | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | | | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | | | |

Project Issues Discussed in Document

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

Present Land Use/Zoning/General Plan Designation:

General Plan designation of Regional Commercial and zoning designation of C-3 General Commercial

Project Description:

The proposed project would involve the redevelopment of three of the six existing commercial buildings on the project site. The redevelopment involves the redevelopment of three of the six existing commercial buildings on the project site. The redevelopment would involve demolition of the existing vacant Denny's (6,000 sf), Big 5 Sporting Goods (7,800 sf), and vacant China Buffet (11,047 sf); and construction of Starbucks (2,400 sf), In-N-Out (3,886 sf), and Raising Cane's (3,612 sf) coffee/fast-food restaurants that would each provide a drive-thru facility. The project would reduce the total size of the commercial center from 52,268 sf to 37,319 sf. Each of the proposed restaurant buildings would include a drive-thru, paved parking spaces, and landscaping. The proposed Starbucks building would include outdoor seating and bike racks, 19 parking stalls, and a trash

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.

enclosure. The proposed In-N-Out building would include two outdoor seating areas, bike racks and lockers, 62 parking stalls, and a trash enclosure. The proposed Raising Cane's building would include two outdoor seating areas, bike racks and lockers, 37 parking stalls, and a trash enclosure. Construction activities for the proposed project is estimated to start in August 2025 and end in May 2027. Construction activities for the project would include demolition, site preparation, grading, building construction, paving, and architectural coating. Because the proposed project consists of a redevelopment, it would involve 4,565 cubic yards (cy) of cut soil from building foundation demolition and removal and 293 cy of imported soil. Construction work would occur Monday through Friday from approximately 7:30 a.m. to 3:30 p.m. Weekend construction is not anticipated. Construction equipment would be staged on site, and construction workers would also park on site.

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".

- | | |
|--|--|
| <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 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 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 checked="" type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHPD) |
| <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 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 type="checkbox"/> Water Resources, Department of (DWR) |
| <input type="checkbox"/> Highway Patrol, California (CHP) | <input type="checkbox"/> Other _____ |
| <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) | |

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

Starting Date April 23, 2025 Ending Date May 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Merlone Geier Partners</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>6180 Laurel Canyon Boulevard #170</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>North Hollywood, California 91606</u>
Contact: <u>Katherine Fikan</u>	Phone: <u>626-258-8621</u>
Phone: <u>805-644-4455</u>	

Signature of Lead Agency Representative: _____



Date: 4/18/25