

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 #: _____

Project Title: 3600 Peck Road

Lead Agency: City of El Monte

Contact Name: Sandra Elias

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Project Location: El Monte Los Angeles

City

County

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

The proposed project 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 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.

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

Biological Resources: Mitigation Measure BIO-1 would reduce potential impacts to nesting birds to a level of less than significant. Implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-3 would ensure that the proposed project would comply with Chapter 14.03 of the El Monte Municipal Code.

Cultural Resources: Mitigation Measure CUL-1 requires Workers Environmental Awareness Program (WEAP) training for all on-site personnel to reduce potential accidental disturbances to cultural resources; Mitigation Measure CUL-2 ensures a Qualified Archaeologist is retained to address any inadvertent discoveries; and Mitigation Measure CUL-3 outlines procedures for evaluation, treatment, and documentation of any archaeological resources encountered during construction.

Geology and Soils: Mitigation Measure GEO-1 requires implementation of the recommendations of the geotechnical report prepared for the project, Mitigation Measure GEO-2 requires removal of expansive soils and design of the project for highly expansive soil conditions, and Mitigation Measure GEO-3 requires that unanticipated paleontological resources are properly evaluated and treated.

Hazards and Hazardous Materials: Mitigation Measure HAZ-1 requires that any hazardous materials encountered during construction would be managed safely and effectively.

Tribal Cultural Resources: Mitigation Measure TCR-1 requires that tribal monitors from the Gabrieleño Band of Mission Indians-Kizh Nation and Gabrielino Tongva Indians of California Tribal Council be retained to observe ground-disturbing

activities, with authority to halt work if tribal cultural resources are encountered and to implement the procedures outlined in Mitigation Measure CUL-3

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

None.

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

None.