

**CITY OF EL MONTE**  
**NOTICE OF INTENT (NOI) and NOTICE OF PUBLIC HEARING**  
**AN INITIAL STUDY-MITIGATED NEGATIVE DECLARATION**  
**3600 Peck Road**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Initial Study-Mitigated Negative Declaration (IS-MND) that identifies and evaluates the environmental impacts of the 3600 Peck Road Project.

**Project Title:** 3600 Peck Road

**Project Applicant:** Merlone Geier Partners

**Project Location:** The project site is located along the 3600 block of Peck Road south of the Sitka Street intersection, identified by Assessor Parcel Numbers (APNs) 8567-015-055, -057, and -059 in the city of El Monte.

**Project Description:** Merlone Geier Partners (Applicant) is requesting approval of 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 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.

The proposed project would require approval of the following entitlements by the City of El Monte:

- Approval of Vesting Tentative Tract Map No. 84432/ Subdivision (SUB) 2-2024 to subdivide one legal parcel into four commercial lots;
- Design Review (DR) No. 4-2024 to review the site configuration, architectural design, and landscaping for the reconstruction of the three drive-through restaurants; and
- Conditional Use Permit (CUP) Nos. 6-2024, 7-2024, and 8-2024 for the construction of the new In-N-Out drive-thru, Raising Canes drive-thru, and Starbucks drive-thru; and
- Minor Variance (MV) Nos. 8-2025, 9-2025, and 10-2025 to request a deviation from the required loading space.

**Hazardous Materials Statement:** The project site is included on a list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Refer to Section 9, *Hazards and Hazardous Materials*, of the IS-MND for details.

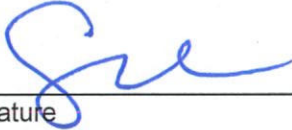
**Environmental Review and Public Comment:** The circulation of the IS-MND is to encourage written public comments. Interested persons can review the IS-MND at the following physical location:

**City of El Monte**  
**Planning Division**  
**11333 Valley Boulevard**  
**El Monte, California 91731**

You may obtain the document in electronic format at <https://www.ci.el-monte.ca.us/499/Current-Projects> or by emailing the City Planner at [selias@elmonteca.gov](mailto:selias@elmonteca.gov). To request a PDF version of the document from the Planning Division database, please reference the project title above. The comment period on the IS-MND is from April 23, 2025 and closes on **May 23, 2025 at 5:00 PM**. Please submit comments to [selias@elmonteca.gov](mailto:selias@elmonteca.gov) or to:

Sandra Elias, City Planner  
626-258-8621  
City of El Monte  
Planning Division  
11333 Valley Boulevard  
El Monte, California 91731

**Public Hearing - Intent to Consider Adoption of MND:** The Planning Commission of the City of El Monte intends to hold a public hearing on June 10, 2025 to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the CEQA. Time: 7:00 p.m. in City Hall Council Chambers, 11333 Valley Boulevard, El Monte, California 91731.



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Signature

4/18/25

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Date