



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
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[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

April 30, 2025

Sandra Elias  
City Planner  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731  
[selias@elmonteca.gov](mailto:selias@elmonteca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR 3600 PECK ROAD DATED APRIL 23, 2025, STATE CLEARINGHOUSE NUMBER [2025041161](#)

Dear Sandra Elias,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for 3600 Peck Road (Project). 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 square foot (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. Construction activities for the proposed project are 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 redevelopment, it would involve 4,565 cubic yards (cy) of cut soil from building foundation demolition and removal and 293 cy of imported soil. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for 3600 Peck Road. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sandra Elias  
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Sincerely,

*Tamara Purvis*

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