

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# 2019029048

Project Title: Kassab Travel Center Project

Lead Agency: City of Lake Elsinore Contact Person: Damaris Abraham, Senior Planner
Mailing Address: 130 South Main Street Phone: 951-674-3124 x 913
City: Lake Elsinore Zip: 92530 County: Riverside

Project Location: County: Riverside City/Nearest Community: Lake Elsinore
Cross Streets: Collier Avenue and Riverside Drive (State Route 74) Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 33 0 69 469.2" N / 117 0 34 700.9" W Total Acres: 2.84
Assessor's Parcel No.: 378-030-007 and 378-030-009 Section: 31 Twp.: 5 Range: 4 West Base:
Within 2 Miles: State Hwy #: SR-74 and I-15 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Other:
[ X ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ X ] Site Plan [ ] Land Division (Subdivision, etc.) [ X ] Other: Code Amendment

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ X ] Commercial: Sq.ft. 16,995 Acres 2.84 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/Commercial Manufacturing/Limited Industrial

Project Description: (please use a separate page if necessary)

The Kassab Travel Center Project (Project) would be a new travel center consisting of an 8,360 square foot (SF) convenience store with three (3) quick-serve restaurants, two (2) covered gas dispensing areas totaling 6,092 SF, and a free standing 2,543 SF fast food restaurant with a drive-through on 2.39 net acres after right-of-way dedication. The proposed Project would include a total of 59 parking spaces, three RV parking spaces, and a service loading area. Hardscape, landscape, on-site stormwater management improvements, signs, a trash enclosure, area lighting, and bicycle parking would be constructed as part of the proposed Project. The proposed Project also includes a Municipal Code Amendment to allow for drive-through establishments as a use subject to approval of a Conditional Use Permit in the Commercial Manufacturing (C-M) Zone.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 2 - 11 - 2019

SCH COMPLIANCE 3 - 12 - 2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Coastal Comm, Colorado Rvr Bd, Conservation, CDFW #, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm, DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB #, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy
Other:
CalSTA: Aeronautics, CHP, Caltrans #, Trans Planning
Other: Education, Food & Agriculture, HCD, OES
State/Consumer Svcs: General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019029048

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 2 / 16)

**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".

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| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date February 8, 2019 Ending Date March 11, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Sagecrest Planning+Environmental</u>	Applicant: <u>KARAKI-Western States</u>
Address: <u>2400 Katella Avenue, Suite 800</u>	Address: <u>4887 E. La Palma Ave Ste 707</u>
City/State/Zip: <u>Anaheim, CA 92806</u>	City/State/Zip: <u>Anaheim CA 92807</u>
Contact: <u>Christine Saunders</u>	Phone: <u>714-695-9300</u>
Phone: <u>714-783-1863 x 706</u>	

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**Signature of Lead Agency Representative:**  **Date:** 2/7/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.