



CITY OF LAKE ELSINORE

Community Development Department
130 South Main Street
Lake Elsinore, CA 92530
(951) 674-3124

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on April 2, 2019 at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the Mitigated Negative Declaration (MND) and the proposed project, as described below. **ALL INTERESTED PERSONS** are hereby invited to attend this public hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

An Initial Study for Mitigated Negative Declaration (Environmental Review No. 2018-02) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Kassab Travel Center Project (Planning Application No. 2016-112, Municipal Code Amendment No. 2017-02, Conditional Use Permit No. 2018-03, and Commercial Design Review No. 2016-17) and is available for public review.

Project Name:

Kassab Travel Center Project (Planning Application No. 2016-112, Municipal Code Amendment No. 2017-02, Conditional Use Permit No. 2018-03, and Commercial Design Review No. 2016-17)

Project Location:

The Project Site is located in the City of Lake Elsinore, Riverside County, California. The 2.84-acre Project Site is located within the Commercial Manufacturing/Limited Industrial area of the City of Lake Elsinore, near the southwest corner of Riverside Drive and Collier Avenue (APNs 378-030-007 and 378-030-009). The Project Site is located on the Lake Elsinore, California, United States Geologic Survey 7.5-minute quadrangle map, Range 4 West, Township 5, Section 31 (Latitude 33°69'469.2" North; Longitude 117°34'700.9" West).

Project Description:

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 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.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (CEQA), the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project Site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

Public Review Period

The City Lake Elsinore is the Lead Agency under the California Environmental Quality Act (CEQA) for this project and is holding a 30-day public review period on the Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Friday February 8, 2019**, and ending on **Monday, March 11, 2019**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530

Written comments and any questions regarding the project should be directed to:

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