

Summary Form for Electronic Document Submittal

Form F

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 #: 2019029048

Project Title: Kassab Travel Center

Lead Agency: City of Lake Elsinore

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Project Location: Lake Elsinore/Riverside

City

County

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

The Proposed 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 have a 0.162 floor area ratio (FAR) and 16.2 percent lot coverage. The maximum height of the buildings would be 26 feet. 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 Project Site is currently designated as Limited Industrial in the Land Use Element of the Lake Elsinore General Plan and would be consistent with the General Plan Designation.

The Project Site is currently zoned Commercial Manufacturing (C-M). Allowable uses in the C-M Zone include service stations. Eating places/fast food establishments (excluding drive-in and drive-through establishments) are subject to a Conditional Use Permit. The Proposed Project would require a Municipal Code Amendment (MCA 2017-02) to allow for drive-through establishments as a use subject to approval of a Conditional Use Permit in the C-M Zone.

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: MM BIO-1 includes measures from the MSHCP "Guidelines Pertaining to Urban/Wildlands Interface" (Section 6.1.4) to ensure that the Proposed Project would be consistent with the MSHCP and ensure protection of adjacent riparian/riverine habitats to not be indirectly impacted by long-term changes in water quality, increased noise, or increased night lighting. MM BIO-2 includes measures from the MSHCP "Construction Guidelines" (Section 7.5.3) to minimize indirect impacts to adjacent riparian or riverine resources by requiring Best Management Practices to protect water quality. MM BIO-3 requires a pre-construction presence/absence survey for burrowing owl to be conducted within 30 days of the commencement of project-related grading or other land disturbance activities to ensure that the species has not moved onto the site since completion of the surveys. MM BIO-4 requires a pre-construction nesting bird survey, if construction is initiated during the peak bird nesting season (March 1 to June 30, as defined by Section 7.5.3 of the MSHCP) to ensure that no nests are impacted.

Cultural Resources: MM-CUL-1 requires that in the event that cultural resources (including historical, archaeological, and tribal cultural resources) are inadvertently discovered during ground-disturbing activities, work would be halted within 100 feet of the discovery until it can be evaluated by a qualified archaeologist, the Native American tribal representative(s) from consulting tribes (or other appropriate ethnic/cultural group representative), and the Community Development Director or their designee. MM CUL-2 requires implementation of a Cultural Resource Monitoring Program to address details of all activities that must be completed and procedures to be followed regarding cultural resources. MM CUL-3 requires the Property Owner/Developer to enter into Tribal Monitoring Agreement(s) with Native American Tribe(s) that have requested monitoring through the AB 52 consultation with the City. MM CUL-4 requires that a Phase IV Cultural Resources Monitoring Report be prepared and submitted to the City after ground disturbing activities have been concluded.

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

No known areas of controversy

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

California Department of Transportation (Caltrans)