

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 ° 69 ' 469 " N / 117 ° 34 ' 700 " W Total Acres: 2.84

Assessor's Parcel No.: 378-030-007 and 378-090-009 Section: 31 Twp.: 5 Range: 4West 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: SEP 12 2019
 Mit Neg Dec Other: _____ FONSI

Governor's Office of Planning & Research
 STATE CLEARINGHOUSE

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 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:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities 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 8,360 square foot (SF) convenience store with concurrent sale of alcoholic beverages (Type 21 ABC), three (3) quick serve restaurants, two (2) covered gas dispensing areas totaling 6,092 SF with a maximum throughput of 5.8 million gallons of gasoline per year, and a free standing 2,543 SF fast food restaurant with drive through on 2.39 net acres after right-of-way dedication.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

- | | |
|--|--|
| <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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date September 13, 2019 Ending Date October 14, 2019
~~September 13, 2019~~ ~~October 14, 2019~~

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sagecrest Planning+Environmental</u>	Applicant: <u>KARAKI-Western States</u>
Address: <u>2400 E Katella Avenue, Suite 800</u>	Address: <u>4877 E La Palma Avenue Suite 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>	<u>714-695-9300</u>

Signature of Lead Agency Representative:  Date: 09/09/2019

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

Project Description:

The Kassab Travel Center Project (Project) would be a new travel center consisting of 8,360 square foot (SF) convenience store with concurrent sale of alcoholic beverages (Type 21 ABC), three (3) quick serve restaurants, two (2) covered gas dispensing areas totaling 6,092 SF with a maximum throughput of 5.8 million gallons of gasoline per year, and a free standing 2,543 SF fast food restaurant with 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 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.