



*Notice of Determination for
Mitigated Negative Declaration for the
Kassab Travel Center Project
(Environmental Review No. 2018-02)*

State Clearinghouse Number 2019029048

Filed With: ☒ Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

☒ County Clerk of Riverside County
2724 Gateway Drive
Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency)
130 S. Main Street, Lake Elsinore, CA 92530

Contact Person: Damaris Abraham, Senior Planner
Telephone Number: 951.674.3124 Ext. 913

Date: July 14, 2020

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

Project Applicant: Joseph Karaki, Karaki-Western States Engineering

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 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.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on July 14, 2020, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (ER 2018-02) (SCH# 2019029048) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Governor's Office of Planning & Research

Signed: _____

Damaris Abraham

Title: Senior Planner

Jul 15 2020

STATE CLEARINGHOUSE

Date: July 14, 2020