



## 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 November 5, 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 Recirculated Draft 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.

A Recirculated Draft 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.

The City of Lake Elsinore City Council, as a Lead Agency, has determined that environmental clearance for the Proposed Project can be provided with a Mitigated Negative Declaration. The Initial Study and Notice of Availability and Intent to Adopt prepared for the Mitigated Negative Declaration was circulated for a period of 30 days for public and agency review from February 8, 2019 through March 11, 2019. Several comments were received on the document, as detailed in Appendix M – *Response to Comments on The Draft Initial Study/Mitigated Negative Declaration Environmental Review No. 2018-02, City of Lake Elsinore, August 2019* that were considered by the Lead Agency before it acted on the Proposed Project.

Pursuant to CEQA Guidelines Section 15073.5 (a) and in response to comments received, the City of Lake Elsinore is recirculating the Draft Initial Study/Mitigated Negative Declaration due to substantial revisions after public notice of its availability but prior to its adoption.

Pursuant to CEQA Guidelines Section 15073.5(b)(1), a new, avoidable significant effect was identified associated with vibration impacts, and MM NOI-3 was added to restrict the use of construction equipment within proximity to the property line, which would reduce the potential impact to less than significant.

Pursuant to CEQA Guidelines Section 15073.5(b)(2), proposed mitigation measure MM NOI -1 associated with construction noise would not reduce potential effects to less than significant, therefore, MM NOI – 1 was revised to state that no stationary equipment would be operated within 50 feet of the northwest and southwest property lines and that construction of the proposed sound wall detailed in MM NOI-2 be completed prior to the start of site preparation or grading activities for the Proposed Project, which would reduce the potential impact to less than significant.

For clarity of review, substantial revisions to the previously circulated Draft IS/MND are shown in underline for additional information and ~~strikeout~~ for information that has been deleted. With the above stated revisions to MM NOI-1 and addition of MM NOI – 3, potential impacts associated with the construction and operation of the Proposed Project remain less than significant with mitigation. Therefore, preparation of a draft Environmental Impact Report was not required pursuant to CEQA Guidelines Section 15073.5(d).

**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 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.

**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 Recirculated Draft Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Friday September 13, 2019**, and ending on **Monday, October 14, 2019**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Recirculated Draft 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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