CITY OF LAKE ELSINORE
DREAM EXTREME

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on July 14, 2020, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2016-112 (Kassab Travel Center): A request by Joseph Karaki, Karaki Western States Engineering, Inc. to establish a new travel center consisting of an 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 a drive-through, 59 vehicular parking spaces, and three (3) RV parking spaces on an approximately 2.39-net acre site (Project). The 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. The proposed Project is located near the southwest corner of Riverside Drive and Collier Avenue. (APNs: 378-030-007 and 378-030-009).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Environmental Review No. 2018-02) was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Recirculated Mitigated Negative Declaration (MND) (SCH# 2019029048) was prepared and was made available for public review and comment for a 30-day review period from September 13, 2019 to October 14, 2019. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA and the Lake Elsinore Municipal Code.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. 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. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Ms. Damaris Abraham, Senior Planner in the Planning Division at (951) 674-3124, ext. 913.

July 3, 2020

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Candice Alvarez, MMC
City Clerk