



## 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 December 12, 2023, 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:

**Second Extension of Time Request for Conditional Use Permit No. 2018-03 and Commercial Design Review No. 2016-17 (Kassab Travel Center)**: A request by Joseph Karaki to extend the life of the approved Conditional Use Permit No. 2018-03 (CUP 2018-03) and Commercial Design Review No. 2016-17 (CDR 2016-17) by one (1) year to July 14, 2024. CUP 2018-03 and CDR 2016-17 propose the development of 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 (with a maximum throughput of 5.8 million gallons of gasoline per year) totaling 6,092 SF, and a free-standing 2,543 SF fast-food restaurant with a drive-through, and 59 parking spaces on a 2.39 net acre site. The project site is located at the southwest corner of Riverside Drive and Collier Avenue (APNs: 378-030-007 and 009).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) (SCH# 2019029048) and none of the conditions described in Section 15162 exist. MND (SCH# 2019029048) was adopted on July 14, 2020. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

**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 Joey Mendoza, Associate Planner in the Planning Division at [jmendoza@lake-elsinore.org](mailto:jmendoza@lake-elsinore.org) or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,  
City Clerk

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON **THE 'PRISE**

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(951) 368-9229  
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City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

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Ad Order Number:	0011636204
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Total Amount:	\$345.53
Payment Amount:	\$0.00
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Invoice Text:	<p>[<a href="https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1701284741697/picture1.png">https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1701284741697/picture1.png</a>] 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 December 12, 2023, 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: Second Extension of Time Request for Conditional Use Permit No. 2018-03 and Commercial Design Review No. 2016-17 (Kassab Travel Center) : A request by Joseph Karaki to extend the life of the approved Conditional Use Permit No. 2018-03 (CUP 2018-03) and Commercial Design Review No. 2016-17 (CDR 2016-17) by one (1) year to July 14, 2024. CUP 2018-03 and CDR 2016-17 propose the development of 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 (with a maximum throughput of 5.8 million gallons of gasoline per year) totaling 6,092 SF, and a free-standing 2,543 SF fast-food restaurant with a drive-through, and 59 parking spaces on a 2.39 net acre site. The project site is located at the southwest corner of Riverside Drive and Collier Avenue (APNs: 378-030-007 and 009). Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) (SCH# 2019029048) and none of the conditions described in Section 15162 exist. MND (SCH# 2019029048) was</p>



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Candice Alvarez, MMC  
City of Lake Elsinore, City Clerk

The Press-Enterprise  
Published: 12/2/23

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011636204

**FILE NO. 0011636204**

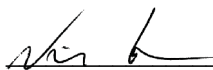
#### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**12/02/2023**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: December 2, 2023.  
At: Riverside, California

  
\_\_\_\_\_  
Signature



## AFFIDAVIT OF NOTIFICATION LIST

Application No. PA-2014-112 (EOT-2023-05)

Applicant Name Joseph Karaki

Project Name/Location 29301 Riverside Dr, Lake Elsinore

I certify that on 24th day of September, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 29301 Riverside Dr, Lake Elsinore. The property owner names and addresses listed on the notification list, provided in an excel spreadsheet on a CD or external hard drive, were taken from the latest records of the Riverside County Assessor. Such names are recorded in the records of the Riverside County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property.

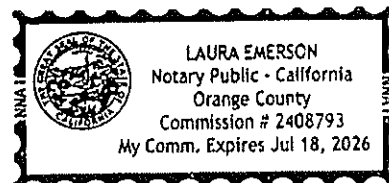
[Signature]  
Applicant/Representative Signature

09/24/2023  
Date

This instrument was acknowledged before me on this 24th day of September, 2023, by

In witness whereof I hereunto set my hand and official seal.

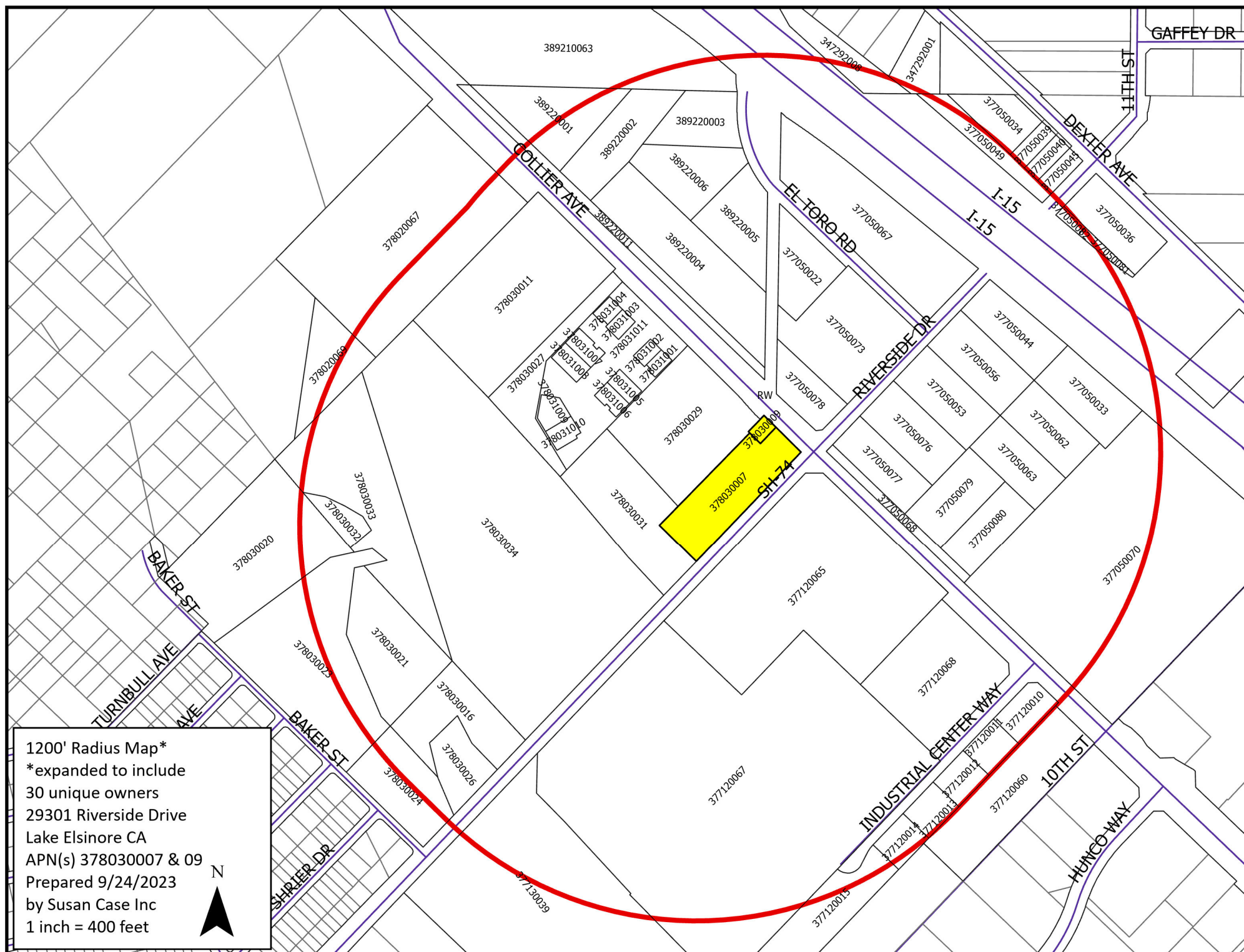
[Signature]  
Notary Public



My Commission expires on: 07/18/2026

**Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.**







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Application No. \_\_\_\_\_

Applicant Name \_\_\_\_\_

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Applicant/Representative Signature

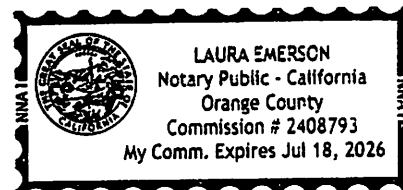
09/24/2023

Date

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Notary Public



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389-220-011  
At & Sf Rr  
740 E Carnegie Dr  
San Bernardino CA 92408

378-031-007  
Todd R Barsby  
22519 Canyon Lake Dr  
Canyon Lake CA 92587

378-020-067,030-11,32  
Blue Sky Institute  
6984 Overlook Ter  
Anaheim CA 92807

378-030-020  
Blue Sky Institute  
2365 Northside Dr #250  
San Diego CA 92108

378-031-005  
Melinda Bossenmeyer  
22484 Whirlaway  
Canyon Lake CA 92587

347-292-001  
Castaneda Family Trust  
18095 Dexter Ave  
Lake Elsinore CA 92532

377-050-040  
Guadalupe Cervantes  
2514 Valmonte Glen  
Escondido CA 92029

377-120-060  
Shan Shan Chi  
42250 Baldaray Cir #B  
Temecula CA 92590

378-031-006  
Michael & Kathlyn Cleary  
22606 San Joaquin Dr  
Canyon Lake CA 92587

378-030-027  
Collier Dev Co  
9902 Brier Ln  
Santa Ana CA 92705

378-031-011  
Collier Dev Co  
8502 E Chapman Ave #350  
Orange CA 92869

377-050-049  
Arturo Cuevas  
29055 11th St  
Lake Elsinore CA 92532

378-030-016,21,24,69,33  
Eastern Municipal Water Dist  
P O Box 8300  
Perris CA 92572

377-050-068,mult  
Elsinore Valley Cemetary Dist  
18170 Collier Ave  
Lake Elsinore CA 92530

377-050-077  
Elsinore Valley Cemetary Dist  
P O Box 751  
Lake Elsinore CA 92531

377-050-034  
Joseph Anthony Falduto  
4227 W Regent Dr  
Santa Ana CA 92704

377-050-045  
Scott Fears  
P O Box 647  
Lake Elsinore CA 92531

378-031-003,4  
Herr Real Estate  
560 W Mission Rd  
San Marcos CA 92069

377-050-076  
Hwy 74  
29190 Riverside Dr  
Lake Elsinore CA 92530

377-050-053  
Investment Property Exchange  
4736 E Stetson Ln  
Orange CA 92869

378-031-001  
Raul I Jasso  
17995 Collier Ave  
Lake Elsinore CA 92530

378-031-008  
Koontz Living Trust  
22281 Jessamine Way  
Corona CA 92883

377-050-036,81,82  
Jack Lagreca  
26830 Hostettler Rd  
Corona CA 92883

378-030-007,9,65  
Lake Elsinore Group Inc  
4580 University Ave  
San Diego CA 92105

377-120-068  
Lanihau Lake Elsinore 2  
P O Box 9032  
Kailua Kona HI 96745

377-050-022,mult  
Mhc 186/Mhc 77  
2795 E Cottonwood Pkwy #400  
Brighton UT 84121

389-210-063,220-001,2  
Affinity Mohr  
13457 Brooks Dr  
Baldwin Park CA 91706

377-120-014,15  
Gary M Morris  
31115 Lancashire Dr  
Lake Elsinore CA 92530

378-030-034,mult  
Riverside County Flood  
1995 Market St  
Riverside CA 92501

378-031-002  
William F Rowan  
22455 Whirlaway Ct  
Canyon Lake CA 92587

377-120-010,11,12,13  
Charles Dale Sacks  
29126 Old Wrangler Rd  
Canyon Lake CA 92587

378-030-029  
Scalzo-ostermiller Lp  
Po Box 1660  
San Juan Capistrano CA 92693

378-030-031  
Scalzo-ostermiller Lp  
Po Box 1337  
Tustin CA 92781

389-220-003,4,5,6  
Severson & Smith  
27405 Puerta Real #120  
Mission Viejo CA 92691

347-292-008  
State Of Calif  
464 W Fourth St  
San Bernardino CA 92401

378-031-009  
Twistnu  
122 E Avenida Cornelo  
San Clemente CA 92672

377-120-067  
Wintersun Group Usa Inc  
1250 E Belmont St  
Ontario CA 91761

377-050-039  
Denise Jeanne Woolsey  
18169 Dexter Ave  
Lake Elsinore CA 92532

378-031-010  
Z Best Body & Paint Shops Inc  
1055 W 7th St #2250  
Los Angeles CA 90017