Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-355417

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$3,018.75
	# Pages	1
	Document #	E-202501027
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		$2,968.75
F&G Clerk Handling Fee		$50.00
Total		$3,018.75
Tender (Tyler Payments Charge)		$3,018.75
Tyler Payments Item Id	SST3622S1332	
Tyler Payments Confirmation Number	10306926	
Tyler Payments Id	5ff7cf33-82a0-440f-ba65-db37330d9d75	

11/19/25, 10:55 AM PST
Gateway Clerk

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-355417

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025090173

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAKE ELSINORE	DABRAHAM@LAKE-ELSINORE.ORG	11/19/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202501027

PROJECT TITLE

ROME HILL COMMERCIAL PROJECT (PLANNING APPLICATION NO. 2021-19, GENERAL PLAN AMENDMENT NO. 2022-01, ZONE CHANGE NO. 2022-02, CONDITIONAL USE PERMIT NO. 2022-17,

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
G.E.M. INVESTMENTS	GUYSELLECK@GMAIL.COM	916.216.9288

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1207 NORTH E STREET,	ANAHEIM	CA	92805

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	$2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X C. Sandoval	Deputy Cassandra Sandoval

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

CITY OF LAKE ELSINORE
DREAM EXTREME

Notice of Determination for Mitigated Negative Declaration for the Rome Hill Commercial Project (ER 2025-02)

State Clearinghouse Number 2025090173

Filed With:

☒ Office of Land Use and Climate Innovation
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
Telephone Number: 951.674.3124

Date: November 19, 2025

Project Title: Rome Hill Commercial Project (Planning Application No. 2021-19, General Plan Amendment No. 2022-01, Zone Change No. 2022-02, Conditional Use Permit No. 2022-17, Commercial Design Review No. 2022-12, and Variance No. 2025-08)

Project Applicant: G.E.M. Investment Properties, LLC. 1207 North E Street, Anaheim, CA 92805

Project Location: The project site is in the City of Lake Elsinore, Riverside County, California. The proposed project encompasses approximately 6.77 acres located on Grand Avenue and Kathryn Way (APN 371-150-017). The project site located within the Lake Elsinore 7.5' Series USGS Topographic Map. It is located within the La Laguna (Stearns) Land Grant, located within Township 6 South, Range 4 West, San Bernardino Base & Meridian. The site is located at approximately Latitude -33.63384 and Longitude -117.3329.

Project Description: The proposed Rome Hill Commercial Project would develop the 6.77-acre project site with two (2) new commercial manufacturing warehouses with office space totaling 92,760 sq. ft. The project is proposed to be developed in two (2) phases. Building 1 is proposed as Phase 1, which will consist of a 46,276 sq. ft. building with the intended use of commercial manufacturing. There will be two 60-foot-long loading docks at the rear of the building on the east and west sides of the building. Building 2 will constitute Phase 2 and will consist of a 46,484 sq. ft. commercial warehouse. The project will also involve off-site driveway access from the adjacent property (APN: 371-150-001) located within the County of Riverside to provide adequate access to the rear of the property.

The project is requesting the following entitlement approvals: a General Plan Amendment (GPA 2022-01) to amend the Land Use Designation of the project site from General Commercial (GC) and High Density Residential (HDR) to Light Industrial (LI); Zone Change (ZC 2022-02) to change the zoning from Commercial Park (C-P) and High Density Residential (R-3) to Commercial Manufacturing (C-M); Conditional Use Permit (CUP 2022-17) to establish outdoor storage; Commercial Design Review (CDR 2022-012) to construct two (2) new commercial manufacturing warehouses with office space totaling 92,760 sq. ft.; and a Variance (VAR 2025-08) to reduce the required front yard setback from 15 ft. to 6 ft. due to site constraints.

This is to advise that the City of Lake Elsinore City Council, as a Lead Agency, has approved the above project on November 18, 2025, 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 Mitigated 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 2025-02) (SCH# 2025090173) 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, and online at https://www.lake-elsinore.org/305/CEQA-Documents-Available-for-Public-Revi

Signed: *Damaris Abraham* Title: Community Development Director

Damaris Abraham

Date: November 19, 2025

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202501027
11/19/2025 10:55 AM Fee: $ 3018.75
Page 1 of 1
Removed: By: Deputy