



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 **October 21, 2025** 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 Draft Mitigated Negative Declaration 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 Draft Initial Study/Mitigated Negative Declaration (IS/MND; Environmental Review No. 2025-02) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Rome Hill Commercial Project and is available for public review.

Project Name

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 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 square foot (SF) building with the intended use of commercial manufacturing. There will be two 60-foot (ft.) 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 SF commercial warehouse.

The buildings will be two-story, unrefrigerated warehouse structures with mezzanines and offices. The project also includes ample landscaping along Grand Avenue. This includes trees placed at the entrance of the new development and for additional visual diversity to the street frontage. A large number of trees are proposed throughout the site (adding diverse color and shade to the tenant parking areas. In addition, a wide variety of drought-tolerant plant materials have been

selected to create a lush outdoor environment while minimizing the amount of water consumption.

The property is a long rectangular lot that fronts directly on Grand Avenue and will take access from Grand Avenue. 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.

Environmental Effects Anticipated as a Result of the Project

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff concurs with the findings in the Initial Study/Mitigated Negative Declaration (IS/MND) and has found that the project will not have any significant effect on the environment on the basis of the substantiation in the IS/MND, 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 CEQA for this project and is holding a 30-day public review period on the Draft IS/MND beginning on **Friday, September 5, 2025**, and ending on **Monday, October 6, 2025**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft IS/MND is available for review at the following locations:

- 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>

Written comments and any questions regarding the project should be directed to:

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