

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: MENIFEE BOARDWALK

Lead Agency: CITY OF MENIFEE Contact Person: DESIREE MCGRUFF
 Mailing Address: 29844 HAUN ROAD Phone: 951-723-3770
 City: MENIFEE Zip: CA County: RIVERSIDE

Project Location: County: RIVERSIDE City/Nearest Community: MENIFEE
 Cross Streets: NEWPORT ROAD AND MENIFEE ROAD Zip Code: 92584

Longitude/Latitude (degrees, minutes and seconds): 33° 04' 02.9" N / 117° 09' 22.2" W Total Acres: 6.02
 Assessor's Parcel No.: 364-030-016 Section: 2 Twp.: T6 Range: SR3W Base: NE
 Within 2 Miles: State Hwy #: 215 Waterways: _____
 Airports: _____ Railways: _____ Schools: CALLIE KIRKPATRICK ELEMENTARY

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 38,560 Acres 6.02 Employees 60 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

MENIFEE VILLAGE SPECIFIC PLAN NO. 158

Project Description: (please use a separate page if necessary)

Plot Plan No. PLN24-0118, Conditional Use Permit No. PLN25-0112, Tentative Map PLN No. 24-0147 The Project proposes the subdivision and development of an existing 6.02-acre parcel into five commercial parcels, along with the development of commercial uses throughout the site. The Project includes a PP, CUP, and TPM to facilitate the proposed subdivision, site layout, and land uses. The proposed project consists of mixed-use development on approximately 6.02 acres, featuring five buildings with a combined total of 38,560 square feet of building area. The plan includes two quick-serve drive-thru establishments situated along the northern boundary of the property and provides a total of 278 parking stalls, including 18 ADA-compliant spaces. The proposed building square footage and parking allocations are as follows:
 • Building 1 – a 6,000 square foot multi-tenant building designed to accommodate restaurant uses, featuring an outdoor patio and 59 dedicated parking spaces.
 • Building 2 - a 10,850 square foot multi-tenant retail and restaurant building, with an end-cap tenant drive-thru, two outdoor patios, 90 parking spaces.
 • Building 3 – a 1,000 square foot drive-thru coffee shop with 11 parking spaces.
 • Building 4 - a 10,800 square foot multi-tenant mixed-use building offers medical offices, retail, and restaurant spaces, supported by 62 parking spaces.
 • Building 5 - a 10,000 square foot childcare facility with a 12,500 square foot outdoor play yard and 52 parking spaces.
 Tentative Parcel Map PLN No. 24-0147 - The TPM proposes to commercially subdivide 6.02 acres into 5 lots ranging in size from 0.49 – 1.58 acres. The parcel configuration is designed to accommodate the proposed commercial development along Newport Road. Access, circulation and infrastructure are designed to be compatible with both the proposed and existing development.
 Conditional Use Permit PLN No. 25-0112 - A CUP is required to allow the quick-service restaurant and coffee shop, both with drive-thru according to the City's Development Code.
 Master Sign Program PLN No. 24-0148 - The sign program establishes comprehensive standards for property signage, ensuring consistent design, tenant identification, and effective wayfinding for both pedestrians and vehicles accessing amenities within the development.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u> </u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 3/12/26 Ending Date 3/31/26

Lead Agency (Complete if applicable):

Consulting Firm: <u>ECOTIERRA CONSULTING</u>	Applicant: <u>MATTHEW ARFA</u>
Address: <u>633 W. 5TH STREET, 26 FLOOR</u>	Address: <u>4040 MACARTHUR BLVD</u>
City/State/Zip: <u>LOS ANGELES, CA 90071</u>	City/State/Zip: <u>NEWPORT BEACH, CA 92660</u>
Contact: <u>MARISA WYSE</u>	Phone: <u>714-726-9909</u>
Phone: <u>415-794-5640</u>	

Signature of Lead Agency Representative: _____ Date: March 12, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.