



**NOTICE OF PUBLIC HEARING  
AND  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: April 8, 2026  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS  
29844 HAUN ROAD, MENIFEE, CA 92586**

**A PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

**Project Title:**

“Menifee Boardwalk” - Plot Plan No. PLN24-0118, Conditional Use Permit No. PLN25-0112, Tentative Parcel Map No. 39000, and Master Sign Program No. PLN24-0148

**Project Location:**

The Project site encompasses approximately 6.02 acres and is identified as Assessor’s Parcel Number (APN) 364-030-016. It is located south of Newport Road and west of Menifee Road in the City of Menifee. The site is situated in a developed area of the city with convenient access to regional transportation corridors and surrounding institutional, commercial, and residential uses.

**General Plan Land Use and Zoning:**

The General Plan designation for the subject site is Specific Plan (SP)—Menifee Village. The Zoning designation for the subject site is Menifee Village Specific Plan - Planning Area (PA) 2-11: Neighborhood Commercial.



**The Planning Commission will consider the following project at a public hearing:**

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 Plot Plan (PP), Conditional Use Permit (CUP), Tentative Parcel Map (TPM), and Master Sign Program to facilitate the site layout, land uses, proposed subdivision, and signage.

**Plot Plan No. PLN24-0118**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, and 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 offering 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 to 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 adjacent development.

**Conditional Use Permit No. PLN25-0112A** 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 No. PLN24-0148**The Master 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.

**Environmental Information:** The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the proposed project and the proposed Initial Study and Mitigated Negative Declaration (IS/MND) along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**Public Review Period:** The Initial Study/Mitigated Negative Declaration (IS/MND) is being circulated for a review period pursuant to State law from March 11, 2026 to March 30, 2026. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received no later than **5:00 PM on March 30, 2026**. The IS/MND can be found online at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy may also be viewed at Menifee City Hall – 29844 Haun Road, Menifee, CA 92586.

**Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.**

**If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.**

For further information regarding this project or to provide written comments, please contact Desiree McGriff, at (951) 723-3770 or e-mail [dmcgriff@cityofmenifee.us](mailto:dmcgriff@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project, contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Desiree McGriff, Associate Planner

29844 Haun Road  
Menifee, CA 92586