

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:

Project Title: Menifee Boardwalk

Lead Agency: City of Menifee

Contact Name: Desiree McGriff

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Project Location: City of Menifee, Riverside County

Project Description: 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources – BIO-1/BIO-2

Cultural Resources – CUL-1/CUL-2

Soil Erosion/Compaction/Grading – GEO-1

Traffic/Circulation – TRA-1/TRA-2

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NA

Provide a list of the responsible or trustee agencies for the project.

Eastern Municipal Water District (water/sewer service)