

**Notice of Determination****Appendix D****To:**

- Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

- County Clerk

County of: Riverside  
 Address: 2724 Gateway Dr., CA, 92507

**From:**

Public Agency: City of Menifee  
 Address: 29844 Haun Rd  
Menifee, CA 92586  
 Contact: Desiree McGriff  
 Phone: 951-723-3770

Lead Agency (if different from above):  
 \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): 2026030573

Project Title: Menifee Boardwalk, PP PLN24-0118, CUP PLN25-0112, TTM PLN26-0037

Project Applicant: Matthew Arfa 4040 MacArthur Blvd., Suite 309 Newport Beach, CA 92660

Project Location (include county): south of Newport Road, west of Menifee Road, north of Reviere Drive, and east of Calle Pompeii, within the City of Menifee, County of Riverside (APN: 364-030-016)

**Project Description:**

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.

**Plot Plan Site Layout**

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;
- Building 2 - a 10,850 square-foot multi-tenant retail and restaurant building, with an end-cap tenant drive-thru, and two outdoor patios;
- Building 3 – a 1,000 square-foot drive-thru coffee shop;
- Building 4 - a 10,800 square-foot multi-tenant mixed-use building offering medical offices, retail, and restaurant spaces;
- Building 5 - a 10,000 square-foot childcare facility with a 12,500 square-foot outdoor play yard.

This is to advise that the City of Menifee has approved the above  
 ( Lead Agency or  Responsible Agency)

described project on April 8, 2026 and has made the following determinations regarding the above described project.

1. The project [will  will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [was   was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

Signature (Public Agency): *Rosini A. Melby* Title: Associate Planner

Date: 4-8-2026 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011



**City of Menifee**  
29844 Haun Road  
Menifee, CA 92586  
951-723-3741

Invoice No.: **487046**  
Invoice Date: **01/12/2026**

## Planning Invoice

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### RECORD INFORMATION

Record ID: PLN24-0118 PP

Record Type: Major Plot Plan

Property Address: 28881 Newport RD, Menifee, CA 92584

Description of Work: **Project Description:**  
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.

**Plot Plan Site Layout**  
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**  
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**  
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**  
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.

Applicant: ELENA MASHIN  
BICKEL GROUP ARCHITECTURE  
3600 BIRCH STREET #120  
#120  
NEWPORT BEACH CA 92782

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**FEE DETAIL**

<b>Fee Description</b>	<b>Quantity</b>	<b>Account Number</b>	<b>Fee Amount</b>
Riverside County Filing Fee (ISMND FILING FEE .)	3,044	1100-237800-	\$3,043.75
			<hr/>
			<b>\$3,043.75</b>

*Please note all fee amounts within this invoice are valid through June 30, 2026. Please contact the respective department for updated amounts if paying on or after July 1, 2026.*



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: <b>22-87224</b>
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MENIFEE	LEAD AGENCY EMAIL	DATE 03/03/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200193	

PROJECT TITLE  
 TENTATIVE PARCEL MAP NO. 38129 FOR PLANNING APPLICATION NO. PLN21-0270-FINANCE  
 MAP

PROJECT APPLICANT NAME RON SULLIVAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (951) 326-4275
PROJECT APPLICANT ADDRESS 29844 HAUN ROAD,	CITY MENIFEE	STATE CA
		ZIP CODE 92586

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ \_\_\_\_\_
- 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 \$ \_\_\_\_\_ \$50.00

SIGNATURE X <i>R. Sandral</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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**CITY OF MENIFEE**  
**Community Development Department**  
*Cheryl Kitzerow – Community Development Director*

**NOTICE OF EXEMPTION**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: City of Menifee Planning Department  
29844 Haun Road  
Menifee, CA 92586

**Project Title/Case No.:** Tentative Parcel Map No. 38129 for Planning Application No. PLN21-0270– Finance Map  
**Project Location:** The property is located south of Newport Road, east of Menifee Road, and west of Calle Pompeii Road. (APNs: 364-030-009).

**Project Description:** Tentative Parcel Map No. PLN 21-0270 (TPM 38129) proposes a tentative "finance" parcel map to subdivide 7.72-acres into two (2) commercial lots, (Parcel 1 proposes a commercial use for a future O'Reilly's Auto Parts on 1.41 acres) and (Parcel 2 is approximately 6.31 acres of vacant land). Both parcels are vacant with the exception of parking which was established as part of the existing fast-food drive-thru restaurant, adjacent to Parcel 2, and will be included as part of this subdivision. Existing access to the site is provided from south of Newport Road and west of Menifee Road to the property. The finance map proposes to maintain the existing 22-feet of right-of-way dedication along the southside of Newport Road of Parcel 2.

**Name of Public Agency Approving Project:** City of Menifee Community Development Department

**Project Sponsor:** Ron Sullivan 3200 E. Guasti Road, Suite 100 Ontario, CA 91761 (951) 326-4275

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (15315) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption ( )                  |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____                             |

**Reasons for Exemption:** It has been determined that the project can be exempt from CEQA under Class 15 (15315) for "Minor Land Divisions" which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial uses into four or fewer parcels which the subdivision of 7.72-acres into two (2) parcels is in conformance with the Menifee Village Specific Plan. No variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Furthermore, services and access to the proposed parcels to local standards are available

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).

_____ Desiree Bowdan <small>City Contact Person</small>	_____ (951) 723-3770 <small>Phone Number</small>
_____ <i>Desiree A. Bowdan</i> <small>Signature</small>	_____ Associate Planner <small>Title</small>
	_____ February 8, 2022 <small>Date</small>

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**

<b>FILED / POSTED</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202200193 03/03/2022 03:28 PM Fee: \$ 50.00 Page 1 of 1		
Removed:	By:	Deputy