

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 June 3, 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): *Rosario A. Melendez* Title: Associate Planner

Date: June 3, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-107078

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,093.75
	# Pages	3
	Document #	E-202600294
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$3,043.75
F&G Clerk Handling Fee		\$50.00
Total		\$3,093.75
Tender (On Account)		\$3,093.75
Account#	CEQACOM	
Account Name	CEQACOM - CITY OF MENIFEE	
Balance	\$13,552.75	
Comment	SST3730S495	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-107078
STATE CLEARINGHOUSE NUMBER (If applicable) 2026030573

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MENIFEE	LEAD AGENCY EMAIL DMCGRIFF@CITYOFMENIFEE.US	DATE 04/10/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600294

PROJECT TITLE
 MENIFEE BOARDWALK, PP PLN24-0118, CUP PLN25-0112, TTM PLN26-0037

PROJECT APPLICANT NAME MATTHEW ARFA	PROJECT APPLICANT EMAIL MATTHEW@AMSBROKERS.COM	PHONE NUMBER (949) 679-7733 X202
PROJECT APPLICANT ADDRESS 4040 MACARTHUR BLVD., SUITE 309 ,	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ <u>3,043.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,093.75

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
-------------------------------------	---

Tejeda, Maria Isabel

From: Angela Hernandez <anhernandez@cityofmenifee.us>
Sent: Friday, April 10, 2026 12:01 PM
To: Processing, CEQA
Cc: Desiree McGriff
Subject: [EXTERNAL] RE: City of Menifee- NOD

Please bill the large fee to our CEQACOM account.

Thank you,

Angela Hernandez | Administrative Assistant
Community Development Department – Planning Division
“Creating a HEALTHY, VIBRANT, and CONNECTED community for everyone.”
City of Menifee | 29844 Haun Road | Menifee, CA 92586
Direct: (951) 723-1763 | City Hall: (951) 672-6777
anhernandez@cityofmenifee.us | www.cityofmenifee.us



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**Please note that email correspondence with the City of Menifee, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.
The City of Menifee shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.*

From: Processing, CEQA <CEQAProcessing@asrclkrec.com>
Sent: Friday, April 10, 2026 11:46 AM
To: Angela Hernandez <anhernandez@cityofmenifee.us>; Processing, CEQA <CEQAProcessing@asrclkrec.com>
Cc: Desiree McGriff <dmcgriff@cityofmenifee.us>
Subject: RE: City of Menifee- NOD

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela,

You must provide the receipt showing the large fee payment. The receipt attached is only showing a \$50.00 charge.

Thank you,

Isabel Tejeda – ACR Tech II



Lead Agency: CITY OF MENIFEE
ATTN: Desiree McGriff
Address: 29844 Haun Road
Menifee, CA 92586

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600294
04/10/2026 02:10 PM Fee: \$ 3093.75
Page 1 of 3

Removed: _____ By: _____ Deputy



Project Title

MENIFEE BOARDWALK, PP PLN24-0118, CUP PLN25-0112, TTM PLN26-0037

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

Notice of Determination

Appendix D

To: [x] 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

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

[x] County Clerk
County of: Riverside
Address: 2724 Gateway Dr., CA, 92507

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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 ([x] Lead Agency or [] Responsible Agency)

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

- The project [will [x] 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. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [[x] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [[x] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [was [] [x] was not] adopted for this project.
6. Findings [[x] were [] were not] made pursuant to the provisions of CEQA.

Signature (Public Agency): *Russell A. Millwright* 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