



## NOTICE OF PUBLIC HEARING

TIME OF HEARING:

February 28, 2024

DATE OF HEARING:

6:00PM, or as soon thereafter as possible

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:** Mister Car Wash and Day Care at the Shoppes at the Lakes Commercial Center, Major Conditional Use Permit No. PLN22-0288 and Major Plot Plan No. PLN22-0289

**Project Location:** The project site is located in the existing Shoppes at the Lakes Commercial Center within Planning Area (PA) 1 of the Menifee East Specific Plan No. 247 (SP-247) on the southeast corner of Newport Road and Menifee Road (APN's: 364-390-009, 364-390-012, 364-390-010, and 364-390-011) within the City of Menifee, County of Riverside, California.

The proposed Mister Car Wash and Day Care buildings will be located in the southeast corner of the Shoppes at the Lakes Commercial Center adjacent to the existing retention basin and south of the CVS and Del Taco buildings.



**Environmental Information:** The Mister Car Wash and Day Care is exempt from CEQA per Section 15332 “In-Fill Development Projects”. This exemption is for projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; b) the proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and e) the site can be adequately served by all required utilities and public services. The proposed Express Car Wash and Day Care is consistent with the applicable General Plan, Specific Plan and Zoning Designations for the project site along with any applicable development standards. The project is located within the City of Menifee boundaries and is surrounded on the north and west by an existing commercial center and to the east and south by existing residential developments. The project will not result in any impacts to traffic, noise, air quality or water quality as a traffic memorandum was prepared noting a traffic study is not required, existing residential is screened from the car wash by landscaping and a perimeter block wall around the adjacent residential sites, no hazardous materials are proposed on site affecting air quality, and the project has prepared a water quality plan to tie into the existing commercial center’s approved Water Quality Management Plan from when it was approved by the City of Menifee in 2015. Additionally, the site will be served by all required utilities, including power, water and sewer. Therefore, the proposed Express Car Wash and Day is categorically exempt from CEQA under Section 15332 In-Fill Development Projects.

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).

**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 the 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 correspondence, please contact Brandon Cleary, at (951) 723-3761 or e-mail [bcleary@cityofmenifee.us](mailto:bcleary@cityofmenifee.us).

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
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