



DATE: September 22, 2023

TO: Run Chen, Senior Engineer – City of Menifee Public Works / Engineering Department

**RE: Planning Application No. DEV2022-027 Mister Car Wash – WQMP & Drainage
Memorandum**

Mister Car Wash – Menifee WQMP & Drainage Memorandum

The purpose of this Memorandum (Memo) is to discuss and compare the changes to the site design of the parcels being utilized to construct the Mister Car Wash Project and KinderCare Project (Projects), and how these changes will not produce an increase in runoff than that assumed in the previously approved Water Quality Management Plan (WQMP) for the Shoppes at the Lakes (Shoppes). The previously approved WQMP analyzed the entirety of the Shoppes area, which included the Projects. The Projects are located in the southeast corner of the Shoppes, generally located at the northwest corner of the intersection of Rockport Road and Laguna Vista Drive.

The proposed Mister Car Wash project spans two parcels: Assessor's Parcel Numbers (APNs) 364-390-010 & 364-390-011. The proposed KinderCare project spans two parcels: APNs 364-390-009 & 364-390-012. Lot mergers for each project will be completed prior to construction to combine each project's two parcels into a single parcel. The project site is located at the "Shops at the Lakes" shopping district and was approved by the City of Menifee on May 5, 2015.

The Shoppes is an approximately 14-acre shopping center and the Projects are located in the southeast corner; refer to **Exhibit 1: Entitled Center Design Pervious and Impervious Values**. In its existing conditions, runoff drains via sheet flow conditions to two area inlets that then flow to a lift station and then get pumped into a bioretention pond.

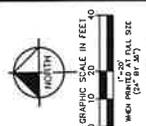
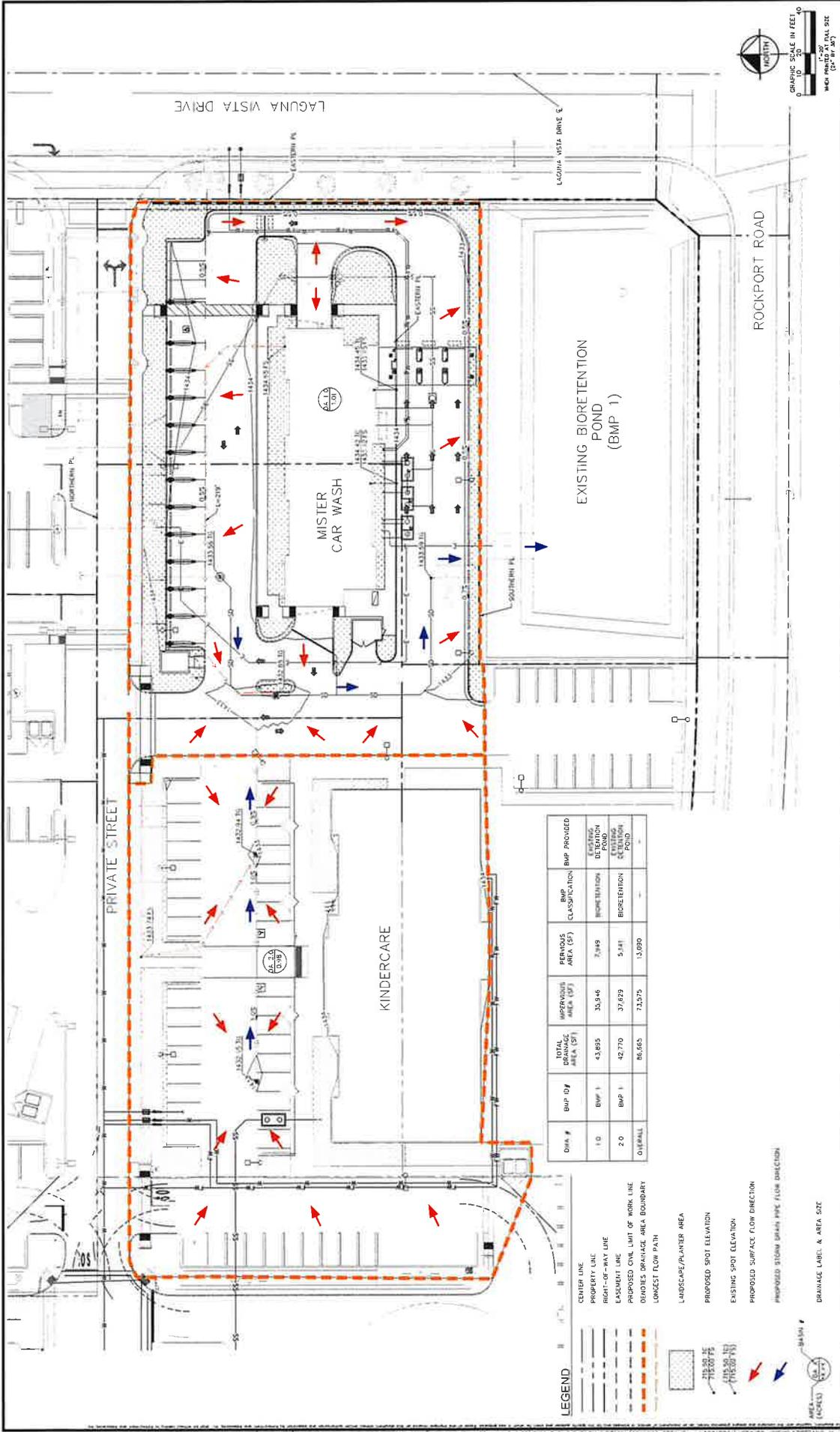
Car washes utilize on-site infrastructure to recycle water used during car wash operations. Nuisance water will be conveyed and treated via the existing storm drain system, lift station, and bioretention pond. The proposed Mister Car Wash and KinderCare projects are providing more pervious area than what was allocated in the approved WQMP for the Shoppes. Refer to **Table 1: Entitled Center Design vs Proposed Design Pervious and Impervious Values**, which provides the proposed pervious and impervious areas of the Mister Car Wash and KinderCare sites. The attached exhibits show the previously approved pervious and impervious areas for the same sites. The detention basin was sized to detain and treat the 100-year 24-hour event for the development of these parcels. Since the design being proposed in the previous entitlement submittal accounted for more impervious area, it is not

anticipated that the construction of these projects will result in increased runoff or contaminants; therefore, no modifications will be made to the existing lift station and bioretention pond.

Table 1: Entitled Center Design vs Proposed Design Pervious and Impervious Values

ENTITLED CENTER DESIGN						
See Exhibit 1 for values						
PROPOSED DESIGN						
DMA #	BMP ID#	TOTAL AREA (SF)	IMPERV. AREA (SF)	PERV. AREA (SF)	BMP CLASSIFICATION	BMP PROVIDED
1.0	BMP 1	43,895	35,946	7,949	BIORETENTION	EXIST. DETENTION POND
2.0	BMP 2	42,770	37,629	5,141	BIORETENTION	EXIST. DETENTION POND
OVERALL		86,665	73,575	13,090	-	-

For any comments or questions, please reach out to John Pollock at john.pollock@kimley-horn.com.



DATA #	BMP ID	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PREVIOUS AREA (SF)	BMP CLASSIFICATION	BMP PROVIDED
1.0	BMP 1	4,895	35,946	7,849	BIORETENTION	EXISTING BIORETENTION POND
2.0	BMP 1	42,770	37,629	5,741	BIORETENTION	EXISTING BIORETENTION POND
OVERALL		86,665	73,575	13,590		

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING LINE
- PROPOSED CYCLE LIMIT OF WORK LINE
- BIORETENTION AREA BOUNDARY
- LONGEST FLOW PATH
- LANDSCAPE/PLANTER AREA
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE FLOW DIRECTION
- DRAINAGE LABEL & AREA SIZE

PROJECT NO. DEY2022-027
 SHEET NO. C3.0
 6 OF 10

CITY OF MENIFEE
 ENGINEERING DEPARTMENT
 CA 1026 NEWPORT MISTER CAR WASH
 TRACT/PARCEL MAP
 PROPOSED DRAINAGE MAP



DATE	DESCRIPTION
11/14/23	DESIGN REVIEW
11/14/23	FINAL APPROVAL

DATE: 12/21/24
 EXP: 12/21/24
 JOHN POLLOCK, R.E.C. NO. 86160

Kimley-Horn
 300 S. MAIN ST., SUITE 300
 MENIFEE, CA 92551
 PREPARED UNDER THE DIRECT SUPERVISION OF

DATE: 12/21/24
 EXP: 12/21/24
 JOHN POLLOCK, R.E.C. NO. 86160

1-800-527-2609



- LEGEND:**
- ENGINEERING (LINE)
 - EXISTING (LINE)
 - PROPOSED (LINE)
 - ADJACENT LOT LINES
 - D-1 ROOF/TRASH ENCLOSURE COVERING
 - D-2 PARKING LOT
 - D-3 PLANTER
 - A-1 PLANTER AREA SELF TERTING

PREVIOUS AREA
6,690.00 SF

EXHIBIT 1
ENTITLED CENTER DESIGN PERVIOUS AND IMPERVIOUS VALUES

REVISIONS	DATE	BY	DATE	BY