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**TO:** Reviewing Agencies/Interested Persons  
**FROM:** Matthew C. Bassi, Community Development Director  
**DATE:** December 18, 2024  
**SUBJECT:** **Initial Study/Mitigated Negative Declaration (MND) for Cherry Outpost Commercial Center Project (PLN 24-0056)**

The City of Wildomar (City) is the lead agency for the preparation and review of an Initial Study/Mitigated Negative Declaration (MND) for the proposed Cherry Outpost Commercial Center Project. The applicant is proposing to develop a commercial retail center consisting of: 1) a 4-story 72-room hotel (45,571 square feet); a gas station complex, including a 4,176-square-foot convenience store with an attached 3,200-square-foot drive-through restaurant, and a 2-position RV fueling area; 3) a stand-alone 4,425-square-foot fast food/drive-through restaurant; and 4) a 5,724-square-foot express car wash with related accessories on a 6.65-acre project site that is zoned Scenic Highway Commercial (C-P-S) and designated Commercial Retail (CR) with a Community Center Overlay. The project site is at the northwest corner of Bundy Canyon Road and Cherry Street (Assessor Parcel Numbers 366-290-007 and -008). All files can be downloaded and reviewed from the City of Wildomar environmental documents center webpage at <https://www.wildomar.gov/212/Environmental-Documents-Center>.

The proposed project includes the following applications for consideration by the Wildomar Planning Commission and City Council:

- **Tentative Parcel Map**: In accordance with Section 16.24.110 (Subdivision Ordinance) of the Wildomar Municipal Code, the proposed tentative parcel map requires approval by the Planning Commission to subdivide the 6.65-acre site to accommodate the sale of individual parcels on the project site.
- **Conditional Use Permit (CUP)**: In accordance with Chapters 17.248 and 17.76 of the Wildomar Municipal Code, the proposed project requires approval of a CUP to establish a gas station/mini-mart with concurrent beer and wine sales, and express car wash, respectively.
- **Plot Plan (PP)**: In accordance with Chapter 17.216 of the Wildomar Municipal Code, the proposed project requires approval of a Plot Plan by the Planning Commission to develop the commercial retail center including site planning, architecture, landscaping, parking, etc. and on-site and off-site improvements consistent with the City's commercial objective design standards and guidelines.

The City is requesting comments for the Cherry Outpost Commercial Center Project IS/MND. This notice is being sent to responsible agencies, trustee agencies, and other interested parties, along with a copy of the IS/MND and appendices (refer to link, above). The public comment period for the IS/MND will begin on **Wednesday, December 18, 2024, and conclude on Monday, January 27, 2025**. Written comments can be sent to Matthew C. Bassi, Community Development Director, City of Wildomar Community Development Department, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595. Comments can also be emailed to [mbassi@wildomar.gov](mailto:mbassi@wildomar.gov). Should you have any questions or require additional information regarding this letter or the proposed ordinance, please contact me at (951) 677-7751, ext. 213, or email me at [mbassi@wildomar.gov](mailto:mbassi@wildomar.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Matthew Bassi'.

Matthew Bassi  
Community Development Director