

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Cherry Outpost Commercial Center Project (PLN 24-0056)

Lead Agency: City of Wildomar

Contact Name: Matthew Bassi, Community Development Director

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Project Location: Wildomar  
*City*

Riverside  
*County*

Project Description (Proposed actions, location, and/or consequences).

Applicant is proposing to develop commercial retail center consisting of: 1) a 4-story 72-room hotel (45,571 sf); a gas station complex, including a 4,176-sf convenience store with an attached 3,200-sf drive-through restaurant, and a 2-position RV fueling area; 3) a stand-alone 4,425-sf fast food/drive-through restaurant; and 4) a 5,724-sf express car wash with related accessories on a 6.65-acre project site that is at northwest corner of Bundy Canyon Road and Cherry Street (APNs 366-290-007 and -008). 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 of the Wildomar Municipal Code (WMC), 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 WMC, proposal 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 WMC, the proposal requires approval of a PP by the Planning Commission to develop the commercial retail center including site planning, architecture, landscaping, parking, etc. & on-site and off-site improvements consistent with the City's commercial objective design standards

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following would mitigate impacts to a less than significant level:

Air Quality - Use of Tier 4 equipment, fugitive dust BMPs

Biological Resources - Preconstruction burrowing owl and nesting bird surveys

Cultural Resources - County coroner to make determinations on human remains, if encountered. All mitigation for Tribal Cultural Resources.

Geology and Soils - Incorporate recommendations of geotechnical report, and a paleontologist shall assess potential for presence of paleontological resources.

Hazards and Hazardous Materials - Comply with 2022 CBC, 2022 CFC, and CFC Section 4906.

Noise - implement noise reduction features during construction, exterior-to-interior analysis for noise standards

Tribal Cultural Resources - A qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources, archaeologist shall file pre-grading report, consultation with tribes prior to issuance of grading permit, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist, treatment of cultural resources and the agreement of the landowner to relinquish ownership of all recovered tribal cultural resources to consulting tribes, non-disclosure of reburials location, and no build easement on reburial sites.

Wildfire - Comply with 2022 CBC, 2022 CFC, and CFC Section 4906.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of environmental controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

City of Wildomar  
Santa Ana Regional Water Quality Control Board  
Elsinore Valley Municipal Water District  
Riverside County Flood Control and Water Conservation District