



CITY OF WILDOMAR

NOTICE OF DETERMINATION

TO BE SENT TO:

- County of Riverside County Clerk
- 2724 Gateway Drive
Riverside, CA 92507
- Office of Planning and Research
- P.O. Box 3044
Sacramento, CA 95812-3044

FROM THE LEAD AGENCY:

City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
951-677-7751
Contact Person: Abdu Lachgar, AICP, Senior Planner

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT CASE NO: PLN 24-0055

PROJECT TITLE: Cherry Outpost Commercial Center Project

PROJECT APPLICANT/SPONSOR: Jack Kofdarali, J & T Management, P.O. Box 1958, Corona, CA 92878

PROJECT LOCATION: Northwest corner of Bundy Canyon Road and Cherry Street

APN(s): 366-290-007, -008

PROJECT DESCRIPTION: The proposed project would develop a commercial retail center consisting of: 1) a 4-story, 72-room hotel (45,571 square feet); 2) 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.

This is to advise that the Planning Commission of the City of Wildomar acting as the Lead Agency has approved PLN. 24-0055 at a public hearing held on June 4, 2025, and has made the following determinations regarding the proposed 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.

This is to certify that the environmental review documents, public comments, etc. for the abovementioned project are available to the general public for review at the City of Wildomar located at 23873 Clinton Keith Road, Suite 110, Wildomar, CA. during normal business hours (8 am – 5 pm) Monday through Thursday (Closed Fridays).

Abdu Lachgar, AICP, Senior Planner

06/04/25

Date