



CITY OF MURRIETA

NOTICE OF EXEMPTION

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

Project Title: Plan-MAPS-2025-00024 (TPM 39214)

Project Applicant: ADC Acquisitions, LLC, 650 Town Center Drive, Suite 840, Costa Mesa, CA 92626
(949) 777-4000

Description of Project: The Project proposes to split 26.32 acres into two (2) parcels within the Innovation District Zone. The map is for finance and conveyance purposes only. The project is an existing vacant lot that has no current development on the property.

Project Site Size: 26.32 acres on a vacant lot.

Project Location: East of Antelope Road, north of Somers Road, and west of Whitewood Road, (APN: 392-290-070).

Public Agency Approval: On August 13, 2025, the City of Murrieta Planning Commission made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines, Section 15315 – Minor Land Divisions.

Exempt Status: (check one)

☒ 15 Categorical Exemption: Class 15 (Section Number 15315 – Minor Land Division)
☐ The activity is not subject to CEQA (Section 15061(b)(3))

Statement of Reasons Supporting the Finding that the Project is Exempt: The project is exempt under CEQA Guidelines Section 15315-Minor Land Divisions:

The City of Murrieta conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15315 because the proposed parcel map is zoned Innovation District, the division involves four or fewer parcels and is in conformance with the General Plan and Zoning; no variances or exceptions are required for the site; all services and access to the proposed parcels are available; the parcel has not been involved in the division of a larger parcel within the past two years; and the parcel does not have an average slope greater than 20 percent. The parcel map is a financing map only and does not authorize grading, improvements, or any development.

Contact Person: Rod Salazar, Assistant Planner **Phone Number:** (951) 461-6001, ext. 6216

Signature: _____

Date: _____

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE