



# CITY OF MURRIETA

## Planning Commission Meeting

### Agenda Report

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3/25/2026  
Agenda Item No.

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TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: Carl Stiehl, City Planner

PREPARED BY: David Chantarangsu, AICP, Development Services Director

SUBJECT: French Valley Crossings Development Agreement (DA) 2026-00006

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#### **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the Development Agreement with French Valley Crossings, LP, a California limited partnership and Phelan Service Station, LP a California limited partnership (Development Agreement);
2. Recommend to the City Council that the proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162 and that no further analysis is required under CEQA in connection with the approval of the Development Agreement;
3. Find that the adoption of the Development Agreement is consistent with the General Plan; and
4. Adopt a Resolution recommending that the City Council Approve the Development Agreement.

#### **ENVIRONMENTAL**

Pursuant to CEQA Guidelines Section 15162, no further analysis is required under CEQA in connection with the approval of the Development Agreement since the Development Agreement does not alter the approved Project and the Development Agreement only extends time for the entitlements. No new environmental impacts will be created as a result of the approval of the Development Agreement.

#### **PRIOR ACTION/VOTE**

On September 9, 2020, the City Planning Commission adopted Resolution No. PC-2020-11 approving Tentative Parcel Map (TPM) 35036 (Case No. TPM-2019-1721), a Development Plan (2018-1720), Conditional Use Permit (2018-1722) and Variance (2020-2039) approving the development of a 37,800 square foot commercial center and private and public infrastructure on the property (collectively, "Project"). The City Planning Commission approvals included consideration of previously adopted Environmental Impact Report State Clearinghouse No. 2005031028 ("EIR") and the various addendums thereto and adopted an Addendum

to the EIR (collectively with previously approved EIR and addenda.

On October 8, 2024, the City Planner administratively approved a three-year time extension of the referenced approvals, providing for a new expiration date of September 9, 2026.

On February 12, 2026, staff administratively approved Substantial Conformance (SC-2023-00003), modifying auto repair and car wash improvements, addition and modification of drive-thru lanes, and other site plan adjustments involving building and pad sizes and locations with no change in building area. Associated with SC-2021-2294.

## **EXECUTIVE SUMMARY**

The subject property is an approximate 10-acre parcel located at the southwest corner of Winchester Road and Clinton Keith Road (Site). Development of the Site has been anticipated since 2005 and was associated with the development of the property to the north which is referred to as the Murrieta Marketplace. The Site's planned separation from the Murrieta Marketplace occurred with Riverside County's completion of the extension of Clinton Keith Road in 2024.

The original approval contemplated the development of a 37,800 square foot commercial center and private and public infrastructure on the Site. Development of the Site includes a fueling station, convenience store, car wash, and six other retail uses with drive-thru uses and freestanding pads and included a parcel map for the division of the Site into various parcels to facilitate the lease and financing of the Site. Collectively these uses and improvements are referred to as the Project.

The Development Agreement will extend the entitlements described above for 10 years. This will allow sufficient time for the construction of the Project which will benefit the City by providing new restaurants, retail uses, and a gas station for residents and City visitors to patronize which will generate sales tax payable to the City.

## **BACKGROUND**

French Valley Crossings, LP, a California limited partnership and Phelan Service Station, LP a California limited partnership (collectively, Developer) applied for a Development Agreement to extend the term of the Entitlements. The Entitlements were approved for the Site, which is an undeveloped lot of approximately 10.153 acres of land located at the southwest corner of Winchester Road Hwy 79 and Clinton Keith Road (APN 963-060-086).

Pursuant to state law and Murrieta Development Code Chapter 16.54, a Development Agreement, which is essentially a contract between the City and the Developer, must be approved by ordinance following public hearings by the Planning Commission and City Council. This public hearing before the Planning Commission was properly noticed pursuant to Murrieta Municipal Code (MMC) Section 16.54.060 and Chapter 16.76 and Government Code Section 65867. At the conclusion of the public hearing, the Planning Commission must make a written recommendation to the City Council that the City Council approve, conditionally approve, or disapprove the application with appropriate findings in compliance with MMC Section 16.54.070.

For the Planning Commission to recommend that the City Council adopt the ordinance approving the Development Agreement, the Planning Commission must make three findings:

1. In accordance with MMC Section 16.54.070, the proposed Development Agreement will be consistent with the objectives, policies, general land uses, and programs of the general plan, any applicable specific plan,

and the Development Code.

2. In accordance with Section 16.54.070 of the Murrieta Development Code, the proposed Development Agreement will be in the best interest of the City.

3. The proposed Development Agreement is internally consistent with other applicable provisions of the Development Code.

The proposed Development Agreement is consistent with the objectives, policies, general land uses, and programs of the Murrieta General Plan and the provisions of the Murrieta Development Code because the Agreement does not modify the Project, land use designation, zoning classification, or development standards applicable to the Site. The Development Agreement only extends the duration of previously approved entitlements from 2020 for the French Valley Crossings commercial center, which were approved by the Planning Commission after a comprehensive review for consistency with the General Plan and Development Code.

The 2020 approvals included Tentative Parcel Map (TPM) 35036 (Case No. TPM-2019-1721), a Development Plan (DP-2018-1720), Conditional Use Permit (2018-1722) and Variance (VAR-2020-2039) which were granted by Planning Commission Resolution No PC-2020-11. The Site is designated Commercial in the Murrieta General Plan and zoned Regional Commercial (RC) under the Development Code. The Project, consisting of a commercial retail center including fueling, retail, and service uses, was previously determined to be consistent with these designations and applicable development standards. The Development Agreement does not alter those approvals and therefore maintains consistency with the City's adopted land use framework and regulatory requirements. Because the Development Agreement only provides additional time for the implementation of an already approved project and does not authorize any changes to the approved land uses, density, intensity, or development standards, the Agreement remains fully consistent with the objectives, policies, and implementation programs of the General Plan and with the provisions of the Development Code.

The proposed Development Agreement is in the best interests of the City because it provides certainty regarding the continued implementation of a previously approved commercial development that will provide retail services, employment opportunities, and tax-generating uses for the community. The Agreement facilitates the orderly development of the Site by allowing the approved project additional time to proceed while maintaining all previously adopted conditions of approval and development standards. The Development Agreement also benefits the City by encouraging investment in commercial development at a prominent intersection along Winchester Road (State Route 79) and Clinton Keith Road, a key commercial corridor within the community. Implementation of the approved commercial center will contribute to the City's economic base through the provision of retail services and the generation of sales tax and other local revenues that support municipal services. By providing development certainty while preserving the City's regulatory authority through the existing conditions of approval and applicable municipal regulations, the Development Agreement promotes economic development, supports the City's long-term planning objectives, and therefore serves the best interests of the City.

The proposed Development Agreement is internally consistent with the provisions of the Murrieta Development Code because it implements the procedures and authority established in Murrieta Municipal Code Chapter 16.54, which allows the City to enter into development agreements consistent with State law. The Agreement extends the duration of the previously approved entitlements while maintaining all applicable Development Code standards and regulations governing the project.

Because the Development Agreement operates within the authority provided by the Development Code and does not conflict with any of its provisions, the Agreement is internally consistent with the City's adopted land

use regulations.

Lastly, the Planning Commission is asked to make a finding on whether the approval of the proposed Development Agreement complies with the California Environmental Quality Act (CEQA). Staff recommends that that Planning Commission find that the proposed Development Agreement is in compliance with the provisions of CEQA Guideline Section 15162 and that no further analysis is required under CEQA in connection with the approval of the Development Agreement. This finding can be made because the proposed Development Agreement does not alter the approved Project, the proposed Development Agreement only extends time for the entitlements. Accordingly, no new environmental impacts will be created as a result of the approval of the Development Agreement and the prior CEQA Approvals remain adequate.

## **ATTACHMENTS**

Resolution