

**PLANNING COMMISSION
RESOLUTION NO. 2025-_____**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA APPROVING TENTATIVE PARCEL MAP NO. 39214 (PLAN-MAPS-2025-00024) FOR FINANCE AND CONVEYANCE PURPOSES ONLY, TO SPLIT 26.32 ACRES INTO TWO (2) PARCELS LOCATED EAST OF ANTELOPE ROAD, NORTH OF SOMERS ROAD, WEST OF WHITEWOOD ROAD (APN: 392-290-070), BASED ON THE FINDINGS STATED IN THE RESOLUTION AND SUBJECT TO THE CONDITIONS OF APPROVAL IN EXHIBIT A

WHEREAS, on April 15, 2025, an application was filed by David Evans and Associates (“Applicant”) to split 26.32 acres into two (2) parcels located east of Antelope Road, north of Somers Road, and west of Whitewood Road (“the Project”). A Tentative Parcel Map is required to be presented to the Planning Commission for approval by Murrieta Development Code Chapter 16.92. The application was deemed complete on July 10, 2025; and

WHEREAS, the Project involves a 26.32 acre property (APN: 392-290-070) to be split into two separate properties, with the use of a finance and conveyance map, to change ownership; and

WHEREAS, the Project site is bordered by Innovation Zone (INN) and Multi-Family 2 (MF-2) to the north, and Innovation Zone (INN) to the south, and east, and Interstate 215 is located to the west; and

WHEREAS, the Project site on the City of Murrieta General Plan 2035 Land Use Map has a land use designation of Innovation (INN); and

WHEREAS, the Project site on the City of Murrieta Zoning Map is zoned Innovation District; and

WHEREAS, the Project site is on undeveloped vacant land; and

WHEREAS, a Notice of Exemption (Section 15315, for Minor Land Divisions) was prepared for the consideration of the Planning Commission, with the incorporation of the conditions, in satisfaction of the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of August 13, 2025, by mailing a notice to property owners within a 300-foot radius of the site on July 31, 2025, publishing the notice in *The Press Enterprise* newspaper on July 31, 2025, and posting the Project site on July 31, 2025; and

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing, and considered all written and oral reports of staff, heard and considered public testimony on the matter, received written and oral testimony from the applicant, and considered related materials and communications, which are reflected in the administrative record of this matter.

NOW, THEREFORE, the Planning Commission of the City of Murrieta resolves as

follows:

SECTION 1. In accordance with Section 16.94.080 of the Murrieta Municipal Code, and based upon the facts, testimony, and information provided and of record in these proceedings, the Planning Commission makes the following findings regarding Tentative Parcel Map 39214 (Case No. Plan-MAPS-2025-00024):

1. The proposed map, design, or improvement is consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plans and all applicable provisions of the Murrieta Development Code.

FACTS: The proposed subdivision is consistent with General Plan Goal LU-1 – Provide a complementary balance of land uses throughout the community. The proposed subdivision is intended to allow businesses or other entities the opportunity to purchase the parcels. The subdivision meets the parcel requirements of the Innovation District zone.

2. The site is physically suitable for the type or density of development proposed.

FACTS: The site is physically suitable for development and is compatible with the surrounding properties. The development size meets the minimum lot size for the Innovation zone. The other uses adjacent to the proposed subdivision are existing commercial development.

3. The design of the subdivision and/or the proposed improvements are unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACTS: The project has been determined to be exempt under section 15315-Minor Land Divisions, pursuant to CEQA and a Notice of Exemption was prepared for this project. The parcel involves land that is vacant with no current development. The Project site is zoned Innovation District zone, 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

4. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

FACTS: The proposed subdivision will not cause any public health problems, as the proposal does not propose any use or activity that is inconsistent with prior approvals for development. The Project proposes a subdivision only; no additional development is permitted with the approval of this tentative parcel map. Any additional development of this site will require an application submittal, review, and approval by the City.

5. The design of the subdivision and the type of improvements would not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

FACTS: The proposed subdivision is for finance and conveyance purposes only. No development is planned for the project site. The proposed subdivision will not impact any easements or any other use of the property at this time.

SECTION 2. Pursuant to the above findings, the Planning Commission of the City of Murrieta determines the project to be exempt from further environmental review pursuant to CEQA Guidelines, section 15315 (Minor Land Divisions) as further detailed in this resolution and approves Tentative Parcel Map 39214 subject to the conditions contained in the attached Exhibit A incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2025

Planning Commission, Chairperson

ATTEST:

Carl Stiehl, City Planner

I, Tanya Wells, Executive Assistant, City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the _____ day of _____, 2025 by the following roll call vote:

MOTION MADE BY COMMISSIONER _____

SECONDED BY COMMISSIONER _____

AYES: _____
NOES: _____
ABSENT: _____
ABSTAINED: _____

Carl Stiehl, City Planner