

DRAFT
CONDITIONS OF APPROVAL FOR
TENTATIVE PARCEL MAP 39214
FINANCE AND CONVEYANCE ONLY
(PLAN-MAPS-2025-00024)
AUGUST 13, 2025

PLANNING DIVISION:

General:

1. The tentative parcel map approval is for Tentative Parcel Map 39214, a 26.32-acre parcel shown as two (2) separate units for financing and conveyance purposes ("Project"). The Project is for financing and conveyance purposes only.
2. The Permittee/Owner shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval of Case No. PLAN-MAPS-2025-00024. The City will promptly notify the Permittee/Owner of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
3. Any fees due to the City of Murrieta for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized, or commenced until all outstanding fees are paid to the City.
4. Pursuant to Section 711.4 of the State of California Fish and Game Code, the Permittee/Owner is required to pay a \$50.00 handling fee. Said fee shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Exemption (NOE) is filed pursuant to Section 21152 of the Public Resources Code, with the intent of having the NOE recorded within five (5) days of project approval. To comply with State-mandated timelines for filing of a NOE, the applicant shall file the NOE electronically to the Riverside County Clerk/Recorder's Office. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the 180-day statute of limitations (SOL) on Court challenges to the approval under CEQA, whereas recordation of the NOE within five (5) days of the project approval limits the SOL to 35 days.
5. The Permittee/Owner shall pay all applicable impact and/or mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.
6. In the event the Financing Map is: (a) found to be in violation of the terms and conditions of this approval; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety, or general welfare, or a public nuisance; this Financing Map shall be subject to the revocation procedures in Chapter 16.82 of the Development Code.

Initials _____

7. This financing map shall comply with the State of California Subdivision Map Act and with all requirements of the City's Development Code, and all other applicable State and Federal codes.
8. The Permittee/Owner, or any successor in interest to the subdivider, shall be responsible for the maintenance and upkeep of all areas as the properties remain vacant and adhere to the City of Murrieta's weed abatement requirements. Conditions, Covenants, and Restrictions (CCR's) will be required to be formed for all properties subject to the Finance Map prior to the recordation of the future (Tentative) Parcel Map, and/or approval of an entitlement, whichever is first.
9. ~~The Permittee/Owner, or any successor in interest to the subdivider, shall be responsible for the maintenance and upkeep of all areas as the properties remain vacant and adhere to the City of Murrieta's weed abatement requirements, and areas as identified in the recorded Conditions, Covenants, and Restrictions.~~
10. Any delinquent property taxes shall be paid prior to the recordation of the final map.
11. Tentative Parcel Map No. 39214 shall be recorded within two (2) years from the date of approval, or it shall become null and void unless an extension of time is granted pursuant to City of Murrieta Development Code (MDC), Section 16.80.060.
12. This map is for finance and conveyance purposes only and does not authorize grading, improvements, or any development on the property.
13. The approval or conditional approval of this financing map shall expire within the maximum initial time limits specified in the Subdivision Map Act or twenty-four (24) months following the date the decision of approval is rendered by the director or commission, whichever is greater.
14. The Permittee/Owner may request an extension of the expiration date of the approved or conditionally approved tentative map by written application to the department. The application shall be filed before the map is set to expire and shall state the reasons for requesting the extension. The Permittee/Owner shall be responsible for filing the application in compliance with Section 16.94.100 (Extensions).
15. A tentative parcel map subject to analysis under the California Environmental Quality Act (CEQA) shall be submitted for review and approval prior to any grading, improvements, or development occurring on either of the parcels.
16. The following language shall be provided on the final map: THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. FUTURE DEVELOPMENT OF THE SITE WILL REQUIRE ADDITIONAL, SEPARATE, DISCRETIONARY APPLICATIONS INCLUSIVE OF APPLICABLE LAND USE ENTITLEMENT APPLICATION, APPLICABLE SUBDIVISION APPLICATION, AND ENVIRONMENTAL ANALYSIS. THIS MAP DOES NOT REMOVE ANY CONDITION OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS, TENTATIVE MAPS, OR USE PERMITS APPROVED FOR THIS LAND.

ENGINEERING:

The Engineering Department is issuing the following Conditions of Approval for this project. Unless stated otherwise, all conditions shall be completed by the Permittee/Owner at no cost to the City.

Financing Map Requirements:

17. The Permittee/Owner shall submit a Parcel/Financial Map prepared in accordance to the City of Murrieta Development Code and California Subdivision Map Act. The Parcel/Financial Map shall be prepared by a licensed land surveyor or qualified/registered civil engineer.
18. It is understood that the Tentative Parcel/Financial Map correctly shows all existing and proposed easements and travel ways, and that the omission may require the map to be resubmitted for further consideration.
19. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Engineering Department.
20. Approval and recordation of the Parcel/Financial Map shall occur with the time of approval of all the required street dedications.
21. Prior to approval of the Parcel/Financial Map; submit clearances from all applicable agencies and pay all outstanding plan check and processing fees.
22. Easements, when required for roadway, slopes, landscape easements, drainage facilities, utilities, etc., both onsite and offsite, shall be provided as required prior to approval of any discretionary or non-discretionary review project(s) proposed on any parcel or future parcel within the overall boundary of this Map. *Easements shall be kept free of buildings and obstructions.*
 - a. The above note shall be placed on the front page of the Tentative Parcel/Financial Map 2025-00024 and Final Map, labeled "Special Note".
23. Future Permittee(s)/Owner(s) of any discretionary or non-discretionary review project(s) proposed on any parcel or future parcel(s) within the overall boundary of this Map shall provide and incur all costs associated with the formation of a suitable maintenance district for the following, but not limited to: slope(s), drainage/stormwater, landscape, traffic, and pedestrian, in a format acceptable to the City Engineer.

- a. The above note shall be placed on the frontage page of the Tentative Parcel/Financial Map 2025-00024 and Final Map, labeled "Special Note".
24. Relinquishment and waiver of abutter's right of access shall be provided to and from all streets, existing and proposed, fronting and within the projects boundary, by each future project, excepting those areas not occupied by the driveways, in a format acceptable to the City Engineer. Location of driveways shall be determined at the time of review for each discretionary or non-discretionary review project(s).
25. Proof of payment of any, and all, delinquent property taxes shall be provided prior to the recordation of the Parcel/Financial Map.
26. Provide the required number of hard copies and one electronic copy of the Parcel Map. The electronic copy shall be in AutoCAD and PDF format to the satisfaction of the City's GIS Department.
27. Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A future Subdivision Map is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval for Separate Land Use Entitlements or Tentative Maps or Use Permits approved for this Land."
28. Security for monuments and certificates for taxes and assessments shall be provided prior to map recordation.
29. Any development on the land will require the approval of a separate tentative map in accordance with the Subdivision Map Act and applicable County ordinances.

Street Requirements:

30. The Permittee/Owner shall dedicate the following streets:
 - a. Antelope Road is classified as an Industrial/Commercial Collector per Modified City Standard No. 111, The Permittee/Owner shall dedicate along the project's frontage to ensure a 56-ft ultimate curb-to-curb width and a 74-ft right-of-way width, to match existing improvements at Antelope Road and Makena Drive, north of this project site.
 - b. Somers Road frontage is classified as a Collector per City Standard Drawing #105A. The Permittee/Owner shall dedicate along the project's frontage to ensure a 44-ft ultimate curb-to-curb width and a 66-ft right-of-way width. The following shall be provided, but may not be limited to:
 - i) A 30-ft dedication is shown opposite centerline on Tentative Parcel/Financial Map No. 39214. Submit documentation verifying said dedication(s) and callout on Map.
 - ii) Callout right-of-way dedication/vacation along the frontage to provide the requested right-of-way.

1. Dedication shall be shown along the property's entire southerly property line, from Antelope Rd to Whitewood Rd.
 - c. Running Rabbit Road is anticipated to be a Collector Street per City Standard No. 105. Easements are identified on the submitted Tentative Parcel Map 39214. Please submit copies of the following identified documents and show easements on Parcel/Financial Map:
 - i) Temporary Construction Easement, Document No. 2024-0145985.
 - ii) Easement for Public Street and Utility Purposes, Document No. 2024-0276992.
 - d. Whitewood Road is classified as a Major Highway per City Standard No. 103. Easements are identified on the submitted Tentative Parcel Map 39214. Please submit copies of the following identified documents and show on Parcel/Financial Map:
 - i) Storm Drain Easement, Document No. 2024-0276993.
 - ii) Slope Easement, Document No. 2010-0604456.
 - e. Warm Springs Parkway is classified as a Major Highway per City Standard No. 103, Mod A, 76-ft curb-to-curb width, 100-ft right-of-way width.
 - i) Future Warm Springs Parkway dissects the property and shall be per the City-approved Precise Alignment Study for Antelope Road Realignment, dated September 5, 2006 (Revised October 19, 2006). Actual alignment shall be per the California Highway Design Manual Guidelines, and prepared by a licensed civil engineer and/or licensed traffic engineer.
 1. Due to constructed road improvements north of Clinton Keith Rd up to Costco's northerly property line (Dwg. No. 21-454), approved improvement plans from Baxter Rd to Running Rabbit Rd (Dwg. No. 24-506), and a preliminary alignment from Linnel Ln to approximately 200 feet south (per DP 2023-00061), a preliminary street design is required within the project's property to ensure functional projection/connectivity to the other alignments mentioned. A minimum one thousand six hundred feet (1,600 ft) minimum horizontal curves shall apply.
 - ii) Delineate the Warm Springs Parkway right-of-way onto Parcel/Financial Map per the information identified above. The ultimate alignment shall be verified by a licensed professional engineer prior to dedication and recordation on the Final Map.
31. The ultimate right-of-way shall be chamfered between frontage roads. Each end point being at the road frontage's right-of-way line, perpendicular to the point of ultimate curb return. Verify and callout right-of-way dedication at all the applicable corners:
- a. Antelope Road & Somers Road,

- b. Whitewood Road & Somers Road,
- c. Whitewood Road & Running Rabbit Road,
- d. Warm Springs Parkway & Running Rabbit Road,
- e. Warm Springs Parkway & Somers Road

BUILDING:

- 32. The Land Use Development Matrix shall be used for any future development.
- 33. Any future development shall require a parking analysis for all parking types, whether attached, detached, and should be provided on the exhibit, i.e., assigned parking, unassigned/visitor parking, accessible parking, (EVCS) Electric Vehicle Charging Station spaces, Clean Air/Van Pool, etc.
- 34. Any proposed future development shall require a complete Architectural Site Plan that identifies all proposed site/parking lighting, any structures, etc. Grading and architectural plans shall correlate with site and civil plans.
- 35. Future site/civil plans shall identify accessible exterior routes of travel and any grade level changes, to include truncated elements or any applicable ramps to all the buildings. Accessible routes shall be to all entry points of future buildings. And all proposed ADA parking spaces. Include the proposed trash enclosures. Indicate the path/route to the public right-of-way (s) will be required. Place a sign at every public entrance and at every major junction along or leading to an accessible path of travel displaying the international symbol of accessibility. Signs shall indicate the direction to accessible facility entrances. 11B.216.1.
- 36. Any development shall provide complete infrastructure, including all utilities, including electricity, sewer, and water, and complete ADA accessibility to all developments.
- 37. Any development will require full access and will be integrated with adjacent streets and interior site areas. ADA/Accessible path of travel to public ways will be required. Future sidewalks shall provide full accessibility from all sites (Buildings, parking areas, and any general open public areas, etc.) to public ways.
- 38. Add project number (MAPS-2025-00024) as applicable to response letter (if applicable), to include proposed main project address(es).

FIRE:

- 39. The address for Parcel 1 shall be off Antelope Road. Parcel 1 shall have two points of access off separate approved roadways and shall always be maintained (Antelope Road and Somers Road).

END OF CONDITIONS

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as the conditions of approval of the referenced financing map project (MAPS-2025-00024). If the Permittee/Owner does not concur with the above conditions of approval, please contact the project planner to further discuss.

Signature: _____

Date: _____

Print Name and Title: _____
