

CONDITIONS OF APPROVAL

RESOLUTIONS: 2019-XX & 2019-XX
PROJECT: TPM 37465 (TPM 2019-01)
PROJECT NAME: Nichols Ranch – Conveyance Map
PROJECT LOCATION: APNs: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, and 036
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Tentative Parcel Map (TPM) No. 37465 is a subdivision of a 234.6-acre site into four (4) parcels ranging in size from 16.3 acres to 92 acres for Financing and Conveyance purposes only and to adjust lot lines to accommodate ultimate (i.e., long-range) improvements to Nichols Road. No grading permits, building permits, or other development will be allowed with this approval.

TPM 37465 proposes to consolidate the existing seven parcels (two parcels north of Nichols Road and five parcels south of Nichols Road) into four separate parcels, with two parcels on each side of Nichols Road. The two parcels proposed north of Nichols Road would include 92 acres and 65.2 acres. The two parcels proposed south of Nichols Road would include 16.3 acres and 61.1 acres. Additionally, TPM 37465 would adjust lot lines abutting Nichols Road to accommodate future improvements to this roadway as an Urban Arterial (120-foot ROW). The Project is located on the easterly side of I-15 Freeway and westerly of Wood Mesa Court/El Toro Road. (APNs: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, and 036).

2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of TPM 37465, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of TPM 37465 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Tentative Parcel Map No. 37465 will expire two years from the date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
5. Tentative Parcel Map No. 37465 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the LEMC, unless modified by approved Conditions of Approval.
6. Tentative Parcel Map No. 37465 is for financing and conveyance purposes only. A subsequent tentative tract map or tentative parcel map shall be required to subdivide this property. Any future development for this area shall conform to all standards set forth in the LEMC, the applicable Specific Plan, and the General Plan. Current landowner shall disclose to all potential buyers the requirements to conform to all standards and provisions of the LEMC, the applicable Specific Plan, and the General Plan.
7. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.

ENGINEERING DIVISION

8. This four (4) parcel tentative map is for financing and conveyance purposes only. A subsequent tract map or parcel map shall be required to further subdivide these properties. Specific conditions of approval related to traffic circulation, grading, drainage, right-of-way dedications, mitigation fees, conservation easements and other related engineering requirements and/or mitigations shall be required when the property is subdivided or at time of development. The development of each Planning Area and/or Phase shall be subject for specific review and conditions of approval.
 9. Each parcel shall have access to public right-of-way.
 10. The processing of this map shall conform to the requirements of the Subdivision Map Act.
 11. The developer shall be responsible for acquiring any necessary right-of-ways in which the developer or the City has no legal title or interest.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore City Council on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____