

EXHIBIT A

CITY OF TEMECULA

FINAL CONDITIONS OF APPROVAL

Planning Application No.:	PA20-0930
Project Description:	The first Extension of Time for a previously approved Development Plan (PA15-1885) for an independent living, assisted living, and memory care community located at 31625 Rancho Vista Road
Assessor's Parcel No.:	955-020-018
MSHCP Category:	N/A (no grading)
DIF Category:	N/A (no new square footage)
TUMF Category:	N/A (no new square footage)
Quimby Category:	N/A (no new square footage)
New Street In-lieu of Fee:	N/A (Project not within Uptown Temecula Specific Plan area)
Approval Date:	October 21, 2020
Expiration Date:	September 5, 2021

PLANNING DIVISION

General Requirements

1. Indemnification of the City. The applicant and owner of the real property subject to this condition shall hereby agree to indemnify, protect, hold harmless, and defend the City and its attorneys from any and all claims, actions, awards, judgments, or proceedings against the City to attack, set aside, annul, or seek monetary damages resulting, directly or indirectly, from any action in furtherance of and the approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the Planning Application. The City shall be deemed for purposes of this condition, to include any agency or instrumentality thereof, or any of its elected or appointed officials, officers, employees, consultants, contractors, legal counsel, and agents. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves the right to take any and all action the City deems to be in the best interest of the City and its citizens in regards to such defense.

2. Expiration. This approval shall be used by September 5, 2021; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the one year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.

A modification made to an approved development plan does not affect the original approval date of a development plan.

3. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to four (4) extensions of time, one year at a time.

A modification made to an approved development plan does not affect the original approval date of a development plan.

5. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.
6. Modifications or Revisions. The permittee shall obtain City approval for any modifications or revisions to the approval of this project.
7. Previous Conditions of Approval. All previous Conditions of Approval from PA15-1885 shall remain in full effect unless superseded herein.

Prior to Release of Power, Building Occupancy or Any Use Allowed by This Permit

8. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

FIRE PREVENTION

Extension of Time

9. Requirements. Having valid conditions in place, and appearing that no changes are being made that affect life safety all conditions previously placed on the project, and all codes and regulation in affect at the time of building permit application will be in full force and effect.
10. Life Safety Standards. The project will of course be subject to the applicable fire and life safety standards in place in the law at the time building and related permits are issued.