

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 69807

GENERAL CONDITIONS

1. The certificate of compliance shall be recorded with the County Recorder within two years of the Planning Commission's approval of the tentative map, unless an extension is granted.
2. Each extension of Tentative Parcel Map No. 69807, provided for in the Subdivision Ordinance, must be secured from the Planning Commission prior to expiration of this map.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. The applicant shall note on the tentative parcel map and the recorded map that the subdivision is part of a planned development for the South Bay Pavilion.
5. A copy of the REA (Reciprocal Easement Agreement) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The REA shall contain statements that the project will be in compliance with city, county and state regulations.
6. The REA shall identify the South Bay Pavilion as a planned development with all onsite parking and driveways shared amongst the parcels involved in this subdivision and the remainder of the South Bay Pavilion property.
7. Conditions not required to be fulfilled prior to, or shown on the certificate of compliance, shall be stated on a separate document to be recorded with the certificate of compliance.
8. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved but unrecorded maps shall become null and void.
9. The recorded map shall conform to the tentative map approved by the Planning Commission and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Development Services Group.

10. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution. The applicant shall record said Affidavit and these conditions of approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Planning Division within 30 days of receipt of the recordation.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
12. Minor lot line adjustments may be made to the satisfaction of the Planning Manager and City Engineer prior to recordation of the map.
13. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map without approval by the Development Services Group.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 69807. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

BUILDING AND SAFETY

15. A building permit may be issued prior to the recordation of the certificate of compliance provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.
16. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

CITY ENGINEERING DIVISION

17. A construction permit is required for any work to be done in the public right-of-way.
18. The applicant shall show locations of all existing and proposed easements, public or private, on the map to the satisfaction of the City Engineer.
19. The applicant shall submit "as-built" plans showing all improvements in the public right-of-way to the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
20. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
21. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCAD format to Engineering Services Department, in compliance with the requirement of the City of Carson.

Subdivision

22. Place a note on the certificate of compliance to the satisfaction of the City Engineer indicating that this map is approved as a commercial development for three (3) parcels.
23. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the certificate of compliance to the satisfaction of the City Engineer.
24. Provide reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., over the common driveways in document to the satisfaction of the City Engineer.
25. Provide suitable turnaround and label the driveway "Private Driveway and Fire Lane" on the certificate of compliance to the satisfaction of the Fire Department.
26. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a reciprocal easement agreement (REA) or an association comprised of the owners of the parcels responsible for the maintenance of the common areas.
27. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
28. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.

29. A final guarantee will be required at the time of filing the certificate of compliance with the Registrar-Recorder/County Clerk's Office.
30. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the certificate of compliance is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, subordination must be executed by the easement holder prior to the filing of the certificate of compliance.
31. A certificate of compliance prepared by, or under the direction of, a pre-1982 registered civil engineer or licensed land surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's Office.

Sewer

32. The following items shall be provided for review and approval by the City Engineer prior to certificate of compliance approval:
 - a. Location of existing sewer main lines to serve the proposed development and the proposed points of connection.
 - b. Label existing buildings/structures "to remain" or "to be removed." If existing buildings are to remain, show locations of existing sewer laterals to the existing buildings. Sewer lateral to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
 - c. Show how the proposed development is to be served by the proposed onsite public sewer and callout the proposed points of connection to the existing public sewer system.

Road

33. The following items shall be provided for review and approval by the City Engineer prior to certificate of compliance approval:
 - a. The tentative map shall indicate the following title description: "MAJOR LAND DIVISION, TENTATIVE PARCEL MAP NUMBER 69807, LOCATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA."
 - b. Provide street grades and centerline curve data (radii, lengths, tangents, BCR's, ECR's, BC's, EC's, PRC's, PCC's, etc.) on Avalon Boulevard, Dominguez Street, and Leapwood Avenue to the satisfaction of the City Engineer.

- c. Provide cross-sections for Avalon Boulevard, Dominguez Street, and Leapwood Avenue showing the existing right-of-way and improvements.

Water

34. The following items shall be provided for review and approval by the City Engineer prior to certificate of compliance approval:
 - a. Provide the name of the Water Company that will serve the proposed development.
 - b. Show location of existing water main lines to serve the proposed development.
 - c. Show how the proposed onsite development is to be served by the existing public water system and call out the proposed points of connection.

CITY REVENUE DIVISION

35. Per Section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.

COUNTY OF LOS ANGELES – FIRE DEPARTMENT

36. All conditions required by the County of Los Angeles Fire Department shall be met. Fire Department conditions are on file at the City Planning Division.