

EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 383-91

FINANCE AND ADMINISTRATION DEPARTMENT – CITY OF CARSON

1. That the owners of said project are required to obtain all necessary licenses as required by Section 6310, Carson Municipal Code (CMC) and, if applicable, Section 6370 CMC.

PLANNING DIVISION – CITY OF CARSON

2. That the applicant shall keep a record of all remains interred or cremated on the premises listing the type of animal, location of grave on an approved plot plan, date of interment or cremation and the name and address of the owner. This record shall be available to this Department upon request.
3. That this permit is issued for the specific use of interring and cremating small domestic animals as described in Section 9122.3 of the Zoning Ordinance or as approved by this Department. Any modification or change of this use will require review and approval by this Department and/or the Planning Commission.
4. That each grave site is limited to the interment of three (3) small animals or burial of eight (8) cremated animals as described in Condition No. 3.
5. A total of two (2) crematoriums shall be permitted with operation of each unit limited to the cremation of one (1) animal at any given time.
6. That the applicant shall comply with the City's subdivision ordinance which prohibits the sale or lease of portions of one parcel without the benefit of a subdivision.
7. That this permit is granted for as long as the property is used as a pet cemetery and crematorium.
8. That the applicant shall maintain the necessary permits from the SCAQMD to operate the crematorium.
9. That all buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
10. That the applicant shall comply with all City, County, State and Federal regulations which directly relate to the use of the property as a pet cemetery and crematorium.
11. That the applicant shall file an Affidavit of Acceptance with the Community Development Department within sixty (60) days of the receipt of the Resolution.
12. That it is further made a Condition of Approval that if any condition hereof is violated or if any law, statute, or ordinance is violated, the permit shall lapse

provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

ENGINEERING SERVICES DIVISION – CITY OF CARSON

13. A Construction permit is required for any work to do done in the public right-of-way.
14. Any improvement in the public right of way damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.