

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 27014

GENERAL CONDITIONS

1. The subdivider shall comply with all city, county, state and federal regulations applicable to this project.
2. The proposed development is subject to all applicable provisions of the California Subdivision Map Act, including but not limited to, Government Code Sections 66427.1, 66427.5, 66451 and 66452, and evidence of compliance therewith shall be submitted to the Department of Development Services, as required by law.
3. For purposes of establishing applicable monthly space rental rates pursuant to Government Code Section 66427.5, the "Map Act Rent Date" shall be determined based upon the following: (1) the close of the first escrow of an air space condominium unit **and** (2) the expiration of six (6) consecutive calendar months from and after the date of issuance and delivery of the Final Public Report by the Department of Real Estate.
4. The subdivider shall comply with Section 66427.5 (f1 and f2) of the California Subdivision Map Act as follows:
 - a) Following the Map Act Rent Date, as to non-purchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rate to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four (4) year period; **and**
 - b) Following the Map Act Rent Date, as to non-purchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent by an amount equal to the average monthly increase in rent in the four (4) years preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

5. The subdivider shall comply with the findings and recommendations of the Tenant Impact Report prepared for the condominium conversion of the Carson Harbor Village Mobile Home Park, including, but not limited to:
 - a) Each resident shall be given a right to purchase the air space condominium upon which the mobile home is situated or to continue the existing tenancy in the park pursuant to the provisions of the Tenant Impact Report;
 - b) The subdivider shall not terminate any existing tenancies or any existing leases or require that the residents vacate the property, after the Map Act Rent Date for failure to purchase an air space condominium upon which the mobile home is located.
6. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
7. The recorded map shall conform to the tentative map approved as Exhibit C and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Planning Division.
8. The subdivider shall satisfy all the requirements of the City of Carson Planning Commission Resolution No. 77-368 which approved Special Use Permit No. 147-76 for Carson Harbor Village Mobile Home Park.
9. Prior to the sale of any unit/lot in the subdivision, the subdivider shall obtain a written maintenance inspection report for compliance with Title 25 of the California Code of Regulations (simply "Title 25") for the common areas and facilities, including, without limitation, such other Title 25 requirements that apply to the subdivider such as marking of lot lines. Prior to the sale of any unit/lot in the subdivision, the subdivider shall remediate any and, all violations of Title 25 noted in such written maintenance inspection report. Proof of remediation shall be confirmation in writing by the California Department of Housing and Community Development (HCD)).
10. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
11. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
12. Within forty-eight hours of approval of the tentative map, the subdivider shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's

check or money order, the approval for the project granted herein may be considered automatically null and void.

13. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the subdivider shall deliver to the Planning Division, within forty-eight hours of notification of such rejection, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, this map shall not be operative, vested or final until the fee is paid.
14. The determination of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance, and the subdivider shall file with the City an unqualified written acceptance of all terms and conditions of this map.
15. Except with respect to claims, damages, actions or proceedings between the subdividersubdivider Applicant and the City, thesubdivider 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. 27014. The City will promptly notify the subdivider of any such claim, action, or proceeding against the City and the subdivider 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 subdivider'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.

ENGINEERING SERVICES DIVISION – CITY OF CARSON

16. The applicant shall modify existing driveways/entrances in the public right of way to comply with ADA requirements along Albertoni Street, Victoria Street and Avalon Boulevard within or abutting Carson Harbor Village Mobile Home Park per city standards and to the satisfaction of the City Engineer.
17. Any improvements damaged during the construction shall be removed and reconstructed per City Standards and to the satisfaction of the City Engineer.
18. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to recordation of the Final Map.

COUNTY OF LOS ANGELES

Geology/Soils

19. A geology/soils report shall be submitted to the County of Los Angeles for review and approval prior to the recordation of the Final Map. The geology/soils report will be used as a disclosure document for purchasers of spaces and for future construction in the Mobile Home Park.
20. For future construction or intensification of use within the Carson Harbor Village Mobile Home Park, the soils report required in condition no. 18 may be used as a lawful basis to impose conditions on such future construction. The soils report required in condition no. 18 shall be disclosed to each and all the Residents/Homeowners of Carson Harbor Village Mobile Home Park prior to the execution of any agreement to purchase a subdivided interest in Carson Harbor Village Mobile Home Park.

Road

21. The subdivider shall dedicate the right to restrict vehicular access to the existing vehicular ingress/ egress on Albertoni Street, Avalon Boulevard, and Victoria Street, if not already dedicated.
22. The subdivider shall label all interior access streets as private driveway and fire lane.
23. The subdivider shall comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Albertoni Street and Avalon Boulevard to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division of the County of Los Angeles Department of Public Works. For additional information contact the Street Lighting Section at (626) 300-4726.
 - b. The areas within the proposed map, or portions thereof, are not within an existing lighting district. Annexation and assessment balloting are required. Upon tentative map approval, the subdivider shall comply with conditions listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy assessment (should the assessment balloting favor levy of assessment) prior to the filing of the final subdivision maps for each area within the Register-Recorder/County Clerk office.
 1. The subdivider shall request the Street Lighting Section to commence annexation and levy of assessment proceedings.

2. The subdivider shall provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number (s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 3. The subdivider shall submit a map of the proposed development including any roadway conditioned for street lights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Filing of the final map shall be contingent upon either the Board of Supervisors approval of the annexation or the approval of an agreement binding upon the subdivider that such approval by the Board of Supervisors shall occur prior to the sale or transfer of 30% or more of the condominium units. Information on the annexation and the assessment balloting can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the lighting district and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Sewer

24. The subdivider shall provide a sewer area study which studies the area sewer capacity only and shall submit such study for review and approval prior to recordation of a Final map. The sewer area capacity study shall be used as a disclosure document for purchasers of spaces and for future construction in the Mobile Home Park.
25. The sewer area study required in condition no. 24 above may be used to impose conditions only on future construction in Carson Harbor Village Mobile Home Park. The sewer area study shall be disclosed to each and all Residents/Homeowners of Carson Harbor Village Mobile Home Park prior to the

execution of any agreement to purchase a subdivided interest in Carson Harbor Village Mobile Home Park.

Water

26. The subdivider shall provide a water system maintained by the water purveyor, with appurtenant facilities to serve all units in the land division. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows. This condition shall be satisfied with a “will serve” letter from the water purveyor.
27. The subdivider shall file with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions the system will meet the requirements of the land division, and that water service will be provided to each air space condominium unit.
28. The subdivider shall grant easements to the City, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.

Subdivision

29. The subdivider shall place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mobile home park conversion project for 420 units.
30. The subdivider shall label driveways and multiple access strips as a private driveway, and fire lane and delineate on the final map to the satisfaction of the City Engineer.
31. The subdivider shall provide, if required, a suitable turnaround and label the driveway, private driveway and fire lane on the final map to the satisfaction of the City Engineer.
32. The subdivider shall provide reciprocal easements for adjoining properties for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in the document to the satisfaction of the City Engineer.
33. The subdivider shall provide for the continual maintenance of the common areas. This can be achieved by the formation of a homeowner’s association, comprised of the owners of the units, responsible for the maintenance of the common areas.

34. The subdivider shall relocate or quitclaim any easements interfering with building locations (except mobile homes and manufactured housing as defined by Section 18007 of the Health and Safety Code) to the satisfaction of the City Engineer.
35. The subdivider shall provide a numeric reference for all parcels to the satisfaction of the City Engineer.
36. The subdivider shall provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
37. The subdivider shall not grant or record private easements within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
38. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
39. A final map 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

40. The subdivider shall provide water mains, fire hydrants, and fire flows as required by County of Los Angeles Fire Department for all land shown on the map to be recorded.
41. The subdivider shall provide the Los Angeles County Fire Department and City approved street signs and building address numbers prior to occupancy.
42. The subdivider shall provide the Los Angeles County Fire Department access to within 150 feet distance of any exterior portion of all structures.
43. Where driveways extend further than 150 feet and are of single access design, the subdivider shall provide turnarounds suitable for fire protection equipment use and such driveways shall be shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
44. The subdivider shall provide access, consistent with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
45. The subdivider shall indicate all private driveways on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.

46. The subdivider shall provide and maintain serviceable vehicular access throughout Carson Harbor Village Mobile Home Park to all required fire hydrants.
47. All required fire hydrants shall be installed, tested and accepted prior to Final Map approval and recordation. Vehicular access must be provided and maintained serviceable throughout construction.
48. The required fire flow for public fire hydrants throughout Carson Harbor Village Mobile Home Park is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
49. The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
50. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall.
51. The subdivider shall not be required to upgrade fire flows, if existing hydrant(s) meet(s) fire flow requirements noted above.
52. The subdivider shall provide evidence on County of Los Angeles Fire Department fire flow form, Form 195, that the hydrants and available flow rate meets the current Fire Department requirements. Additional Fire Department requirements may be made once information on hydrant locations and fire flow availability is received and reviewed. Submit the required information prior to final map clearance.
53. The subdivider shall provide parking spaces for the disabled located such that they do not require users to pass behind vehicles other than their own, nor be required to cross vehicular traffic ways.
54. The County of Los Angeles Fire Department may modify condition Nos. 40 to 53 if a determination is made that existing or alternative improvements meet Fire Code requirements.

BUSINESS LICENSE DIVISION - CITY OF CARSON

55. Per section 6310 of the Carson Municipal Code, all parties involved in the conversion of the Carson Harbor Village Mobile Home Park, including but not limited to any contractors and subcontractors, shall obtain a City Business License.

DEPARTMENT OF CONSERVATION – DIVISION OF OIL, GAS & GEOTHERMAL RESOURCES

56. The subdivider shall locate the twelve (12) plugged and abandoned wells within and in proximity to the property boundaries (as identified on Division Map 125) on the Final Parcel Map.
57. Building over or in proximity of plugged and abandoned wells should be avoided if at all possible. If this is not possible, it may be necessary to plug or re-plug wells to current Division specifications. Also, the State Oil and Gas Supervisor is authorized to order reabandonment of previously plugged and abandoned wells when construction is over or in proximity of wells that could result in a hazard (Section 3208.1 of the Public Resources Code).
58. If reabandonment is necessary, the cost of operations is the responsibility of the owner of the property upon which the structure will be located.
59. If construction over an abandoned well is unavoidable, an adequate gas venting system should be placed over the well.
60. If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs the Division of Oil, Gas and Geothermal Resources's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.