

Exhibit 'B'
Conditions of Approval
Tentative Parcel Map 2022-01
(Shakti Land Investments)

General

1. Tentative Parcel Map 2022-01 shall comply with all applicable standards of the Municipal Code and Subdivision Map Act requirements as conditioned by the City Engineer.
2. Tentative Parcel Map 2022-01 is valid for two (2) years from the date of approval, unless otherwise extended by the City Council pursuant to Section 16.24.050 of the Kerman Municipal Code.
3. The filing of a Final Parcel Map must be in accordance with the checklist for the final map per Section 16.36.010 of the Kerman Municipal Ordinance and consistent with the applicable provisions of the Subdivision Map Act.
4. Prior to the commencement of any development within the newly created parcels, the applicant/developer shall be responsible for securing the appropriate entitlement(s) e.g. Site Plan Review, Conditional Use Permit.

Engineering

5. The applicant shall submit a Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying to the City Engineer for review and approval. A current Preliminary Title Report and closure calculations shall also be submitted. Any and all rights-of-way and easements identified in the Preliminary Title Report shall be shown on the parcel map with recording data. Submit AutoCAD file(s) of the Final Parcel Map to the City Engineer.
6. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
7. The applicant shall record a notice of existing CC&Rs to ensure fulfillment, by Parcels 1-5, of the obligations of Parcel A of Parcel Map No. 19-01 under the CC&Rs recorded as Fresno County Doc. 2009-0082048 and amended by Doc. 2020-0048338 and Doc. 2020-0154431, and subsequent amendments as necessary.
8. Storm drainage shall be routed to the storm drainage system located in the common east-west drive aisle within Parcel Map No. 19-01.
9. Water service shall be provided from the existing 8" water main located in the common east-west drive aisle within Parcel Map No. 19-01.
10. Sanitary sewer service shall be provided by the existing 8" sewer main located in the common east-west drive aisle within Parcel Map No. 19-01.

11. Future development on the newly created parcels shall with Condition of Approval 6.2.1 of TPM No. 2019-01 requiring frontage improvements consisting of sidewalk, landscaping, and related improvements shall be constructed along the full frontage of Whitesbridge Road (SR 180) consistent with frontage improvements to the east along the Walmart Shopping Center.
12. Future development on the newly created parcels shall comply with Condition of Approval 11 of TPM No. 2019-01 requiring a block wall between the commercial and residential use, prior to issuance of final occupancy. The block walls shall be installed along the southern and eastern limits of this parcel map, abutting Tract No. 6302.

Planning

1. The applicant shall record a reciprocal cross-access and parking agreement between the newly created parcels prior to map recordation as approved as to form by the City Attorney. Said agreements shall be maintained in perpetuity unless otherwise abandoned or removed as authorized by the City Engineer for the City of Kerman, which shall not occur unless the affected parcels have access to a public street or highway.
2. The applicant shall prepare a Shopping Center Master Plan showing locations of shared access drives, easements, and landscaping prior to development on the newly created parcels.
3. The applicant shall record a shared maintenance agreement for the common maintenance of access drives, shared landscaping, common amenities, and any other applicable private and/or public improvements on the newly created parcels to the satisfaction of the City, as permissible by law, prior to development on the site. Said agreement shall be maintained in perpetuity unless otherwise dissolved with the permission(s) of the City of Kerman.
4. A Master Sign Program shall be prepared for the newly created parcels to be reviewed and approved consistent with Chapter 17.76 of the Municipal Code. The newly created parcels shall be limited to one freestanding monumental sign.
5. The applicant shall meet all other applicable codes and requirements as deemed necessary prior to the final recordation of the parcel map.

END OF CONDITIONS