

EXHIBIT A

DRAFT CONDITIONS OF APPROVAL P13-2445/1035 Serpentine Lane Tri-Valley Chinese Bible Church and Heritage School

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed uses shall conform substantially to the site plan, Phase I and Phase II floor plans, written narrative, and related materials, Exhibit A (dated "Received December 18, 2013"), on file with the Planning Department, except as modified by these conditions. Minor changes to the approved plans/operations may be approved by the Director of Community Development if determined to be in substantial conformance with the approved exhibits.
2. The proposed Tri-Valley Chinese Bible Church and Heritage School shall maintain its heritage school registration with California Department of Education during its operation. Failure to maintain the heritage school registration with California Department of Education may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission.
3. The proposed heritage school shall be limited to a maximum of 60 students present at any one time (including the summer school) with a maximum of 5 students at any time 10th grade and above.
4. City review and approval is required prior to any changes in the hours of operation, worship services, number of children or staff, schedule or number of group meetings, or activities beyond what is stated in the applicant's written narrative, dated "Received December 18, 2013" on file with the Planning Division. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
5. Should parking or on- or off-site traffic/circulation problems occur during Sunday church services or student drop-off/pick-up times as determined by the Director of Community Development, the applicant shall revise the Sunday services or drop-off/pick-up schedule to resolve the problem(s) to the satisfaction of the Director of Community Development. If found to be necessary by the Director of Community Development, the applicants shall pursue an agreement with the owners of the adjacent properties to use a portion of their parking lots. If necessary, the Director of Community Development may refer the Conditional Use Permit application to the Planning Commission for review and possible modification.

6. The exterior doors of the building (excluding the electrical room and storage room) shall remain closed when not being used for ingress/egress purposes. The rear (west) doors shall be only used for emergency purposes and shall be labeled for that purpose. The doors shall be installed to be self-closing.
7. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.
8. Prior to an individual working and/or providing services at the Heritage School, said persons shall complete and pass a criminal background check. The applicant shall submit a letter to the Planning Division stating that all persons at the Heritage School have satisfied this condition.
9. Prior to an individual working and/or providing services at the Heritage School, the applicant shall require said persons to undergo and pass first-aid and CPR training. The applicant shall ensure that these certifications are current at all times. The applicant shall submit a letter to the Planning Division stating that all persons at the Heritage School have satisfied this condition.
10. Children 12 years and younger who do not take a Tri-Valley Chinese Bible Church Heritage School shuttle van shall be signed in/out of the subject school by a parent and/or legal guardian. Children 12 years and younger who take a Tri-Valley Chinese Bible Church and Heritage School shuttle van shall be signed in by a school designated staff member and signed out of the subject school by a parent and/or legal guardian.
11. Prior to issuance of a business license, the applicant shall prepare and submit a disaster plan to the Planning Division and shall ensure it is in place for the facility/patrons.
12. All vehicles used by the Tri-Valley Chinese Bible Church and Heritage School to pick up students shall have access to a means of communication so that the driver can be in direct contact with staff at the Heritage School when needed and in case of an emergency.
13. Drivers for the Tri-Valley Chinese Bible Church and Heritage School shall have a student roster to verify students' names and grades.
14. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Pleasanton Municipal Code for a grand opening.
15. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.

16. Prior to occupancy of the church during Phase I, the remaining door between the Mazda/Volvo tenant and the proposed church shall be fire-rated as required by the Building Code and shall remain locked when children are present or removed and replaced with a demising wall to be approved by the Building Division.

STANDARD CONDITIONS

Community Development Department

17. The applicant shall pay an all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
18. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning Division

19. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
20. This Conditional Use Permit approval will lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application, or a certificate of occupancy is issued for the structure which was the subject of the use permit application, or the site is occupied if no building permit or certificate of occupancy is required, or the applicant or his or her successor has filed a request for extension with the zoning administrator pursuant to the provisions of the Pleasanton Municipal Code Section 18.12.030.
21. The Tri-Valley Chinese Bible Church and Heritage School shall maintain the area surrounding the building in a clean and orderly manner at all times.
22. This approval does not include approval of any signage. If signs are desired, the Tri-Valley Chinese Bible Church and Heritage School shall submit a sign proposal to the City for review and approval prior to sign installation.

23. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

24. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

25. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

26. Prior to occupancy, the applicant shall contact the Building Division and Fire Marshal to ensure that the proposed use of the subject building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.