

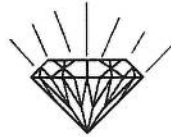
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JUL 22 2016

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

AS-0140



**NEIL DIAMONDS INC.**

CUTTERS & IMPORTERS OF DIAMONDS & PRECIOUS STONES  
& MANUFACTURERS OF FINE JEWELRY

5627 Stoneridge Drive Suite 323 Pleasanton, CA 94588

Tel.(925)224-8655 Fax(415)391-6822 Toll Free(800)562-9909

E-mail: Praveen@pmrofca.com Site: www.neildiamondsinc.com

Neil Diamonds Inc. requests to continue operating its existing business at 5627 Stoneridge Drive, #323, Pleasanton, CA 94588. Neil Diamonds Inc. also requests variances from the Hacienda Covenants, Conditions, and Restrictions as they relate to sections 5.3 and 5.4.

This written narrative includes: I) a description of how Neil Diamonds Inc. operation plan; and II. information about a recently installed ductless hood which Neil Diamonds Inc. would like to retain to remove fumes.

Fumes and by products of the melting process are addressed in Sections II and III below.

**I. Operation Plan**

Neil Diamonds Inc. is open from 9:00 am - 5:30 pm, Monday to Friday, and by appointment on Saturday. Including the owner, there are 2 employees who work in the tenant space. In the future, 1 or 2 more employees may be hired to work in the tenant space, if additional staff is needed. At any given time, approximately 25-75% of the parking spaces in the shared parking lot at 5627 Stoneridge Drive are available during Neil Diamonds Inc.'s business hours.

Ninety percent of the business tenant space is used to:

- warehouse products
- prepare products for show
- prepare paper/computer work (such as accounting work)
- box/unbox shipping items

Ten percent of the tenant space is used for the manufacturing of jewelry or dental related items. This manufacturing includes the melting of gold and other precious and semi-precious metals used in jewelry such as silver, platinum, zinc, and copper.

The City of Pleasanton has classified Neil Diamonds Inc. as the following use:

*Warehousing with incidental smelting and (excerpt from the I-P zoning district): processing of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane...precious or semiprecious metals or stones....*

### An Operation Day

Neil Diamonds Inc.'s products are all related to jewelry and dental items. Neil Diamonds Inc. does not design jewelry at the tenant space at 5627 Stoneridge Drive, #323. But, in the tenant space ingots are prepared and precious and semi-precious stones are prepared for show, and then shipped for a final design elsewhere.

Neil Diamonds Inc. purchases mix scrap, old, and used gold jewelry consisting of 10 to 24 karat gold. The different karat sizes will contain different amounts of other metal (such as silver, zinc, and copper).

Jewelers and dental labs will also mail/bring a bar of gold (5-10 oz.) to the tenant suite to be melted into a mold. The dental labs use the melted gold to make dental products (such as teeth).

On a typical day, 0 to 2 clients will mail/bring gold or jewelry to the tenant space.

The jewelry or bar of gold is put into a small crucible which is heated up through electricity in an induction melting machine. The machine has no flames or open fire. The jewelry or bar of gold is melted to 2,200 degrees. This melts the scrap gold and other metals mixed with the gold into a liquid form which is then poured into a mold. Household candle wax is used in the mold as a non-stick substance to keep the ingot from sticking to the mold. For jewelry, the ingots are then analyzed for the percentage of gold and the customer is paid accordingly.

At the end of the day, the ingots are shipped via Fed Ex to an industrial refinery or shipped/given to the jeweler/dental lab customer. The ingots contain all of the metal melted. As such there are no physical metal by products which go to waste. No metal from the melting process is discarded.

Other than the above-mentioned household candle wax, no other substances or chemicals are used in the melting process. Also, gas is not used to melt the metal.

Neil Diamonds Inc. installed a ductless hood approximately 3 months ago to address odor concerns by neighboring tenants. The hood is turned on during smelting to eliminate fumes. Since the ductless hood has been installed, no odor complaints have been received by Neil Diamonds Inc. from the neighboring tenants.

Regular household candle wax is used in molds during the melting process, and Neil Diamonds Inc. believes this is what the neighboring tenants smelled.

Other than fumes, which are now filtered (see Section III, below), there are no by-products of the melting process. 100% of the physical metal is reused.

The minor smelting process is quiet. No noise complaints have been received.

### Hacienda Variance

Neil Diamonds Inc. requests variances from the Hacienda Covenants, Conditions, and Restrictions as they relate to sections 5.3 and 5.4. Neil Diamonds Inc. installed the ductless hood by Quatro approximately 3 months ago to address previous fume concerns by the neighboring tenants. Neil Diamonds Inc. turns on the hood during smelting to eliminate fumes.

As stated above, since the ductless hood has been installed, Neil Diamonds Inc. has not received any odor complaints. More detailed information about the ductless hood is provided in Section III, below.

Neil Diamonds Inc. agrees to follow the good business practices described below.

#### Good Business Practices

Neil Diamonds Inc. agrees to maintain the ductless hood in good working order at all times and replace the filters of the ductless hood as recommended by the manufacturer.

Neil Diamonds Inc. is not aware that a permit is required for the ductless hood since it is relatively portable, plugs into a regular wall outlet, and does not have any ducts. This being said, when Neil Diamonds Inc. applies for City of Pleasanton Conditional Use Permit approval, Neil Diamonds Inc. will confirm that a permit is not required. Neil Diamonds Inc. agrees to obtain a permit for the ductless hood, if such a permit is required by the City of Pleasanton.

Neil Diamonds Inc. agrees to obtain all required permits and approvals required by Hacienda and the City of Pleasanton.

## **II. Ductless Hood**

Neil Diamonds Inc. installed a Quatro Ductless Burnout Fume Hood in its tenant space approximately 3 months ago. Neil Diamonds Inc. requests to retain this hood to filter fumes from the metal melting process. The ductless hood was installed to address previous fume concerns by neighboring tenants. Neil Diamonds Inc. turns on the hood during smelting to filter the fumes.

As stated in the operation plan (see Section II, above), Neil Diamonds Inc. agrees to maintain the ductless hood in good working order and replace the filters of the ductless hood as recommended by the manufacturer.

As stated in our operation plan (see Section II, above), Neil Diamonds Inc. will confirm that a permit is not required. Neil Diamonds Inc. agrees to obtain a permit for the ductless hood, if such a permit is required by the City of Pleasanton.

#### Location of Hood

The ductless hood is attached approximately 5' up from the ground on the interior back wall directly across from the roll up door at the back of Neil Diamonds Inc.'s tenant space. It is located directly above the worktable where smelting occurs. On the other side of this wall is a room used as office space in Neil Diamonds Inc.'s tenant space.

#### Hood Specifications

According to the specifications for the ductless hood, this particular model is specifically designed to remove fumes from the use of wax and plating. According to the hood's specifications, it is designed to remove 99.9% of all odors and fumes.

This ductless hood is approximately 2'2" high, 2'4" wide, and 1'6" deep and has a shipping weight of approximately 60 pounds.

The ductless hood does not have any parts which penetrate the roof, exterior walls, or other tenant space walls. This ductless hood is plugged into a wall outlet in the tenant space, and is relatively portable.

According to the manufacturer, Quatro filters are used in many industries, including dental labs, engraving facilities, metal soldering shops, and large print facilities. Neil Diamonds Inc. believes the installed hood is appropriate for the minor smelting work in its tenant space. As stated above, Neil Diamonds Inc. has not received any complaints since the ductless hood was installed.

The specifications for the hood are in Exhibit A, attached.

Thank you for reviewing Neil Diamonds Inc.'s written business description. I look forward to working with you. If you have any questions, please do not hesitate to contact me.

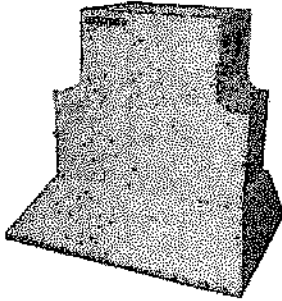
Sincerely,

Praveen Gupta  
Owner and President of Neil Diamonds Inc.  
Owner and President of PMR of California

**Attachment**

Exhibit A, Specifications for Installed Quatro Ductless Burnout Fume Hood

**Exhibit A**  
**Specifications for Installed Quatro Ductless Burnout Fume Hood**  
**Neil Diamonds Inc.**



## **Quatro Ductless Burnout Fume Hood**

### **Description**

Part No.  
Weight  
Manufacturer  
Dimensions

### **Details**

147.624  
90 lbs  
Quatro  
26" H X 28"W X 18" D

## ***(Quatro DFH-1000-B)***

For burnout and other smoke & odor removal-No venting necessary!

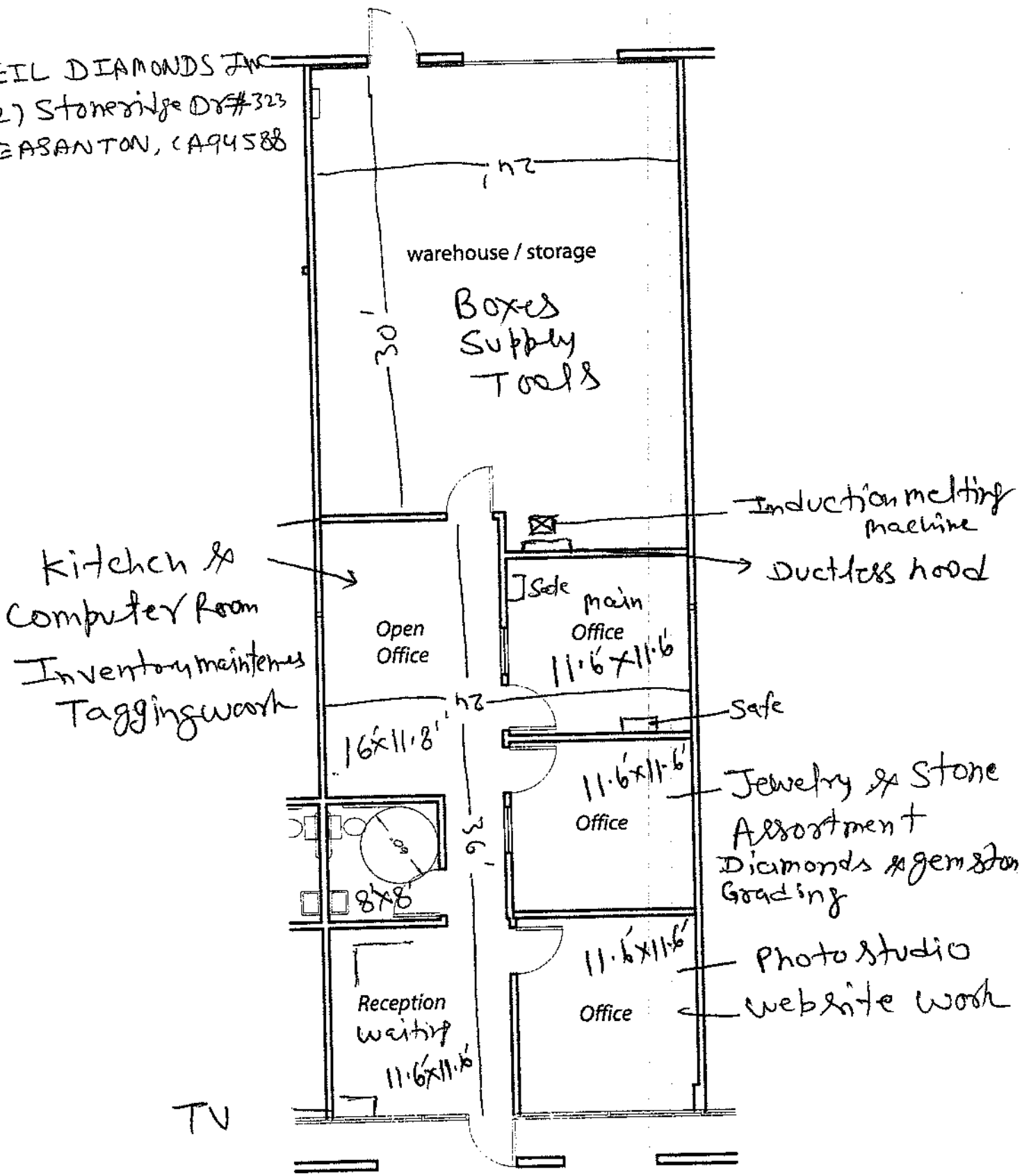
Quatro's Ductless Fume Hoods are the perfect solution for anyone that has problems with fumes from wax burnout or plating. Ductless Hoods filter out these odiferous fumes without having to vent outside. Fumes that enter the hoods are filtered clean with a 4 stage filtering system that removes 99.9% of all odors and fumes, making venting unnecessary. The hoods measure 26" High by 28" wide by 18" deep, have a shipping weight of 60 lbs, and come in standard 115V/60C. This item ships by truck freight only.

The Burnout Quatro Ductless Fume Hood DFH-1000-B has 4 stages of filters:

- Stage 1 F007 (Otto Frei 147.625)
- Stage 2 F033-GPC-(Otto Frei 147.624A)
- Stage 2 *Charcoal Refill NC-GPC (Otto Frei 147.628D)*
- Stage 3 F033-APC-(Otto Frei 147.624B)
- Stage 3 *Charcoal Refill NC-APC (Otto Frei 147.624D)*
- Stage 4 F022 Hepa Filter (Otto Frei 147.626C)



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