

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P11-0941 / 1020 Serpentine Lane, Suite 101
Tri-Valley Repertory Theatre**

January 25, 2012

PROJECT SPECIFIC CONDITIONS

1. Tri-Valley Repertory Theatre's Kids Camp shall operate during the summer months only (June through August) and the December winter school break only.
2. All activities and gatherings shall be conducted within the building and all exterior doors shall remain closed when not being used for ingress/egress purposes.
3. Tri-Valley Repertory Theatre shall comply with all applicable requirements of the City's noise ordinance. Prior to operation, the applicant and/or responsible party shall install QuietRock 525 (or approved alternative) on the shared tenant wall of the subject suite. Should noise become a concern after commencement of the operation of Tri-Valley Repertory Theatre, the theater and/or responsible party may have to install additional sound attenuating measures within the subject tenant space, modify operation of the business, or employ another alternative approved by the Director of Community Development.
4. Public and/or private performances shall not be allowed.
5. If additional hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received December 2, 2011," and in the Planning Commission staff report on file with the Planning Division, are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
6. Children 12 years old and younger shall be escorted to and from the restroom facilities by a parent or supervising adult.
7. The Tri-Valley Repertory Theatre 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 Kids Camp facility, 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 facility have satisfied this condition.

9. Prior to an individual working and/or providing services at the Kids Camp, 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 facility have satisfied this condition.
10. Children 12 years old and younger shall be signed in/out of the subject suite by a parent and/or legal guardian.
11. Prior to issuance of a business license, Tri-Valley Repertory Theatre shall prepare and submit a disaster plan for the Kids Camp to the Planning Division and shall ensure that it is always in effect for the facility.

STANDARD CONDITIONS

Community Development Department

12. Tri-Valley Repertory Theatre 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.
13. To the extent permitted by law, the project applicant shall defend (with counsel reasonably 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

14. The proposed use shall be in substantial conforamcne to Exhibit B, dated "Received December 2, 2011," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operation may be allowed subject to the approval of the Director of Community Development.
15. 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.
16. This conditional use permit approval will lapse 1 year from the effective date of approval unless Tri-Valley Reperatory Theatre receives a business license within that time.

17. Tri-Vally Reperatory Theatre shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
18. This approval does not include approval of any signange for Tri-Valley Repertory Theatre. If signs are desired, Tri-Valley Repertory Theatre shall submit a sign proposal to the City for review and approval prior to sign installation.
19. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
20. If Tri-Valley Repertory Theatre wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.

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.

21. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
22. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
23. Prior to occupancy, the applicant shall contact the Buiding Division and Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirments. If required, the applicant shall obtain all appropriate City permits.

Valley Business Park Owners Assoc.

CEO Common Interest Management Services
3151 Diablo Rd., # 221
Danville, CA 94526
Phone: (925) 743-3080 Fax: (925) 713-3084
Christina@commoninterest.com

November 16, 2011

Gerald Hodnefield
c/o Hodnefield Properties
1020 Serpentine, Ste. 111
Pleasanton, CA 94566

RE: Room Addition - 1020 Serpentine
VB-P015-0043-02

Dear Homeowner:

Thank you for submitting your architectural application to the Valley Business Park Owners Association. Your application has been reviewed and your request to approved to utilize the office space for general office use and rehearsals has been approved. **subject to the following conditions:**

- **Must not create parking problems for building next door**
- **No performances are to be held**
- All work must be completed according to the plans submitted.
- Any additional improvements omitted from the approved plan cannot be completed without resubmitting the plan and receiving written approval.
- During the improvements, all areas around the lot must be kept neat and clean.
- It is the owner's responsibility to ensure that any and all city or county requirements, such as, but not limited to permits and inspections are satisfied.
- No contractor signage is to be posted, before, during or after any project is completed.

Thank you in advance for adhering to the conditions outlined above. If you have any questions or concerns in regards to your architectural approval please contact the Valley Business Park Owners Assoc. Customer Service Representative at (925) 743-3080, or by e-mail at Christina@commoninterest.com.

Sincerely,

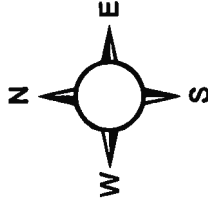
Valley Business Park Owners Assoc.
Board of Directors

P11-0941

City of Pleasanton

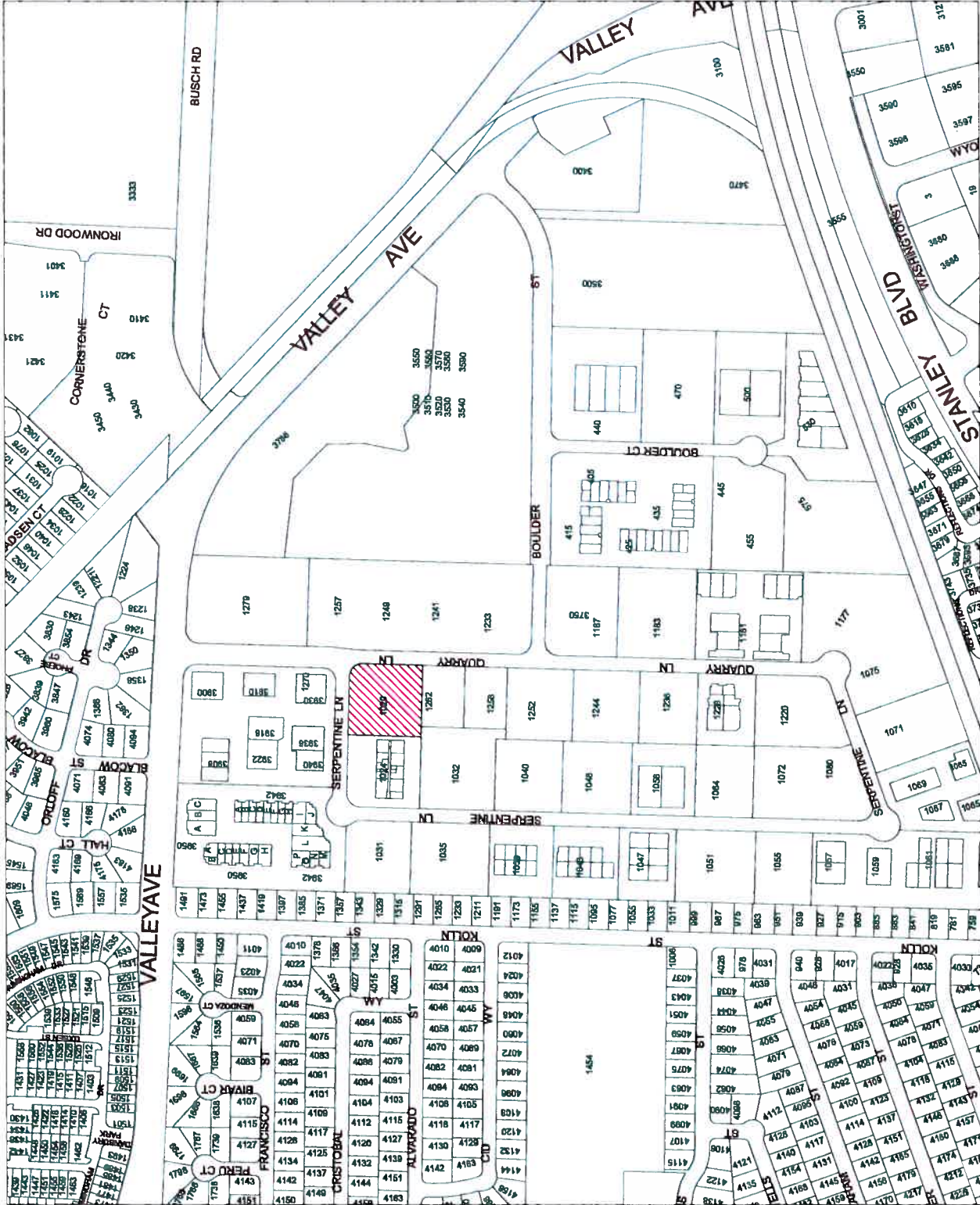
GIS

Department



Printed 1/11/2012

EXHIBIT D

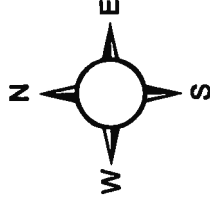


P11-0941

City of Pleasanton

GIS

Department



Scale 1 in = 600 ft



Printed 1/1/2012

