

**Exhibit A
Draft Conditions of Approval**

**PCUP-274, Tri-Valley Bread of Life Christian Church
6678 Owens Drive, Suite 102, Pleasanton Park
October 27, 2010**

Project Specific Conditions of Approval

Planning

1. The use shall comply with all applicable requirements of the City's noise ordinance. Should noise become a concern after commencement of the operation of the subject use, the applicant may have to install sound attenuating devices, or other approved alternative, within the subject tenant space.
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. Children 12 years of age and younger shall be escorted to and from the restroom facilities by a parent or supervising adult.
4. If additional hours of operation, number of members, or activities beyond what is stated in the applicant's written narrative, dated "Received, August 12, 2010," on file in 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.
5. Child-care, daycare, preschool, after-school tutoring, and similar child-related uses are not part of this approval.
6. The applicant or responsible party shall pay any additional sewer capacity for the subject use as determined by the Director of Operations Services. This fee shall be paid prior to issuance of a building permit and/or prior to operation.

Standard Conditions of Approval

Community Development Department

7. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

Planning

8. The proposed use shall be in substantial conformance to Exhibit B, dated "Received, August 12, 2010," 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.

9. 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.
10. 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.
11. This conditional use permit approval will lapse 1 year from the effective date of approval unless the applicant receives a business license.
12. Tri-Valley Bread of Life Christian Church shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
13. This approval does not include approval of any signage for Tri-Valley Bread of Life Christian Church. If signs are desired, Tri-Valley Bread of Life Christian Church shall submit a sign proposal to the City for review and approval prior to sign installation.
14. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
15. If the applicant 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 suite.

Code Requirements

Building

(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.)

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

17. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
18. Prior to issuance of a business license, the applicant shall contact the Building Division and the Fire Marshall to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

{end}

Pleasanton Park

July 29, 2010

The City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Application for Development Review
6678 Owens Drive, Pleasanton, CA

RECEIVED

AUG 12 2010

CITY OF PLEASANTON
PLANNING DIVISION

PCWP-274

EXHIBIT C

To whom it may concern

Please consider this letter approval from the Pleasanton Park Business Center Owner's Association for the application for Development Review submitted by 6678 Owens Corporation on behalf of Tri-Valley Bread of Life Christian Church for a modification in the PUD.

Please feel free to call me at 510-351-4930 should you have any questions regarding this authorization.

Sincerely,



Michael Lippman
Chief Executive Officer and President
Pleasanton Park Business Center Association

PCUP-274

City of Pleasanton

GIS

Department

6678 OWENS DR

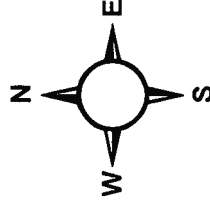


EXHIBIT E

