

EXHIBIT B
PROPOSED CONDITIONS OF APPROVAL

Case PCUP-230, Ranch India Market
1991 Santa Rita Road, Suite B (Mission Plaza)
September 24, 2008

1. The location and operation of the proposed use shall conform substantially to Exhibit A (Site Plan, Floor Plan, Product List, and Written Narrative), dated “Received, July 22, 2008” and the Parking Plan dated “Received September 9, 2008” on file with the Planning Division, except as modified by the following. Minor changes to the operation may be allowed subject to the approval by the Director of Planning and Community Development if found to be in substantial conformance to the approved exhibit.
2. If operation of this use permit results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion of the Director of Planning and Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke the said conditional use permit approval.
3. If the shared parking agreement with 1811 Santa Rita Road becomes null and void in the future, the applicant shall notify the Planning Division immediately. At the discretion of the Director of Planning and Community Development, parking for the subject grocery store may be re-evaluated, and changes to the operation may be required.
4. Prior to issuance of a building permit, the project developer shall pay a commercial development school impact fee per the Pleasanton Unified School District, if required.
5. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.
6. The applicant shall maintain the area surrounding the project in a clean and orderly manner at all times.
7. This use permit approval does not include approval for signage. Proposed signs shall be consistent with sign program for Mission Plaza Shopping Center and are subject to the approval by the Director of Planning and Community Development prior to

installing any signs. The applicant shall apply for a Sign Design Review application for any signage that does not meet the sign program. In no case shall window signage cover more than 25 percent of the window area.

8. This use permit approval does not include approval of any exterior changes to the existing building. A separate design review approval by the City of Pleasanton is required.
9. The applicant shall work with the Building and Safety Division to comply with all building code requirements for occupancy postings and exit requirements.
10. The applicant shall pay any and all fees to which the proposed application may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
11. This conditional use permit approval will lapse one (1) year from the date of approval unless the proposed grocery store is in operation.
12. The building permit plan check materials for the proposed tenant improvements will be accepted for submittal only after completion of the fifteen (15) - day appeal period, measured for the date of the approval letter, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the fifteen (15)-day time-period.
13. At no time shall balloons, banners, pennants, other attention-getting devices be utilized on the site except as allowed by Section 18.096.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved by temporary conditional use permit as part of a decorating plan in conjunction with shopping center promotional or events. At no time shall spot lighting be used in conjunction with grand openings and /or promotional events.
14. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Planning and Community Development may allow earlier “start-times” or later “stop-times” for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Planning and Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to

construction, the applicant shall post on the site the allowable hours of construction activity.

15. The applicant shall meet all applicable requirements of the Pleasanton Fire Code (Pleasanton Municipal Code Chapter 20.24).

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