

**EXHIBIT A  
DRAFT CONDITIONS OF APPROVAL**

**P15-0740  
5627 Stoneridge Drive, Suite 323, Neil Diamonds Inc.  
August 24, 2016**

**PROJECT SPECIFIC CONDITIONS OF APPROVAL**

**Planning Division**

1. The proposed activities and operation approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received July 22, 2016," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. If additional hours of operation or activities beyond that proposed in the applicant's written narrative, Exhibit B, marked "Received July 22, 2016," 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.
3. All activities shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
4. The exterior doors of the establishment shall remain closed at all times when not being used for ingress/egress purposes.
5. All activities shall be conducted within the tenant space.
6. The ductless fume hood shall be turned on any time smelting is being conducted.
7. The applicant shall maintain the ductless fume hood in good working order at all times and replace the filters of the ductless fume hood as recommended by the manufacturer.
8. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic circulation, odors, smoke, or other factors verified by City enforcement staff, then notification of Conditional Use Permit and/or noise standard violations verified by the City enforcement staff shall be provided to the Planning Commission by City staff; the Planning Commission may schedule a public hearing to re-review the Conditional Use Permit and at the public hearing the Planning Commission may revoke or may modify the Conditional Use Permit to require additional measures as necessary to address any issues.

## STANDARD CONDITIONS

### Community Development Department

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.

### Planning

10. The applicant shall obtain a business license for the proposed private non-commercial club within 30 days of the effective date of this approval.
11. This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation.
12. No changes to the exterior of the building or site shall be made without prior approval from the Planning Division.
13. 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.
14. The applicant and/or employees shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.

<End>



November 19, 2015

Mr. Adam Weinstein  
Planning Manager  
City of Pleasanton  
200 Bernal Avenue  
Pleasanton, CA 94566

Re: **Conditional Use Permit**  
**Neil Diamonds Inc.**  
**Site 25B, Stoneridge Business Center**


Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for a conditional use permit. This application was submitted by Neil Diamonds Inc., on behalf of Harsch Investment Properties, LLC, Site 25B, dated September 30, 2015. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The proposed conditional use permit will allow Neil Diamonds Inc. to operate a warehouse with incidental metals processing at 5627 Stoneridge Drive, Suite 323. The business hours of operation are proposed to occur from 9:00 am to 5:30 pm, Monday through Friday, and by appointment on Saturday. A maximum of two employees will be on site at any given time. The office space will be used primarily for warehousing products such as jewelry, precious and semi-precious stones, preparing products for show, shipping and receiving, and general office work with approximately 10% of the space used for the manufacturing of jewelry or dental related items where metals processing will be involved. In consideration of the impacts of this process, the applicant proposes to install a ductless hood to be used to eliminate fumes and odors associated with this activity. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: odor, parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their impacts will be no greater than those currently seen at the site. The description of the use proposal for this modification is attached.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

  
James Paxson  
General Manager, HBPOA

cc: Elizabeth Conway  
Julie Remy  
Praveen Gupta

lc: 25B\_mod018\_approval.let  
dc: DEVENDES\APP\MOD

Jay Lee

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**From:** [REDACTED]  
**Sent:** Sunday, August 14, 2016 10:59 AM  
**To:** Jay Lee  
**Subject:** Jewelry warehouse at 5627 Stoneridge Drive

Metal smelting can create sever pollutants. Has the gold smelting process and the associated pollution controls of the proposed jewelry warehouse been carefully reviewed to make sure they comply to regulations? Since this location is surrounded by residential areas, operating such facility should be discouraged.

Thank you.

Sent from my iPad

Click  
<https://www.mailcontrol.com/sr/KENbZTL2GHnGX2PQPomvUhBG2SIKse0TqEFVBOFC!fttX76+6mfkysnx69y8w5yBFmhtun8SBGLUfE+mA+MihQ==> to report this email as spam.

Jay Lee

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**From:** Sushma Balakrishna [REDACTED]  
**Sent:** Sunday, August 14, 2016 10:37 AM  
**To:** Jay Lee  
**Subject:** P15-0740

Hello Jay,

We just received this notice. My only concern is , if there is any potential environmental hazard. Some of the information I gathered over the internet states that there is potential hazard and possible exposure to mercury, lead, arsenic however this is only if unsafe measures are used.

As a mother with young children I am not sure if the permit does look into basic safety measures ?

Thank You.

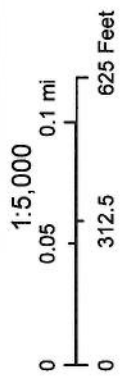
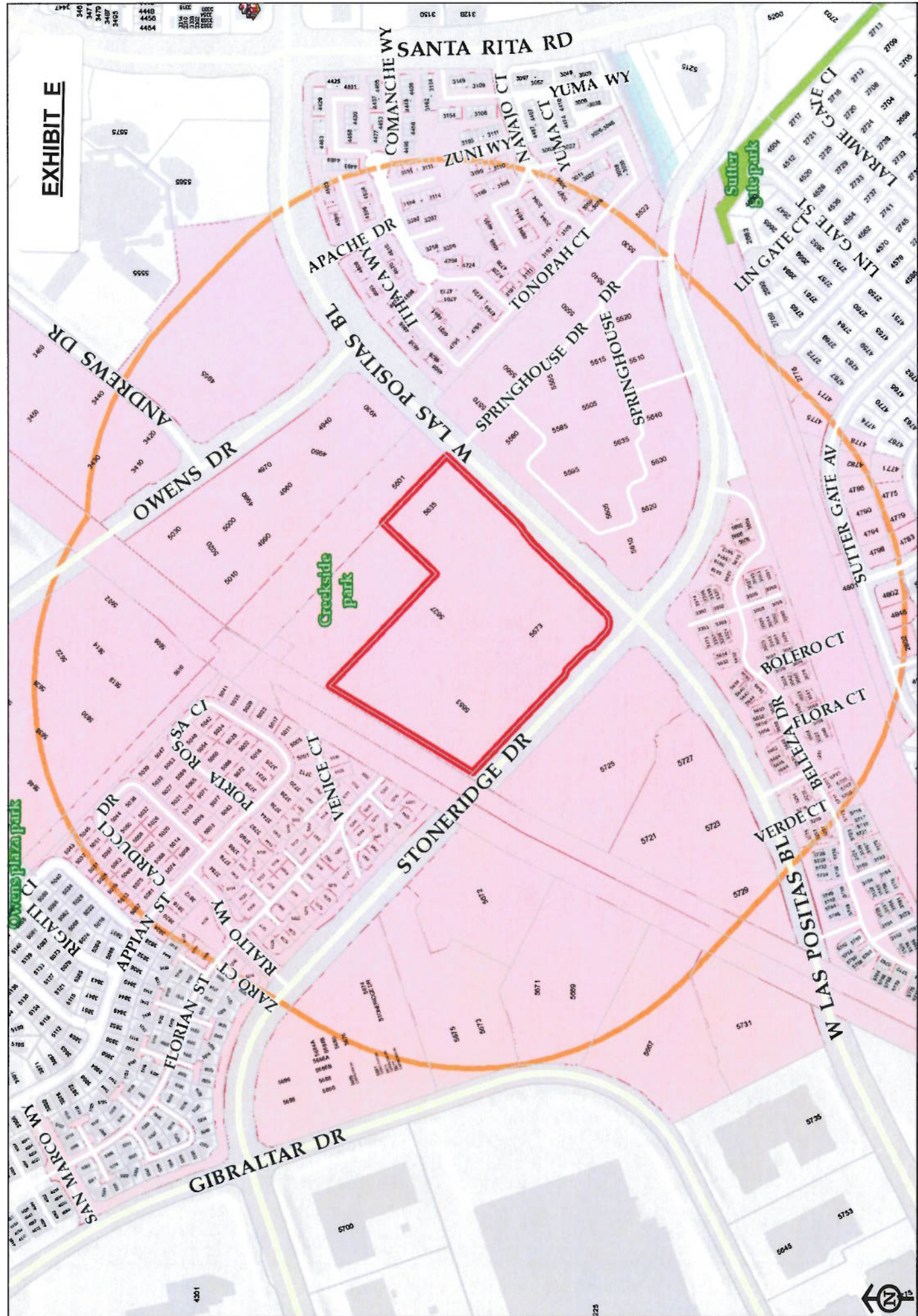


-Sushma Balakrishna

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**EXHIBIT E**



P15-0740, 5627 Stoneridge Drive, Suite 323, Gupta



Planning Division  
August 10, 2016