Exhibit A
Draft Conditions of Approval

P14-0948
1048 Serpentine Lane, Ste. 310

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. If additional hours of operation or activities beyond that stated in the applicant's written narrative, site plan and floor plan dated, "Received June 6, 2014," 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.

2. The exterior doors of the tenant space shall remain closed when not being used for ingress/egress purposes.

3. No outdoor storage of tool and equipemment is permitted unless prior City approval is obtained.

4. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Pleasanton Municipal Code for a grand opening.

5. The operation of this use shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).

STANDARD CONDITIONS OF APPROVAL

Community Development Department

6. 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

7. The proposed use shall be in substantial conformance to Exhibit B, dated "Received June 6, 2014," 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.

8. 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.

9. This Conditional Use Permit approval will lapse one year from the effective date of approval unless AAA Electrical and Communication, Inc. receives a business license within that time.

10. This approval does not include approval of any signage for AAA Electrical and Communication, Inc. If signs are desired, AAA Electrical and Communication, Inc. shall submit a sign proposal to the City for review and approval prior to sign installation.

11. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

12. 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

(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.)
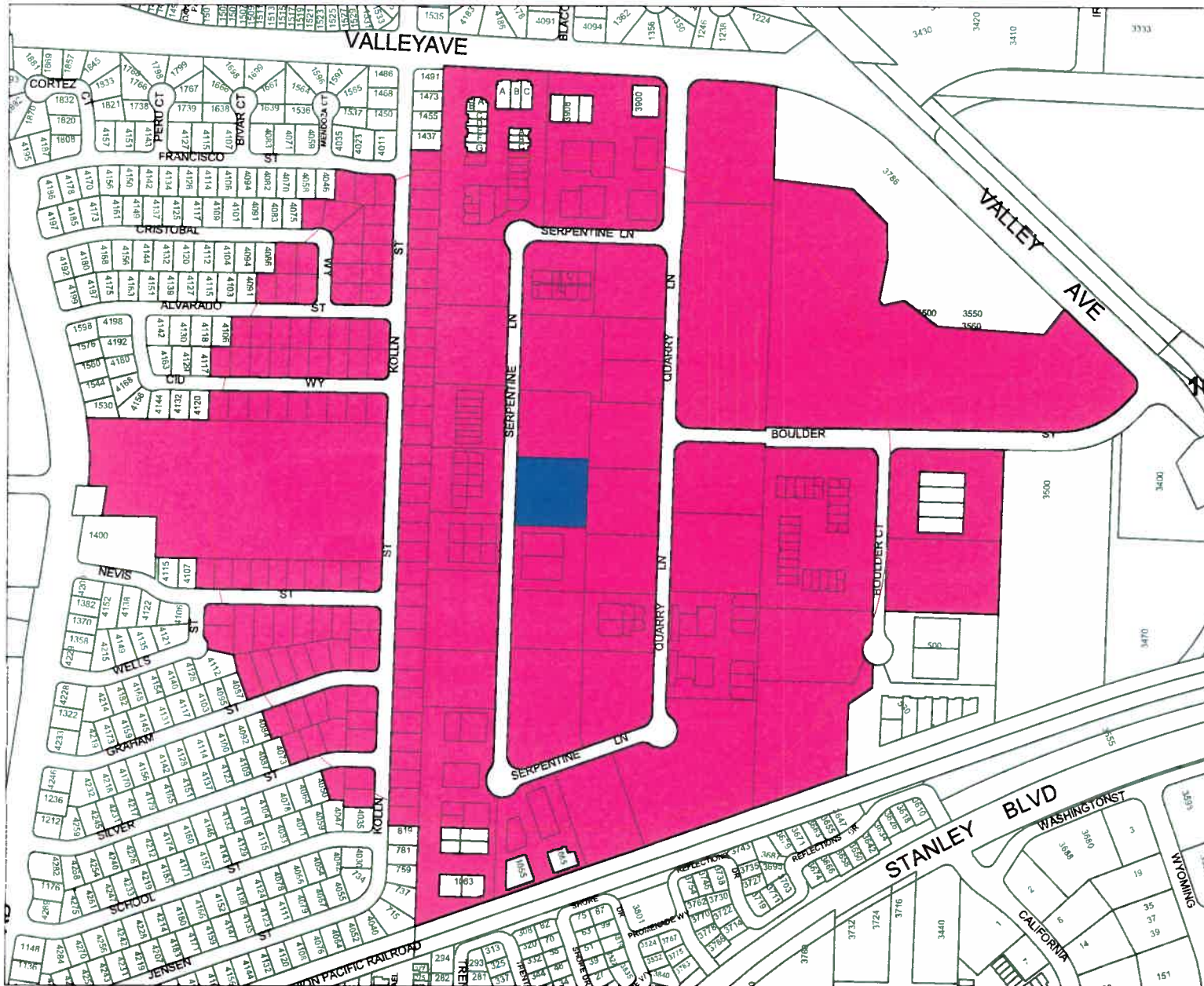
Building

13. 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 building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

Fire Department:

14. Portable fire extinguisher(s) shall be provided and installed in accordance with the 2007 California Fire Code and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
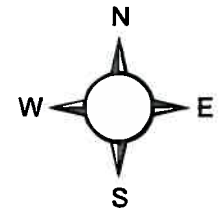
{end}

EXHIBIT C

P14-0948, AAA Electrica

City of Pleasanton

GIS

Department

1048 Serpentine Ln Ste 3

THE CITY OF
PLEASANTON.

Printed 7/2/2014

VALLEYAVE

VALLEY AVE

CORTEZ

FRANCISCO ST

CRISTOBAL

ALVARADO ST

CID WY

KOLLN ST

NEVIS ST

WELLS ST

GRAHAM ST

SILVER ST

SCHOOL

JENSEN

KOLLN ST

SERPENTINE LN

SERPENTINE LN

SERPENTINE LN

QUARRY LN

QUARRY LN

BOULDER ST

BOULDER CT

STANLEY BLVD

REFLECTIONS DR

PROMENADE W

WASHINGTONST

WYOMING

CALIFORNIA

UNION PACIFIC RAILROAD

N
W   E
S

0   250   500   750

THE CITY OF
PLEASANTON.