

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P13-0218/1055 Serpentine Lane
Tri-Valley Chinese Bible Church Heritage School – Summer School
May 22, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. City review and approval is required prior to any changes in the hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received April 4, 2013" or in the scheduled church activities during the hours of operation of the summer school, on file with the Planning Division. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. All conditions of approval for P12-0841 shall remain in full force and effect and apply to the operation of the Summer School Program.
3. The proposed summer school shall be limited to a maximum of 60 students present at any one time.
4. Should parking or on- or off-site traffic/circulation problems occur during student drop-off or pick-up times as determined by the Director of Community Development, the applicant shall revise the drop-off or pick-up schedule to resolve the problem(s) to the satisfaction of the Director of Community Development. If necessary, the Director of Community Development may refer the Conditional Use Permit application to the Planning Commission for review and possible modification. Where possible, the operator shall stagger pick-up and drop-off times in order to reduce traffic congestion.
5. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.
6. When being transported to off-site activities, all children shall be picked up from the site. Vans and other vehicles used for the transportation of children shall be parked on the site in a designated parking space to allow for the safe boarding and drop-off of the children. Charter buses may be parked on the street in front of the building for the loading/unloading of children.

7. A minimum of 1.5 hours of outdoor activities or off-site exercise (such as gymnastics, swimming, etc.) shall be provided per day. In the event that the Alisal playground becomes unavailable for outdoor activities for the summer school, the operator shall inform the Community Development Department of plans for a new activity, subject to the review and approval of the Director of Community Development. Each year, the operator shall submit proof to the Community Development Department of the approval for the use of the Alisal Elementary School playground (or future approved site).
8. Approval by the Pleasanton Community Services Department is required prior to any use of City Parks by the summer school.

STANDARD CONDITIONS

Community Development Department

9. The applicant 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.
10. To the extent permitted by law, the project applicant shall defend (with counsel reasonable 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

11. 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.
12. Changes to the exterior of the building shall not 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.

{end}



三谷華人聖經教會

TRI-VALLEY CHINESE BIBLE CHURCH

1055 Serpentine Lane, Pleasanton, CA 94566
TEL: (925) 462-7677 FAX: (925): 462-7659
E-MAIL: info@tvcbc.org WEB: <http://www.tvcbc.org>

P-13-0218 (Conditional Use Permit)

To: City of Pleasanton
Planning and Community Development

Exhibit B

Received April 4, 2013

Date: April 4, 2013 (Revised)

Re: TCBC-Heritage School
P13-0218 – Conditional Use Permit Modification
Request to add a summer program to the after school operation

This revised submission incorporates additional information as indicated in Associate Planner Erica Fraser's review letter dated March 28, 2013.

General Information:

The proposed summer program will operate under the same guidelines as those for the after school program in terms of age and number of students. That is, we will accept school-age children from K to 5th grade up to a maximum of 60 students at any one time. We will also accept children who have attained age of 4 years and 9 months at the time of the summer session and expect to enroll in kindergarten during the fall of 2013.

The area within the church building to be used for the summer sessions will be the same as that of the after school's operation, which includes five classrooms and the fellowship hall. (See Attachment 1)

Summer Camp Schedule: (See Attachment 2)

Programs will run from 8:30AM to 6:00PM. However, the camp is open at 8:00AM for early drop off and closes at 6:30PM; the half hour at the end is an extended child care period. Children may be dropped off any time in the morning but no later than 9:00AM, and picked up after 5:00PM but no later than 6:30PM.

Outdoor Activities:

- Monday thru Thursday: 11:00AM-12:00PM. children will walk along the sidewalk to the Alisal School playground, accompanied by staff and parent volunteers, which takes about 15 minutes. Reservation arrangements have been made with City of Pleasanton Community Services Dept. for the stated hours on those days. Our Contact is Mr. Mark Spiller, Community Services Manager. On hot summer days, mini vans will operate on Kolln Street between the corner of Kolln/Valley Ave and Alisal School to provide rides for the younger children.

On those days when Alisal School playground is not available for children's use, we will plan to reserve Amador Valley Community Park in Pleasanton or Emerald Glen Park in Dublin. Transportation to these parks will be by private car and/or mini vans from staff and/or parent volunteers.

- Friday outing plans are as follows:

First Session

1 st Week	Amador Valley Community Park, Pleasanton
2 nd Week	Emerald Glen Park, Dublin
3 rd Week	Oakland Zoo, Oakland
4 th Week	Shadow Cliffs Regional Park, Pleasanton

Second Session

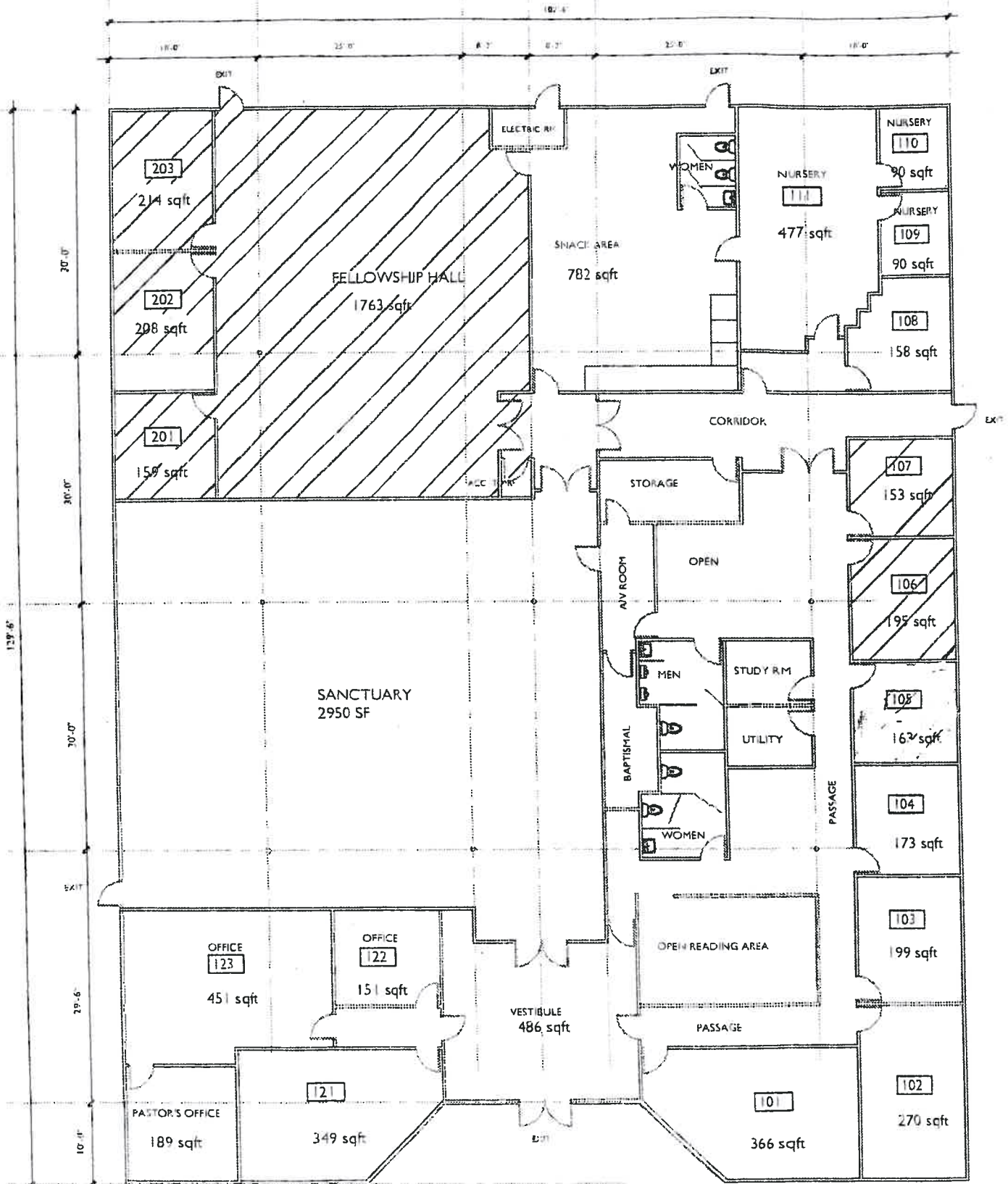
5 th Week	Amador Valley Community Park, Pleasanton
6 th Week	Emerald Glen Park, Dublin
7 th Week	Lawrence Hall of Science, Berkeley
8 th Week	Shadow Cliffs Regional Park, Pleasanton

Transportation for Outings

The two field trips on Fridays of the 3rd and 7th week will take up to 4 hours from 9:30AM to 1:30PM. The activity schedules for those two Fridays will be adjusted accordingly. A charter bus will be contracted for the outings. As for travels to the local parks, the plan is to use private cars or vans driven by staff and/or parent volunteers.

Sincerely,


Beverly Kuo, Trustee



LEGENDS:

TCBC- Heritage School



A total 2,692 sq. ft.
classroom spaces

FLOOR PLAN

ATTACHMENT 2

2013 Summer Camp Schedule

4/4/2013 Revised

The summer camps are being planned for two 4-week sessions, for a total of 8 weeks, starting one week after Pleasanton public school's summer session and ending at one week before the beginning of 2013-14 school years. For this year the camps will run from June 24 to August 16. Students may enroll for a half day program. The morning session runs from 8:00AM to 12:00PM, and the afternoon session runs from 2:00PM to 6:00PM. In addition, in order to accommodate individual family's vacation schedule, enrollment on a weekly basis may be accepted.

Time	Monday	Tuesday	Wednesday	Thursday	Friday
8:00-8:30AM	Children arrive, sign-in, free time				
8:30-9:20AM	Assembly: theme song, announcement, stretching exercise, or sing and play (唱遊)				
9:20-10:10AM	Bible stories and skit (weekly theme: fruit of the spirit)				
10:10-10:30AM	Break time: snack & clean up				
10:30-12:00PM	Out door games at Alisal school playground				Outing
12:00-1:00PM	Lunch				
1:00-2:00PM	Quiet time activities: board games, book club, etc.				
2:00-3:00PM	Chinese culture: music appreciation, or folk songs and dance	Gymnastic (off site) * or story time: folklore	Arts painting, drawing or sculpting	Gymnastic (off site) * or story time: folklore	Home skill projects: baking, knitting or sewing
3:00-4:00PM					
4:00-4:30PM	Break time: snack & clean up				
4:30-5:30PM	Supervised free time: English or math help, book club, and/or movie				
5:30-6:00PM	Clean-up, pick-up & sign-out				
6:00-6:30PM	Extended child care hour. children are to be picked up no later than 6:30PM				

* Group lessons at West Coast Olympic Gymnastics Academy located at 1056 Serpentine Lane, across street from camp site.

EXHIBIT C

DRAFT CONDITIONS OF APPROVAL P12-0841/1055 Serpentine Lane Tri-Valley Chinese Bible Church Heritage School

PROJECT SPECIFIC CONDITIONS

Planning Division

1. This Conditional Use Permit shall be null and void unless Case No. PUD-80-01-12M is approved by the City to allow State-registered heritage schools as a conditionally permitted use at the subject location.
2. The proposed Tri-Valley Chinese Bible Church Heritage School shall maintain its heritage school registration with California Department of Education during its operation. Failure to maintain the heritage school registration with California Department of Education may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission.
3. The proposed heritage school shall be limited to a maximum of 60 students present at any one time (including the summer school).
4. City review and approval is required prior to any changes in the hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received July 17, 2012" on file with the Planning Division, are desired. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
5. City review and approval is required prior to any changes in the schedule or number of church group meetings, beyond what was described in the applicant's written narrative, dated "Received July 17, 2012,". The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
6. Should parking or on- or off-site traffic/circulation problems occur during student pick-up times as determined by the Director of Community Development, the applicant shall revise the pick-up schedule to resolve the problem(s) to the satisfaction of the Director of Community Development. If necessary, the Director of Community Development may refer the Conditional Use Permit application to the Planning Commission for review and possible modification.
7. The exterior doors of the school shall remain closed when not being used for ingress/egress purposes.

8. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.
9. Prior to an individual working and/or providing services at the 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.
10. Prior to an individual working and/or providing services at the facility, 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.
11. Children 12 years and younger who do not take a Tri-Valley Chinese Bible Church Heritage School shuttle van shall be signed in/out of the subject school by a parent and/or legal guardian. Children 12 years and younger who take a Tri-Valley Chinese Bible Church Heritage School shuttle van shall be signed in by a school designated staff member and signed out of the subject school by a parent and/or legal guardian.
12. Children 12 years and younger shall be escorted to and from restrooms by school staff.
13. Prior to issuance of a business license, the applicant shall prepare and submit a disaster plan to the Planning Division and shall ensure it is in place for the facility/patrons.
14. All vehicles used by the Tri-Valley Chinese Bible Church Heritage School to pick up students shall have access to a means of communication so that the driver can be in direct contact with staff at the Heritage School when needed and in case of an emergency.
15. Drivers for the Tri-Valley Chinese Bible Church Heritage School shall have a student roster to verify students' names and grades.
16. 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.
17. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.

STANDARD CONDITIONS

Community Development Department

18. The applicant 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.
19. To the extent permitted by law, the project applicant shall defend (with counsel reasonable 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

20. The proposed use shall be in substantial conformance to Exhibit B, dated "Received July 17, 2012," 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.
21. 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.
22. This Conditional Use Permit approval will lapse one year from the effective date of approval unless the Tri-Valley Chinese Bible Church Heritage School receives a business license within that time.
23. The Tri-Valley Chinese Bible Church Heritage School shall maintain the area surrounding the building in a clean and orderly manner at all times.
24. This approval does not include approval of any signage for the Heritage School. If signs are desired, the Tri-Valley Chinese Bible Church Heritage School shall submit a sign proposal to the City for review and approval prior to sign installation.
25. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

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.

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

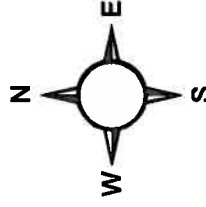
P13-0218, Tri-Valley Chinese Bibli

City of Pleasanton

GIS

Department

1055 Serpentine Lane



Printed 5/16/2013

