

**P11-0891 (Conditional Use Permit)
Exhibit A, Conditions of Approval
AC Logix Critical Air Solutions
1241 Quarry Lane, Suite 130, Valley Business Park
February 22, 2012**

Project Specific Conditions of Approval

Planning

1. If additional hours of operation or activities beyond what is stated in the applicant's written narrative dated, "Received November 17, 2011, 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. Trucks of all sizes making pickups and deliveries shall be allowed to service the subject property only between the hours of 7:30 a.m. and 5:30 p.m., Monday – Friday. All loading/unloading for the proposed use shall occur either at the north side of the building at 1241 Quarry Lane or adjacent to the rear roll-up door. There shall not be pickups or deliveries occurring within the public right-of-way on Quarry Lane or Boulder Street at any time.
3. This conditional use permit approval will lapse 1 year from the effective date of approval unless the applicant receives a business license.
4. The roll-up door shall remain closed during the operation of the business except when loading or unloading materials.

Standard Conditions of Approval

Planning

5. The proposed use shall be in substantial conformance to Exhibit B, dated "Received, November 17, 2011," on file with the Planning Division, except as modified by the following conditions. Minor changes to the activities may be allowed subject to the approval of the Director of Community Development.
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.

7. If the operation of this use results in conflicts pertaining to parking, interior 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.
8. There shall be no outdoor storage.
9. AC Logix Critical Air Solutions shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
10. This approval does not include approval of any signage for AC Logix Critical Air Solutions. If signs are desired, AC Logix Critical Air Solutions shall submit a sign proposal to the City for review and approval prior to sign installation. All signs shall conform to the Valley Business Park approved sign program.
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.

Fire

13. The applicant shall provide a Hazardous Materials Declaration for this use. The form shall be signed by owner/manager of company occupying the suite/space/building. No building permit will be issued until the Hazardous Materials Declaration is provided. The form is available through the permit center or from the LPPD Fire Prevention Bureau.
14. Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the LPPD prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

Building

15. 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.

Code Requirements

Planning

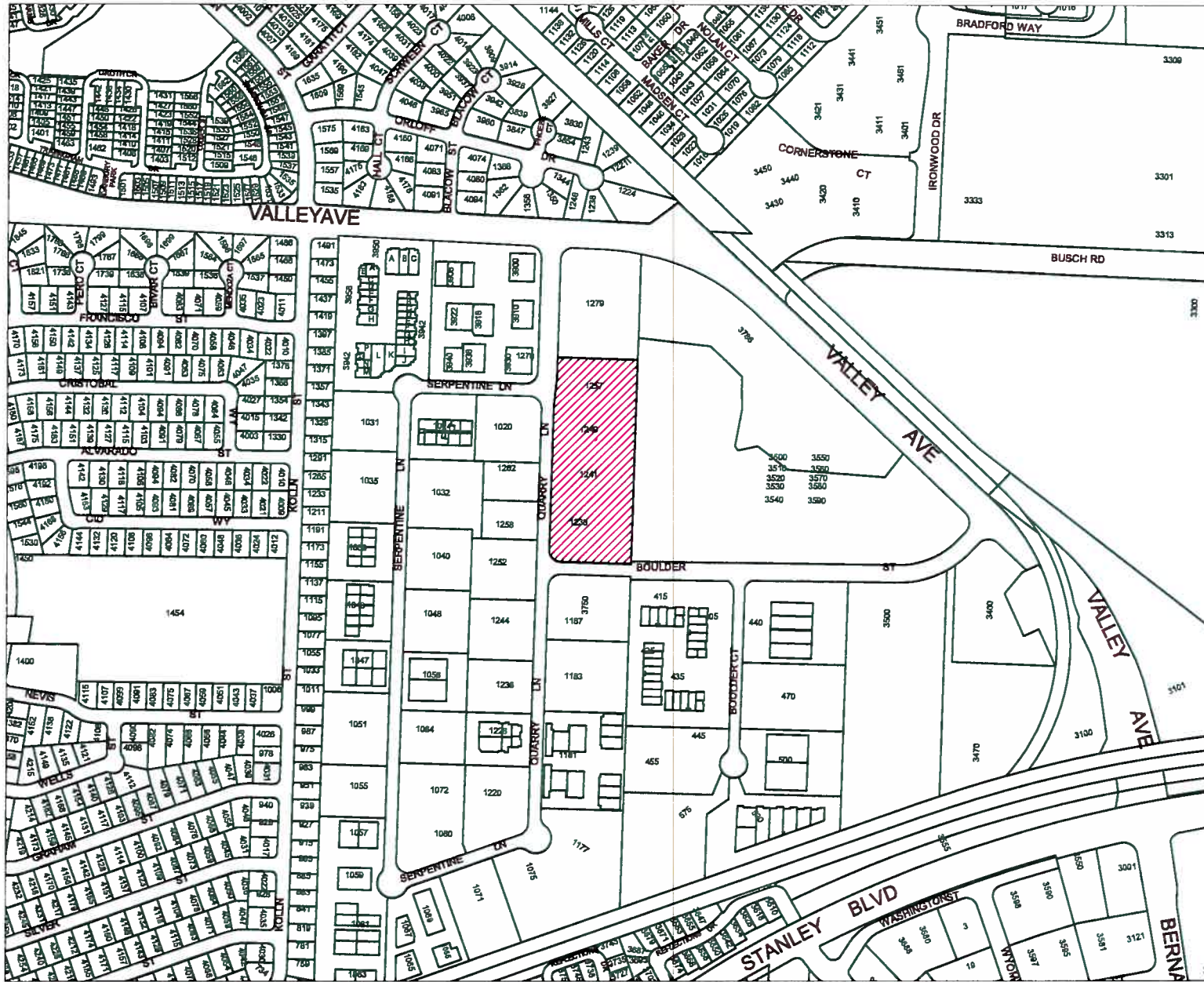
(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

16. The business shall meet all applicable requirements of the City's noise ordinance.

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.)

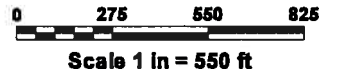
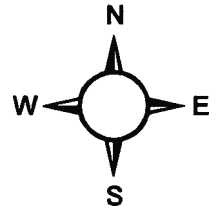
17. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
18. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.



City of Pleasanton

GIS

Department



1241 QUARRY LN

City of Pleasanton

GIS

Department

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