

## EXHIBIT A

### DRAFT CONDITIONS OF APPROVAL P11-0938 / 4160 Hacienda Drive Little Ivy League (LIL) Heritage School

#### PROJECT SPECIFIC CONDITIONS

##### Planning Division

1. The proposed LIL 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.
2. With the approval of this LIL Heritage School, the Conditional Use Permit Case No. P11-0063) is void. The proposed heritage school shall be limited to a maximum of 300 students present at any one time including the 40 students enrolled in the middle school tutoring program.
3. If additional hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received February 13, 2012," 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.
4. The applicant shall pay any applicable traffic impact fees for the new facility as determined by the City's Traffic Engineer and Director of Community Development prior to operation.
5. 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.
6. The shuttle vans that are not owned by LIL shall not be parked/stored on site.
7. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.

8. 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.
9. 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.
10. Children 12 years and younger who do not take a LIL 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 LIL 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.
11. 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.
12. Prior to the issuance of building permits, the applicant shall provide fence and play equipment details at the proposed outdoor play areas, including height and style, for review and approval by the Director of Community Development. The fence at the play area shall not be chain-link or similar style fence. The fence location shall not obstruct drive aisles, parking stalls, and walkways.
13. All vehicles used by LIL Heritage School to pick up students shall have a LIL Heritage School emblem.
14. All vehicles used by LIL 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 LIL Heritage School when needed and in case of an emergency.
15. Drivers for LIL Heritage School shall have a student roster to verify students' names and grades.
16. The mezzanine area of LIL Heritage School shall be limited to office and storage uses for LIL. No student access shall be allowed.
17. 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.

## **Fire**

18. The building covered by this approval shall conform to the Educational Occupancy requirements of the 2010 California Building and Fire Code, NFPA 72 National Fire Alarm Code and the City of Pleasanton Ordinance 2015. The applicant shall modify the existing automatic fire sprinkler system and fire alarm system to meet these requirements. Plans and specifications for the modifications of the existing automatic fire sprinkler system and the modification/upgrading of the existing fire alarm system, including water flow and valve tamper, shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

## **STANDARD CONDITIONS**

### **Community Development Department**

19. 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.
20. 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**

21. The proposed use shall be in substantial conformance to Exhibit B, dated "Received February 13, 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.
22. 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.
23. This conditional use permit approval will lapse one year from the effective date of approval unless LIL Heritage School receives a business license within that time.

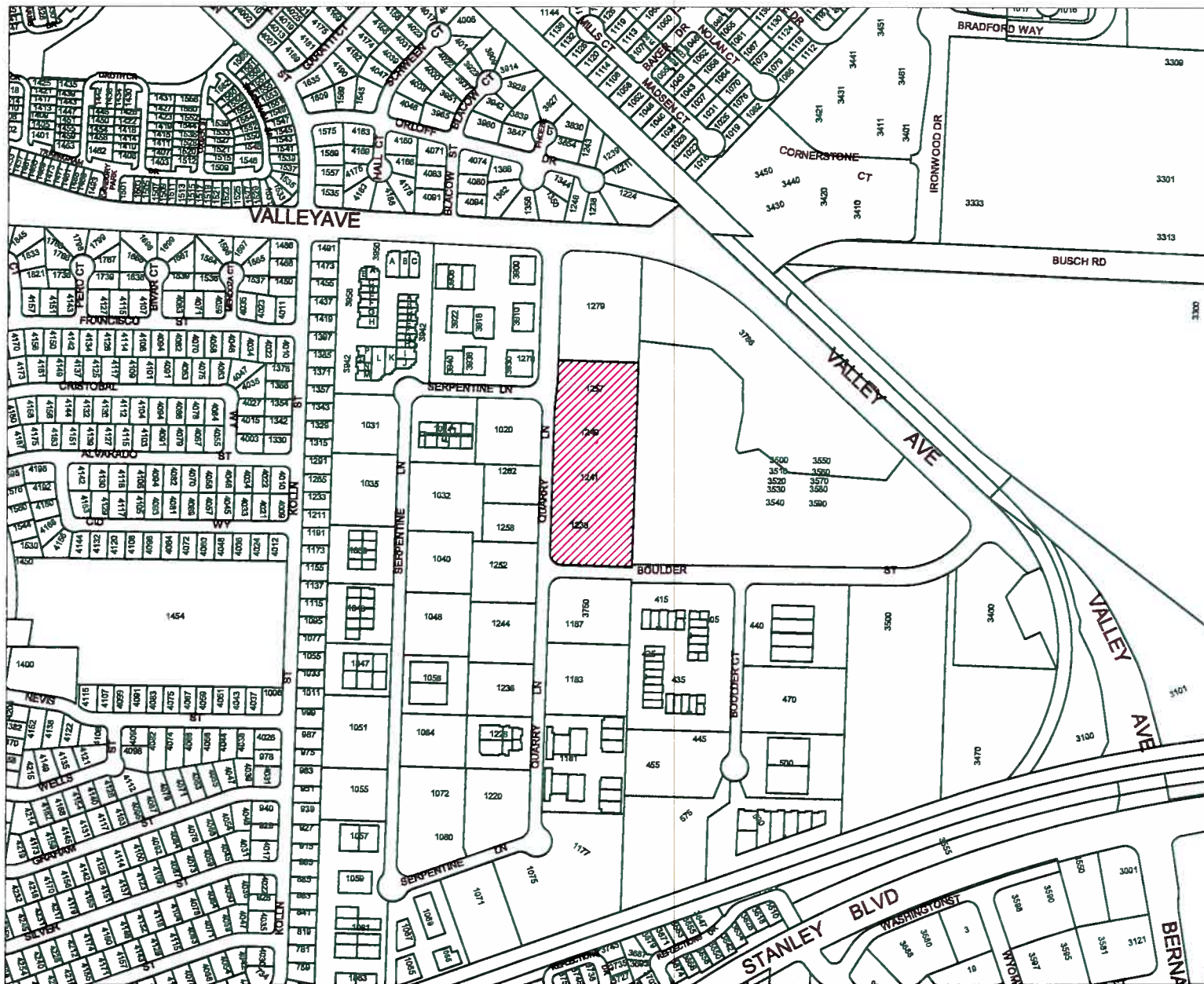
24. LIL Heritage School shall maintain the area surrounding the building including the play areas in a clean and orderly manner at all times.
25. This approval does not include approval of any signage for LIL Heritage School. If signs are desired, LIL Heritage School shall submit a sign proposal to the City for review and approval prior to sign installation.
26. 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.*

27. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
28. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
29. 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.

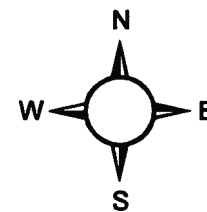
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City of Pleasanton

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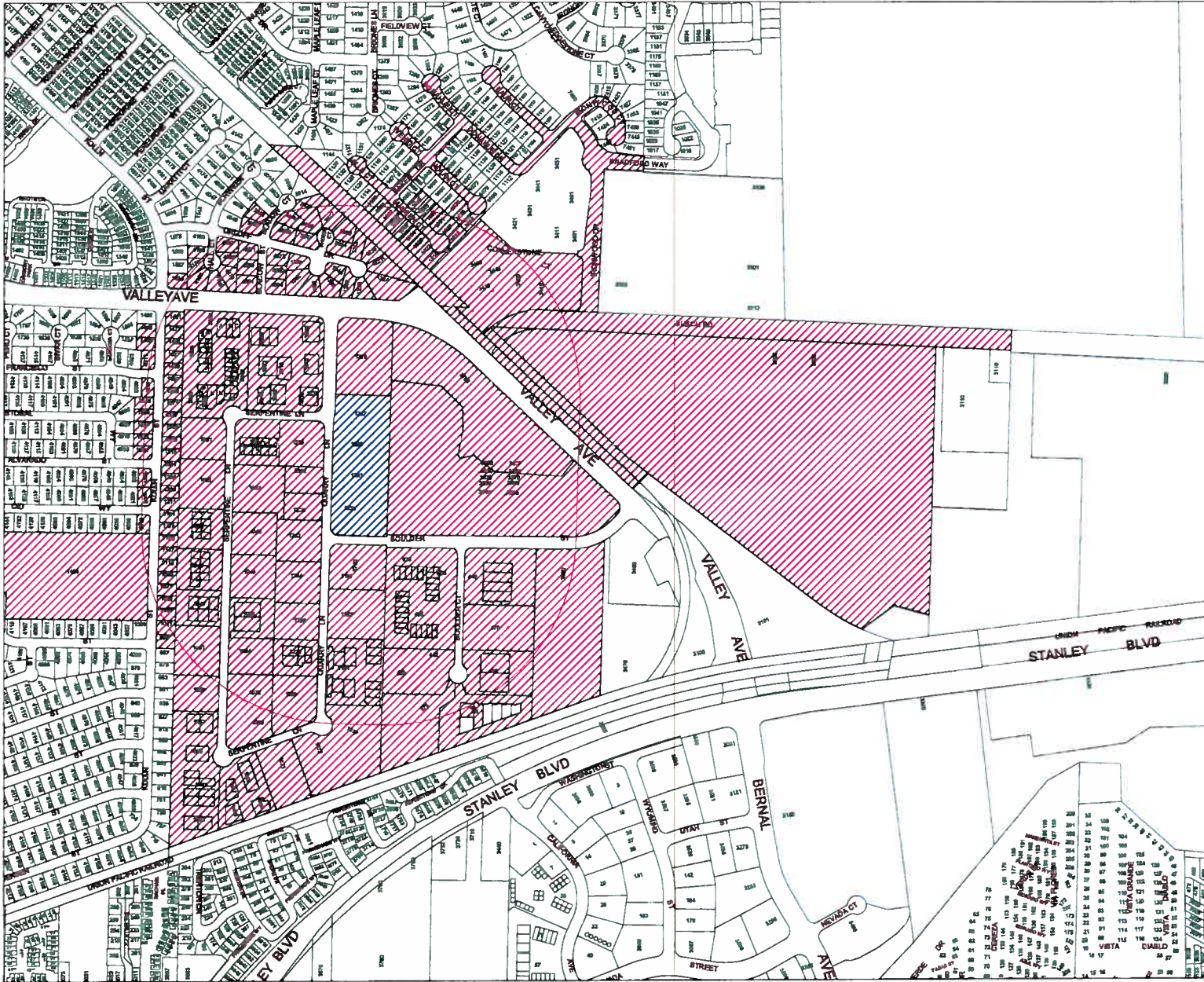
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Scale 1 in = 550 ft





**1241 QUARRY LN**

**City of Pleasanton**

**GIS**

**Department**

**P11-0891**

