

Exhibit A

**Draft Conditions of Approval
PCUP-280 (BMX Ramp)
286 Kottinger Drive**

I. Project Specific Conditions:

Planning Division:

1. The BMX ramp shall be only used as a BMX ramp and not as a skateboard ramp.
2. The hours that the BMX ramp is allowed to be in use are the following:

Monday through Saturday: 10:00 a.m. -- 4:00 p.m.
7:00 p.m. – 8:00 p.m.

Sunday: Not allowed.
3. Prior to operation of the BMX ramp, sound dampening product(s), such as fiberglass insulation or insulating foam, shall be installed within the interior frame of the ramp. The specific product(s) and sound insulation method shall be subject to the review and approval by the Chief Building Official.
4. One person at a time is allowed on the BMX ramp.
5. Evergreen, fast-growing shrubs shall be planted along the west side of the property line between the rear of the residence and the rear property line to screen the activities at the BMX ramp. Within fifteen (15) days from the effective date of this conditional use permit, the applicants shall provide a planting plan indicating plant species, quantities, sizes, and spacing, which shall be subject to the review and approval by the Director of Community Development. The size of the shrubs shall be at least five-gallon size.

The required planting shall be installed prior to the operation/use of the BMX ramp, whichever occurs first.

The landscaping required by this condition shall be maintained at all times in a healthy manner as long as the BMX ramp remains on the subject property and that should one of the shrubs dies, it shall be replaced within thirty (30) days with a new five-gallon minimum sized shrub of the same species or an alternative species, subject to the review and approval by the Director of Community Development.

6. If additional activities beyond what was stated in the applicant's written narrative and schedule of activities, dated "Received September 9, 2010," on file in the Planning Division, are desired, prior City review and approval is required. Such modification may be approved by the Director of Community Development if found to be in substantial conformance with the approval. The Director of Community Development may also refer the matter to the Planning Commission if the proposed changes would be significant.
7. If the use of the BMX ramp results in conflicts or concerns pertaining to noise, safety and/ 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.

II. Standard Conditions:

Planning Division:

8. The location and operation of the proposed BMX ramp shall conform substantially to Exhibit "B" (site plan, design, and written narrative), dated "Received, September 9, 2010," on file with the Planning Division, except as modified by the conditions of approval herein. Minor changes to the approved operation and schedule may be approved by the Director of Community Development.
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 attorney's fees), action, or proceeding brought by a third party 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.

{end}

SEPT. 7, 2010

EXHIBIT C

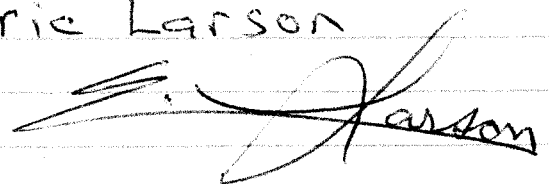
Pleasanton Planning Dept.

To whom it may concern;

We are neighbors next to the Ristows on Kottinger Dr. We have had conversations with them about the BMX bike ramp, we are not against the construction of this project. We have children that might use the ramp from time to time. As long as the rules stated on the Ristow's cover letter are followed, it should be no worse than a swimming pool or trampoline. An additional rule to limit the number of kids using the ramp at one time should perhaps be considered.

Sincerely,

Eric Larson

A handwritten signature in black ink that reads "Eric Larson". The signature is stylized with a large, sweeping flourish that loops back under the name.

Larson
302 Kottinger Dr
Pleasanton, Ca.

94566

September 6, 2010

Pleasanton Planning Department
Attention: Rosalind Rondash
Assistant Planner
200 Old Bernal Avenue
Pleasanton, CA 94566

To Whom It May Concern:

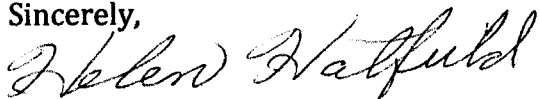
I am writing in regards to the construction of a bike ramp on the property of Mr. and Mrs. Craig Ristow at 286 Kottinger Drive, Pleasanton, CA.

My name is Helen Hatfield. I live at 305 Kottinger Drive. I feel the bicycle ramp will be a good thing for their sons and friends. This will keep them safe and off of Kottinger Drive as this is a very busy street.

Mrs. And Mrs. Ristow are very responsible parents and will make sure the ramp is used only when both or one of them are home. My grandson, Joel Messa enjoys spending time riding his bike with their sons.

Mrs. and Mrs. Ristow are giving their sons and friends a good, safe environment as well as wonderful memories.

Sincerely,

A handwritten signature in cursive script that reads "Helen Hatfield".

Helen Hatfield
305 Kottinger Drive
(925) 846-2220

Jenny Soo

From: Neal McClintock
Sent: Wednesday, November 03, 2010 2:29 PM
To: Jenny Soo
Subject: PCUP-280

Jenny,

I just wanted to voice my support to approve the Ristow's BMX ramp conditional use permit. These are good kids having fun, staying out of trouble and not bothering anyone.

Regards,

Neal McClintock
318 Del Sol Avenue
Pleasanton, CA 94566

Jenny Soo

From: Terry McClintock
Sent: Wednesday, November 03, 2010 11:41 AM
To: Jenny Soo
Subject: PCUP-280, Craig Ristow

Jenny,

I would like to voice my support for the bike ramp at 286 Kottinger.

Biking is a great activity for our kids, they are outside and out of trouble. I know the kids that ride at the Ristow's are supervised and safe when they are there. Also, it is in their backyard, I have a problem telling a homeowner what they can or cannot do in their back yard.

Thank You,

Terry McClintock

PCUP-280

City of Pleasanton

GIS

Department

286 Kottinger Drive

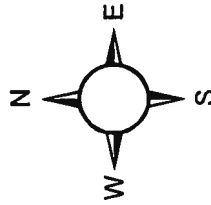
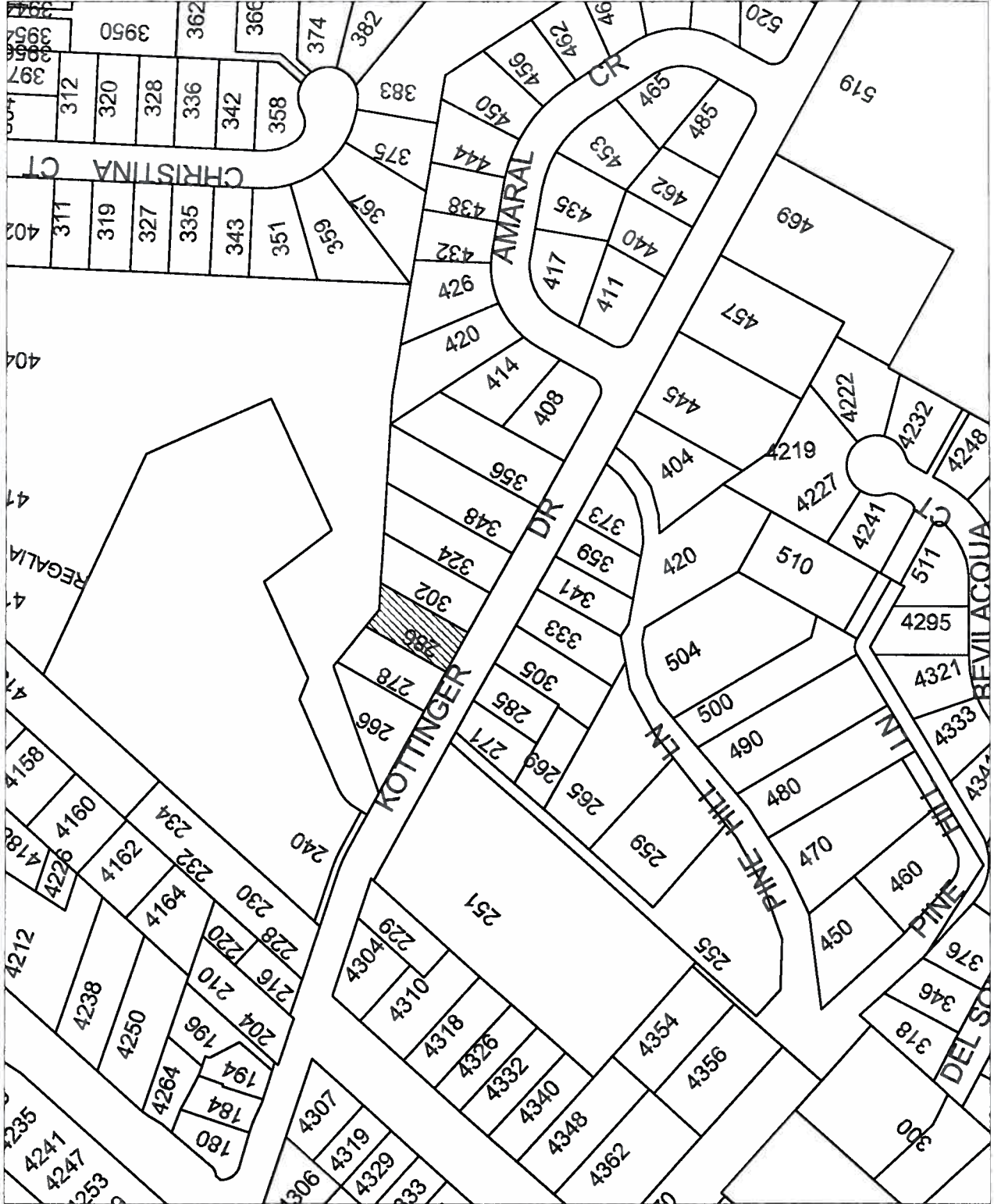


EXHIBIT D

Printed 11/5/2010



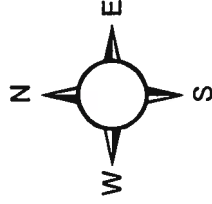
PCUP-280, RISTOW

City of Pleasanton

GIS

Department

286 KOTTINGER



Printed 11/5/2010

