

**PCUP-278**  
**Exhibit A, Draft Conditions of Approval**  
**TNT Fire Protection, Inc.**  
**1039 Serpentine Lane, Suite C, Valley Business Park**  
**August 25, 2010**

**Project Specific Conditions of Approval**

**Planning**

1. The hours of operation of the office portion of the use shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday and the warehouse portion of the use shall be from 7:00 a.m. to 4:00 p.m. Monday through Friday. The applicant shall secure prior City review and approval for additional hours or activities beyond those described in the written narrative and plans, dated "Received July 27, 2010." The Director of Community Development may approve the proposed modifications 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 within or in front of 1039 Serpentine Lane, Suite C or adjacent to the rear roll-up door. There shall not be pickups or deliveries occurring within the public right-of-way on Serpentine Lane 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 development shall be in substantial conformance to Exhibit B, dated "Received, July 27, 2010," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans 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. TNT Fire Protection Inc. 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 TNT Fire Protection Inc. If signs are desired, TNT Fire Protection Inc. 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 LPFD 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 LPFD 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.

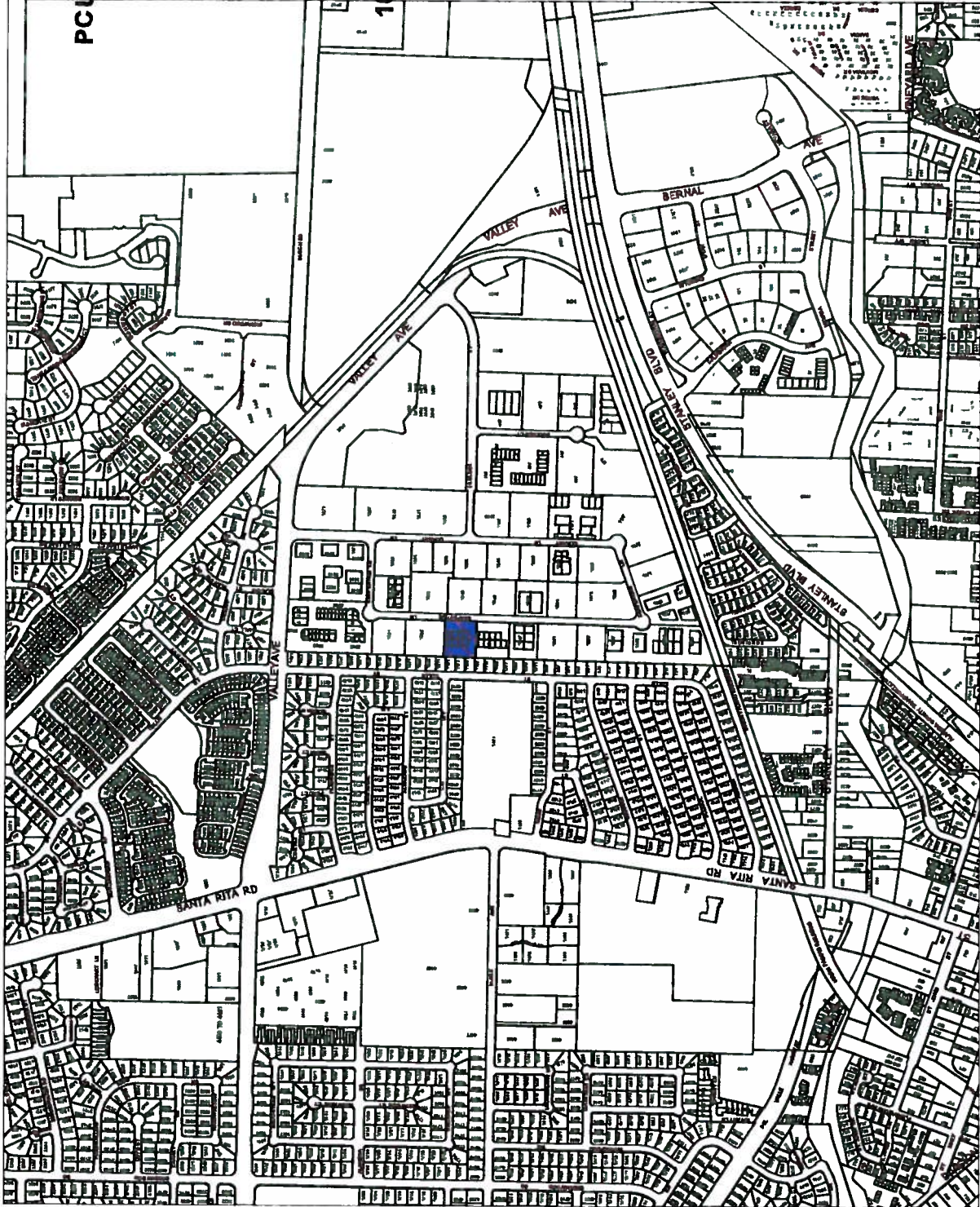
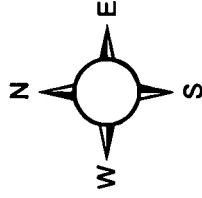
**PCUP-278 TNT Fire Protection**

**City of Pleasanton**

**GIS**

**Department**

**1039 Serpentine Lane Suite**





PCUP-278, TNT FIRE

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1039 SERPENTINE +

