

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**PUD-104-1M/PUD-81-22-15M, Workday, Inc.
6110/6120-6160 Stoneridge Mall Road
April 13, 2016**

All conditions of Ordinance No. 2100, approving cases PUD-104 and PUD-81-22-14M, shall remain in full force and effect, except as modified below:

NEW CONDITIONS

Planning Division

1. The design of the concrete screen wall behind the Stoneridge Mall Road sidewalk in front of the new office building shall be revised to reduce its prominence as viewed from Stoneridge Mall Road (e.g., broken up into a few staggered walls, set back further from the sidewalk to allow additional landscaping to be planted in front of it, etc.). Said revision shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
2. Details of the modifications to the Nordstrom/Stoneridge Mall parking lot and landscaping shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development and Traffic Engineer prior to issuance of building permits for the project.
3. Details of the parking garage reveals and perforated panel design on the south and west elevations shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the garage.
4. Details of the supporting structure for the roof-top photovoltaic panels shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the garage.
5. Details of the improvements in the plaza area on the north side of the BART garage (e.g., paving, landscaping, seat walls, retaining walls, concrete columns, bicycle lockers, etc.) shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
6. Details of the joint City of Pleasanton/BART police service center and the associated improvements in front of the BART garage shall be subject to the

review and approval by the Police Chief and Director of Community Development prior to construction.

7. Prior to starting any demolition or construction at the 6000 Stoneridge Mall Road property, the applicant shall submit to the City written permission from the property owner stating that the demolition and construction activities on the 6000 Stoneridge Mall Road property are acceptable.

Engineering Department

8. The project developer's contractor shall pot hole and verify the material of the existing water main prior to ordering the fittings to connect the new water main with the existing water main.
9. The project developer's contractor shall submit the schedule and work plan for connecting the new public water and sanitary sewer mains to the existing public water and sewer mains, respectively, for review and approval of the Public Works Inspector. The work plan shall provide details on how the contractor plans to bypass the existing sanitary sewer flow during the connection of the new public sanitary sewer main to the existing public sanitary sewer main.
10. The contractor shall have all necessary material, equipment, and labor at the construction site prior to connecting the new public water and sanitary sewer mains to the existing public water and sanitary sewer mains.
11. The project developer's contractor shall maintain uninterrupted sanitary sewer service and water service to existing customers unless otherwise approved by the City Engineer.
12. The project developer shall enter into a Public Improvement Agreement with the City agreeing to construct and complete all improvements necessary to service the development. The Agreement shall be executed and submitted to the City prior to submitting an encroachment permit application.
13. As part of the Public Improvement Agreement, the project developer shall provide securities acceptable to the City, guaranteeing construction of the required improvements, and an insurance certificate naming the City as an additional insured. All required faithful performance bonds and labor and materials bonds in an amount equal to 100 percent of, and maintenance bond in an amount equal to 10 percent of, the approved estimates of construction costs of improvements shall be submitted to and approved by the Director of Engineering/City Engineer.
14. The performance bond and the labor and materials bond will be released a minimum 35 days after the "Notice of Completion" has been recorded in the Alameda County Recorder's office by the City Clerk, which occurs following the acceptance of all public improvements by the City Council.

15. The project developer shall provide a quitclaim deed with legal description(s) and plat(s) for the abandonment of public easements as determined by the City Engineer. The quitclaim deed is subject to review and recommendation by the City Engineer to the City Council for approval and recordation by the City Clerk's office.
16. The private sanitary sewer lateral from the building shall have a grease interceptor subject to the satisfaction of the City Engineer.

Traffic Engineering

17. If determined to be necessary by the City Traffic Engineer, Workday shall work with the City and BART to design and install a pedestrian/bicycle warning device/signal where the pedestrian/bicycle pathway on the east side of the BART garage crosses the new drive aisle into the east side of BART garage.
18. Workday shall diligently pursue with Nordstrom the possibility of installing a bus stop and turnout on the Nordstrom side of Stoneridge Mall Road generally opposite the BART property. If the installation of the bus stop is acceptable to Nordstrom, Workday shall install the bus stop, turnout, and associated improvements prior to occupancy of the office building.
19. Prior to occupancy of the office building, the applicant shall install a traffic signal and associated improvements at the Workday driveway and Stoneridge Mall Road intersection. Details of said traffic signal and associated improvements shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Traffic Engineer and Director of Community Development prior to issuance of building permits for the project.

Fire Department

20. The sprinkler risers for the office building and parking garage shall be fed from the discharge side of the fire pump with Fire Department Connections (FDC's) installed to isolate each sprinkler system. Construction documents showing this revision shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.
21. Two additional fire hydrants shall be installed at the north and south entrances to the basement tunnel at locations subject to the approval by the Fire Marshal. Construction documents showing this revision shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.
22. The parking structure and office building shall have emergency radio coverage in accordance with section 510 of the fire code. Details of compliance shall be shown on the building permit plan check plans and shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.

MODIFIED CONDITIONS
(new text is in underline and deleted text is in ~~strikeout~~)

8. Prior to issuance of a building permit, a lot line adjustment shall be approved by the City of Pleasanton and recorded by the applicant which adjusts the property lines so that the new ~~office building and southern parking garage~~ basement does not cross a property line.

20. Prior to installation of any signs, a comprehensive sign program shall be submitted for review and approval by the Director of Community Development. The applicant shall install Sign Option 3 for the "Welcome to Pleasanton" sign in the plaza area behind the BART garage except that it shall have the curved shape of Sign Option 2 and have the font style of the City of Pleasanton logo.

34. The applicant shall plant evergreen trees and shrubs acceptable to CalTrans in the CalTrans unpaved right-of-way between the project site and the edge of the I-580 freeway paving. The tree placement shall generally conform to the landscape plan, Exhibit B, except that trees shall be added in the approximately 160-foot gap shown without trees on the north side of the Workday garage. Said landscaping shall be shown on the plans submitted for issuance of a building permit and shall be subject to the review and approval by the Director of Community Development. If CalTrans does not allow landscaping to be installed within their right-of-way, then the applicant shall install landscaping on the project site between the ~~northern~~ Workday parking garage and the northern property line of the project site subject to the satisfaction of the Director of Community Development.

35. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. ~~A licensed landscape architect shall verify the project's compliance with the ordinance and checklist: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.~~ Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
 - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan; Grading Design Plan; and applicant signature/date with the statement that "I agree to comply with the requirements of the Water Efficient Landscape Ordinance."
 - b. Certificate of Completion

36. A final landscape and irrigation plan shall be submitted to and approved by Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of

species, location, size, quantities (including the quantity of each box-sized tree), and spacing. Plant species shall be of drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The new landscaping installed between the 6120, 6130, and 6140 Stoneridge Mall Road office buildings and the eastern property line along I-680 shall primarily consist of smaller-growing trees, shrubs, and vines with only intermittent use of taller-growing trees. Said landscaping shall generally comply with the plant material list in the City of Pleasanton I-680 Scenic Highway Plan.

46. The project developer's title company shall record any grant deeds or easements, and any other required documents with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy in PDF format prior to the release of the performance bond and labor and materials bond.
59. Development shall be substantially as shown on the development plans, color/material board, LEED Checklist, and related materials, Exhibit B, dated "Received" ~~March 31, and April 11, 2014~~December 1, 2015, and March 30, 2016, on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.
69. The project developer shall comply with the recommendations of the tree reports prepared by HortScience, Inc., dated "Received" ~~April 16, 2014~~December 1, 2015. A final list of the tree preservation measures by the arborist shall be submitted for review and approval by the Director of Community Development prior to building permit issuance. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
106. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of ~~Community Development~~Engineering/City Engineer. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department or until the maintenance bond for public improvements is released, whichever occurs later.
122. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, Order No R2-2015-0049 dated ~~October 14, 2009~~November 19, 2015 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San

Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at the California Regional Water Quality Control Board Website:

- ~~<http://www.ci.pleasanton.ca.us/business/planning/StormWater.html>~~
- http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtmlR2-2015-0049.pdf

C. Deleted Conditions

- ~~10. To improve pedestrian access between the bus stop and office building entrance, the applicant shall adjust the proposed sidewalks on the project site to provide a more direct pedestrian connection between the Stoneridge Mall Rd. sidewalk and the main entry to the new office building. The sidewalk modification shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.~~
- ~~11. The drive aisle adjacent to the 13 parking spaces at the northwest corner of the BART site (next to the BART pedestrian bridge support/staircase) shall be striped for one-way traffic. Said striping shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.~~
- ~~12. Unless otherwise approved by the Director of Community Development, parking space dimensions shall comply with the Pleasanton Municipal Code. Plans submitted for issuance of building permits shall have the parking space dimensions noted on the plans.~~
- ~~28. The applicant and/or project developer shall incorporate distributed generation such as photovoltaic panels, solar thermal, solar hot water, solar cooling, and/or bloom box or other fuel cell technologies into the project to qualify for at least one point on the LEED 2009 checklist for New Construction and Major Renovations. The method used and plan details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.~~
- ~~37. The office building shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant/developer shall comply with the following requirements for making the office building photovoltaic-ready:~~

- a. ~~Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;~~
- b. ~~An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current; and~~
- c. ~~Engineer the roof to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;~~

~~These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.~~

- ~~51. The applicant shall move the vehicular gate in the shared BART and project driveway south by approximately 50 feet. The design and location of the gate shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Traffic Engineer prior to issuance of building permits for the project.~~
- ~~54. Project plans shall include a convenient bicycle access route from Stoneridge Mall Road into the BART parking structure.~~
- ~~57. The signs, arches, vehicular gates, and other structures/obstacles within or above the drive aisle between the BART garage and new office building and northern parking garage shall be modified, as necessary, to comply with fire truck clearances to the satisfaction of the Fire Chief. Said revisions shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Director of Community Development prior to issuance of building permits for the project.~~

~~{end}~~

ORDINANCE NO. 2100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATIONS OF WORKDAY, INC. FOR PLANNED UNIT DEVELOPMENT (PUD) REZONING, MAJOR MODIFICATION, AND DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASES PUD-104 AND PUD-81-22-14M

WHEREAS, Workday, Inc. has applied for Planned Unit Development (PUD) rezoning of an approximately 6.9 acre site at 6110 Stoneridge Mall Road from the Planned Unit Development – High Density Residential/Commercial District to the Planned Unit Development – Mixed Use District, PUD development plan to construct a six-story, approximately 430,000 square foot office building, parking garage, and related site improvements (PUD-104), and PUD Major Modification to the PUD governing Stoneridge Corporate Plaza (6120-6160 Stoneridge Mall Road) to construct a parking garage, surface parking modifications, and related site improvements and to eliminate the public's use of the private landscaped area between the existing office buildings (PUD-81-22-14M) (collectively the "Project"); and

WHEREAS, at its public hearing on April 23, 2014, the Planning Commission adopted Resolution 2014-22, determining that the proposed rezoning, major modification, and development plan are appropriate for the sites, making findings, and recommending to the City Council that PUD-104 and PUD-81-22-14M be approved; and

WHEREAS, on May 20, 2014, the City Council held a duly noticed public hearing on the application and considered all public testimony, agenda reports, and related materials, and the recommendations of City staff and the Planning Commission; and

WHEREAS, based on the Initial Environmental Study, a mitigated negative declaration was adopted by the City Council on May 20, 2014; and

WHEREAS, the City Council finds that the proposed PUD rezoning, major modification, and development plan are consistent with the City's General Plan and purposes of the PUD ordinance.

WHEREAS, the City Council finds that the reduction of the residential density on the 6110 Stoneridge Mall Road property is consistent with the General Plan and that the remaining sites identified in the City's Housing Element are adequate to accommodate the City's share of the regional housing need after the elimination of the Windstar project's 350 apartment units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Approves the rezoning of an approximately 6.9 acre site at 6110 Stoneridge Mall Road from the Planned Unit Development – High Density Residential/Commercial District to the Planned Unit Development – Mixed Use District.

SECTION 2. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Unit Map No. 490, attached hereto as Exhibit B, dated May 20, 2014, and incorporated herein by this reference.

SECTION 3. Approves Cases PUD-104 and PUD-81-22-14M, the applications of Workday, Inc. for a Planned Unit Development (PUD) plan to construct a six-story, approximately 430,000 square foot office building, parking garage, and related site improvements at 6110 Stoneridge Mall Road and PUD Major Modification to the PUD governing Stoneridge Corporate Plaza (6120-6160 Stoneridge Mall Road) to construct a parking garage, surface parking modifications, and related site improvements and to eliminate the public's use of the private landscaped area between the existing office buildings, subject to the conditions as shown in Exhibit A, attached hereto and made part of this ordinance by this reference.

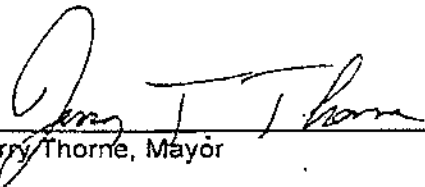
SECTION 4. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times", a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's Office within fifteen (15) days after its adoption.

SECTION 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on May 20, 2014 and adopted at a regular meeting of the City Council of the City of Pleasanton on June 3, 2014 by the following vote:

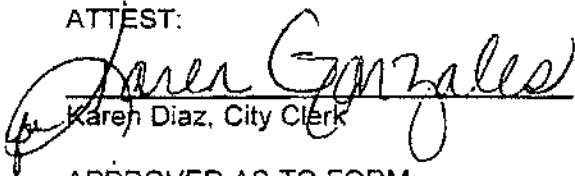
Ayes: Councilmembers Brown, Cook-Kallio, Narum, Pentin, Mayor Thorne
Noes: None
Absent: None
Abstain: None

And adopted at a regular meeting of the City Council of the City of Pleasanton on June 3, 2014, by the following vote:



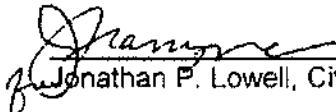
Jerry Thorne, Mayor

ATTEST:



Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney

STONERIDGE CORPORATE PLAZA EXPANSION PUD APPLICATION Workday

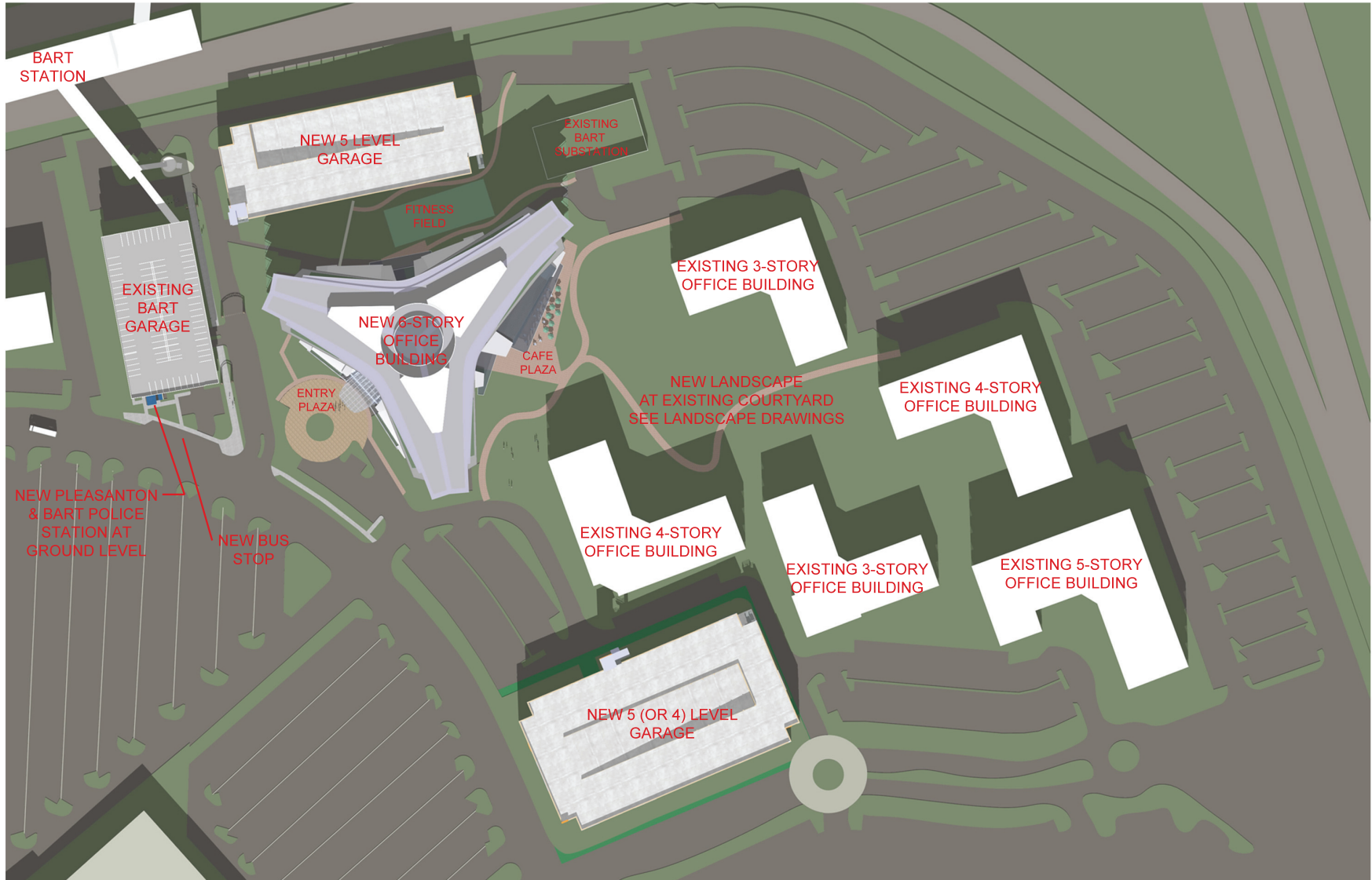


FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion

PUD Application
WORKDAY • PLEASANTON, CALIFORNIA

A0.0
March 27, 2014



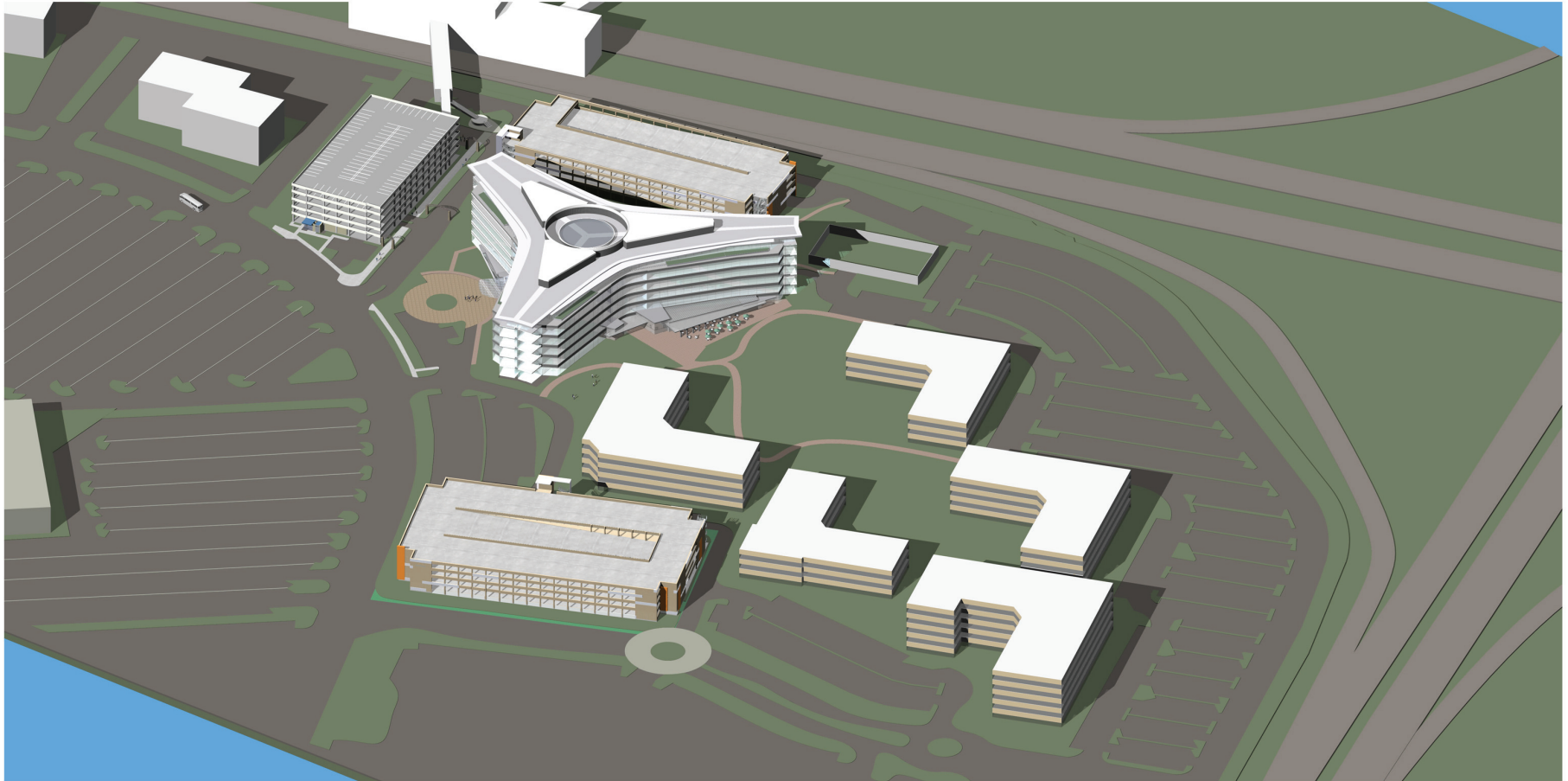
FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion

PUD Application
WORKDAY • PLEASANTON, CALIFORNIA

CONCEPTUAL MASTERPLAN

A2.0
March 27, 2014



FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion

PUD Application
WORKDAY • PLEASANTON, CALIFORNIA

BIRDSEYE VIEW 1

A2.1
March 27, 2014



FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion
PUD Application
WORKDAY • PLEASANTON, CALIFORNIA

CONCEPTUAL SITE PLAN

A2.4
March 27, 2014



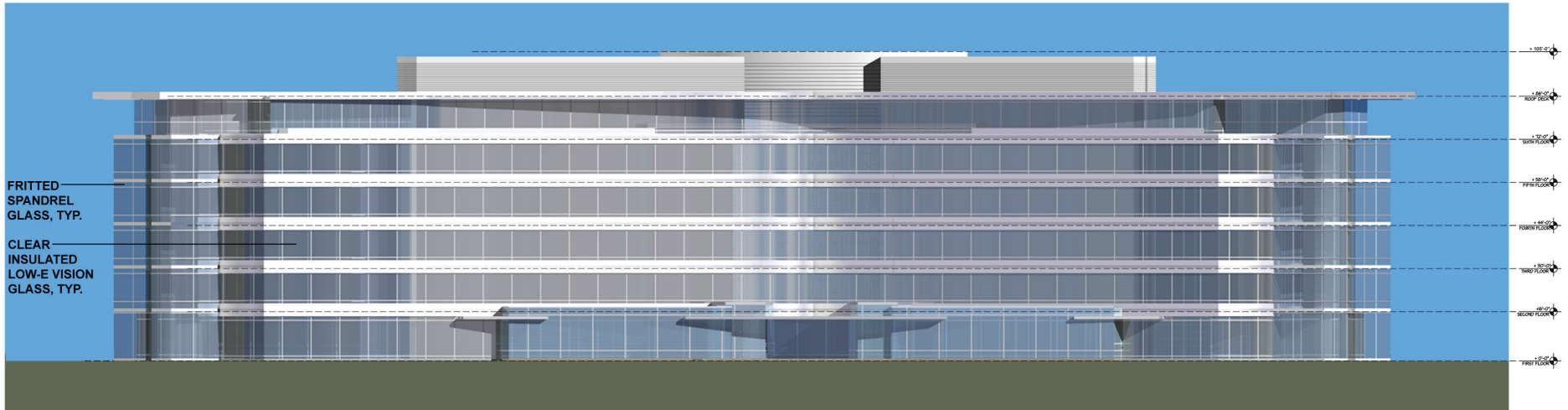
FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion

PUD Application
WORKDAY • PLEASANTON, CALIFORNIA

VIEW FROM STONERIDGE MALL ROAD ENTRY

A4.0
March 27, 2014



NORTH ELEVATION



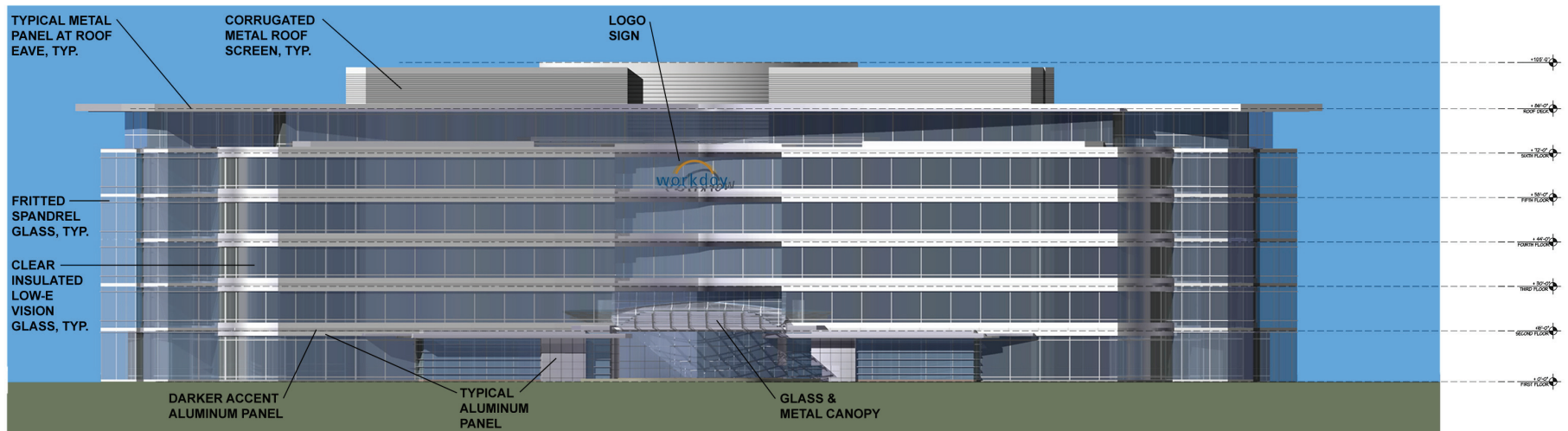
EAST ELEVATION

FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion
 PUD Application
 WORKDAY • PLEASANTON, CALIFORNIA

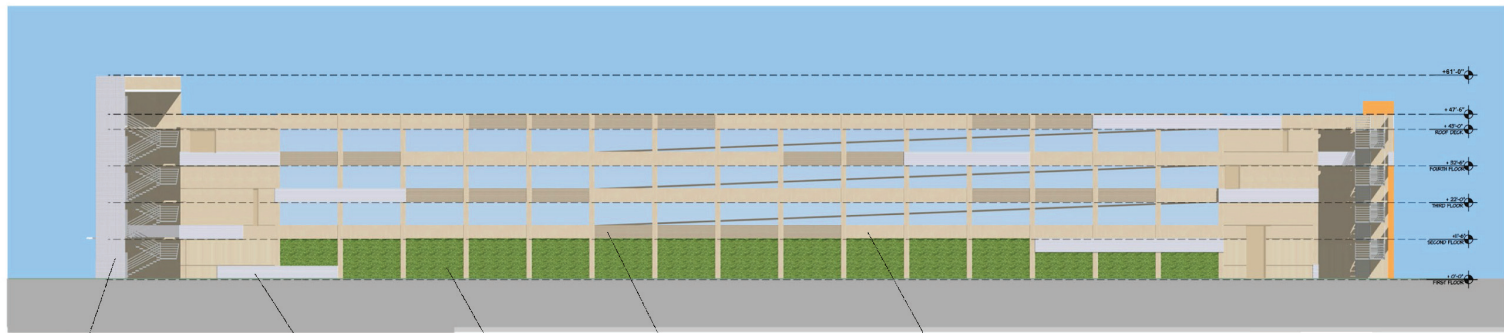
OFFICE BUILDING EXTERIOR ELEVATIONS

A5.0
 March 27, 2014

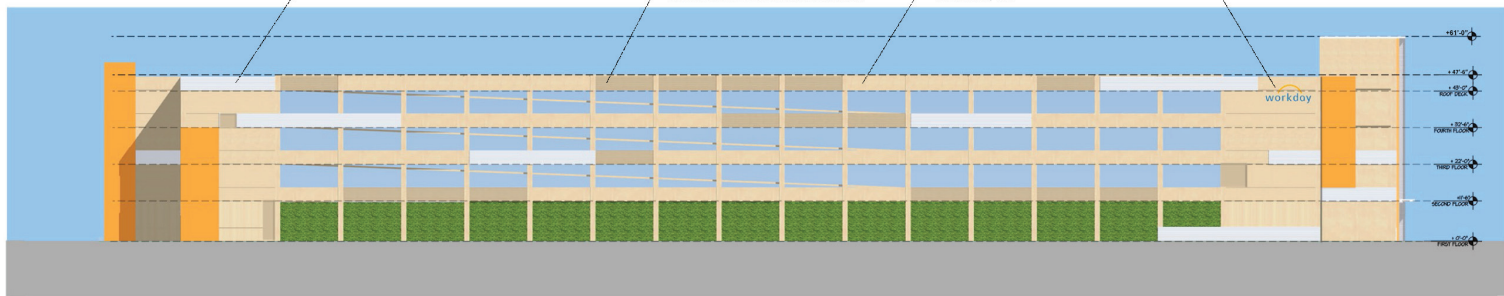


WEST ELEVATION

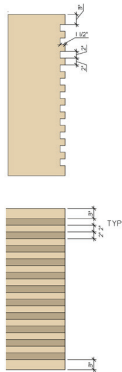




METAL MESH CORRUGATED ALUMINUM PANEL, TYP. GREEN SCREEN, TYP. PRECAST CONCRETE TO MATCH EXISTING OFFICE BUILDINGS WITH HORIZONTAL REVEALS PRECAST CONCRETE TO MATCH EXISTING OFFICE BUILDINGS, TYP. LOGO SIGNAGE SOUTH ELEVATION



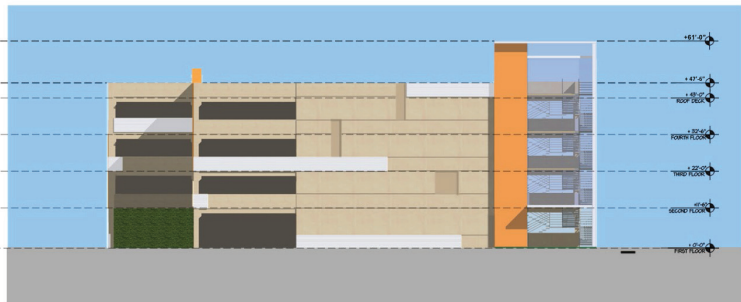
NORTH ELEVATION



PRECAST PANEL WITH HORIZONTAL REVEALS



EAST ELEVATION



WEST ELEVATION



THE CITY OF

PLEASANTON
MEMORANDUM

Subject: CEQA Substantial Conformity Analysis for PUD-104-1M/PUD-81-22-15M (Workday Inc. Project)

Prepared by: Steve Otto, Senior Planner

The City of Pleasanton has prepared the following substantial conformity analysis memo indicating that the currently-proposed Workday office project (Modified Project) is substantially similar to the Workday office project approved in June 2014 and, therefore, would result in similar or reduced environmental impacts compared to those identified in the Initial Study/Mitigated Negative Declaration adopted on May 20, 2014.

Background

In June 2014, Workday received City Council approval to construct a six-story, approximately 430,000 square foot office building, five-level parking garage, and surface parking on the BART property (6110 Stoneridge Mall Road) and construct either a four- or five-level parking garage and surface parking on the Stoneridge Corporate Plaza property (6120-6160 Stoneridge Mall Road). Other related site improvements would also occur on both sites (e.g., landscape modifications, tree removal, utility installation, stormwater treatment areas).

The City Council found that all of the project-related impacts would be mitigated to a less-than-significant level, with the mitigation measures incorporated into the project's design or required by conditions of approval. The City Council adopted a resolution approving a Mitigated Negative Declaration for the project.

Modified Project

Workday later reevaluated the approved plan and determined that it should be refined to function more efficiently for Workday employees and meet Workday's environmental/sustainability objectives. As a result, Workday is proposing to modify its approved plan, resulting in a new office building design which is slightly smaller in floor area, the elimination of the parking garage on the Stoneridge Corporate Plaza property, a larger parking garage with basement parking on the BART property, and other related site changes. Similar to the approved project, vehicular access to the site would be provided from the five existing driveways (one on Stoneridge Mall Road and four on Embarcadero Court) and one new driveway on Stoneridge Mall Road that would be shared with the BART garage.

Comparison of Projects

A comparison of the approved and modified projects is provided in the table below.

Table 1: Comparison of Approved and Modified Projects

	Approved Project	Modified Project	Summary of Change
Office Building:			
Number of Buildings	1	1	No Change
Number of Stories	6	6	No Change
Floor Area	430,000 sq. ft.	410,000 sq. ft.	Reduction
Floor Area Ratio	1.43	1.36	Reduction
Height	87½ ft. at parapet; 105 ft. at equipment screen	82-94 ft. at parapet; 103 ft. at the tallest equipment screen	Neutral Changes (portions of the modified building are slightly taller at the parapet and the modified building is slightly lower at the roof screen)
Setbacks: From Stoneridge Mall Rd. property line	105 ft.	96 ft.	Neutral Changes (modified building is slightly closer to Stoneridge Mall Rd. and is slightly farther from I-580)
From I-580 property line	219 ft.	243 ft.	
Parking Garage:			
Number of Garages	2	1	Reduction
Height	<u>Northern Garage</u> 61 ft. at elevator penthouse and 47 ft. at parapet <u>Southern Garage</u> 4-Level: 47½ ft. at elevator penthouse and 37 ft. at parapet; 5-Level: 58 ft. at elevator penthouse and 47 ft. at parapet	75 ft. at elevator penthouse and 60 ft. 10 in. at parapet	Neutral Change (increase in height of modified garage is offset by the removal of the southern garage and increased setback from I-580)
Setback from I-580 property line	25 ft. (Northern Garage)	35 ft.	Increase
Total Parking (both sites)	3,188 spaces with 4-level Southern Garage (1 space/313 sq. ft.); or 3,421 spaces with 5-level Southern Garage (1 space/292 sq. ft.)	3,214 spaces (1 space/304 sq. ft.)	Neutral Change (within range of spaces in approved project)
Trees Removed	323	362	Neutral Change (offset by planting of additional trees)
Trees Planted	600	634	Increase
LEED Rating	Silver (possibly Gold)	Platinum	Increase

Overall, the modified project would include less building space and other beneficial design changes compared to the approved project. The similar land use intensity and area of site disturbance indicates that potential environmental impacts from the modified project would be similar to or less than those of the approved project.

Project Mitigation Measures

The Mitigated Negative Declaration identified mitigation measures to address air quality and traffic impacts from the approved project. While the modified project's beneficial changes noted in the table above would reduce the intensity of some of the project's potential environmental impacts, the mitigation measures in the Mitigated Negative Declaration would still be applicable to the modified project. Each mitigation measure and its applicability to the modified project is discussed below.

Air Quality

Mitigation Measure 1

- a. During construction, the following dust and exhaust control measures shall be followed:
 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Similar to the approved project, the modified project would result in construction-related emissions from heavy-duty construction equipment, trucks, worker vehicle emissions, and fugitive dust emissions. The air quality assessment prepared for the approved project determined that construction-related emissions would not exceed Bay Area Air Quality Management District's (BAAQMD's) significance thresholds for reactive organic gasses (ROG), nitrogen oxides (NOx), particulate matter-fine (PM2.5), and particulate matter (PM10) and would be considered a less-than-significant impact, but indicated that nearby receptors could be significantly affected by dust generated during construction activities unless the above-noted mitigation measure is implemented. The construction-related emissions for the modified project would be similar to the approved project because the area subject to ground disturbance would be similar. Therefore, the

air quality impacts related to the modified project would continue to be less than significant with implementation of the above-noted mitigation measure.

Transportation and Circulation

Mitigation Measure 2

The following traffic improvements shall be constructed by the applicant/project developer prior to occupancy of the new office building:

a. Foothill Road at Canyon Way Intersection

The project developer shall construct a third southbound left-turn lane on Foothill Rd. (with an additional eastbound lane on Canyon Way to accommodate the new southbound left-turn traffic).

b. Stoneridge Mall Road at Stoneridge Drive Intersection

The project developer shall construct additional southbound left-turn storage capacity by widening the west side of Stoneridge Mall Road and realigning the roadway as generally shown in Figure 8 (the figure can be viewed in the Mitigated Negative Declaration).

c. Stoneridge Mall Road at Shared BART Garage/Project Driveway

The project developer shall install a traffic signal at this intersection including the necessary modifications to the Stoneridge Mall parking lot on the opposite side of the shared driveway.

Similar to the approved project, the modified project would result in additional trip generation. Because the modified project includes the elimination of the southern parking garage, an increase in size of the northern parking garage, a new basement garage, and related on-site circulation changes, an updated traffic study was conducted to determine whether these revisions would change the off-site traffic mitigation required with the approved project. The updated traffic study was prepared by Fehr and Peers, acting as the City's traffic consultant. The updated traffic study determined that the prior traffic mitigation in the 2014 traffic study would adequately mitigate the traffic generated from the modified project. Therefore, the traffic impacts related to the modified project would continue to be less than significant with implementation of the above-noted mitigation measures.

The updated traffic study assumed that the Workday driveway on Stoneridge Mall Road would be signalized and operated as a single intersection with the shared BART/Workday driveway given the close intersection spacing between the two driveways. Because the proposed plans do not indicate that the Workday driveway would be signalized, a condition of approval will require that this intersection be signalized by the applicant.

Summary

In summary, the modified project would be required to implement all of the mitigation measures identified in the Mitigated Negative Declaration for the approved project. Implementation of these mitigation measures and applicable conditions of approval would ensure that, similar to the approved project, the modified project would not result in any impacts beyond those considered in the Mitigated Negative Declaration, and all impacts would continue to be less than significant.

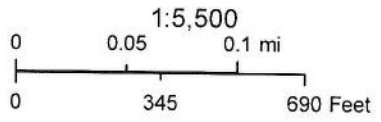
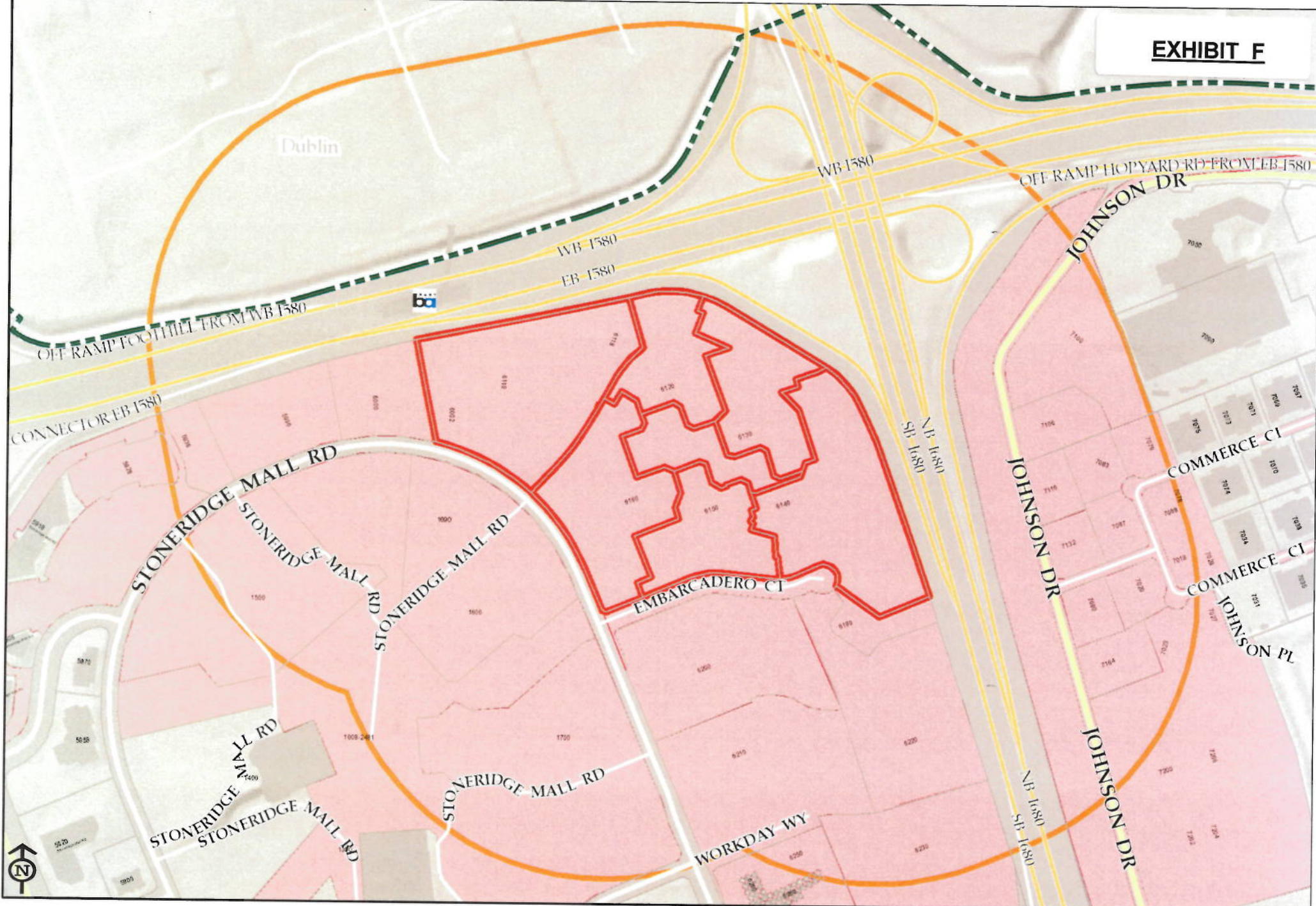
Impacts in other typical areas (aesthetics, utilities, biological resources, etc.) wouldn't increase in severity due to the modified project. In addition, the circumstances surrounding the project (e.g., surrounding land uses, traffic, etc.) haven't substantially

changed since the project was approved. Furthermore, no new information has been identified since adoption of the prior Mitigated Negative Declaration that would indicate new or more severe significant environmental impacts.

Substantial Conformity

Because the modified project would have a similar land use intensity and site disturbance compared to the approved project, it is concluded that the potential environmental impacts from the modified project would be substantially similar to or reduced compared to the approved project. As such, with the implementation of mitigation measures identified in the Mitigated Negative Declaration and the conditions of approval, the modified project would not result in any impacts beyond those considered in the Mitigated Negative Declaration. All impacts would continue to be less than significant or less than significant with the implementation of mitigation. Per CEQA Guidelines Sections 15164 and 15162, this memo comprises an Addendum to the previously-adopted Mitigated Negative Declaration. It shows that the changes to the previously-approved project are not substantial, that substantial changes have not occurred to the circumstances of the project, and that no new information of substantial importance has been identified. Therefore, no subsequent or supplemental Mitigated Negative Declaration is required.

EXHIBIT F



PUD-104-01M/PUD-81-22-15M, Workday, Inc.

Planning Division
April 6, 2016

