

Exhibit A
Draft Conditions of Approval

P11-0712 (Conditional Use Permit), University of San Francisco
6120 Stoneridge Mall Road, Suites 150 and 190
Stoneridge Corporate Plaza
October 12, 2011

Project Specific Conditions of Approval

Planning

1. All activities shall be conducted within the building and all exterior doors shall remain closed when not being used for ingress/egress purposes.
2. If additional hours of operation, number of students or employees, or activities beyond what is stated in the applicant's written narrative, dated "Received, August 26, 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.

Standard Conditions of Approval

Community Development Department

3. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

Planning

4. The proposed use shall be in substantial conformance to Exhibit B, dated "Received, August 26, 2011," 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.
5. 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.

6. 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.
7. This conditional use permit approval will lapse 1 year from the effective date of approval unless the applicant receives a business license.
8. The University of San Francisco shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
9. This approval does not include approval of any signage for the University of San Francisco. If signs are desired, the University of San Francisco shall submit a sign proposal to the City for review and approval prior to sign installation.
10. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
11. 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.

Code Requirements

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.)

12. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
13. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
14. 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.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

May 16, 2011

Mr. Josh Pack
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, California 94566

Re: *Trip Generation Analysis for a USF Extension Project in Pleasanton*

Dear Mr. Pack:

Hexagon Transportation Consultants, Inc. has completed this analysis of the trip generation for the proposed University of San Francisco (USF) extension project in Pleasanton, California. The purpose of the trip generation analysis was to evaluate the magnitude of PM peak hour traffic to be added to the roadway system due to the proposed project.

Survey Locations & Methodology

There are three USF extension sites in the Bay Area. They are located in: Cupertino, Santa Rosa, and San Ramon. Each of these locations was surveyed for trip generation once during the weekday PM commute period, on a Tuesday, Wednesday, or Thursday between the hours of the 4:00 PM and 6:00 PM. The peak hour of trip generation from each site represents the highest 60 minutes during the two hour study period. The surveys were conducted the week of May 9th, 2011.

Because the survey locations are located within existing office buildings, face to face interviews were conducted at the entrances and exits of each USF extension site. The surveys noted whether each person: drove alone, carpooled, walked/biked, or used public transportation.

The existing transit service to each USF site is as follows:

- **Cupertino:** There is one bus route on Steven Creek Boulevard directly adjacent to the project site. Commute hour headways are approximately 10 to 20 minutes. There are four other routes with bus stops a little more than a half mile walk from the site.
- **San Ramon:** There are two bus routes on Annabel Lane adjacent to the project site. Commute hour headways are approximately 20 minutes. There are four additional bus routes at the San Ramon Transit Center within a one mile walking distance of the site.
- **Santa Rosa:** The USF campus is located about one quarter mile from the Santa Rosa Downtown Transit Mall. There are more than 20 bus routes that stop at the Downtown Transit Mall and commute hour headways run about 30 minutes (on average).

Survey Results

The results show that the surveyed USF extensions generated between 12 and 17 automobile trips during the peak hour of the two hour study period (see Table 1). There were no transit trips at any of the site locations. There was only one bike/walk trip during all three surveys. For all sites, the PM peak hour of trip generation occurred between 4:00 PM and 5:00 PM. Most of the trips were generated by students arriving for classes. The data sheets for each survey are attached.

Table 1
USF Trip Survey Summary

Survey Location	Peak Hour	Auto Trips			Other Mode Trips	
		In	Out	Total	Bike/Walk	Transit
Cupertino Campus	4:00 PM to 5:00 PM	14	3	17	0	0
San Ramon Campus	4:00 PM to 5:00 PM	10	2	12	0	0
Santa Rosa Campus	4:00 PM to 5:00 PM	17	0	17	1	0

Trip Generation Rate

Based on the size of each campus, an automobile trip generation rate was calculated for each campus extension (see Table 2). The rates ranged from 1.20 trips/1,000 square feet to 1.89 trips/1,000 square feet. The average rate was 1.49 trips/1,000 square feet for the three campuses. During the PM peak hour, the directional split of traffic was 89% inbound and 11% outbound.

Table 2
USF Trip Generation Rates

Survey Location	Campus Size (s.f.)	Auto Trip Rate (per 1,000 s.f.)
Cupertino Campus	12,400	1.37
San Ramon Campus	10,000	1.20
Santa Rosa Campus	9,000	<u>1.89</u>
Average*		1.49
*Split Percentage: 89% inbound and 11% outbound during peak hour		

Transit Service Reduction

The City of Pleasanton has requested that Hexagon recommend a transit service reduction rate based on the fact that the proposed USF extension project would be located within a short walking distance of the recently opened West Dublin/Pleasanton BART station. To determine this percentage, Hexagon coded a university use into the Alameda County Travel Demand Forecast Model in the zone near the BART station. The model considers the proximity, frequency, and routes of transit service, as well as the auto ownership and income statistics of university students/faculty. The model predicted that about 6% of the students/faculty would use transit to access the USF extension.

While transit mode shares of more than 6% are common for land uses around BART stations, nearly all of the BART stations are located west of the project. The areas north and south are not served by BART and there is only one station to the east. In addition, the trip generation surveys showed no transit service usage at the existing USF extension campuses, despite the fact that a major downtown transit mall was located within a reasonable walking distance of the Santa Rosa site. It is suspected that this occurred, in part, because bus service operates at shorter headways during commute periods. After classes end (during evening hours), the bus service headways are less frequent and therefore would be less convenient for students. BART service is more attractive compared to bus service and operates with more frequent headways during off peak hours (trains run approximately every 20 minutes), which would likely increase transit usage. When considering all of these facts, it is Hexagon's opinion that the model's estimate of transit ridership is reasonable.

Thank you for selecting Hexagon for this assignment. If you have any questions, please do not hesitate to give us a call.

Sincerely,

Hexagon Transportation Consultants, Inc.



Brett Walinski, P.E.
Vice President & Principal Associate

Attachment: 3 Survey Data Sheets

USF Trip Generation Survey

Date 5/11/2011
Location Santa Rosa Campus
Weather Clear
Surveyor Logan Crump

Question to everyone ENTERING and EXITING the USF extension office:

Hello, I am doing a one question trip survey for the University of San Francisco.

Did you arrive today via: Bus or Transit, Biking or Walking, Carpool, or Drive Alone?

Thank you for your participation!

If you miss someone or they ignore the question, mark "No Response"

ENTERING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM	16	2	1		
4:30 PM					
4:45 PM					
5:00 PM					
5:15 PM	1	1			
5:30 PM	2				
5:45 PM	1				
6:00 PM	9				

EXITING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM					
4:30 PM					
4:45 PM					
5:00 PM					
5:15 PM		1			
5:30 PM	2				
5:45 PM	1				
6:00 PM					

USF Trip Generation Survey

Date 5/10/2011
Location San Ramon Campus
Weather Clear
Surveyor Kevin Binder

Question to everyone ENTERING and EXITING the USF extension office:

Hello, I am doing a one question trip survey for the University of San Francisco.

Did you arrive today via: Bus or Transit, Biking or Walking, Carpool, or Drive Alone?

Thank you for your participation!

If you miss someone or they ignore the question, mark "No Response"

ENTERING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM	3				
4:30 PM	3	1			
4:45 PM					
5:00 PM	3				
5:15 PM					
5:30 PM	1				
5:45 PM					
6:00 PM					

EXITING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM					
4:30 PM					
4:45 PM	2				
5:00 PM					
5:15 PM					
5:30 PM	1				
5:45 PM					
6:00 PM	1				

USF Trip Generation Survey

Date 5/11/2011

Location Cupertino Campus

Weather Clear

Surveyor Patti Iwanciaow

Question to everyone ENTERING and EXITING the USF extension office:

Hello, I am doing a one question trip survey for the University of San Francisco.

Did you arrive today via: Bus or Transit, Biking or Walking, Carpool, or Drive Alone?

Thank you for your participation!

If you miss someone or they ignore the question, mark "No Response"

ENTERING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM	11				
4:30 PM	1				
4:45 PM	2				
5:00 PM					
5:15 PM	1				
5:30 PM	2				
5:45 PM	5				
6:00 PM	2				

EXITING PERSONS RESPONSE

15 Minute Period Ending	Drive Alone	Carpool	Bike/Walk	Bus Transit	No Response
4:15 PM					
4:30 PM	2				
4:45 PM	1				
5:00 PM					
5:15 PM					
5:30 PM	1				
5:45 PM					
6:00 PM	1				

Cassidy/
Turley/CPS

475 El Camino Real, Suite 100 Santa Clara, CA 95050
T 408.615.3400 F 408.615.3444 www.cps-co.com

July 12, 2011

City of Pleasanton
Attn: Planning Division
200 Old Bernal Avenue
Pleasanton, CA 94566

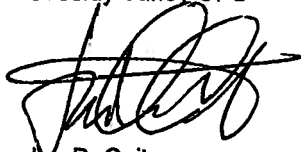
RE: Letter of Support
University of San Francisco – East Bay Regional Campus

To Whom It May Concern:

The purpose of this letter is to notify the City of Pleasanton planning commission that Stoneridge Properties, LLC, owner of Stoneridge Mall in Pleasanton, California, does not oppose the University of San Francisco – East Bay Regional Campus locating at 6120 Stoneridge Mall Road in Pleasanton.

Should you have any questions or concerns, please contact Michael Short at (925) 737-4100.

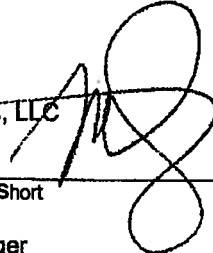
Regards,
Cassidy Turley CPS



Jen DeCoite
Lic. 01471300

Read and Approved:

Stoneridge Properties, LLC

By: 
Michael Short

Title: General Manager

Date: 7/12/11



September 20, 2011

Jan Hanson
 Director of Real Estate
 University of San Francisco
 2130 Fulton Street, Office of Business and Finance, LM142
 San Francisco, CA 94117

RE: PUD-81-22-13M
Effective Date: October 11, 2011

Dear Ms. Hanson:

The City has completed its review of your application for a minor modification to an approved development plan, PUD-81-22, Stoneridge Corporate Plaza located at 6120, 6130, 6140, 6150, and 6160 Stoneridge Mall Road to: (1) permit schools and colleges for adult education if not more than twenty (20) students are at the facility at any one time; and (2) conditionally permit schools and colleges for adult education if more than twenty (20) students are present at the facility at one time.

In accordance with City Council policy, notice of the proposed PUD minor modification was sent to the surrounding property owners on **September 9, 2011**. No request was made for a formal hearing.

Based upon the information submitted, it is my determination that the above changes are not substantial in nature since the overall plan for the site will remain the same. Therefore, in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton, I am granting a minor modification, Case PUD-81-22-13M, subject to the following conditions:

1. The permitted and conditionally permitted uses in the Stoneridge Corporate Plaza located at 6120, 6130, 6140, 6150, and 6160 Stoneridge Mall Road are amended to add the following uses:
 - (1) Schools and colleges for adult education if not more than twenty (20) students are at the facility at any one time are permitted uses subject to the following conditions:
 - a. The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements;
 - b. The zoning administrator finds that adequate parking is available for the said use.
 - (2) Schools and colleges for adult education if more than twenty (20) students are present at the facility at one time are conditionally permitted uses.

The standard city noise ordinance applies.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802


Planning 200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	Building & Safety 200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	Engineering 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	Traffic 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	Inspection 157 Main Street (925) 931-5680 Fax: 931-5484
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2. 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.
3. Except, as modified by Conditions 1 and 2 above, all conditions of Cases PUD-81-22 through PUD-81-22-12M shall remain in full force and effect.

Approval of the minor modification will become effective on **October 11, 2011 (Pleasanton Municipal Code Chapter 18.68)**, unless appealed prior to that time.

If you have any questions with regard to this matter, please do not hesitate to give me a call.

Sincerely,



Janice Stern
Planning Manager

C: Joel Redmon, Metropolitan Life Insurance Company/MLIC Asset Holdings II LLC, 425 Market Street, Suite 1050, San Francisco, CA 94105

Michael Short, Simon Properties, One Stoneridge Mall Road, Pleasanton, CA 94588

Desiree Shaw, University of San Francisco, One Annabel Lane Suite 115, Bishop Ranch, San Ramon, CA 94583

Jon DeColte, Cassidy Turley CPS, 300 Santana Row, Fifth Floor, San Jose, CA 95128

6120 Stoneridge Mall

City of Pleasanton

GIS

Department

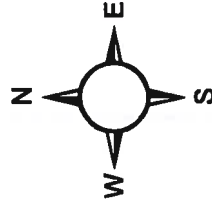
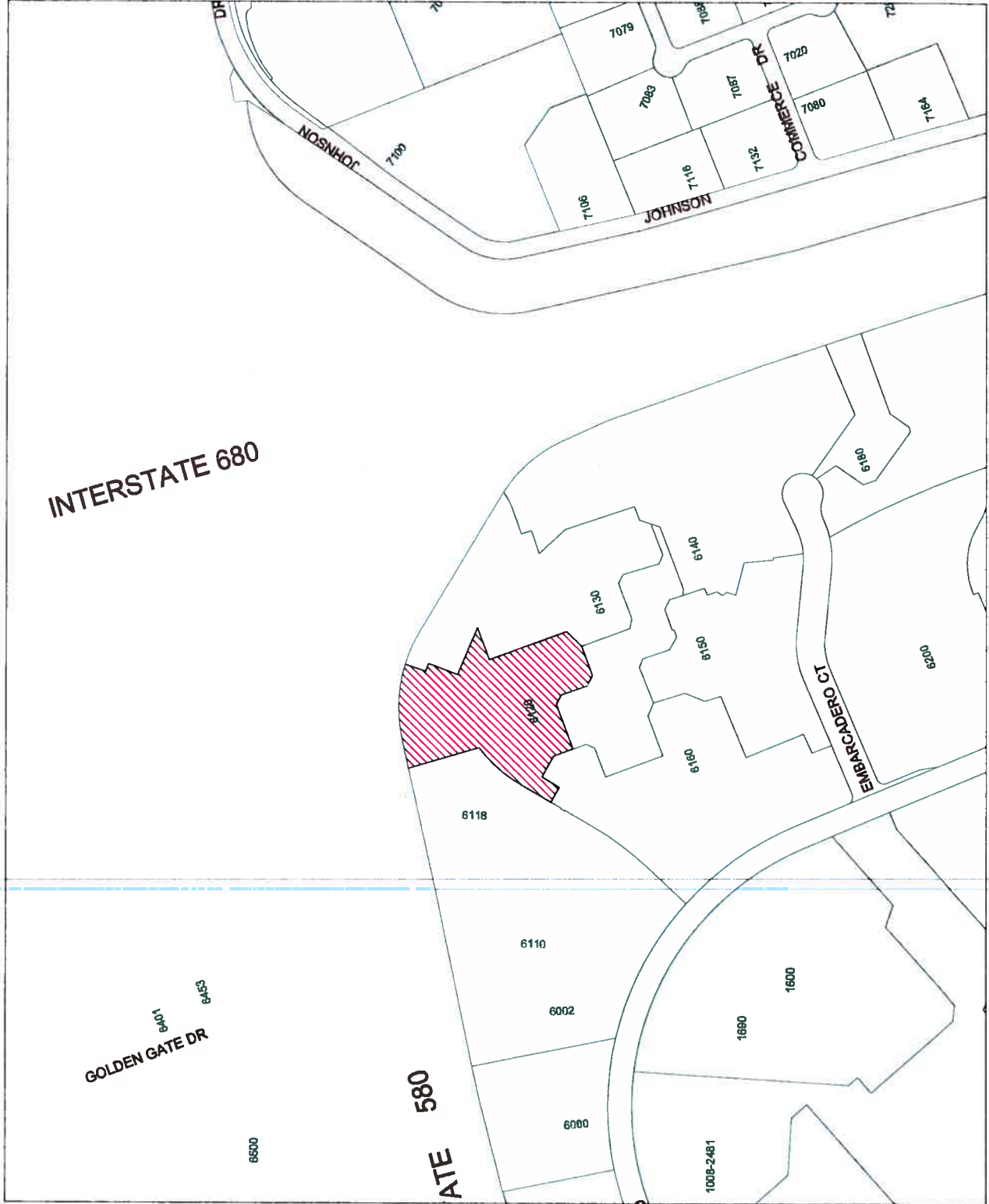


EXHIBIT F

Printed 8/29/2011

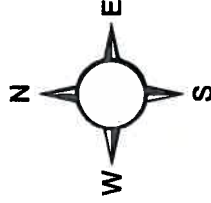


6120 Stoneridge Mall

City of Pleasanton

GIS

Department



Printed 9/29/2011

EXHIBIT G

