



**LEED 2009 for New Construction and Major Renovations**

**Project Checklist**

12	14	<b>Sustainable Sites</b>	<b>Possible Points: 26</b>
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Y	?	N		
Y			Prereq 1	Construction Activity Pollution Prevention
1			Credit 1	Site Selection
1			Credit 2	Development Density and Community Connectivity
1			Credit 3	Brownfield Redevelopment
1			Credit 4.1	Alternative Transportation—Public Transportation Access
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles
2			Credit 4.4	Alternative Transportation—Parking Capacity
1			Credit 5.1	Site Development—Protect or Restore Habitat
1			Credit 5.2	Site Development—Maximize Open Space
1			Credit 6.1	Stormwater Design—Quantity Control
1			Credit 6.2	Stormwater Design—Quality Control
1			Credit 7.1	Heat Island Effect—Non-roof
1			Credit 7.2	Heat Island Effect—Roof
1			Credit 8	Light Pollution Reduction

6	1	3	<b>Water Efficiency</b>	<b>Possible Points: 10</b>
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Y	?	N		
3			Prereq 1	Water Use Reduction—20% Reduction
2			Credit 1	Water Efficient Landscaping
3			Credit 2	Innovative Wastewater Technologies
1			Credit 3	Water Use Reduction

8		27	<b>Energy and Atmosphere</b>	<b>Possible Points: 35</b>
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Y	?	N		
6			Prereq 1	Fundamental Commissioning of Building Energy Systems
13			Prereq 2	Minimum Energy Performance
7			Prereq 3	Fundamental Refrigerant Management
1			Credit 1	Optimize Energy Performance
1			Credit 2	On-Site Renewable Energy
2			Credit 3	Enhanced Commissioning
2			Credit 4	Enhanced Refrigerant Management
2			Credit 5	Measurement and Verification
2			Credit 6	Green Power

6	1	7	<b>Materials and Resources</b>	<b>Possible Points: 14</b>
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Y	?	N		
3			Prereq 1	Storage and Collection of Recyclables
1			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof
2			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements
2			Credit 2	Construction Waste Management
2			Credit 3	Materials Reuse

**ATTACHMENT 2**

**EXHIBIT B**

**RECEIVED JULY 30, 2014**

<b>Materials and Resources, Continued</b>				
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Y	?	N		
2			Credit 4	Recycled Content
2			Credit 5	Regional Materials
1			Credit 6	Rapidly Renewable Materials
1			Credit 7	Certified Wood

10	1	4	<b>Indoor Environmental Quality</b>	<b>Possible Points: 15</b>
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Y	?	N		
1			Prereq 1	Minimum Indoor Air Quality Performance
1			Prereq 2	Environmental Tobacco Smoke (ETS) Control
1			Credit 1	Outdoor Air Delivery Monitoring
1			Credit 2	Increased Ventilation
1			Credit 3.1	Construction IAQ Management Plan—During Construction
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings
1			Credit 4.3	Low-Emitting Materials—Flooring Systems
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products
1			Credit 5	Indoor Chemical and Pollutant Source Control
1			Credit 6.1	Controllability of Systems—Lighting
1			Credit 6.2	Controllability of Systems—Thermal Comfort
1			Credit 7.1	Thermal Comfort—Design
1			Credit 7.2	Thermal Comfort—Verification
1			Credit 8.1	Daylight and Views—Daylight
1			Credit 8.2	Daylight and Views—Views

6		6	<b>Innovation and Design Process</b>	<b>Possible Points: 6</b>
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Y	?	N		
1			Credit 1.1	Innovation in Design: Specific Title
1			Credit 1.2	Innovation in Design: Specific Title
1			Credit 1.3	Innovation in Design: Specific Title
1			Credit 1.4	Innovation in Design: Specific Title
1			Credit 1.5	Innovation in Design: Specific Title
1			Credit 2	LEED Accredited Professional

4		4	<b>Regional Priority Credits</b>	<b>Possible Points: 4</b>
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Y	?	N		
1			Credit 1.1	Regional Priority: Specific Credit
1			Credit 1.2	Regional Priority: Specific Credit
1			Credit 1.3	Regional Priority: Specific Credit
1			Credit 1.4	Regional Priority: Specific Credit

42	3	65	<b>Total</b>	<b>Possible Points: 110</b>
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# Operational Air Emissions Plan

Date: July 30, 2014

**PUD-106 (CHRYSLER-JEEP-DODGE)**  
Planning Commission Hearing August 27, 2014  
City Council Hearing September 16, 2014

To: **City of Pleasanton**  
200 Old Bernal Avenue  
Pleasanton, CA

**ATTACHMENT 2**  
**EXHIBIT B**  
**RECEIVED JULY 30, 2014**

Re: **Chrysler–Dodge–Jeep Dealership at Staples Ranch**  
**Ref: PUD 106 & P14-0924**  
Staples Ranch Automall  
Pleasanton, CA

To Whom It May Concern:

The proposed Pleasanton Chrysler project is located in the Stoneridge Drive specific plan/staples Ranch Project area. The environmental impact report for the specific plan contains mitigation measures for air quality. The subject of this memorandum is to address mitigation measures AQ-3.1: Develop and implement a plan to reduce operational air emissions.

The Planned Unit Development submittal package consists of a set of site layout drawings showing buildings and parking layout and preliminary lighting, landscaping and building exteriors. The City's green building checklist is also included in the submittal requirements. Many of the planned measures to reduce the operational emissions are demonstrated in those two documents.

## Measures to reduce Emissions from Mobile Sources

### 1. Traffic Circulation

The traffic circulation pattern of each lot on the site has been designed to efficiently move vehicular traffic into and out of the site without requiring internal stop signs or long queues where cars could lie idle and create unnecessary exhaust. There is a "T" intersection at the end of the main entry road. The entrance has been designed with two-lanes entering the site, two lanes exiting the site with a left turn pocket at Stoneridge Drive. There is also an arterial road bisecting the site consisting of 2 lanes to provide internal access to all of the proposed lots.

### 2. Bike racks, pedestrian pathways & bus drop offs

- a. Bus stop along Stoneridge Dr. – A designed bus pad and shelter are located along Stoneridge Dr., in close proximity to the project. The bus stop will make it convenient for employees and potential customers to take public transportation to the site.
- b. Pedestrian walkway from stoneridge to the sales building- A pedestrian connection will be provided from stoneridge Dr., along the private entrance road, through the customer parking lot to the sales building entrance.
- c. Bike racks at customer entrance - Adequate bicycle parking will be provided near the customer entrance to the sales building.
- d. Encourage employee to use alternative transportation- employees will be encouraged to use alternative transportation.
- e. Each dealership will be encouraged to the extent possible to utilize low emitting vehicles for shuttle service.

## Measures to reduce Emissions from stationary sources

1. Operating systems
  - a. Energy Management system - manages operating times, use efficiency, and cost efficiency for lighting, HVAC systems and computer systems. Also manages power load during peak hours to minimize energy use (prevents utilities from having to provide temporary additional power during peak time). Low VOC Emitting materials- Interior paint, flooring, adhesives, sealants.
  - b. CO2 monitoring within breathing zones-there is CO2 monitoring in the show room, the appraisal lounge, and in the service break and training room.
  - c. HVAC – Will be constructed to the recently adopted more stringent energy code compliance adapted by the state.
2. Energy Saving Building Elements
  - a. Daylight Harvesting- The use of sky lights in the service area and large exterior windows in the show room allow for natural light to permeate into the majority of the indoor space. A 16'-9" tinted glass store front system is used around the showroom to allow for natural light at all times of the day. Individual office light dimmers and a roller shade system is supplied in each of the individual offices and conference rooms.
  - b. Low emissivity glass- the tinted curtain wall system allows for day light to permeate throughout the building but reduces the amount of heat that comes through the glass into the occupied space.
  - c. White thermoplastic membrane roof-Reflects light and reduces heat gain within the building to allow cool air to stay in and heat to be reflected during the day. At night it allows hot air to stay in the building and keep it insulated to cut down on energy consumption and cost.
  - d. Energy efficient building insulation- is used in all the Chrysler Facilities to keep the maximum amount of conditioned air in the building to cut down on energy consumption and cost.
  - e. Building mounted signage and parking lot pole lights use LED lighting to reduce energy use

## **WRITTEN NARRATIVE**

On May 13, 2014, the City of Pleasanton approved the CarMax project (PUD-98) on the 19.66 acre westerly portion of Staples Ranch Lot 1 (formerly the Hendrick Auto Mall site).

This project consists of the proposed subdivision and development of the remaining 16.10 acre easterly portion of Staples Ranch Lot 1, to permit the construction and operation of up to three separate automobile franchises for new and used cars and trucks. The northerly 5.3 acre portion of the site (Lot 1) would be developed with a Chrysler//Dodge/Jeep franchise, allowing the immediate relocation of the current franchise from Dublin. The remaining portion of the site would be subdivided into two lots, to permit the future development of two additional franchises. Because these additional franchises have not been identified at this time, planning for the remainder of the site is conceptual.

### **Chrysler/Dodge/Jeep Franchise on Lot 1**

Lot 1 of the proposed project is approximately 5.32 acres, located at the northern portion of the site, directly adjacent to the CarMax project. The Chrysler franchise development includes approximately 33,000 square feet of building, including approximately 18,592 square feet of showroom, office and parts storage on two floors, approximately 13,200 square feet of vehicle service area, and 1,250 square feet of car wash area. The remainder of Lot 1 will be utilized for display, customer, employee and service parking, totaling 400 spaces. The dealership is anticipated to have an average of 40 employees.

This site will be accessed from the northern portion of the shared private roadway with CarMax, utilizing an entrance directly across from the northerly CarMax entrance. Customers will drive into the dealership from Stoneridge Drive via the shared access road, park in the designated customer parking areas adjacent to the dealership facility and walk directly to the dealership entrance. A sales and service customer lounge and waiting area will be located in the middle area of the dealership facility. Customers will pick up their vehicles in a designated vehicle delivery area adjacent to the dealership facility in the service area.

Planned hours of operation are:

Vehicle Sales Department:

Monday through Saturday 9:00 am to 9:00 pm

Sunday 9:00 am to 8:00 pm

Vehicle Service Department:

Monday through Friday 7:00 am to 6:00 pm

Saturday 8:00 am to 5:00 pm

It is expected that, on average, there will be three (3) transport carrier deliveries of new and used vehicles per week. Vehicle transport deliveries will occur on the dealership premises adjacent to the dealership. Vehicle deliveries will be subsequently parked in marked parking spaces adjacent to the dealership's service department. Deliveries of parts and accessories will occur on a daily basis Monday through Friday, and will occur on the premises adjacent to the parts delivery area.

The dealership will have a car wash and auto detailing area located at the rear of the service department. There are no plans at this time for a paint booth at the dealership.

There are no plans at this time for any motorcycle, RV, Boat or Trailer –related uses at the dealership. There are also no plans at this time for any temporary tents.

### **Future Dealerships on Lots 2 and 3**

Because no specific franchises have been identified at this time for the 3.51 acre Lot 2 or the 7.26 acre Lot 3, the proposal only shows a conceptual circulation, building and parking layout for these sites. Lot 2 could be developed with a dealership not to exceed 27,500 square feet. Primary access would be from Stoneridge Drive, via the southern portion of the shared roadway with CarMax. It is anticipated that hours of operation and truck deliveries would be similar to Lot 1.

Lot 3 could be developed with a future dealership up to 60,000 square feet in size. Primary access would be from a new access point off of El Charro Road (right-turn-in only) and from the shared CarMax roadway. It is anticipated that hours of operation and truck deliveries would be similar to Lot 1. All vehicle egress would be the shared roadway and signalized intersection at Stoneridge Drive.

The total permitted square footage for the three lots would be the same as what was approved for this portion of the Hendrick auto mall project (approximately 120,500 square feet).