

PACIFIC PEARL

BHVCP PLEASANTON LLC



APPLICANT

BHVCP Pleasanton, LLC
 550 Hartz Ave. Suite 200
 Danville, CA 94526
 Phone: (925) 683-6662
 Contact: Brad Blake
 Email: bblake@bhvcp.com

ARCHITECT

FCGA Architecture
 301 Hartz Ave. Suite 213
 Danville, CA 94526
 Phone: (925) 820-9123
 Fax: (925) 820-5858
 Contact: Galen Grant
 Email: galen@fcgainc.com

CIVIL ENGINEER

Mackay & Soms
 5126 Franklin Dr. Suite B
 Pleasanton, CA 94588
 Phone: (925) 225- 0690
 Contact: Chris Guenther
 Email: cguenther@msce.com

LANDSCAPE ARCHITECT

David Gates & Associates
 2671 Crow Canyon Rd.
 San Ramon, CA 94583
 Phone: (925) 736-8176
 Fax: (925) 838-8901
 Contact: David Gates
 Email: david@dgate.com

PROPOSED USE

Approx. 112,000 Square Foot
 Grocery-Anchored Shopping
 Center

NOTE

These Drawings Are Preliminary.
 Some Revisions May Occur Due
 To Tenant Requirements.

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CIVIL ENGINEERING

- C1 Site Survey
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- C3 Grading & Drainage Plan
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- C5 Utility Plan
- C6 Storm Water Quality Plan
- C7 Access Plan
- C8 Delivery Truck Access Plan

LANDSCAPE ARCHITECTURE

- L1 Site Plan
- L2 Enlargements
- L3 Planting Plan
- L4 Site Elements

PUD-108
STAPLES RANCH: RETAIL SITE
ATTACHMENT 2
EXHIBIT B

G

COVER

02.04.2015





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AI AERIAL MASTER PLAN
02.04.2015



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A2

AERIAL MASTER
PLAN

02.04.2015



SHOPPES AT LIVERMORE



CHRYSLER AUTO DEALER



LIVERMORE PREMIUM OUTLETS



CREEKVIEW ASSISTED LIVING



CARMAX



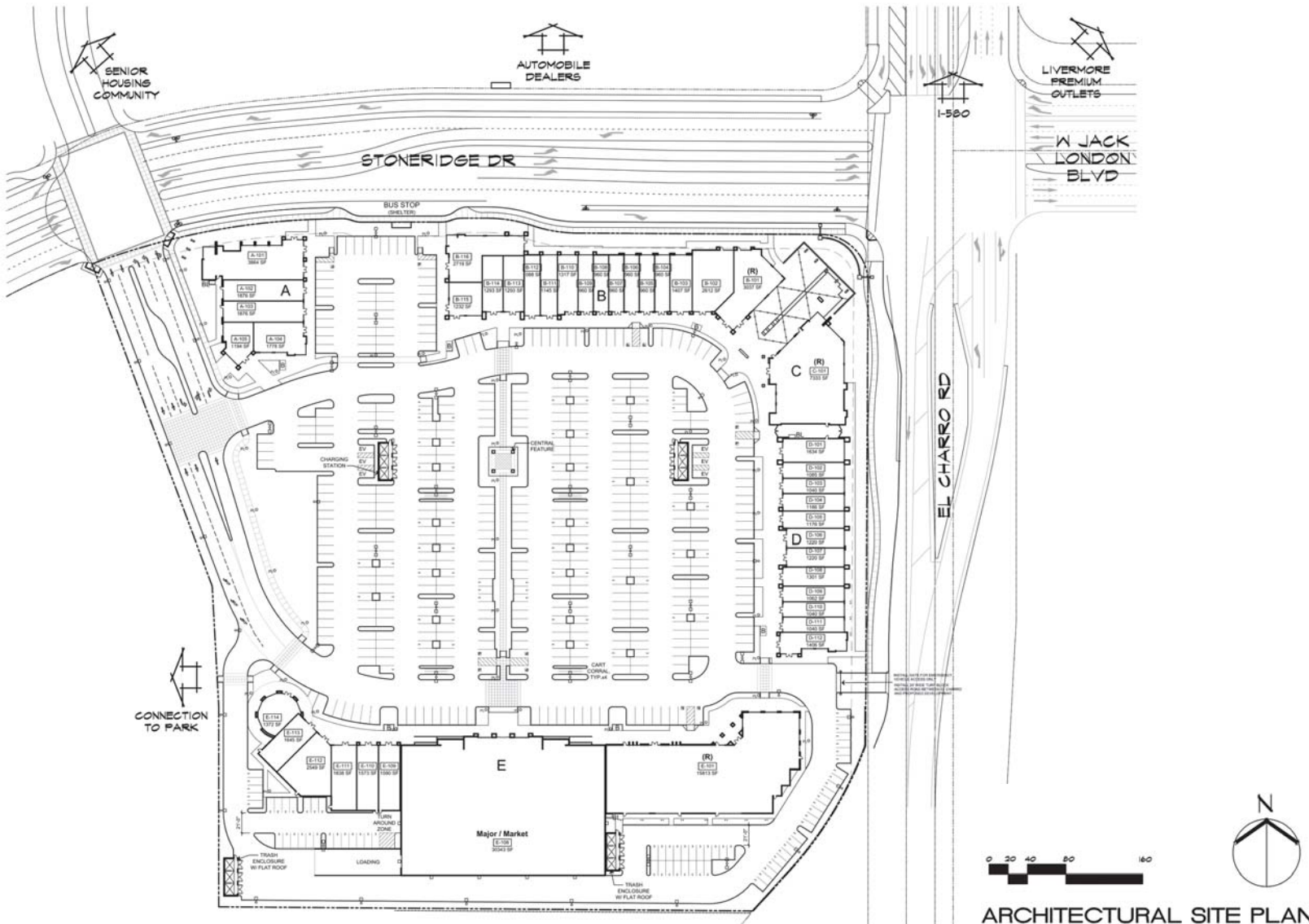
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A3

CONTEXTUAL
IMAGES

02.04.2015



SITE DATA	
APN	946-4623
TOTAL SITE AREA:	± 11,4845 ACRES (± 500,265 SF)
LOCATION:	SWC OF STONERIDGE DR. AND EL CHARRO RD.
CURRENT ZONING:	PUD-C
PROPOSED ZONING:	PUD-C
EXISTING USE:	VACANT LAND
WORK PROPOSED:	APPROX. 12,000 SQUARE FOOT GROCERY-ANCHORED SHOPPING CENTER
ALLOWABLE FLOOR AREA RATIO (F.A.R.)	0.25
ALLOWABLE BUILDING AREA:	(± 125,066 SF)

BUILDING DATA	
BUILDING A	10,588 SF
BUILDING B	22,903 SF
BUILDING C	7,333 SF
BUILDING D	14,410 SF
BUILDING E	56,723 SF
TOTAL BLDG AREA:	111,957 SF

PARKING CALCULATIONS		
		PARKING REQ'D.
MAJOR MARKET:		
E-108	30,343 SF	
TOTAL MAJOR MARKET	30,343 SF	203 (1/150)
RESTAURANTS:		
B-101	3,037 SF	
C-101	7,333 SF	
E-101	15,813 SF	
VARIOUS TENANTS	29,800 SF	
TOTAL RESTAURANTS	55,983 SF	280 (1/200)
SHOPS:		
VARIOUS TENANTS	25,631 SF	
TOTAL SHOPS	25,631 SF	86 (1/300)
TOTAL	111,957 SF	569

PARKING CALCULATIONS		PARKING PROVIDED
STANDARD		420
COMPACT		131
ACCESSIBLE		12
TOTAL		569

PARKING DATA *	
FOOD STORES:	1 : 150
BANKS:	1 : 300
RETAIL:	1 : 300
RESTAURANTS:	1 : 200 OR 1 PER 3 SEAT (WHICHEVER IS GREATER)
PARKING SIZES:	STANDARD 9' x 19'
	COMPACT 8' x 16'
ABLES:	LOOP ROAD 28'
	STANDARD 25'
	COMPACT 25' E.A.N.
ACCESSIBLE REQ'D:	12 (2% OF TOTAL)
CLEAN AIR / VAN POOL / EV:	8% OF TOTAL (NOT IDENTIFIED ON PLAN E.A.N.)
BICYCLE PARKING:	
VISITORS:	REQUIRED 569 x 0.8 x 5' = 23 (BIKE RACKS)
	PROVIDED 30 (BIKE RACKS)
EMPLOYEES:	REQUIRED 569 x 0.2 x 5' = 6 (LOCKERS)
	PROVIDED 6 (LOCKERS)

* NOTE: SEE CIVL SHEET C2 FOR ALL SITE, PARKING AND SETBACK DIMENSIONS

LEGEND	
(R)	BIKE RACK FOR 5 BIKES
(L)	BIKE LOCKER FOR 2 BIKES
(P)	PARKING LOT LIGHT
(-)	PEDESTRIAN LIGHT
(-)	STRING LIGHTS

ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"



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VIEW OF CENTRAL PLAZA FROM STREET INTERSECTION



VIEW OF MAIN ENTRANCE



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A5

ENTRY
PERSPECTIVES

02.04.2015



VIEW FROM ENTRY DRIVE



VIEW FROM ENTRY DRIVE/ PARKING LOT



VIEW FROM PARKING LOT



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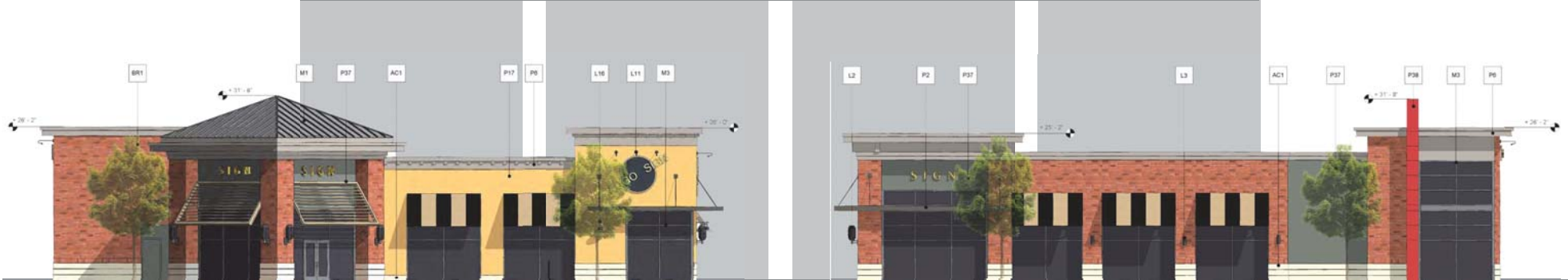
A6

BUILDING A

02.04.2015



EAST



SOUTH

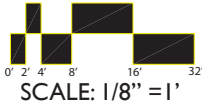
NORTH



WEST

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A7

BUILDING A
ELEVATIONS

02.04.2015



VIEW FROM PARKING LOT



VIEW FROM STONERIDGE DR.



VIEW FROM PEDESTRIAN WALKWAY



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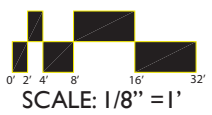
A8 BUILDING B

02.04.2015



PACIFIC PEARL

BHVCP PLEASANTON LLC

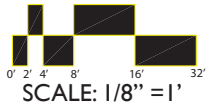


A9 BUILDING B
ELEVATIONS
02.04.2015



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A10

BUILDING B
ELEVATIONS

02.04.2015



AERIAL FROM CENTRAL PLAZA ENTRY



VIEW FROM COURTYARD



VIEW FROM PARKING LOT



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ALL BUILDING C

02.04.2015

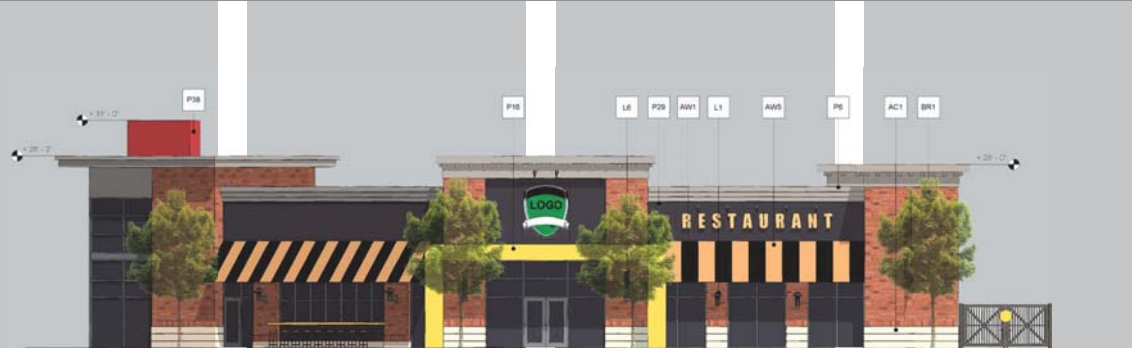


EAST



SOUTH

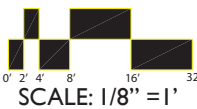
NORTH



WEST

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A12

BUILDING C
ELEVATIONS

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VIEW FROM PARKING LOT



AERIAL VIEW FROM PARKING LOT



VIEW FROM EVA EXIT



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A13 BUILDING D

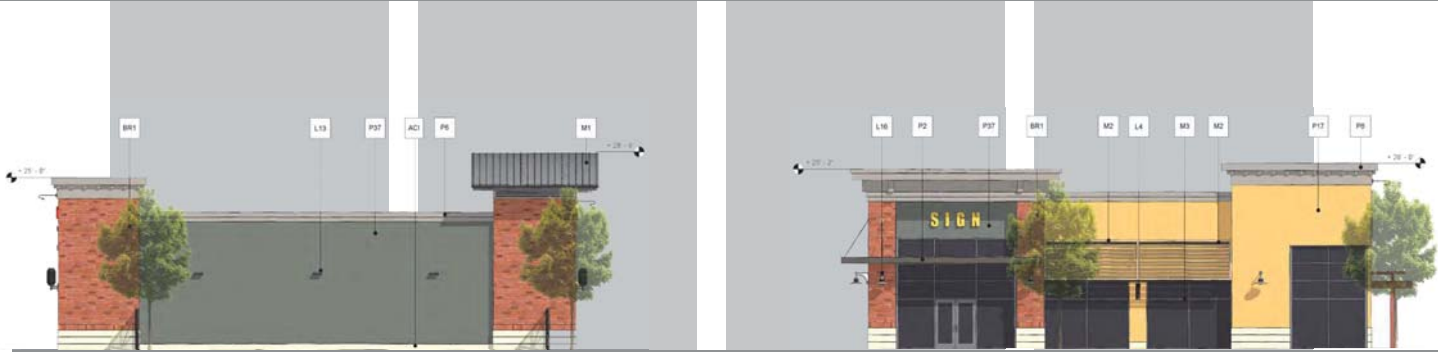
02.04.2015



EAST



WEST

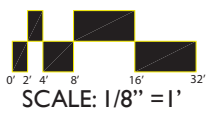


NORTH

SOUTH

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A14 BUILDING D
ELEVATIONS
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VIEW FROM CENTRAL WALKWAY



VIEW FROM ENTRY DRIVE



AERIAL VIEW FROM PARKING LOT



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A15 BUILDING E

02.04.2015

NORTH- LEFT

NORTH- MIDDLE

NORTH- RIGHT

NORTH
SCALE: 1" = 20'



NORTH- LEFT



NORTH- MIDDLE



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A16

BUILDING E

02.04.2015



NORTH- RIGHT



VIEW OF REAR- EAST

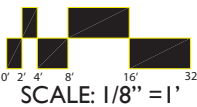


VIEW OF REAR- WEST



PACIFIC PEARL

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A17

BUILDING E
ELEVATIONS

02.04.2015

SOUTH- LEFT

SOUTH- MIDDLE

SOUTH- RIGHT

SOUTH
SCALE: 1" = 20'

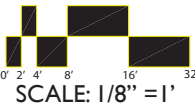
SOUTH- LEFT

SOUTH- MIDDLE



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SCALE: 1/8" = 1'

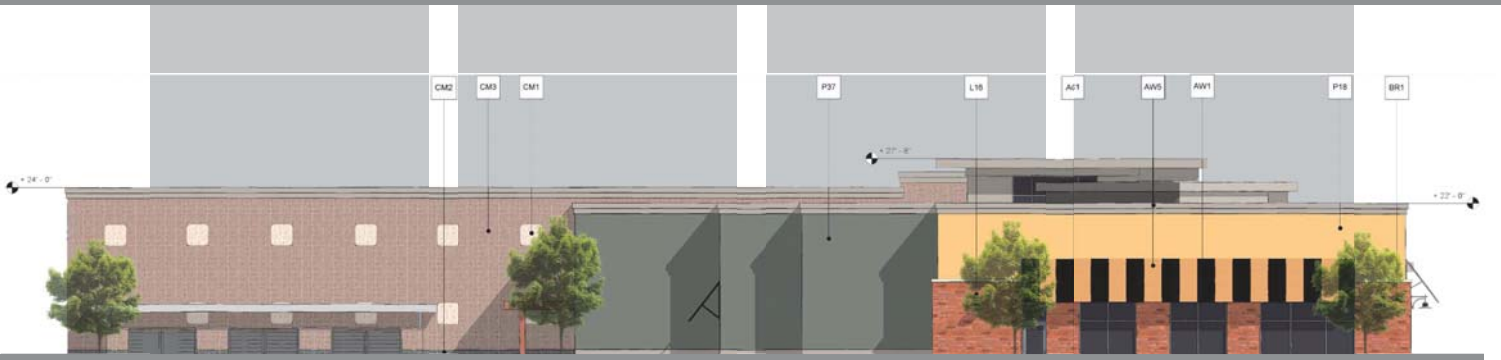
A18

BUILDING E
ELEVATIONS

02.04.2015



SOUTH- RIGHT



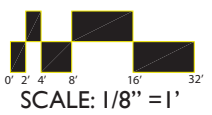
EAST



WEST

PACIFIC PEARL

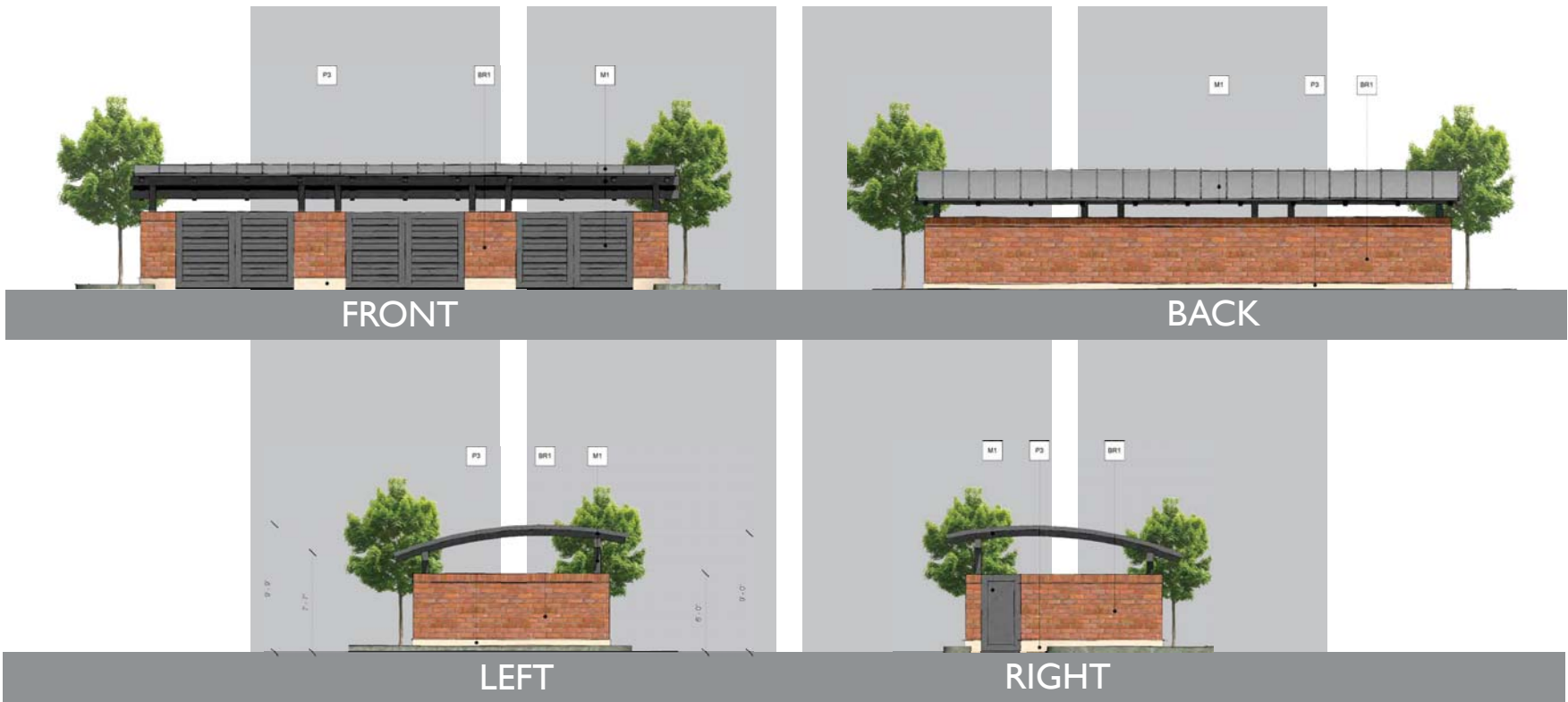
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A19

BUILDING E
ELEVATIONS

02.04.2015



FRONT

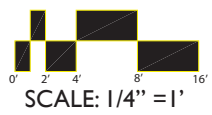
BACK

LEFT

RIGHT



- TRASH ENCLOSURE FEATURES:**
- MATERIALS/ COLORS TO MATCH BUILDINGS
 - HEAVY DUTY SELF CLOSING HINGES
 - CONNECTED TO SANITARY SEWER
 - SIZED FOR GARBAGE & RECYCLING
 - INCLUDES MAN DOOR
 - ON ACCESSIBLE PATH
 - IVY PLANTING AT EXPOSED FACES



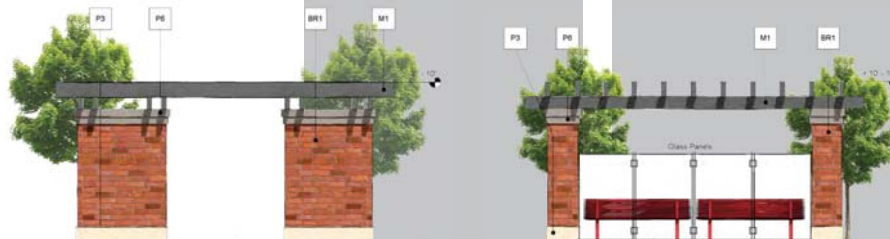
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A20 TRASH ENCLOSURE

02.04.2015

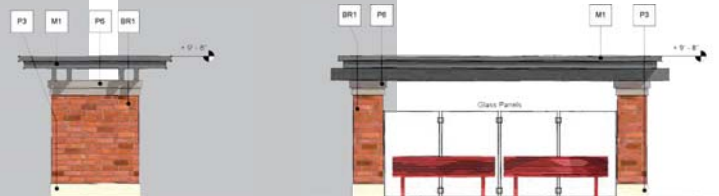
CENTRAL PARKING FEATURE



NORTH/ SOUTH

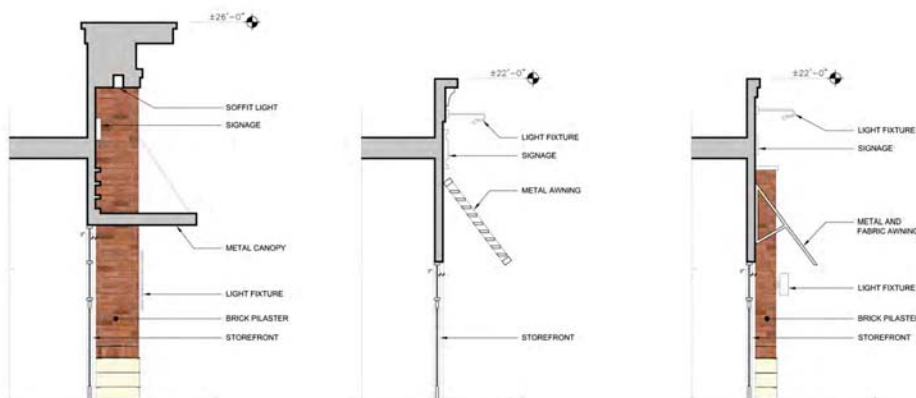
EAST/WEST

BUS STOP

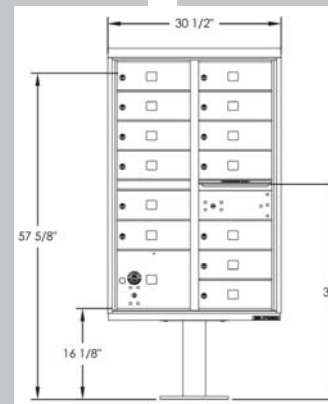


SIDE

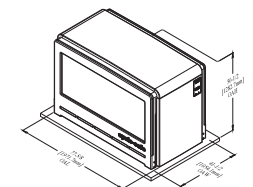
FRONT



SECTION DETAILS



MAILBOX

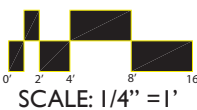


BIKE STORAGE



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A21

SITE FEATURES

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VIEW OF BUILDING B



VIEW OF BUS STOP



VIEW OF BUILDING A FROM INTERSECTION



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A22

PEDESTRIAN
EXPERIENCE

02.04.2015



STONERIDGE DR. - AT PLANTING



STONERIDGE DR. - 5 YEAR



STONERIDGE DR. - 10 YEAR



EL CHARRO - AT PLANTING



EL CHARRO - 5 YEAR



EL CHARRO - 10 YEAR



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A23

PLANTING PLAN
DEPICTION

02.04.2015



BR1
H.C. MUDDOX
RAILROAD BLEND



AC1
NAPA VALLEY CAST STONE
45C- ANTIQUE LIMESTONE



P2
URBANE BRONZE
SW7048



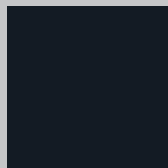
P5
TONY TAUPE
SW7038



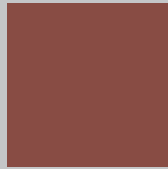
P6
DOVETAIL
SW7018



P23
SAWDUST
SW6158



P9
INKWELL
SW6992



P12
TOILE RED
SW0006



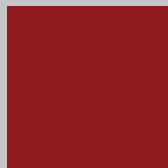
P15
ROOKWOOD RED
SW2801



P17
HARVEST GOLD
SW2858



P19
DECIDUOUS AMBER
SW0007



P38
RED BAY
SW6321



P24
THUNDEROUS
SW6201



P25
ROSEMARY
SW6187



P36
ROCKY RIVER
SW6215



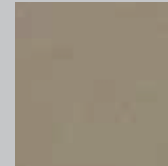
P37
NIGHT OWL
SW7061



P27
MESMORIZE
SW6544



M1
METAL SALES
MISTIQUE PLUS (W31)



M2
METAL SALES
CHAMPAGNE METALLIC



M3
METAL SALES
DARK BRONZE (H4)



CMU1
BASALITE
SPLIT FACE 309



CMU2
BASALITE
SPLIT FACE 390



CMU3
BASALITE
SPLIT FACE 550

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MI

MATERIAL
PALETTE

02.04.2015



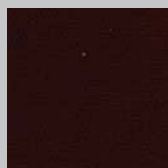
AW5
FIRESIST
TOASTY BEIGE



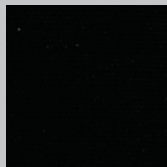
AW10
FIRESIST
TERRACOTTA



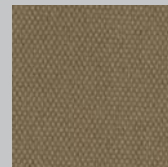
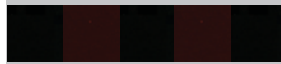
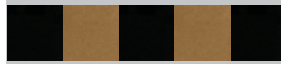
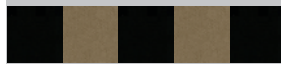
AW7
FIRESIST
ADMIRAL NAVY



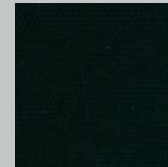
AW3
FIRESIST
BURGANDY



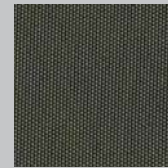
AW1
FIRESIST
BLACK



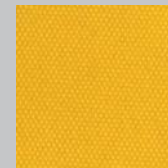
AW11
FIRESIST
SAND



AW4
FIRESIST
FOREST GREEN TWEED



AW2
FIRESIST
NEW GREY

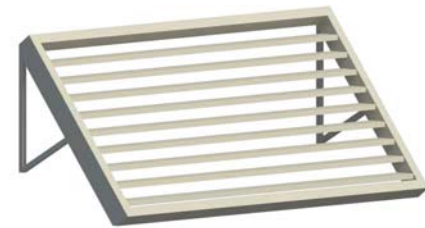


AW8
FIRESIST
SUNBURST YELLOW



AW3
FIRESIST
CRIMSON RED

FABRIC AWNING



M2
METAL SALES
CHAMPAGNE METALLIC

METAL AWNING



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M2

AWNING
PALETTE

02.04.2015

20

POLE LIGHT
HADCO
4" STRAIGHT ROUND
JET BLACK



1

WALL SCONCE
TMS LIGHTING
APOLLO SS- APWSS18
BLACK/ LED



2

WALL SCONCE
STERNBERG LIGHTING
#1335
BLACK/ LED



3

WALL SCONCE
VISA
#OW2200
JET BLACK



4

LINEAR WALL SCONCE
TMS LIGHTING
ALPINE- 24"
BLACK CHROME- LED



5

LINEAR WALL SCONCE
TMS LIGHTING
ALPINE- 36"
BLACK CHROME- LED



6

LINEAR WALL SCONCE
TMS LIGHTING
ALPINE- 48"
BLACK CHROME- LED



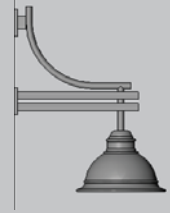
7

WALL SCONCE
TMS LIGHTING
SAUREL II- SA835
BLACK CHROME- LED



8

ARM MOUNTED LIGHT
DOMUS LIGHTING
DOS-DBC
BLACK/ LED



9

WALL SCONCE
ULTRALIGHTS
XXXXXXX
BLACK/ CFL



10

UP-LIGHT
HK LIGHTING
ZXLS-01
BRONZE/ LED



11

SIGN LIGHT
BK LIGHTING
SIGN STAR B- SERIES
BLACK WRINKLE/ LED



12

PARKING LOT POLE
GARDCO
SLENDER FORM
GREY/ LED



13

GROUND MOUNTED
FLOODLIGHT
COLOR KINETICS
eV BLAST
BLACK/ LED



14

SIDE EMITTING FLEX STRIP
LED LINEAR
VARIO LED FLEX
LED



15

BOLLARD
LUMEC LIGHTING
DOSB-1
BLACK



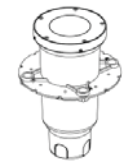
16

LIGHT SCONCE
TMS LIGHTING
V200 NAUTICAL- 24"
BLACK



17

INGROUND
BKSSL
HP2-LED-TR
BLACK



18

STRING LIGHTS
TIVOLI
LITESPHERE LED
BLACK



19

SERVICE LIGHT
GARDCO
I22 SLENDER FORM
SILVER/ LED



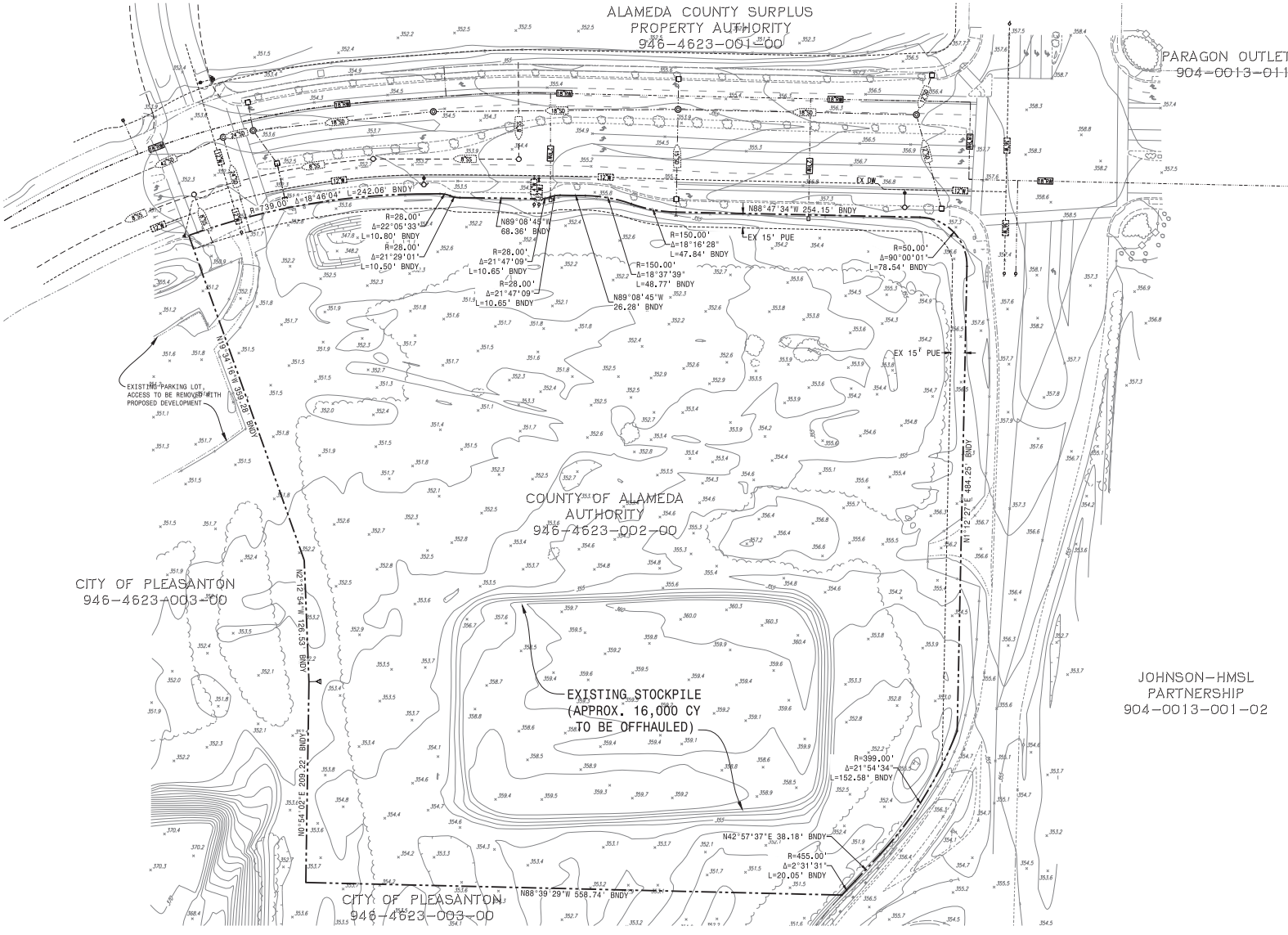
PACIFIC PEARL

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M3

LUMINARIES
PALETTE

02.04.2015



ALAMEDA COUNTY SURPLUS
PROPERTY AUTHORITY
946-4623-061-00

PARAGON OUTLETS LLC
904-0013-011-00

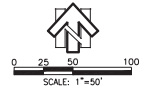
COUNTY OF ALAMEDA
AUTHORITY
946-4623-002-00

CITY OF PLEASANTON
946-4623-003-00

JOHNSON-HMSL
PARTNERSHIP
904-0013-001-02

EXISTING STOCKPILE
(APPROX. 16,000 CY
TO BE OFFHAULED)

CITY OF PLEASANTON
946-4623-003-00



LEGEND

- SANITARY SEWER & MANHOLE
- STORM DRAIN & INLET
- WATER MAIN / POTABLE WATER
- RECYCLED WATER
- FIRE HYDRANT WITH VALVE
- STORM MANHOLE
- FIELD INLET
- RECYCLED WATER SERVICE METER
- PROJECT SITE BOUNDARY
- EXISTING TOPO SPOT ELEVATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER

- NOTES**
- 1) TOPOGRAPHY OBTAINED BY AERIAL SURVEY WITH GROUND CONTROL, DATED SEPTEMBER 2014
 - 2) ALL EXISTING TREES/STRUCTURES ONSITE WERE REMOVED WITH PREVIOUS DEVELOPMENT PERMITS
 - 3) BENCHMARK: MONUMENT DISK AT INTERSECTION OF PUBLIC DRIVE AND KIRKCALDY STREET. ELEVATION = 342.17
 - 4) BASIS OF BEARING: THE BEARING OF NORTH 89°38'25" WEST BETWEEN FORD MONUMENTS ON STONERIDGE DRIVE AS SHOWN ON TRACT 8020 FILED IN BOOK 313 OF MAPS, AT PAGES 65 THROUGH 68, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY

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PACIFIC PEARL

BHV Centerstreet Properties LLC

CI

PRELIMINARY
SITE SURVEY

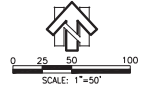
Drawing: 201701 Site Survey.dwg
 Date: 1/11/2017 10:47:00 AM
 Plot Date: Jan 11, 2017 10:46:25

COUNTY OF ALAMEDA
 AUTHORITY
 946-4623-001-00

PARAGON OUTLETS LLC
 904-0013-011-00

STONERIDGE DR

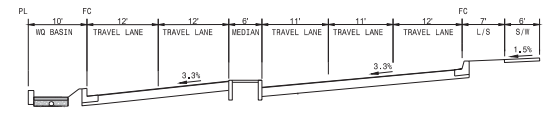
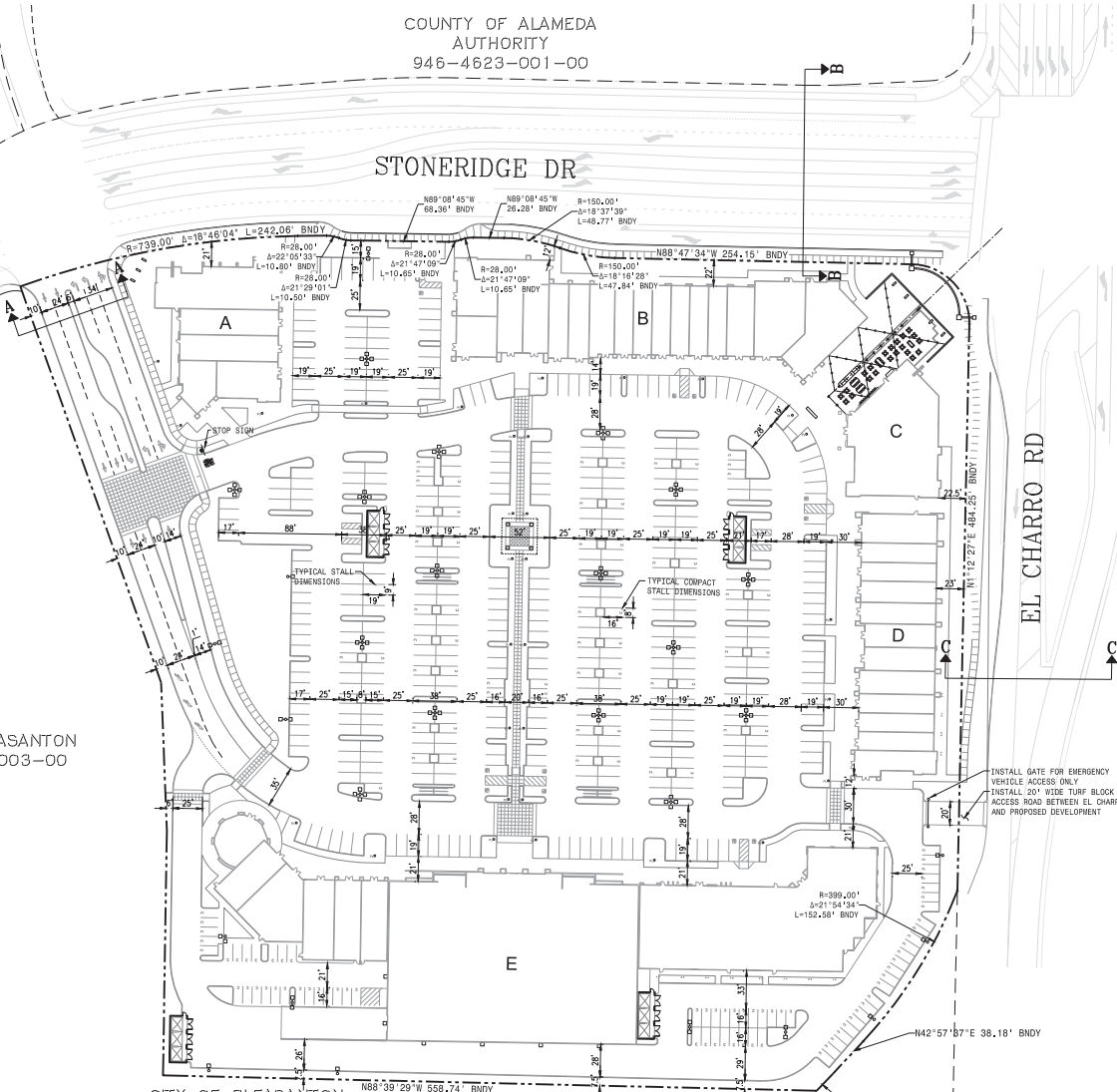
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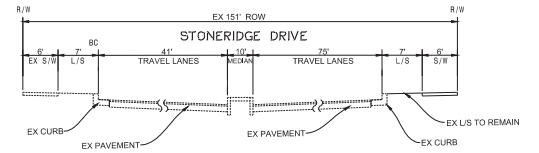
EL CHARRO RD

CITY OF PLEASANTON
 946-4623-003-00

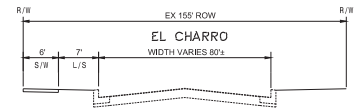
CITY OF PLEASANTON
 946-4623-003-00



SECTION A-A
 Scale: NTS



SECTION B-B
 Scale: NTS



SECTION C-C
 Scale: NTS

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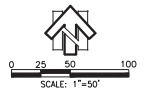
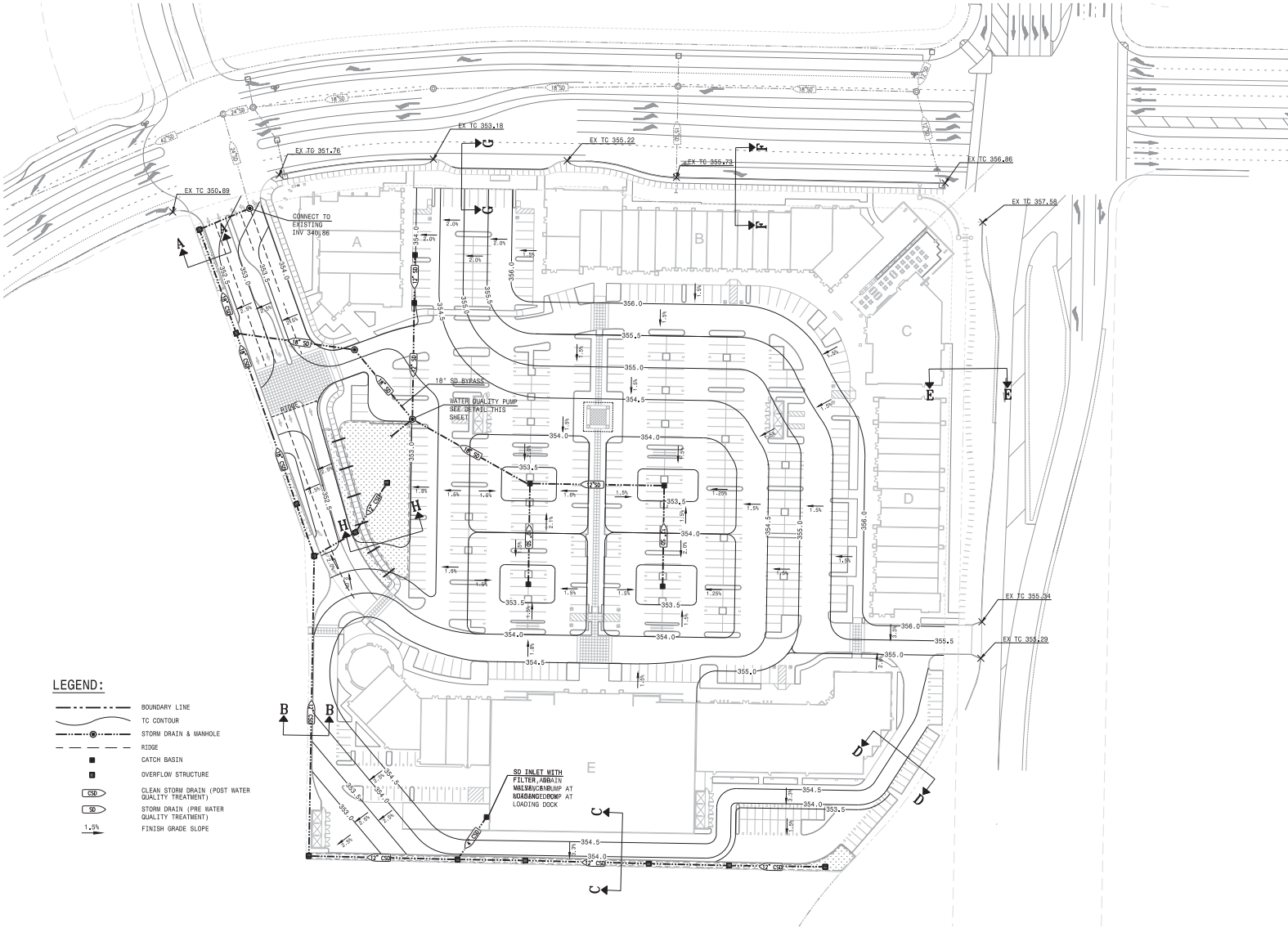


PACIFIC PEARL

BHV Centerstreet Properties LLC

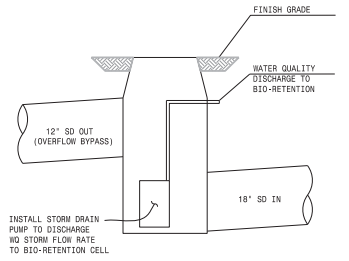
C2 DIMENSIONED SITE PLAN

Project: BHV Centerstreet Properties LLC
 File: C:\Projects\BHV\BHV_C2.dwg
 Plot Date: Jan 22, 2016 10:07



	CUT (CY)	FILL (CY)
RAW RESULTS	26,500	11,000
BIO-RETENTION EXCAVATION	500	-
STOCKPILE OFFHAUL	16,000	-
TRENCH SPOILS	N/A	-
SHRINKAGE	N/A	-
CONSOLIDATION	N/A	-
SITE STRIPPING	N/A	-
TOTAL	11,000	11,000
	BALANCE	

EARTHWORK SUMMARY:
 THE EARTHWORK SUMMARY IS APPROXIMATE AND BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND AND THE PROPOSED SUBGRADE / PAD ELEVATIONS. STRUCTURAL SECTIONS ARE ASSUMED TO BE 18" (5'AC/13'AB) AND THE SLABS TO BE CONSTRUCTED AS SLAB ON GRADE (4"PC/4"AB). ANY SOIL REMEDIATION IS EXPECTED TO OCCUR ON-SITE WITH NO IMPORT OR EXPORT. THE CALCULATION MAKES TO PROVISION FOR STRIPPING OR SUB EXCAVATION. DUE TO VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED WILL IN ALL LIKELIHOOD DEVIATE FROM THE CALCULATED VOLUME. THESE ITEMS MARKED N/A HAVE NOT BEEN INCLUDED IN OUR CALCULATIONS AT THIS TIME.



STORM DRAIN WATER QUALITY PUMP STRUCTURE

- LEGEND:**
- BOUNDARY LINE
 - - - TC CONTOUR
 - - - - - STORM DRAIN & MANHOLE
 - - - RIDGE
 - CATCH BASIN
 - OVERFLOW STRUCTURE
 - CB CLEAN STORM DRAIN (POST WATER QUALITY TREATMENT)
 - SD STORM DRAIN (PRE WATER QUALITY TREATMENT)
 - 1.5% FINISH GRADE SLOPE

- NOTES:**
- 1) FOR SECTIONS, SEE SHEET C4.
 - 2) GRADING SHOWN FOR GENERAL INFORMATION ONLY AND WILL BE ADJUSTED AT FINAL DESIGN. ALL FINAL GRADING DESIGN SHALL CONFORM TO CITY STANDARDS.
 - 3) ADDITIONAL STORM DRAINS TO BE PROVIDED WITHIN PARKING AREAS TO CONVEY STORM DRAIN FROM ROOF LEADERS TO THE PROPOSED WATER QUALITY FEATURES.

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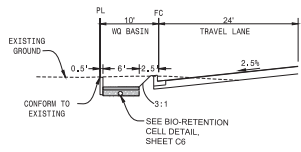


PACIFIC PEARL

BHV Centerstreet Properties LLC

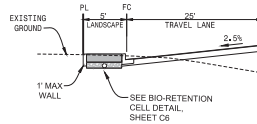
C3 PRELIMINARY GRADING / DRAINAGE PLAN

Drawing: 2023-02-28 Preliminary Grading & Drainage
 Paper: P110789 (PLAN) 15/06/25
 File Name: JMH TC_2015/06/25



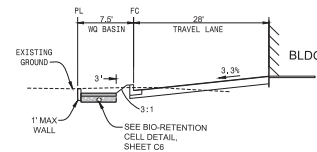
SECTION A-A

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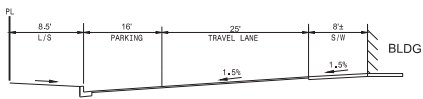
SECTION B-B

Scale: NTS



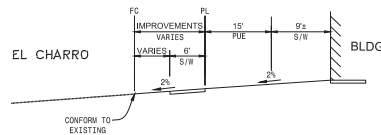
SECTION C-C

Scale: NTS



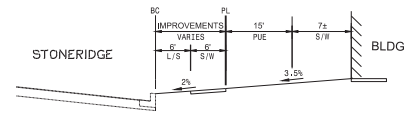
SECTION D-D

Scale: NTS



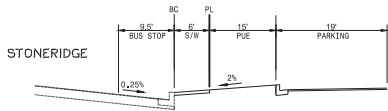
SECTION E-E

Scale: NTS



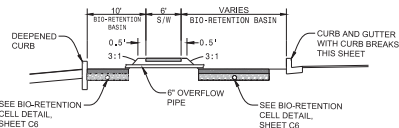
SECTION F-F

Scale: NTS



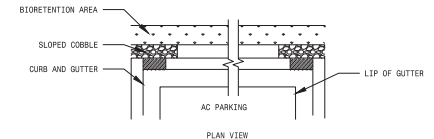
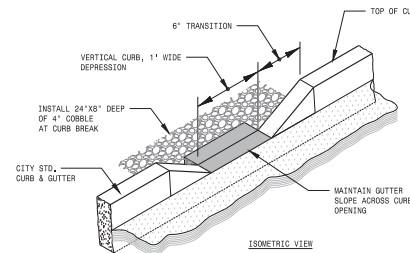
SECTION G-G

Scale: NTS



SECTION H-H

Scale: NTS



NOTES:
1. CURB CUTS TO BE INCLUDED AT EACH PARKING STALL (APPROX. 9' ON-CENTER)

12" CURB OPENING

Scale: NTS

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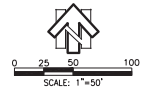
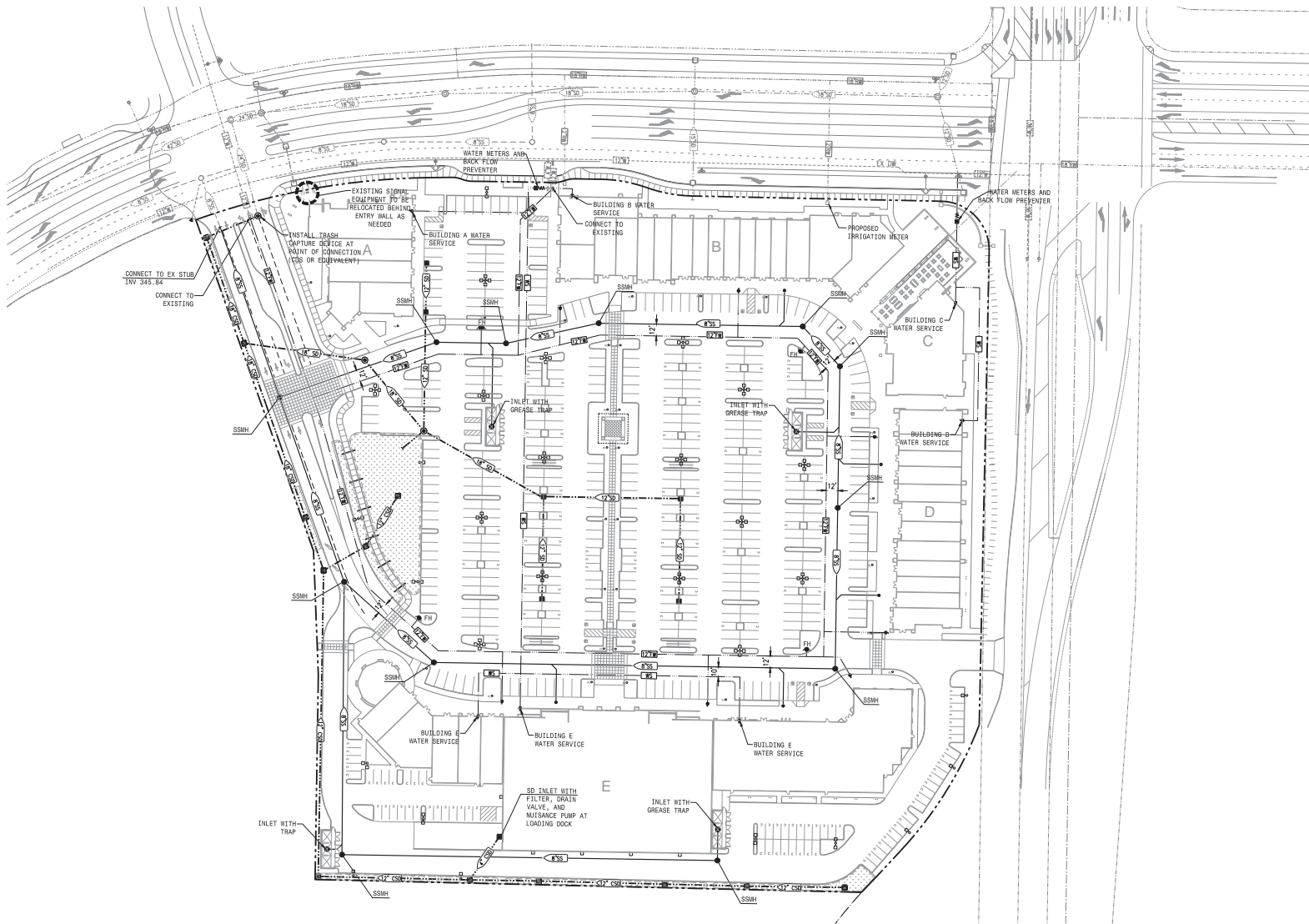


PACIFIC PEARL

BHV Centerstreet Properties LLC

C4 GRADING SECTIONS & DETAILS

Drawing: 20160401 Grading Details and Sections.dwg
Date: 11/17/2016 10:41 AM
Plot Date: 11/17/2016 10:46



LEGEND

EXISTING	PROPOSED	
---○---	—●—	SANITARY SEWER & MANHOLE
---□---	—■—	STORM DRAIN & INLET
---	---	FIRE WATER MAIN / POTABLE WATER
---	---	WATER SERVICE
---	---	RECYCLED WATER
○	●	FIRE HYDRANT WITH VALVE
○	○	STORM MANHOLE
□	■	FIELD INLET
○	○	RECYCLED WATER SERVICE METER
○	○	SANITARY SEWER CLEAN OUT
WM	WM	WATER METER / BACK FLOW PREVENTOR

- NOTES:**
- 1) ALL WATER MAINS ARE PROPOSED TO BE MAINTAINED AND SERVICED BY OWNER.
 - 2) ALL SEWER MAINS ARE PROPOSED TO BE MAINTAINED AND SERVICED BY THE OWNER.
 - 3) ALL STORM DRAIN LINES ARE PROPOSED TO BE PRIVATE, TO BE MAINTAINED BY OWNER.
 - 4) ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO REVISION WITH THE PREPARATION OF THE IMPROVEMENT PLANS.
 - 5) SEWER SERVICE ARE CONCEPTUAL AND WILL BE ADJUSTED BASED ON THE LEASING PLAN. CLEANOUTS WILL BE PLACED BEHIND CURB AND GREASE TRAPS ADDED WITHIN THE PARKING BAYS FOR RESTAURANT USES.
 - 6) WATER SERVICES ARE CONCEPTUAL AND WILL BE ADJUSTED BASED ON THE LEASING PLAN. MULTIPLE WATER METERS PER BUILDING/USER WILL BE PLACED BEHIND CURB WITH BACKFLOW PREVENTORS. PRIVATE WATER SERVICE (VSS) LINES WILL RUN FROM THE WATER METER TO THE BUILDING CONNECTION.
 - 7) FIRE SERVICES WILL HAVE BACKFLOW PREVENTORS LOCATED ABOVE GRADE. PIV AND FIRE DEPARTMENT CONNECTIONS WILL BE INCLUDED AS DIRECTED BY FIRE DEPT.
 - 8) OWNERSHIP AND MAINTENANCE OF THE ONSITE FIRE PROTECTION LOOP TO BE COORDINATED BETWEEN OWNER, LIVERMORE PLEASANTON FIRE DEPARTMENT AND THE CITY OF PLEASANTON PRIOR TO CONSTRUCTION.



PACIFIC PEARL

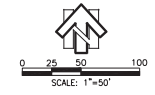
BHV Centerstreet Properties LLC

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


C5 PRELIMINARY UTILITY PLAN

COUNTY OF ALAMEDA
 AUTHORITY
 946-4623-001-00
 STONERIDGE DR

PARAGON-OUTLETS LLC
 904-0013-011-00



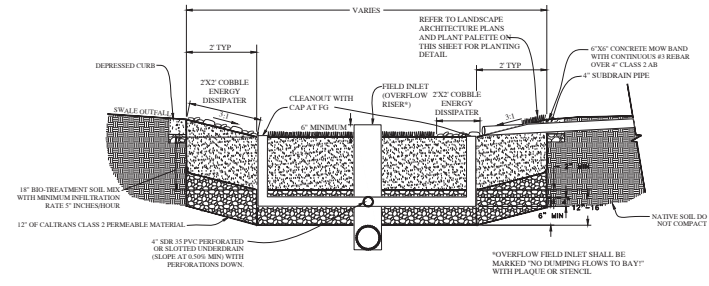
LEGEND

-  BIORETENTION BASIN
-  DRAINAGE SHED BOUNDARY
-  DRAINAGE MANAGEMENT AREA (DMA)

Bio-Filtration Sizing Calculation Summary
 Combination Flow and Volume Approach
 Per Alameda County C-3 Guidance Document dated May 2013

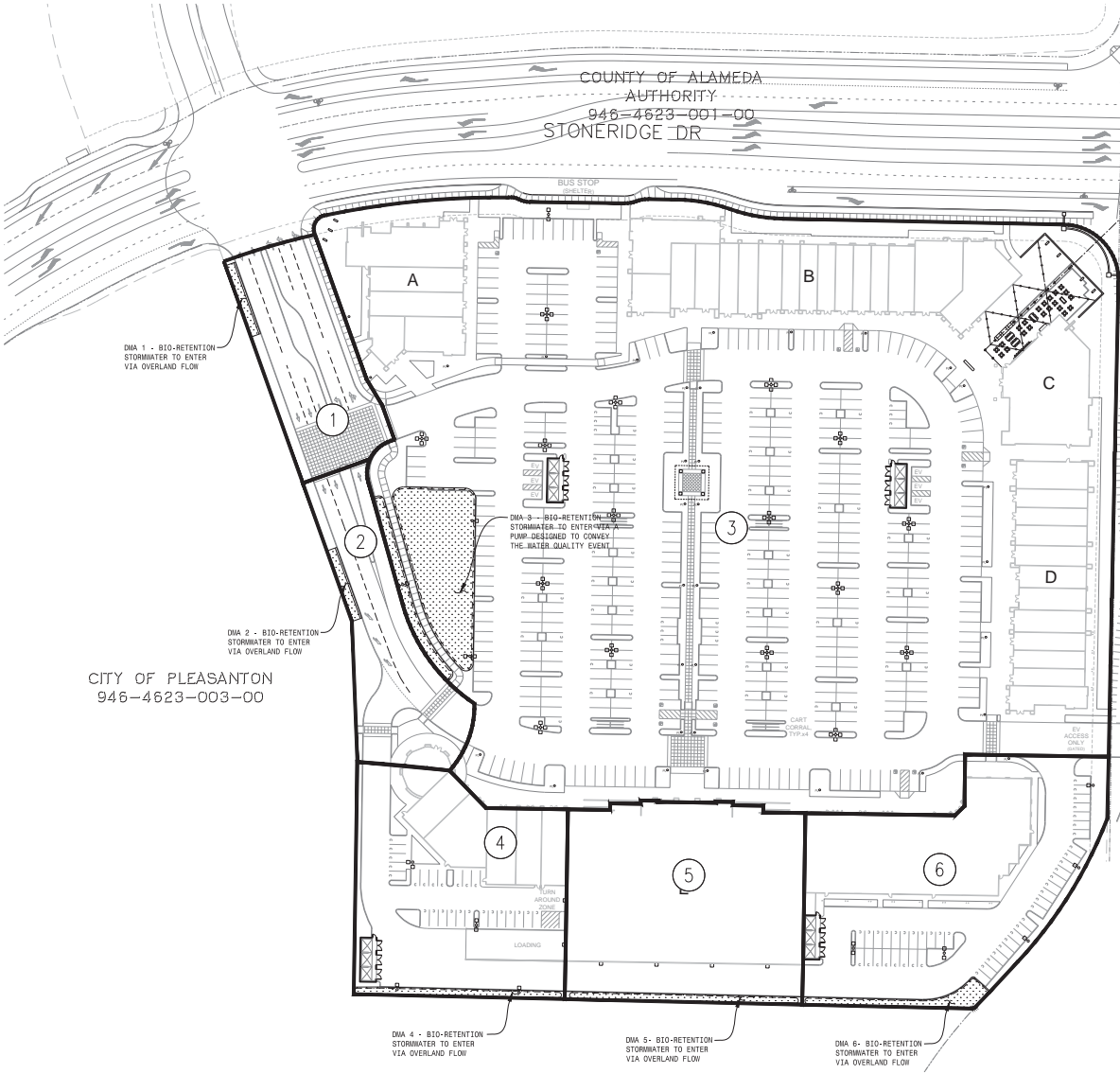
DMA	Impervious Area	Proposed Area	Depth of Ponding
	Value	Units	Value
1	14,400	sq ft	2.80
2	14,400	sq ft	3.20
3	274,400	sq ft	3.08
4	28,800	sq ft	3.59
5	30,240	sq ft	2.95
6	36,040	sq ft	3.27

BIO-FILTRATION SUMMARY:
 THE BIO-FILTRATION SUMMARY IS BASED ON THE COMBINATION FLOW AND VOLUME HYDRAULIC SIZING METHOD PROVIDED IN THE CLEAN WATER PROGRAM ALAMEDA COUNTY C-3 TECHNICAL GUIDANCE. A MORE DETAILED ANALYSIS CAN BE FOUND IN THE STORM WATER QUALITY REPORT.



TYPICAL BIO-RETENTION AREA DETAIL
 NTS

CITY OF PLEASANTON
 946-4623-003-00



DMA 1 - BIO-RETENTION STORMWATER TO ENTER VIA OVERLAND FLOW
 DMA 2 - BIO-RETENTION STORMWATER TO ENTER VIA OVERLAND FLOW
 DMA 3 - BIO-RETENTION STORMWATER TO ENTER VIA PUMP DESIGNED TO COVER THE WATER QUALITY EVENT
 DMA 4 - BIO-RETENTION STORMWATER TO ENTER VIA OVERLAND FLOW
 DMA 5 - BIO-RETENTION STORMWATER TO ENTER VIA OVERLAND FLOW
 DMA 6 - BIO-RETENTION STORMWATER TO ENTER VIA OVERLAND FLOW

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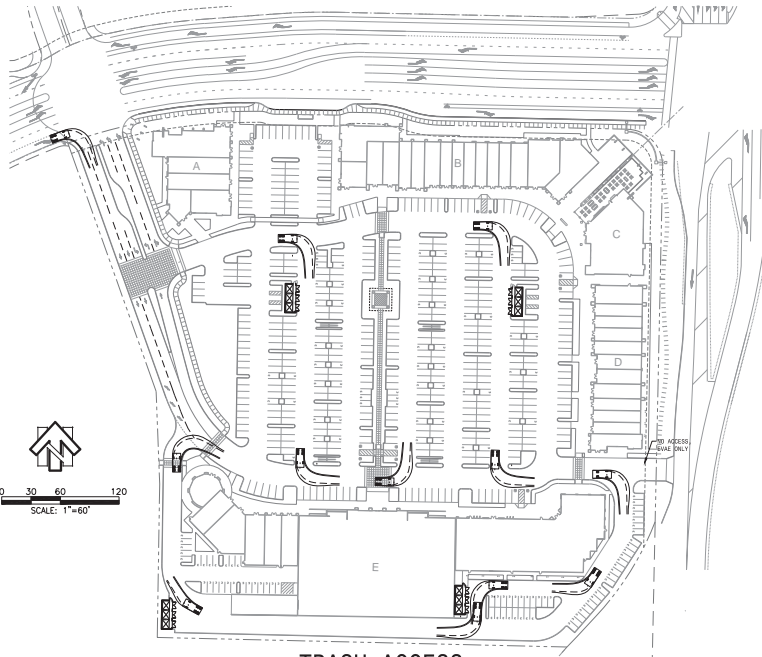


PACIFIC PEARL

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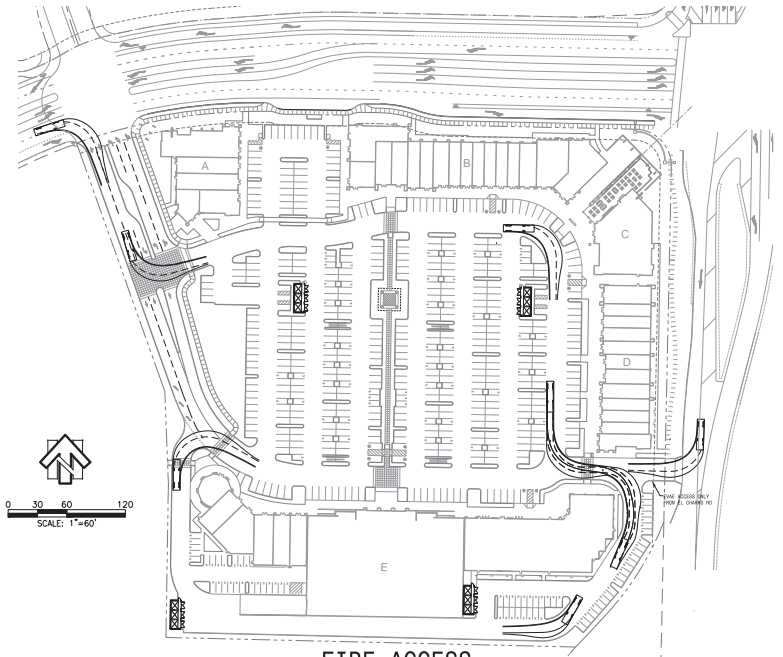
C6 STORM WATER QUALITY PLAN

Drawing: B:\04\BHV\Water Quality Plan.dwg
 Date: 11/17/2016 10:41:00 AM
 Plot Date: 11/17/2016 10:41:00 AM



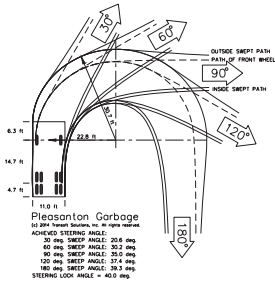
TRASH ACCESS

SCALE: 1"=60'



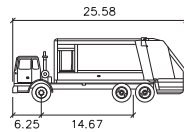
FIRE ACCESS

SCALE: 1"=60'



TRUCK TEMPLATE

SCALE: 1"=20'



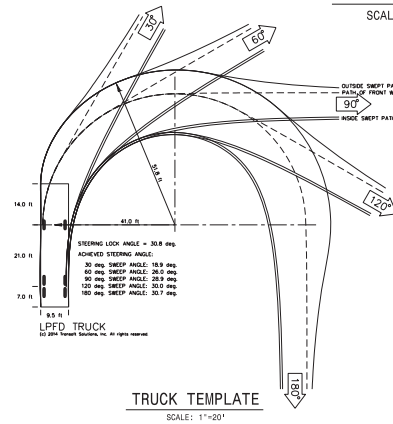
Pleasanton Garbage
 Width : 11.00
 Track : 9.00
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

TRUCK PROFILE

SCALE: 1"=10'

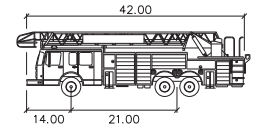
LEGEND:

- FRONT TIRES
- REAR TIRES



TRUCK TEMPLATE

SCALE: 1"=20'



LPFD TRUCK feet
 Width : 9.50
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 30.8

TRUCK PROFILE

SCALE: 1"=10'

LEGEND:

- FRONT TIRES
- REAR TIRES

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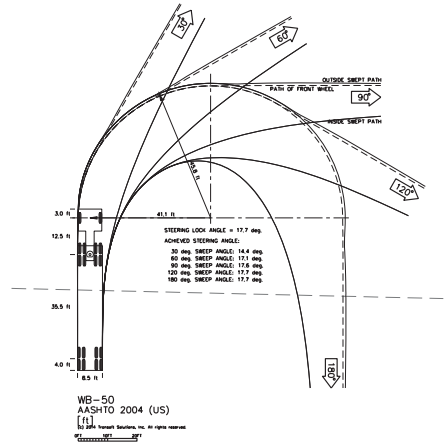
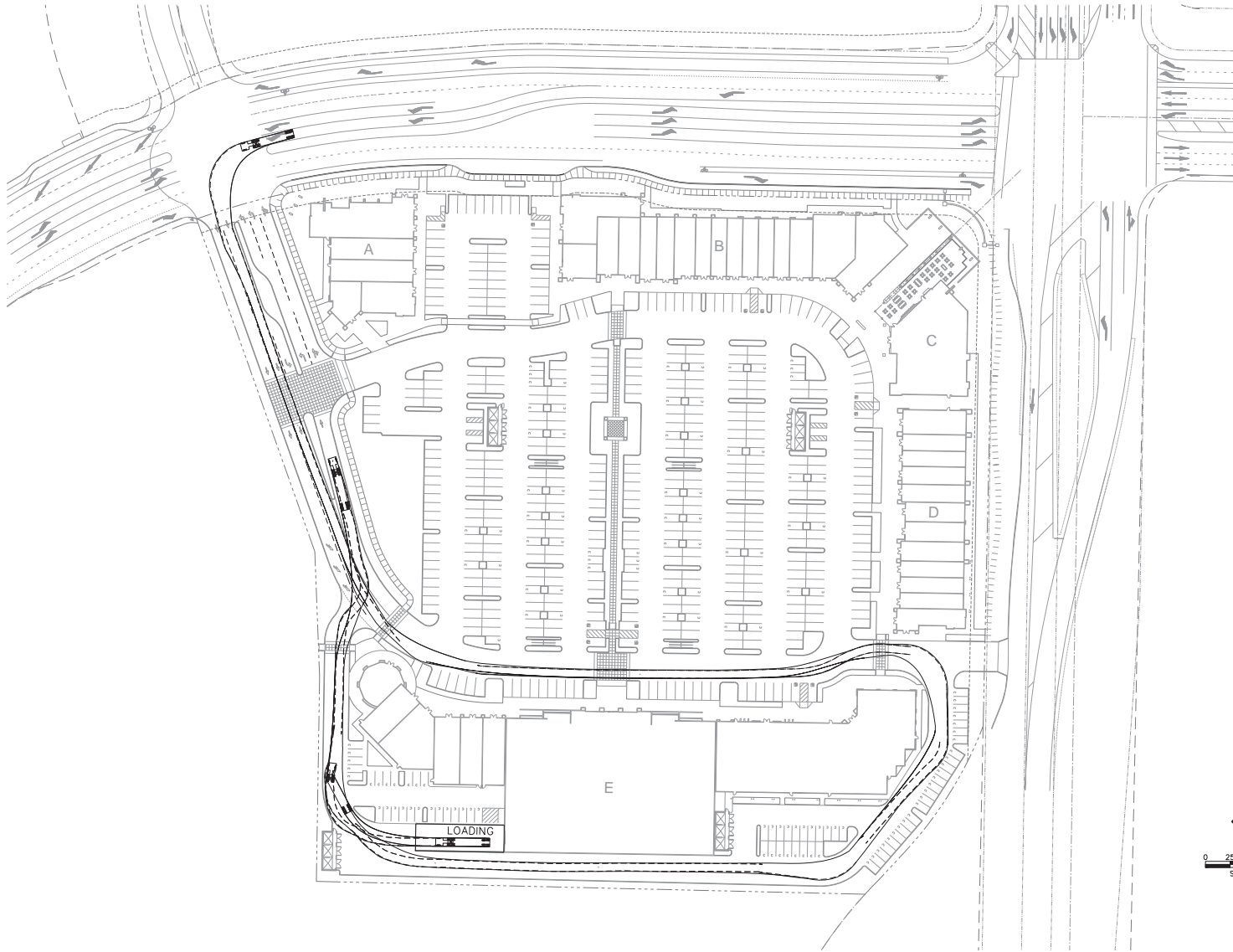
PACIFIC PEARL

BHV Centerstreet Properties LLC

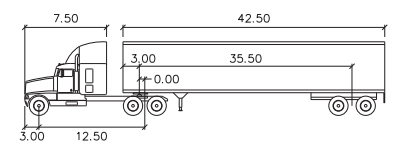
C7

ACCESS PLAN

Drawing: 201207 Emergency Vehicle Access Planning
 Date: 11/07/2012
 File Name: 201207 EAP



TRUCK TEMPLATE
SCALE: 1"=20'

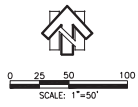


WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

TRUCK PROFILE
SCALE: 1"=10'

- LEGEND:**
- FRONT TIRES
 - REAR TIRES



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PACIFIC PEARL

BHV Centerstreet Properties LLC

C8

DELIVERY TRUCK ACCESS PLAN

Drawing: 201804-Loading Truck Access Plan.dwg
 Date: 11/17/2018 10:58:10 AM
 Plot Date: 11/17/2018 10:57



- Tree Legend:**
- Platanus acerfolia 'Columbia'
 - London Plane Tree
 - Quercus robur 'Skyrocket'
 - English Oak
 - Zelkova serrata 'Musashino'
 - Sawleaf Zelkova
 - Cupressus sempervirens
 - Italian Cypress
 - Lagerstroemia indica spp.
 - Crape Myrtle
 - Olea europaea 'Swan Hill'
 - Swan Hill Olive
 - Quercus virginiana
 - Live Oak
 - Ulmus parvifolia 'Everclear'
 - Pinus eldarica

- Crape Myrtle 'Zuni'
- Crape Myrtle 'Muskogee'
- Sycamore
- Turf cell EVA w/gate
- Bollards
- Pedestrian Pole Lighting
- Trash Receptacle
- Afghan Pine
- Drought-Tolerant Groundcover and Grasses





ENLARGEMENT PLAN AT BUILDINGS B AND C

Scale: 1/8" = 1'-0"

TREES

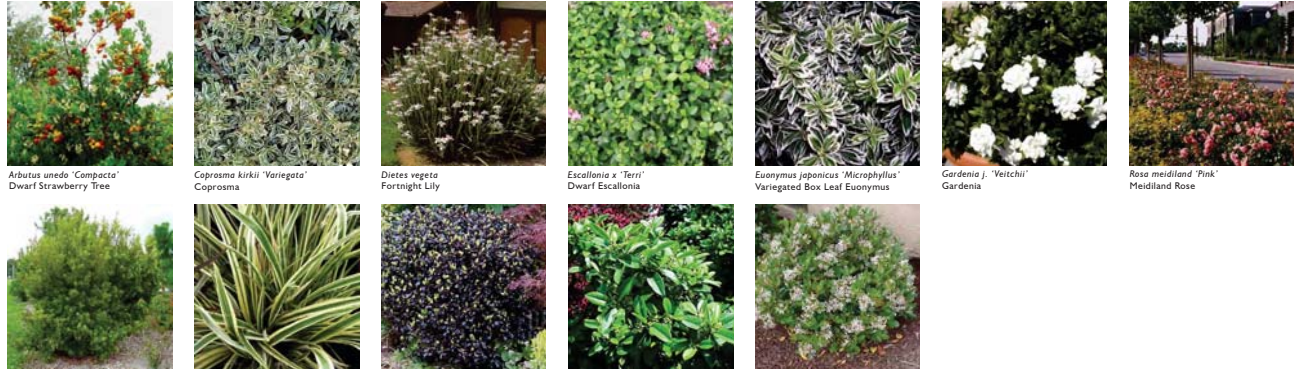


Carpinus betulus 'Fastigiata' European Hornbeam
 Rhipholipsis 'Majestic Beauty' Indian Hawthorn
 Cupressus sempervirens Italian Cypress
 Lagerstroemia indica Grape Myrtle
 Olea europaea 'Swan Hill' Olive
 Quercus virginiana Live Oak
 Platanus acerifolia 'Columbia' London Plane Tree
 Zelkova serrata 'City Sprite' Zelkova

TREES

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
CB	Carpinus betulus 'Fastigiata'	European Hornbeam	15 Gallon	As shown	LOW
CU	Cupressus sempervirens	Italian cypress	15 Gallon	As shown	LOW
CS	Cupressus sempervirens 'Tiny Tower'	Italian cypress	15 Gallon	As shown	LOW
LC	Lagerstroemia 'Comanche'	Commamche Grape Myrtle	15 Gallon	As shown	LOW
LM	Lagerstroemia 'Muskegee'	Muskegee Grape Myrtle	15 Gallon	As shown	LOW
LT	Lagerstroemia 'Tuscarora'	Tuscarora Grape Myrtle	15 Gallon	As shown	LOW
LZ	Lagerstroemia 'Zuni'	Zuni Grape Myrtle	15 Gallon	As shown	LOW
OE	Olea e. 'Swan Hill' Standard	Olive	24" & 36" Box	As shown	LOW
PI	Pinus edulis	Alghan pine	15 Gallon	As shown	LOW
PL	Platanus a. 'Columbia'	London Plane Tree	24" Box	As shown	MOD
QR	Quercus r. 'Fastigiata'	English Oak	15 Gallon	As shown	MOD
RM	Rhipholipsis 'Majestic Beauty'	Indian Hawthorn	15 Gallon	As shown	LOW
RI	Robinia idahoensis 'Purple Robel'	Idaho locust	15 Gallon	As shown	LOW
UP	Ulmus Parvifolia 'Everclear'	Lacebark Elm	15 Gallon	As shown	LOW
ZC	Zelkova 'City Sprite'	Zelkova	15 Gallon	As shown	MOD
ZW	Zelkova 'Wireless'	Zelkova	15 Gallon	As shown	MOD

SHRUBS

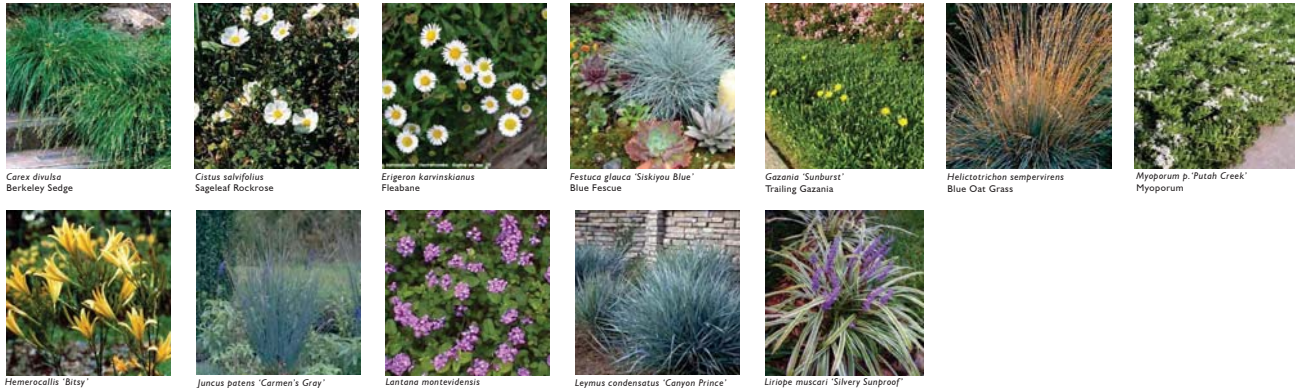


Arbutus unedo 'Compacta' Dwarf Strawberry Tree
 Coprosma kirkii 'Variegata' Coprosma
 Diets vegeta Fortnight Lily
 Escallonia x 'Terri' Dwarf Escallonia
 Euonymus japonicus 'Microphyllus' Variegated Box Leaf Euonymus
 Gardenia j. 'Vetchii' Gardenia
 Rosa meidland 'Pink' Meidland Rose

SHRUBS

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
AU	Arbutus unedo 'compacta'	Dwarf strawberry tree	5 Gallon	4'-0" O.C.	LOW
CV	Coprosma k. 'Variegata' (s)	Creeping variegated Coprosma	5 Gallon	3'-0" O.C.	LOW
CO	Coprosma r. 'Argentea' (s)	Variegated Coprosma	5 Gallon	30" O.C.	LOW
DV	Diets vegeta	Fortnight Lily	5 Gallon	3'-0" O.C.	LOW
EF	Escallonia 'Apple Blossom'	Escallonia	5 Gallon	5'-0" O.C.	MOD
ET	Escallonia x 'Terri'	Dwarf escallonia	5 Gallon	3'-0" O.C.	MOD
EM	Euonymus japonicus 'microphyllus variegatus' (s)	Variegated box-leaf euonymus	5 Gallon	18" O.C.	LOW
GK	Gardenia j. 'Kimura Shikazaki' (s)	Gardenia	15 Gallon	30" O.C.	MOD
GV	Gardenia j. 'Vetchii' (s)	Gardenia	15 Gallon	5' O.C.	MOD
MC	Myrica californica	Pacific Wax Myrtle	5 Gallon	6'-0" O.C.	LOW
PA	Phormium 'Agricout queen' (s)	New zealand flax	5 Gallon	5'-0" O.C.	LOW
PD	Phormium 'Duet' (s)	New zealand flax	5 Gallon	30" O.C.	LOW
PJ	Phormium 'Jack Spratt' (s)	New zealand flax	5 Gallon	1'-6" O.C.	LOW
PH	Phormium t. 'Pink Stripe'	Pink Stripe Flax	5 Gallon	3'-6" O.C.	LOW
PS	Phormium x. 'Sundowner'	Sundowner Flax	5 Gallon	4'-0" O.C.	LOW
PS	Phormium 'surfer' (s)	New zealand flax	5 Gallon	4'-0" O.C.	LOW
PT	Phormium 'Tom thumb' (s)	New zealand flax	1 Gallon	30" O.C.	LOW
PY	Phormium 'yellow wave' (s)	New zealand flax	5 Gallon	7'-0" O.C.	LOW
PW	Phormium 'wings of gold' (s)	New zealand flax	5 Gallon	2'-0" O.C.	LOW
PI	Pittosporum tenuifolium 'Tom Thumb' (s)	Tobira	5 Gallon	2'-0" O.C.	MOD
PV	Pittosporum tenuifolium 'Variegated' (s)	Tobira	5 Gallon	2'-0" O.C.	MOD
RE	Rhamnus c. 'Eve Case'	Dwarf Coffeeberry	5 Gallon	4'-0" O.C.	LOW
RS	Rhamnus 'Seaview'	Seaview Coffeeberry	1 Gallon	6'-0" O.C.	LOW
RC	Rhipholipsis 'Clara'	Clara raphiolepis	5 Gallon	3'-0" O.C.	LOW
BK	Rosa 'Knockout pink'	Knockout rose	5 Gallon	3'-0" O.C.	LOW
RB	Rosa 'Royal Bonica'	Royal Bonica Rose	2 Gallon	4'-0" O.C.	LOW
RP	Rosa meidland 'Pink'	Pink Meidland Rose	2 Gallon	3'-6" O.C.	LOW
RN	Rosa x 'Nostrum' Pink	Flower Carpet Pink Rose	2 Gallon	3'-0" O.C.	LOW
VT	Viburnum tinus 'spring bouquet'	Laurestinus	5 Gallon	4'-0" O.C.	MOD
WF	Westringia fruticosa 'Morning Light'	Coast rosemary	5 Gallon	3'-0" O.C.	LOW

GROUNDCOVERS



Carex divulva Berkeley Sedge
 Cistus salvifolius Sagelae Rockrose
 Erigeron karvinskianus Fleabane
 Festuca glauca 'Siskiyou Blue' Blue Fescue
 Gazania 'Sunburst' Trailing Gazania
 Helictotrichon sempervirens Blue Oat Grass
 Myoporum p. 'Putah Creek' Myoporum
 Hemerocallis 'Bitsy' Daylily
 Juncus patens 'Carmen's Gray' Common Rush
 Lantana montevidensis Trailing Lantana
 Leymus condensatus 'Canyon Prince' Lyme Grass
 Liriope muscari 'Silvery Sunproof' Lily Turf

GROUNDCOVERS

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
CT	Carex divulva	Berkeley Sedge	1 Gallon	1'-6" O.C.	MOD
CE	Carex oshimensis 'everest' (s)	Berkeley sedge	1 GAL	1'-6" O.C.	MOD
CA	Carex phyllocephala 'sparkler' (s)	Sparkler palm sedge	1 GAL	1'-6" O.C.	MOD
CS	Cistus salvifolius	Sagelae Rockrose	1 Gallon	4'-0" O.C.	LOW
EK	Erigeron karvinskianus	Santa Barbara Daisy	1 Gallon	1'-6" O.C.	LOW
FE	Festuca g. 'Elijah Blue'	Elijah Blue Fescue	1 Gallon	12" O.C.	LOW
FS	Festuca g. 'Siskiyou Blue'	Siskiyou Blue Fescue	1 Gallon	1'-6" O.C.	LOW
GB	Gazania 'Sunburst'	Sunburst Trailing Gazania	1 Gallon	2'-0" O.C.	MOD
GG	Gazania 'Sunglow'	Sunglow Trailing Gazania	1 Gallon	2'-0" O.C.	MOD
HS	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon	2'-6" O.C.	LOW
HR	Hemerocallis 'Bitsy'	Pardon Me Daylily	1 Gallon	2'-0" O.C.	MOD
HF	Hemerocallis 'master magician' (s)	Daylily	1 Gallon	1'-6" O.C.	MOD
JP	Juncus p. 'Carmen's Gray'	Carmen's Gray Rush	1 Gallon	2'-6" O.C.	MOD
LA	Lantana montevidensis	Trailing Lantana	1 Gallon	4'-0" O.C.	LOW
LS	Lantana m. 'Spreading Sunshine'	Spreading Sunshine Lantana	1 Gallon	1'-6" O.C.	LOW
LP	Leymus condensatus 'Canyon Prince'	Lyme Grass	1 Gallon	1'-0" O.C.	LOW
LR	Liriope 'silvery sunproof' (s)	Lily turf	1 GAL	2'-0" O.C.	LOW
MP	Myoosorum d. 'Putah Creek'	Myoosorum	4" Pots	3'-0" O.C.	LOW
OP	Ophiopogon planiscapus 'ebony knight' (s)	Blood grass	1 Gallon	1'-6" O.C.	MOD
SC	Seasonal color	Color planting	1 Gallon	3'-0" O.C.	MOD
SD	Sedum clayphyllum 'major' (s)	Trailing sedum	1 gal	8" O.C.	LOW
SB	Sedum spurium 'dragons blood' (s)	Dragon's blood	1 gal	8" O.C.	LOW
TR	Trachelospermum jasminoides	Star Jasmine	1 Gallon	3'-0" O.C.	MOD
TV	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 Gallon	2'-0" O.C.	MOD



Tournesol Siteworks
 Wilshire Rectangles, WR-722424
 Color: MMP Iron
 Size: 60"x30"x30"H
 Phone: 800-542-2282



Kornegay Designs
 Model: Dune
 Color: Sierra
 Finish: Sandblast
 Size: Varies
 Phone: 877-252-6323



Landscape Forms
 Model: Neoliviano
 Finish: Jarrah
 Mounting: Surface mounting
 Phone: 800-430-6209



Stamped Asphalt
 Color: Sage



Tournesol Siteworks
 Model: Downtown Collection, DS-3000
 Color: MMP Bronze
 Finish: T2 Texture
 Size: Varies
 Phone: 800-542-2282



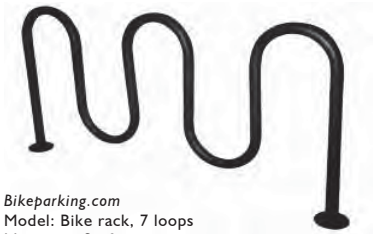
Granite Seatpads



Victor Stanley
 Model: RSDC-36 Receptacle
 Color: Charcoal gray
 Finish: Powder coat
 Phone: 800-368-2573
 Install per MFR's specs



Enhanced Concrete Paving



Bikeparking.com
 Model: Bike rack, 7 loops
 Mounting: Surface mount
 Color: Charcoal gray
 Finish: Powder coat
 Phone: 888-764-2453
 Install per MFR's specs



Bikeparking.com
 Model: BTWL01M (Perforated)
 Color: Charcoal gray
 Finish: Powder coat
 Phone: 888-764-2453
 Install per MFR's specs



Urban Accessories
 Model: DG4
 Mounting: Fixed and removable
 Color: Bronze
 Finish: Powder coat
 Phone: 888-843-6128
 Install per MFR's specs

WATER CONSERVATION CONCEPT STATEMENT

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURF AND GROUND COVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER AS DIRECTED BY LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STAT CODES.
3. IRRIGATION SYSTEMS HAVE A DEDICATED WATER METER FOR IRRIGATION.
4. A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS.
5. A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION
6. TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.
7. THE DRIP SYSTEM SHALL INCORPORATE SUBSURFACE DRIP TUBING TO EACH PLANTING ZONE WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.



LEED 2009 for New Construction and Major Renovations

Project Checklist

PACIFIC PEARL, PLEASANTON, CA - BHVCP Pleasanton LLC

01.12.2015

16 1 9 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
		5	Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		1	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 3 3 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
		3	Credit 3	Water Use Reduction	2 to 4

4 5 26 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
2	2	15	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
		2	Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

5 3 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

7 3 5 Indoor Environmental Quality Possible Points: 15

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

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Low Mercury Lamps - Average less than 90 picograms/lumen	1
1			Credit 1.2	Green Cleaning - Janitorial service to comply with LEED reqmts.	1
1			Credit 1.3	Green Education	1
1			Credit 1.4	Post Occupancy Survey	1
1			Credit 1.5	Exemplary Performance - 70% Green Power	1
1			Credit 2	LEED Accredited Professional	1

1 3 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: EAc2 - On-site Renewable Energy	1
		1	Credit 1.2	Regional Priority: EQc8.1 - Daylight and Views-Daylight	1
1			Credit 1.3	Regional Priority: SSc4.1 - Alternative Transportation-Access	1
		1	Credit 1.4	Regional Priority: SSc7.1 - Heat Island Effect-Non-roof	1

43 15 52 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Target Certification Level: Certified

Note: This Checklist is preliminary at the time of the Development Review Submittal, and individual credits will vary prior to Building Permit and during construction and occupancy.

PUD-108
STAPLES RANCH: RETAIL SITE
RECEIVED February 3, 2015
EXHIBIT B



Mr. Brian Dolan
Community Development Director
City of Pleasanton
200 Old Bernal Rd.
Pleasanton, CA 94566

February 3, 2015

Re: Pacific Pearl, Pleasanton, Operational Air Emissions Plan

Dear Mr. Dolan,

As you are aware, BHV CenterStreet Properties, LLC ("BHVC") is proposing an 112,000 square foot shopping center known as Pacific Pearl to be located at the southwest corner of Stoneridge Dr. and El Charro Road within 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 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:

Traffic Circulation / Parking

- a. The traffic circulation pattern 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. The entrance has been designed with two-lanes entering the site, three-lanes exiting the site and a left turn pocket to enter the site from Stoneridge Drive.
- b. Priority parking is provided for Car Pool / Energy Efficient Vehicles
- c. An electric vehicle charging station will be provided.

Bike Racks, Pedestrian Pathways & Bus drop offs

- a. Bus stop along Stoneridge Dr. - A designated bus pad and shelter is proposed along Stoneridge Dr., immediately adjacent 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 Retail Buildings - Multiple pedestrian connections are proposed along Stoneridge Dr. to provide access to the retail buildings onsite. Pedestrian connections are proposed throughout the site to provide easy access between buildings for pedestrians within the shopping center.
- c. Signalized and landscaped pedestrian connections between the shopping center, the Stoneridge Creek retirement community and the Livermore Premium Outlets to encourage pedestrian access to site.
- d. Adequate short term and long term bicycle parking will be provided.
- e. Encourage employee use of alternative transportation - Employees will be encouraged to use alternative transportation.

Measures to Reduce Emissions from Stationary Sources:

As an owner/landlord, BHV CenterStreet Properties, LLC does not have the ability to control operations of its individual tenants, which are responsible for the management of their own businesses. As such, environmental measures proposed below relate to site-level operations and air quality concerns caused by operation of the site.

Operating Systems

- a. Energy Management Systems will be utilized for common area utilities – this system manages operating times, operational efficiencies, and cost-effectiveness of the lighting, HVAC, water and computer systems. This system also manages power load during peak hours to minimize energy use (prevents utilities from having to provide temporary additional power during peak time).
- b. Parking lot lighting will be energy efficient LED lights and laid out via a computer controlled photometric analysis to optimize lighting levels throughout. During non-operational hours lighting levels will be reduced to reduce consumption while still providing adequate security.

Energy Saving Building Elements

- a. 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.
- b. 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.
- c. Energy efficient building insulation to keep the maximum amount of conditioned air in the building to cut down on energy consumption and cost.
- d. Building mounted signage uses LED lighting to reduce energy use

Building Elements required by CALGreen, including but not necessarily limited to

- a. Weather protection and moisture control – To reduce negative effects on air quality caused by excess moisture. Design and maintain landscape irrigation systems to prevent spray on structures. Design exterior entries to prevent water intrusions into buildings.
- b. Temporary ventilation – The permanent HVAC system shall not be used during construction. Duct openings and other related air distribution component openings shall be covered to reduce the amount of dust, water and other debris entering the system.
- c. Finish material pollutant control – Adhesives, sealants, caulks, paints, coatings, and flooring shall be compliant with specific VOC-emission limits. Composite wood products shall meet the requirements for formaldehyde as specified in ARB's Air Toxic Control Measures for Composite Wood.
- d. Hazardous particulates and chemical pollutants – In mechanically ventilated buildings, air filtration media for outside and return air shall provide at least a Minimum Efficiency Reporting Value (MERV) of 8.
- e. Indoor moisture control - Buildings shall meet or exceed the provisions of California Building Code Section 1203 (Ventilation) and Chapter 14 Exterior Walls).
- f. Outside air delivery – Shall meet the minimum requirements of Section 120.1 (Requirements for Ventilation) of the California Energy Code, or applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.
- g. Ozone depletion and greenhouse gas reductions – Install HVAC systems that do not contain Chlorofluorocarbons (CFC's) or Halons.

We look forward to continuing to work with the City to bring this project to fruition and contribute to air quality preservation in Pleasanton.

Sincerely,

Bradley N. Blake
Managing Partner
BHV CenterStreet Properties, LLC

Cc: Lauren Colbert, Project Director, BHV CenterStreet Properties, LLC;
Jennifer Wallis, Associate Planner, City of Pleasanton