



**Project**

**Pleasanton Auto Mall Leed Evaluation (Leed v2.2 NC)**

Y	?	N	Credit	Description	Points
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			<b>Materials &amp; Resources</b>		13 Points
Y			Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
		N	Credit 1.1	<b>Building Reuse, Maintain 75% of Existing Walls, Floors &amp; Roof</b>	1
		N	Credit 1.2	<b>Building Reuse, Maintain 100% of Existing Walls, Floors &amp; Roof</b>	1
		N	Credit 1.3	<b>Building Reuse, Maintain 50% of Interior Non-Structural Elements</b>	1
Y			Credit 2.1	<b>Construction Waste Management, Divert 50% from Disposal</b>	1
	?		Credit 2.2	<b>Construction Waste Management, Divert 75% from Disposal</b>	1
		N	Credit 3.1	<b>Materials Reuse, 5%</b>	1
		N	Credit 3.2	<b>Materials Reuse, 10%</b>	1
Y			Credit 4.1	<b>Recycled Content, 10% (post-consumer + 1/2 pre-consumer)</b>	1
	?		Credit 4.2	<b>Recycled Content, 20% (post-consumer + 1/2 pre-consumer)</b>	1
Y			Credit 5.1	<b>Regional Materials, 10% Extracted, Processed &amp; Manufactured Regionally</b>	1
	?		Credit 5.2	<b>Regional Materials, 20% Extracted, Processed &amp; Manufactured Regionally</b>	1
		N	Credit 6	<b>Rapidly Renewable Materials</b>	1
Y			Credit 7	<b>Certified Wood</b>	1
4	3	6			

			<b>Indoor Environmental Quality</b>		15 Points
Y			Prereq 1	<b>Minimum IAQ Performance</b>	Required
Y			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
		N	Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
		N	Credit 2	<b>Increased Ventilation</b>	1
Y			Credit 3.1	<b>Construction IAQ Management Plan, During Construction</b>	1
Y			Credit 3.2	<b>Construction IAQ Management Plan, Before Occupancy</b>	1
Y			Credit 4.1	<b>Low-Emitting Materials, Adhesives &amp; Sealants</b>	1
Y			Credit 4.2	<b>Low-Emitting Materials, Paints &amp; Coatings</b>	1
Y			Credit 4.3	<b>Low-Emitting Materials, Carpet Systems</b>	1
Y			Credit 4.4	<b>Low-Emitting Materials, Composite Wood &amp; Agrifiber Products</b>	1
Y			Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
Y			Credit 6.1	<b>Controllability of Systems, Lighting</b>	1
		N	Credit 6.2	<b>Controllability of Systems, Thermal Comfort</b>	1
Y			Credit 7.1	<b>Thermal Comfort, Design</b>	1
Y			Credit 7.2	<b>Thermal Comfort, Verification</b>	1
	?		Credit 8.1	<b>Daylight &amp; Views, Daylight 75% of Spaces</b>	1
		N	Credit 8.2	<b>Daylight &amp; Views, Views for 90% of Spaces</b>	1
10	1	4			

			<b>Innovation &amp; Design Process</b>		5 Points
Y			Credit 1.1	<b>Innovation In Design: Provide Specific Title</b>	1
Y			Credit 1.2	<b>Innovation In Design: Provide Specific Title</b>	1
Y			Credit 1.3	<b>Innovation In Design: Provide Specific Title</b>	1
Y			Credit 1.4	<b>Innovation In Design: Provide Specific Title</b>	1
Y			Credit 2	<b>LEED® Accredited Professional</b>	1
5	0	0			

			<b>Project Totals (pre-certification estimates)</b>		69 Points
27	8	34	Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points		



**EXHIBIT B**  
**Project Narrative**  
PUD-57

**Revised Project Description**  
**Hendrick Automotive Group**  
**Pleasanton Auto Mall**

**December 20, 2007**

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Hendrick Automotive Group intends to develop the 37.19 acres of the Staples Ranch as an upscale, state of the art auto mall consisting of as many as six dealerships clustered together under the Pleasanton Auto Mall name. The six automobile dealerships will offer luxury models of cars that include Acura, BMW, Lexus, Mercedes Benz, and Mini.

A tree lined main entry drive with a round about and car display at the terminus will provide access to the auto mall. Dealership signs and automobile display parking pad areas will demark the entry to each dealership. The buildings are to be constructed as one, two, and three stories in height. Three of the buildings are designed to include rooftop parking. The buildings will have individual architectural themes based on the corporate identity package developed for each franchise. Consistent with the City of Pleasanton Green Building Ordinance, site development will achieve LEED certification. Building exterior construction materials will typically consist of stucco, concrete, steel and glass, and concrete masonry units (CMU). Three stand alone car wash outbuildings will be constructed; one near Building B, the second near Building E, and the third will located to the west of the Mercedes Benz dealership. Each will utilize similar materials to complement the architectural designs of the dealerships. The ultimate expected size of the buildings allowing for potential expansion is 330,000 sq. ft. The site plan as submitted includes the following building square footage:

Building A: 78,330 sq. ft.  
Building B: 18,500 sq. ft.  
Building C: 76,555 sq. ft.  
Building D: 12,000 sq. ft.  
Building E: 74,800 sq. ft.  
Building F: 32,000 Sq. Ft.  
Carwash Building 1: 1,700 sq. ft.  
Carwash Building 2: 1,700 sq. ft.  
Carwash Building 3: 1,700 sq. ft.

Total preliminary Building Area: 297,285

The site will be attractively landscaped at the perimeter of the project and along the main entry drive to the auto mall and dealerships. The landscape planting for the project is in keeping with the automotive sales use for the site. Green screen climbing landscape structures will be located adjacent to the buildings to assist in softening the mass of the buildings and aid in breaking up large wall surfaces. The project will also include landscaping the Caltrans right of way along the

northern property boundary with shrubs, hydro seeded grasses and fescue, over seeded with wild flowers. The streetscape along El Charro Road and Auto Mall Place will consist of a double row of street trees, low shrubs and limited turf areas to create a gateway to the project and surrounding uses. Interior project landscaping will include a well landscaped entry drive of tree plantings, accent tree plantings at entry points to the dealerships, clustered shrub massings, and turf planting areas. The eastern and western property boundaries include wide landscape areas which will enhance the appearance along El Charro Road and serve as an additional buffer to the proposed retirement community to the west. The balance of the site will include concrete flatwork around each building, planters adjacent to the buildings, accent paving, and asphalt paving materials.

The project will incorporate a number of alternative building practices that are unique to the automotive dealership use. The alternative building practices can be grouped into five categories, site design, and water efficiency, atmospheric management, recycling of resources and materials, and innovation in project design.

### **Site Design**

During the construction of the project the contractor will make use of a number of erosion control measures to reduce construction impacts. This will include silt fencing to control sedimentation of exposed and disturbed soil, air bourn dust control during grading activity, and gravel transitions at entries and exits to pavement areas to limit soil transfer and sedimentation from construction equipment and traffic. The project is also providing for alternative transportation modes for employees by providing showers and changing areas as well as bike racks for storage while employees are at work. The site planning of the project also includes vegetated swales that will provide for water quality treatment of surface runoff from the project before discharge into the 5-acre neighborhood park. Construction of the roofing for the structure will incorporate a reflective roof coating to reduce heat island impacts.

### **Water Efficiency**

The project will utilize water efficient landscaping and irrigation to reduce the demand upon the domestic water supply. This will include the use of drought tolerant planting materials for the landscaping, and utilizing flood bubblers where appropriate to provide for a more efficient means to irrigate the landscape.

### **Atmospheric Management**

The HVAC systems for the project will be CFC free to reduce the impacts to the environment from a possible refrigerant release. The system will also be designed to meet indoor air quality performance standards for ventilation standards as well as maintenance of the duct work in a clean and dust free manner prior to and during construction. The HVAC system will also be designed for thermal comfort and will be verified post construction with a survey of the occupants. Low toxic emitting materials such as composite wood and agri-fiber products, carpet

and carpet adhesives and other sealants will be selected and used in the construction of the buildings. Lighting and control systems will be integrated into the buildings to reduce the demand and conserve energy. Finally, indoor chemical and pollutant source control measures consisting of exhaust fans and walk off mats will be used in the automotive service areas to reduce possible impacts and release of toxic substances.

### **Recycling of Resources and Materials**

The project will employ on-site recycling consisting of the collection and storage of recyclable papers and plastics and other automotive fluids. These materials will be collected and delivered to the proper recycling facilities. At a minimum, 50% of construction waste generated by the construction process will also be diverted from land fill disposal and recycled. The building materials used in construction will contain recycled content; examples may include rebar which is made from recycled steel and recycled concrete crushed into aggregate for use in sub-base for the project. Regional/local materials will also be used in the building construction to conserve energy by reducing the amount of fuel needed for delivery vehicles in the transport and delivery to the site. Finally, certified sustainable wood products may be used for the doors and finish work within the dealerships.

### **Innovation in Project Design**

Public education materials will be available to customers outlining the recycling programs and LEED building practices incorporated into the dealerships and the advantages to the community. The project will also utilize state of the art car wash facilities that reclaim the water and re-use it with a 74% reclaimed rate.

Signage will consist of four types: a project sign adjacent to the I-580 freeway in the northwest corner of the site; two monument signs, one at the main entrance to the auto mall off Auto Mall Place at the entry to the dealerships and a second monument sign at the intersection of El Charro Road and Auto Mall Place; five dealership signs located along the main entry drives to the dealership with each denoting the franchise; and finally, building fascia signage and ground mounted directional signage to be mounted on/adjacent to each dealership building.

The site will be striped with approximately 2,997 vehicle parking stalls. Approximately 643 spaces are required under the City of Pleasanton ordinance for the automotive sales, service, and employee parking uses, with the remaining 2,354 spaces provided for vehicle inventory.

Development of the 37.19-acre auto mall site will be comprised of approximately 6.7-acres of dealership and car wash buildings (18%), 25.1-acres of streets and parking areas (68%), and the remaining 5.2-acres of the site will consist of landscaping (14%). Total impervious surface areas are expected to be approximately 1,497,900 sq. ft. total which includes rooftops, flatwork and paving areas. The gross floor area ratio of building area to site area is expected to be 0.18.



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The lighting for the project will consist of pole mounted one to four light fixture units mounted on 24' poles. Lighting levels for the vehicle inventory has been designed to provide the minimum required for automotive sales and include shields and cutoffs to limit light spillage on to the adjacent projects. Three of the buildings are designed to have roof top parking which will be lit utilizing fixtures mounted on the parapet walls and bollard lighting between parking stalls. Light levels for the roof top parking will be the minimum necessary to provide for security.

In the event that the adjacent project to the west does not proceed to construction, Hendrick Automotive will work with the Alameda County Surplus Land Authority to secure the necessary easements required to locate an emergency vehicle access to Staples Ranch Drive, as well as provide the necessary water and sanitary sewer connections to service the project.

# Memorandum



**Kimley-Horn  
and Associates, Inc.**

**To:** Robin Giffen, Associate Planner, City of Pleasanton  
**From:** Felicia C. Dean, P.E. Kimley-Horn and Associates

**Re:** Pleasanton Auto Mall, PUD-57, PSP-11  
Tree Replacement  
EIR Mitigation BIO -9.2

**Date:** January 29, 2008

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## Background

The proposed Pleasanton Auto Mall 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 tree preservation. The subject of this Memorandum is to address mitigation measure *BIO-9.2: Tree Replacement*.

A tree survey was conducted by a certified arborist in accordance with the City's requirements and to satisfy mitigation *BIO-9.1, Conduct Tree Appraisal*. The tree survey results are contained in a report prepared by HortScience, Inc., dated February 1, 2008. The report indicates that there are three "heritage trees" (trunk size larger than 18") that are being removed as part of the site development. The total value of the trees to be removed was appraised at \$6,650. The methodology for the tree appraisal is contained in the report which is part of the PUD submittal package.

## Tree Replacement Plan

A Preliminary Landscape Plan has been prepared as part of the Planned Unit Development submittal. This Plan shows several trees to be planted at the perimeter of the site as well as on the interior of the site. Typically, these trees would be planted at the 15 gallon size. It is the applicant's intention to install larger trees along the western project edge to compensate for the dollar value of the trees that need to be removed as part of the site development. These larger trees will be installed in the 24-inch box size in a quantity sufficient to meet or exceed the value of the lost trees as indicated in the HortScience report. At this time, it is estimated that approximately half of the proposed trees along the western property line will be installed in the 24-inch box size. The final Landscape Plans will identify the exact number and location of the trees proposed to satisfy the tree replacement mitigation.

**EXHIBIT B**  
**TSM Plan & Plan to Reduce Air**  
**Pollution from Stationary Sources**  
PUD-57

Date: May 14, 2009

To: Robin Giffen, Staff Planner, City of Pleasanton

From: Ron Tye, Regional Financial Officer, Hendrick Automotive Group

Re: Pleasanton Auto Mall, PUD-57, PSP-11

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MAY 14 2009  
CITY OF PLEASANTON  
PLANNING DIVISION

### Background

The proposed Pleasanton Auto Mall 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 measure 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 operational emissions are demonstrated in those two documents.

### Measures to Reduce Emissions from Mobile Sources

1. ***Traffic Circulation:*** The traffic circulation pattern on the site has been designed to efficiently move vehicular traffic into and out of the site without requiring stop signs or long queues where cars would idle and create unnecessary exhaust. There is a roundabout at the project entry and a roundabout designed at the terminus of the on-site main roadway. The entrance road has been designed with two lanes entering and three lanes leaving the site.
2. ***Installation of Bike Racks, Pedestrian Pathways and Bus drop-off Zone:*** Employees will be encouraged to use alternative transportation. Bike racks, efficient pedestrian walkways and a bus stop area immediately adjacent to the project site will make it convenient for employees and customers to park once and walk around the site to the different dealerships or to arrive/depart by bus or bike.
3. ***Customer Service Shuttle and Loaner Cars:*** Dealerships will be encouraged, to the extent feasible, to use low or ultra low emitting vehicles for shuttle service vehicles. To the extent feasible, loaner vehicles will be low, ultra low or hybrid vehicles

### Measures to Reduce Emissions from Stationary Sources

#### ***1. Energy Saving Building Elements***



- (a) ***Service Area Doors:*** If the service areas are conditioned, these areas will be equipped with high speed doors to reduce the exchange of air, during heating and cooling periods. This reduces required heating and cooling loads and allows for smaller units to supply the space.
- (b) ***Daylighting:*** A profuse number of skylights will be incorporated in the design for the service and parts areas to reduce the requirement for the amount of artificial lighting that is required during the daytime hours.
- (c) ***Exceed Title 24 Building Standards:*** An energy efficient HVAC design will be incorporated into the buildings. The facility designers will be investigating the latest technology in HVAC and lighting at the time the buildings are designed in order to select the most energy efficient systems for use in these facilities.