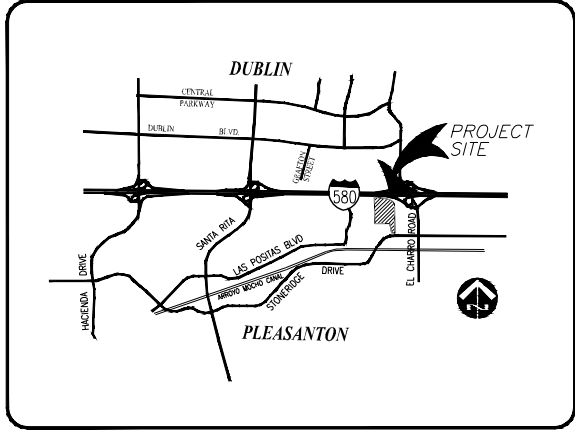


CARMAX - PLEASANTON

CITY OF PLEASANTON, CA

FEBRUARY 2013



VICINITY MA
N.T.S.

GENERAL NOTES

DEVELOPER/APPLICANT: ADDRESS/CONTACT:	CARMAX AUTO SUPERSTORES 12400 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: KEITH HENDERSON (804) 741-0422
DEVELOPMENT COORDINATOR: ADDRESS/CONTACT:	CENTERPOINT INTEGRATED SOLUTIONS 12400 BERGEN PARKWAY, SUITE A-250 EVERGREEN, CO 80439 CONTACT: AMANDA STEINE (303) 678-6978
CIVIL ENGINEER: ADDRESS/CONTACT:	MACKAY & SOMPS CIVIL ENGINEERS 5142 FRANKLIN DRIVE, SUITE B PLEASANTON, CA 94588 CHRIS GUENTHER (925) 225-0690
LANDSCAPE ARCHITECTURE: ADDRESS/CONTACT:	MD FOTHERINGHAM LANDSCAPE ARCHITECTS, INC. 323 GEARY STREET, SUITE 408 SAN FRANCISCO, CA 94102 CONTACT: MIKE FOTHERINGHAM (415) 434-4386
ARCHITECTURE: ADDRESS/CONTACT:	CHARLES O'BRIEN, III AIA ARCHITECT IN ASSOCIATION WITH PIEFER, O'BRIEN, HERR ARCHITECTS 3000 ROYAL BLVD SOUTH ALPHARETTA, GA 30022 CONTACT: DAVID HOLT (770) 564-1706
OWNER: ADDRESS/CONTACT:	ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY 224 W. WINTON AVENUE, SUITE 110 HAYWARD, CA 94544 CONTACT: STUART COOK (510) 610-6534
ASSESSOR PARCEL NUMBER:	PORTION OF 946-1128-003-009
EXISTING ZONING:	RUD-57 (CITY OF PLEASANTON)
PROPOSED ZONING:	RUD-98 (CITY OF PLEASANTON)
SITE AREA:	19.66 AC +/- OF A 35.76 AC +/- PARCEL

LAND USE SUMMARY

BUILDINGS (EXCLUDING SALES)	1.20 AC	6.1%
SALES BUILDING	0.22 AC	1.1%
LANDSCAPED AREAS	3.85 AC	19.6%
STREETS / PARKING / SIDEWALKS	7.23 AC	36.8%
STAGING AREA	7.16 AC	36.4%
TOTAL	19.66 AC	100.0%

BUILDING SUMMARY

<u>BUILDING</u>	<u>BUILDING S.F.</u>
SALES / PRESENTATION	11,783
FINAL QUALITY CONTROL / CAR WASH	3,930
SERVICE	45,000
TOTAL	60,713

BENCHMARK

MONUMENT DISK AT THE INTERSECTION OF PIMLICO DRIVE AND KIRKCALDY STREET.
ELEVATION = 342.17 (NGVD 29)

BASIS OF BEARINGS

THE BEARING OF NORTH 88 38'25" WEST BETWEEN FOUND MONUMENTS ON STONERIDGE DRIVE AS SHOWN ON TRACT 8020 FILED IN BOOK 313 OF MAPS, AT PAGES 53 THROUGH 63, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SUMMARY

	OFFICE/SALES AREA 5.F.	SERVICE DEPARTMENT AREA 5.F.	OFFICE/SALES PARKING REQ @ 1 PER 300 SF	SERVICE PARKING REQ @ 1 PER 500 SF	TOTAL PARKING REQ
BUILDING	11,783	0	0	0	40
SALES / PRESENTATION	0	3,930	0	8	8
FINAL QUALITY CONTROL / CAR WASH	0	45,000	0	90	90
SERVICE					---
TOTAL					138

<u>PARKING</u>	<u>PARKING SPACES</u>
REQUIRED PARKING	138
PARKING PROVIDED (CUSTOMER / EMPLOYEE LOT)	431

SHEET INDEX

C10	COVER SHEET
C20	SITE SURVEY
C30	TENTATIVE PARCEL MAP
C40	DIMENSIONED SITE PLAN
C50	PRELIMINARY GRADING AND DRAINAGE PLAN
C51	GRADING DETAILS & SECTIONS
C60	PRELIMINARY UTILITY PLAN
C70	STORM WATER QUALITY PLAN
C80	EMERGENCY VEHICLE ACCESS PLAN
C90	FENCING AND WALL PLAN

A1.0	FLOOR PLAN - SALES & FGC
A2.0	FLOOR PLAN - SERVICE
E1.0	SITE LIGHTING PLAN
E2.0	SITE LIGHTING PLAN - AFTERHOURS

- L1.0 PRELIMINARY PLANTING PLAN 1
- L2.0 PRELIMINARY PLANTING PLAN 2
- L3.0 IRRIGATION WATER USE NOTES
- L4.0 PRELIMINARY LANDSCAPE DETAILS
- L5.0 BAY-FRIENDLY LANDSCAPE CHECKLIST

SIGN 1	OVERALL SIGNAGE PLAN
SIGN 2	PYLON SIGN
SIGN 3	PYLON SIGN - NIGHT
SIGN 4	MONUMENT SIGN
SIGN 5	MONUMENT SIGN - NIGHT

ELEV 1	ELEVATIONS - SALES AND PRESENTATION
ELEV 2	ELEVATIONS - SALES AND PRESENTATION
ELEV 3	ELEVATIONS - SERVICE
ELEV 4	ELEVATIONS - SERVICE
ELEV 5	ELEVATIONS - FQC

RENDER 1	FREEWAY - INITIAL PLANTING
RENDER 2	FREEWAY - 5-YEAR GROWTH
RENDER 3	FREEWAY - 10-YEAR GROWTH
RENDER 4	BUILDING FROM SALES AREA
RENDER 5	ACCESS ROAD ENTRANCE
RENDER 6	VIEW THROUGH NEIGHBORHOOD PARK
RENDER 7	ENTRANCE TO CARMAX PARKING LOT
RENDER 8	VIEW FROM CLC PARKING

NOTE: SIGNAGE, ELEVATIONS AND RENDERING PORTIONS OF THE SUBMITTAL PACKAGE ARE INCLUDED IN THE 11x17 SET ONLY, THEY ARE NOT INCLUDED IN 24x36 PACKAGE



5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0691

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX IE

REVISIONS

[illegible]PROJECT NO. 19703.000DATE FEBURARY 2014SHEET TITLE

COVER SHEET

SHEET NO. C1.0



NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX FE

REVISIONS

[illegible]

CARMAX

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
18500 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238

STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.00

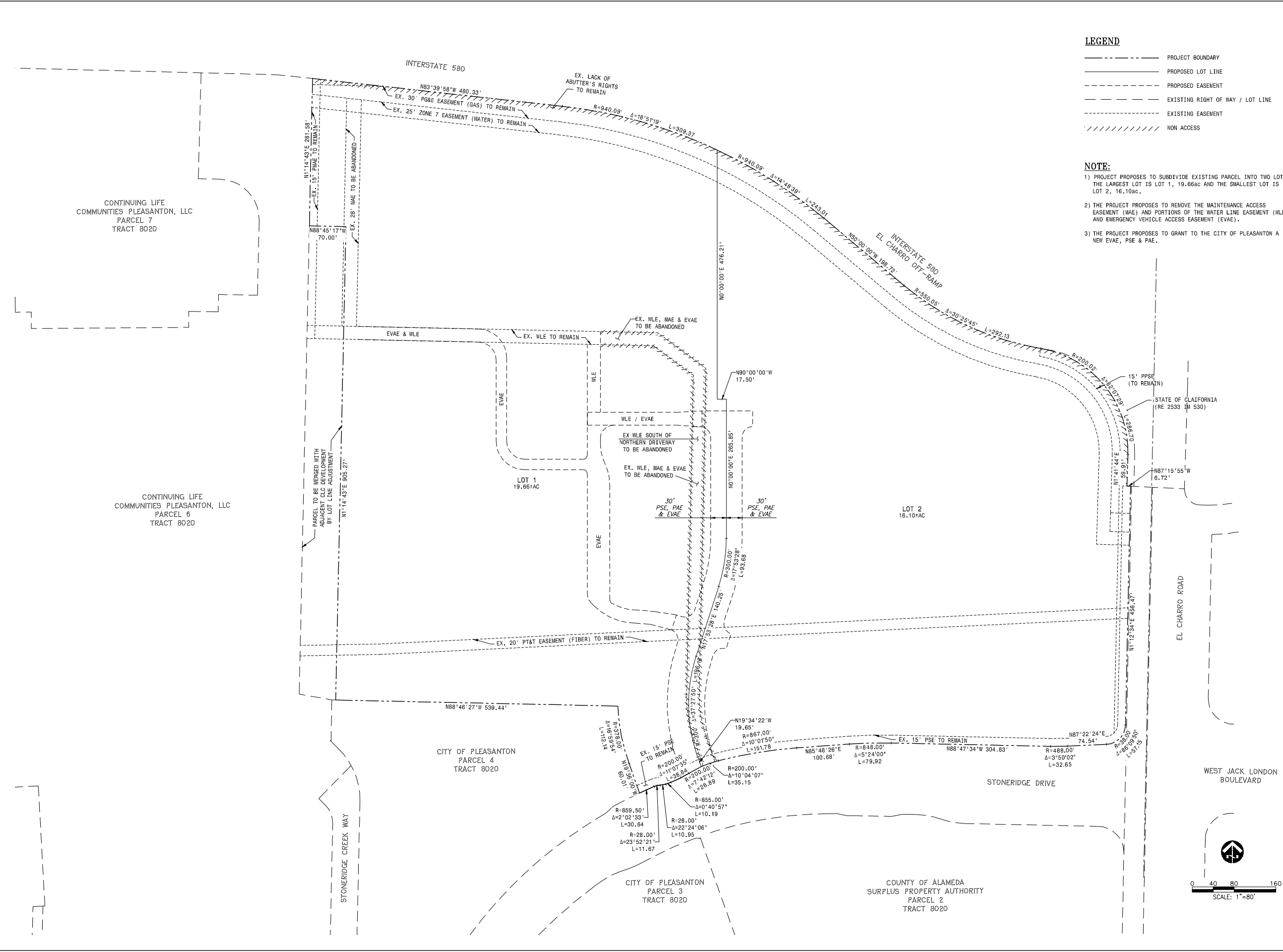
DATE FEBURARY 2014

SHEET TITLE

SITE SURVEY

SHEET NO. C2.0





LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY / LOT LINE
- EXISTING EASEMENT
- NON ACCESS

NOTE:

- PROJECT PROPOSES TO SUBDIVIDE EXISTING PARCEL INTO TWO LOTS; THE LARGEST LOT IS LOT 1, 19.66ac AND THE SMALLEST LOT IS LOT 2, 16.10ac.
- THE PROJECT PROPOSES TO REMOVE THE MAINTENANCE ACCESS EASEMENT (MAE) AND PORTIONS OF THE WATER LINE EASEMENT (WLE) AND EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).
- THE PROJECT PROPOSES TO GRANT TO THE CITY OF PLEASANTON A NEW EVAE, PSE & PAE.



51428 FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

PREPARED BY

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

Carmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE WEST COAST INC.
10000 CHERRY CREEK PARKWAY NORTON, VA 22083
(800) 747-0422
STORE NO. 6068
PLEASANTON, CA

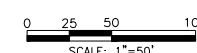
PROJECT NO. 19703.000

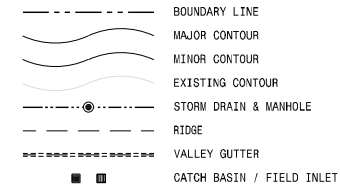
DATE FEBURARY 2014

SHEET TITLE

TENTATIVE PARCEL MAP

SHEET NO. C3.0

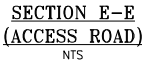




THE EARTHWORK SUMMARY IS APPROXIMATE AND BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND AND THE PROPOSE SUBGRADE / PAD ELEVATIONS. STRUCTURAL SECTIONS ARE ASSUMED TO BE 14" (3"AC/11"AB) AND THE SLABS TO BE CONSTRUCTED AS SLAB ON GRADE (5"CC/PC/4"AB). ANY SOIL REMEDIATION IS EXPECTED TO OCCUR ONSITE WITH NO IMPORT OR EXPORT. THE CALCULATION MAKES TO PROVISION FOR STRIPPING OR SUBSCAVATION. DUE TO VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONSTRUCTION METHOD OF OPERATION, THE CALCULATED VOLUMES MAY VARY. ALL AREY KETLHOOD DEVIATE FROM THE CALCULATED VOLUME. THOSE ITEMS MARKED N/I HAVE NOT BEEN INCLUDED IN OUR CALCULATIONS AT THIS TIME.

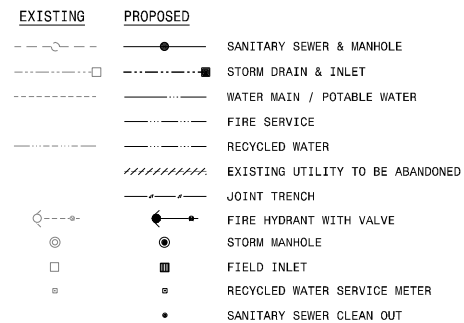
	CUT (CY)	FILL (CY)
RAW RESULTS	25,800	31,500
BIO-RETENTION EXCAVATION	5,700	—
TRENCH SPOILS	N/I	—
SHRINKAGE	N/I	—
CONSOLIDATION	N/I	—
SITE STRIPPING	N/I	—
TOTAL	31,500	31,500
	BALANCE	



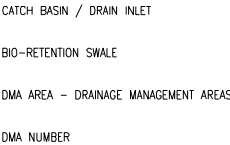


STORE NO. 6068
PLEASANTON, CA

[illegible]



SHEET NO. C6.0



SHEET NO. 67.0

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APPROVAL

CARMAX FE

REVISIONS

[illegible]

CARMAX

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
15900 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23239

STORE NO. 6068
PLEASANTON, CA

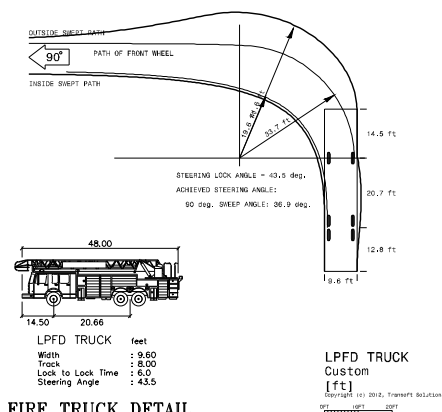
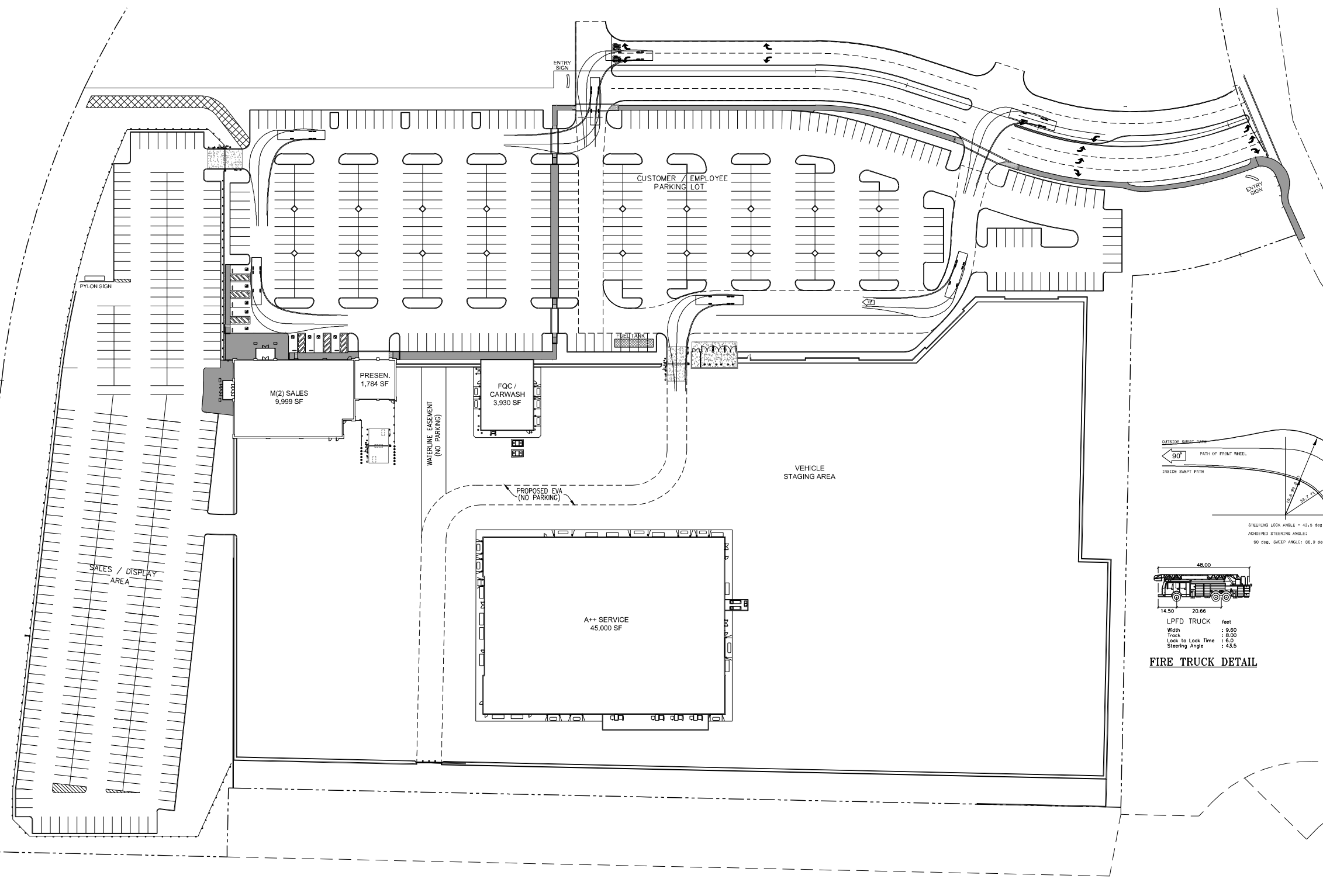
PROJECT NO. 19703.000

DATE FEBURARY 2014

SHEET TITLE

EMERGENCY VEHICLE ACCESS PLAN

SHEET NO. C8.0



FIRE TRUCK DETAIL

LPFD TRUCK
Custom
[ft]
Copyright (c) 2012, Transoft Software Ltd
0ft 10ft 20ft

NOTES:

1. THIS EXHIBIT ILLUSTRATES THE RESULTS OF AN ACTIVE PATH SIMULATION CREATED BY 'AUTOTURN'. 'AUTOTURN' IS A CAD BASED PROGRAM THAT SIMULATES LOW SPEED TURNING MANEUVERS FOR HIGHWAY VEHICLES. THIS PROGRAM INCLUDES STANDARD DESIGN PARAMETERS THAT HAVE BEEN DERIVED FROM TURNING TEMPLATE CONTAINED IN THE DESIGN MANUALS PUBLISHED BY THE CORRESPONDING JURISDICTIONS SUCH AS AASHTO, CALTRANS, ETC.
2. TRUCK SPECIFICATIONS WERE PROVIDED BY THE LIVERMORE-PLEASANTON FIRE DEPARTMENT.



APPROVAL

CARMAX INC.

REVISIONS

[illegible]

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
18800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238

STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.000

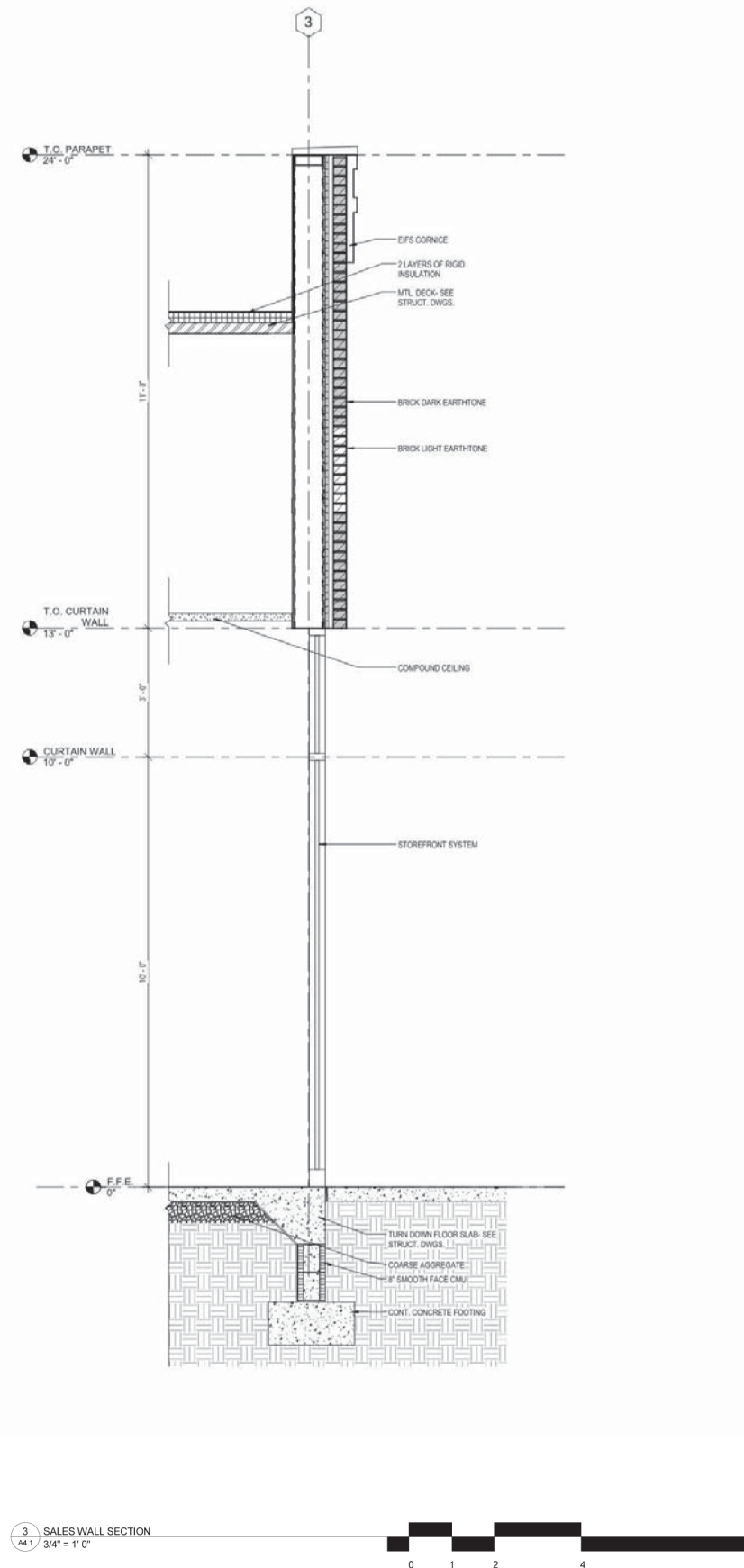
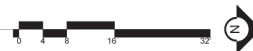
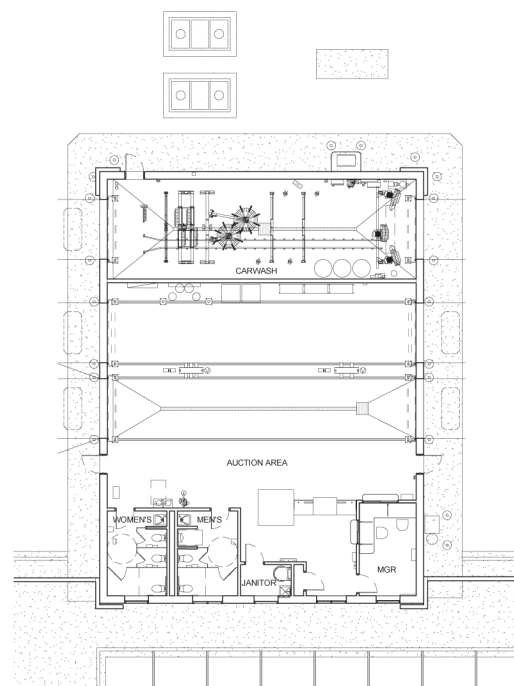
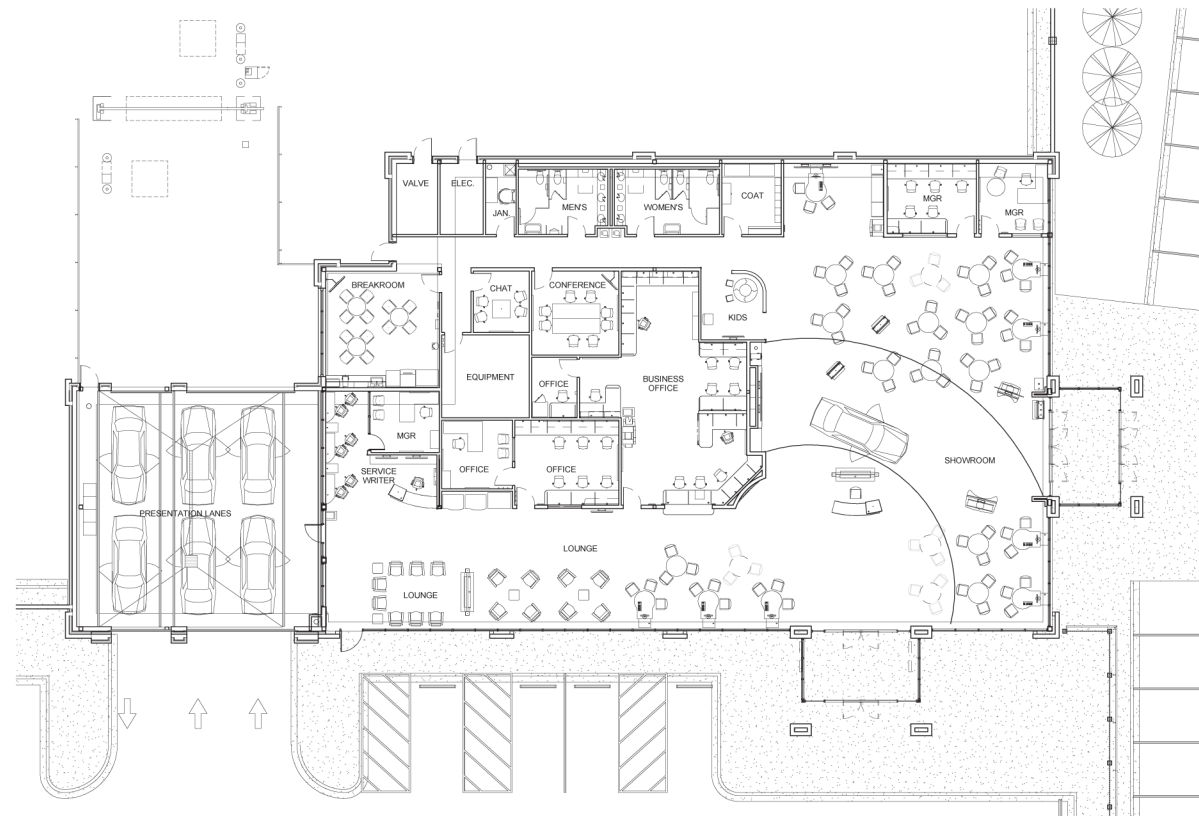
DATE FEBURARY 2014

SHEET TITLE

FENCING AND WALLS PLAN

SHEET NO. C9.0





CHARLES
J.
O'BRIEN
ARCHITECT

IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH

ALPHARETTA, GA 30022

770.569.1706 FAX 569.1786

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CARMAX PE PROTO/DESIGN ALE

REVISIONS

[illegible]

CARmax
THE AUTO SUPERSTORE

STORE NO. 6068
I-580 AND EL CHARRO RD.
PLEASANTON, CA

PROJECT NO. 20-1306DATE 02-05-1

SHEET TITLE

PARTIAL FLOOR PLAN -
SALES & FQC PER
DA14-007

SHEET NO. **A1.0**



3000 ROYAL BOULEVARD SOUTH

ALPHARETTA, GA 30022

770.569.1706 FAX 569.1786

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Carmax
THE AUTO SUPERSTORE

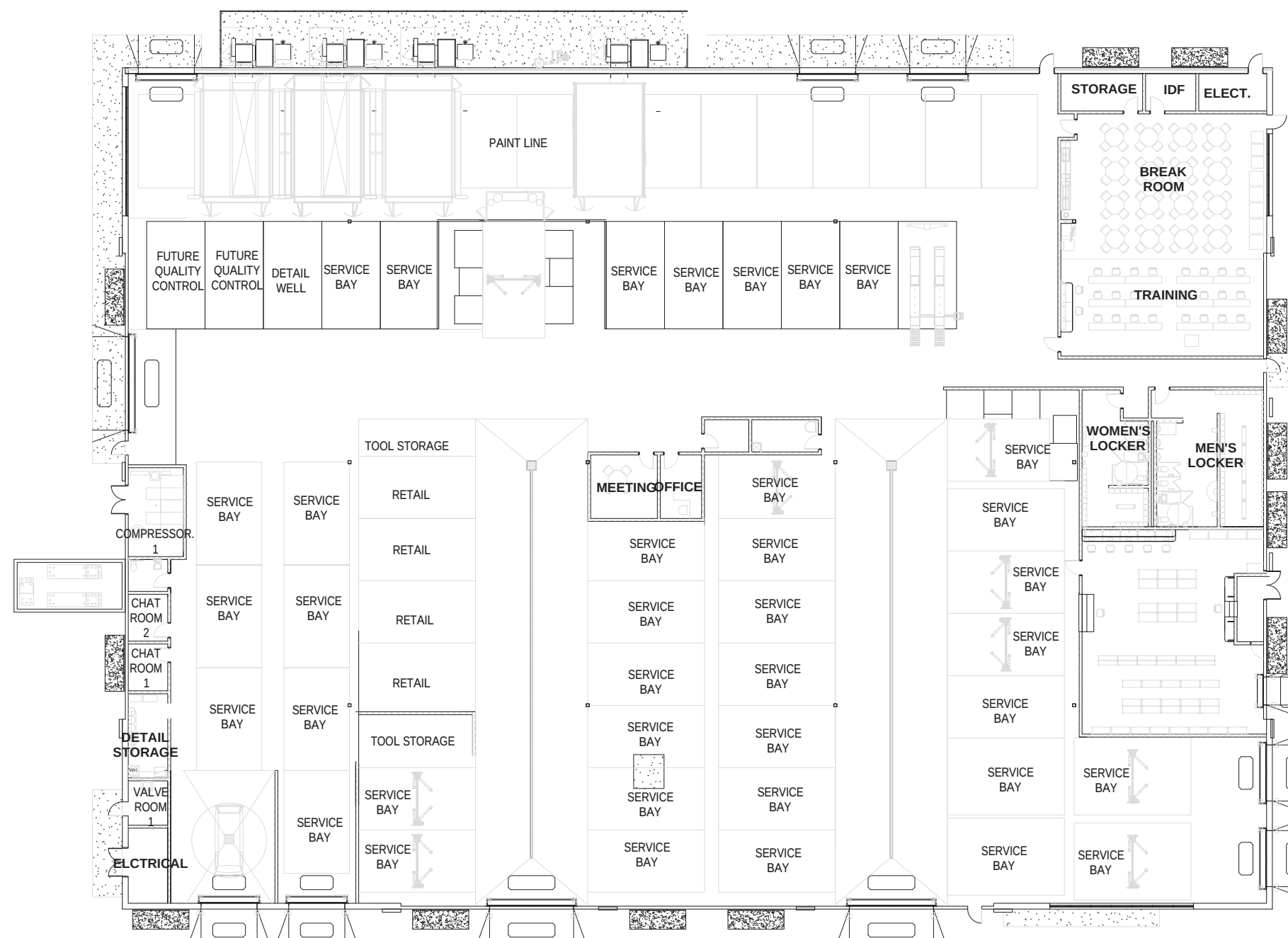
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY, RICHMOND, VA 23238

STORE NO. 6068
1-580 AND EL CHARRO RD.
PLEASANTON, CA

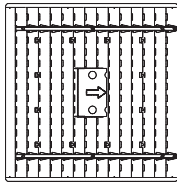
20-130
02-28-

FLOOR PLAN - M2/A++
SALES, SERVICE &
FQC PER DA14-020

A-2



IMPORTANT

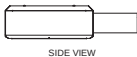
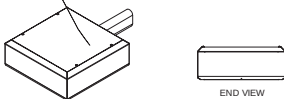


ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

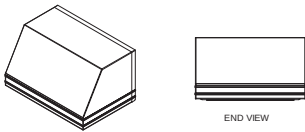


XGB3 176
LED Crossover Area Light



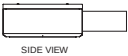
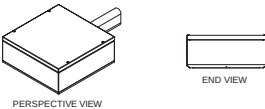
Crossover
SOLID-STATE LIGHTING

XGBWM3
LED Crossover Wall Mount Light



Crossover
SOLID-STATE LIGHTING

XGB3 128
LED Crossover Area Light



Crossover
SOLID-STATE LIGHTING

Maintained Footcandle levels at grade.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DISPLAY - GATE 1	Illuminance	Fc	9.67	14.1	4.9	1.97	2.88
DISPLAY - GATE 2	Illuminance	Fc	10.73	17.0	4.8	2.24	3.54
DISPLAY AREAS	Illuminance	Fc	13.62	28.2	2.3	5.92	12.26
OTHER AREAS	Illuminance	Fc	3.86	10.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	35	OLA	D180 ROTATED	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.900	N.A.	32206	520
	25	OLB	3 @ 120 DEGREES	XGB3-5-LED-176-450-CW-UE-23	0.900	N.A.	60069	794.4
	59	OLC	D180°	XGB3-5-LED-176-450-CW-UE-23	0.900	N.A.	40046	529.6
	7	OLG	SINGLE	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.900	N.A.	16103	260
	13	OLG1	SINGLE	XGB3-FT-LED-128-450-CW-UE-HSS-16	0.900	N.A.	10829	187
	2	OLG2	SINGLE	XGB3-FT-LED-128-350-CW-UE-HSS-12	0.900	N.A.	9016	143
	35	OLW	SINGLE	XGBWM3-FT-LED-48-450-CW-UE	0.900	N.A.	5900	72

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts 1
Total Watts = 76363.49



LIGHTING PROPOSAL LO-116745-1

CARMAX

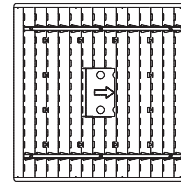
PLEASANTON

BY: XMG DATE: 6/18/2013 REV: 2/28/2014 SHEET 1

SCALE: 1"=60'

OF 1

IMPORTANT

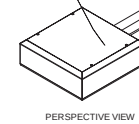


ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

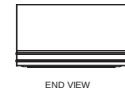
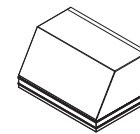
EXAMPLE OF DIRECTIONAL ARROW

XGB3 176
LED Crossover Area Light



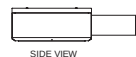
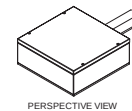
Crossover
SOLID-STATE LIGHTING

XGBWM3
LED Crossover Wall Mount Light

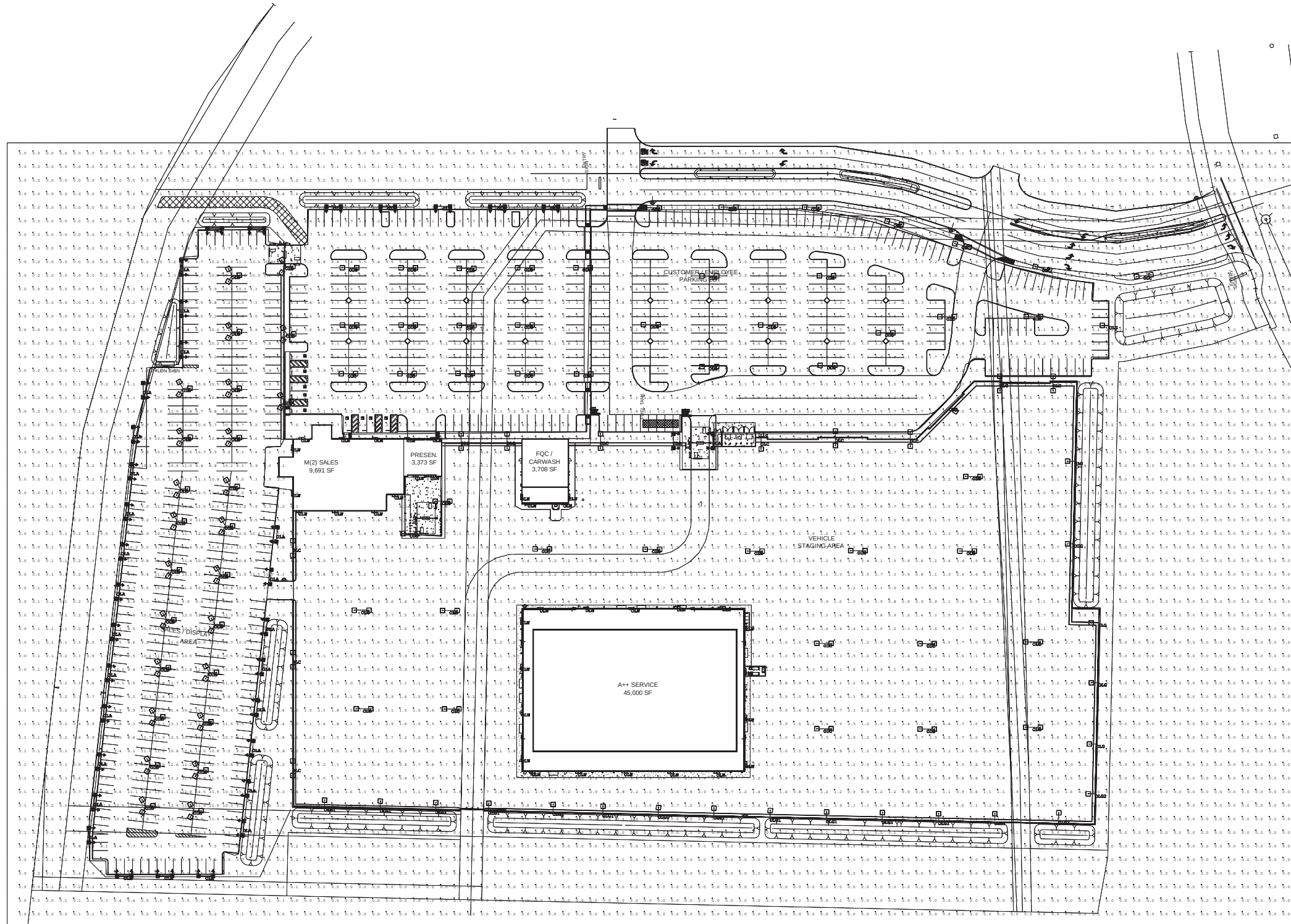


Crossover
SOLID-STATE LIGHTING

XGB3 128
LED Crossover Area Light



Crossover
SOLID-STATE LIGHTING



Maintained Footcandle levels at grade.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
DISPLAY - GATE 1	Illuminance	Fc	5.38	7.8	2.7	1.99
DISPLAY - GATE 2	Illuminance	Fc	5.97	9.5	2.7	2.21
DISPLAY AREAS	Illuminance	Fc	7.56	15.7	1.3	5.82
OTHER AREAS	Illuminance	Fc	2.15	5.5	0.0	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	35	OLA	D180 ROTATED	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.500	N.A.	32206	520
	25	OLB	3 @ 120 DEGREES	XGB3-5-LED-176-450-CW-UE-23	0.500	N.A.	60069	794.4
	59	OLC	D180°	XGB3-5-LED-176-450-CW-UE-23	0.500	N.A.	40046	529.6
	7	OLG1	SINGLE	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.500	N.A.	16103	260
	13	OLG2	SINGLE	XGB3-FT-LED-128-450-CW-UE-HSS-16	0.500	N.A.	10829	187
	2	OLW	SINGLE	XGB3-FT-LED-128-350-CW-UE-HSS-12	0.500	N.A.	9016	143
	35	OLW	SINGLE	XGBWM3-FT-LED-48-450-CW-UE	0.500	N.A.	5900	72

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

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Total Project Watts 1
Total Watts = 76363.49

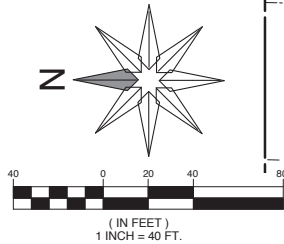


LIGHTING PROPOSAL IO-116745-10

CARMAX
PLEASANTON

SP:KMG DATE:6/18/2013 REV:2/28/2014 SHEET 1 OF 1

SCALE: 1"=60' 0 60



NOTE: FINAL PLANT QUANTITIES WILL BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.

L2.0

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
-----	----	-----	-----------------------	---------------	-------

1. Mulch Requirement All soil on site is protected with a minimum of 3 inches of mulch after construction. Recommendation Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. Reference <i>Bay-Friendly Landscape Guidelines, Practice 4.1; Bay-Friendly Guide to Mulch</i>, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).
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X2. Amend the Soil With Compost Before Planting

Requirement

Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.

Recommendation

Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance (STA) program to ensure quality.

Reference

Bay-Friendly Landscape Guidelines, Practice 4.1: *Modify Bay-Friendly Soil specifications*, at www.BayFriendly.org, U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org

- Submit the site soil or imported topsoil analysis. No soils analysis is required if "1" of compost.
- Submit+H3S compost details from construction documents.
- Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased.

If a waiver is requested based on soil organic matter content or the needs of plant palette,

- Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on the soil needs OR
- Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.

A SOILS TEST AND AMENDMENT RECOMMENDATION WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.

Version 2.1 December 2011

Page 1 of 4

Yes	No	N/A

X 3. R R D

Yes	No	N/A	Measure & Requirement	Documentation	Notes
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X 3. Reduce and Recycle Landscape Construction Waste

Requirement Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. Reference: StopWaste.org, <i>Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials</i> and <i>Sample Waste Management Plan</i> for recycling C&D materials at www.BuiltGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a sample template that one can be downloaded at www.BuiltGreenNow.Org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).
--	---

Planting

4. Choose & Locate Plants to Grow to Natural Size Requirement Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. Reference <i>Bay-Friendly Landscape Guidelines , Practices 2.1, Bay-Friendly Plant lists are available at www.bay-friendly.org Bronstein,Carol, David Fross and Bart O'Brien, California Native Plants for the Garden; East Bay Municipal Utility District, Plants and Landscapes for Summer Dry Climates; Sunset, Western Garden Book.</i>	- Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread - Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.
---	---

Version 2.1 December 2011

Page 2 of 4

Yes	No	N/A
X		

Yes	No	N/A	Measure & Requirement	Documentation	Notes
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5. Do Not Plant Invasive Plant Species Requirement None of the plant species listed by CAL-IPC's Don't Plant A Pest as invasive in the San Francisco, Bay Area are included in the planting plan. Definition An invasive species is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. Federal Executive Order 13111. Reference Bay-Friendly Landscape Guidelines, Practice 2.1d; Don't Plant A Pest brochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the CAL-IPC list of plants that are invasive to the San Francisco Bay Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.
--	---

6. Grow drought tolerant CA native, Mediterranean or climate adapted plants Requirement A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. Recommendation California native or Mediterranean species are strongly recommended. Reference <i>Bay-Friendly Landscape Guidelines</i> Practice 4.2: www.water.ca.gov/dscs/wuyc000.pdf	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.
---	---

Version 2.1 December 2011

Page 3 of 4

Yes	No	N/A
X		

Yes	No	N/A	Measure & Requirement	Documentation	Notes
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X	7. Minimize the lawn Requirement A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. Reference Bay-Friendly Landscape Guidelines, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.bay-friendly.org; Brooklyn Botanic Garden Publications, <i>Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere</i>.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit a statement, signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.
---	--	--

Irrigation	
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X	8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff Requirement Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. Reference Bay-Friendly Landscape Guidelines, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shutoff capacity.
---	--	---

X 9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide Requirement Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation is installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	
---	---	--

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

LANDSCAPE ARCHITECTS

1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
Email: info@mdfotheringham.com

License Stamp



Consultants

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

REVISIONS			
REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

[illegible]

CARmax

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
112800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.000

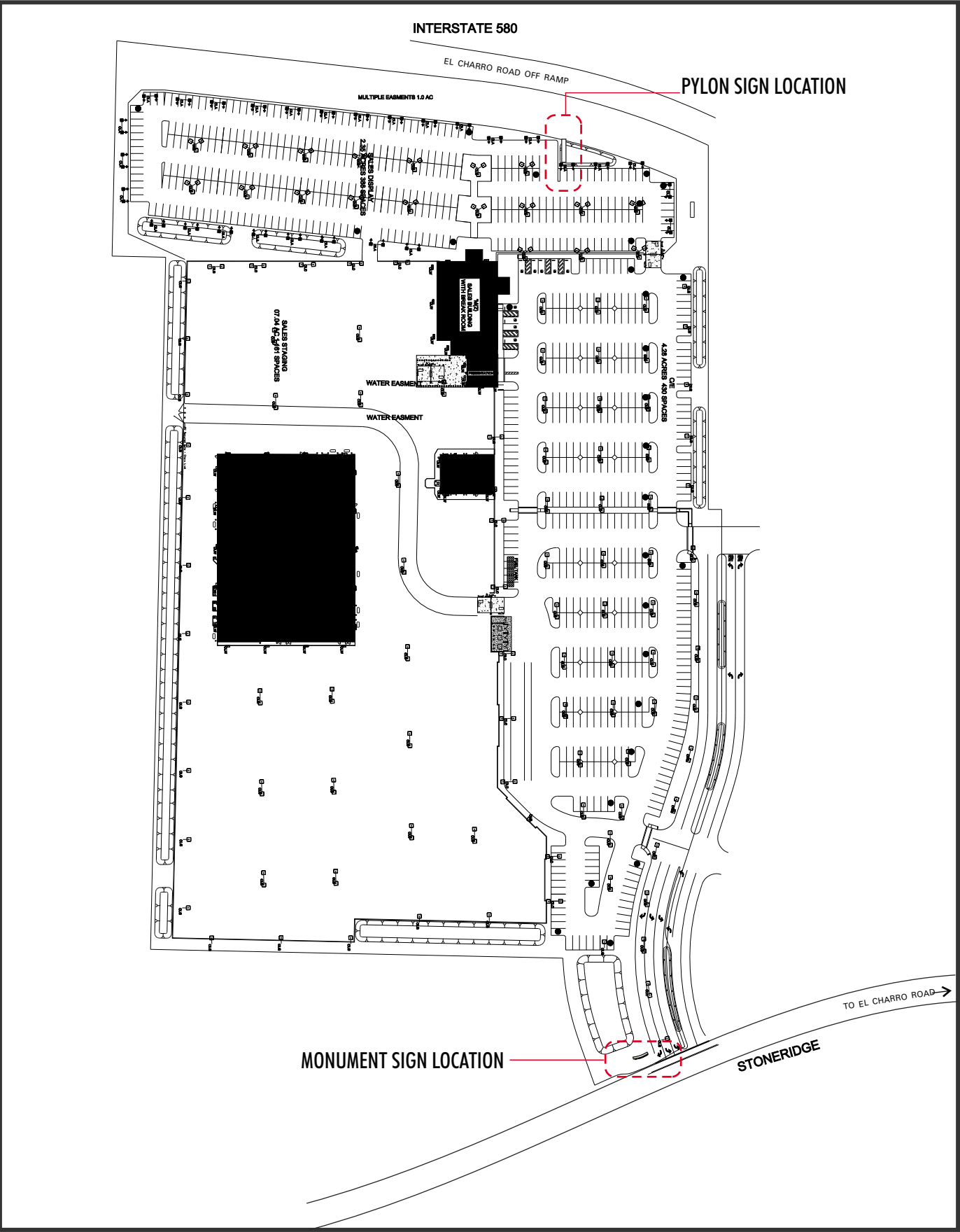
DATE NOVEMBER 2013

SHEET TITLE

BAY-FRIENDLY LANDSCAPE CHECKLIST

SHEET NO.

L5.0



SITE PLAN



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- Revisions:
- 1 R1 JDR 1.31.14 Update pylon to 20' wide & per markup
 - 2 R2 JK 2.26.14 Update Pylon & Monument Sign Specifications per City Requirements
 - 3 R3 JK 2.26.14 Update Monument Sign Specifications per Customer Request.
 - 4 R4 JK 2.27.14 Additional Notes per Customer.
 - 5
 - 6

Account Rep: MATT SMITH

Project Manager: JESSICA VIDAL

Drawn By: J. CARPENTER

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

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ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE
Certain electrical components of signs will fail prematurely if not shut-off for a period of time, once, each day. For best performance, we recommend that signs be connected to an automatic Energy Management system, Time Clock or Photo Cell to control the daily shut-off period. Failure to follow these recommendations can cause damage to the signs' electrical components and void the warranty. Some dimming devices will adversely affect the electrical components of the sign to which it is attached, causing failure. Any dimming devices used on the sign without prior consultation with Federal Heath Sign Co. will void the warranty.

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Landlord Approval/Date:

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Job Number: 23-19135-10

Date: JANUARY 28, 2014

Sheet Number: 1 Of 5

Design Number: 23-19135-10 R4



PROPOSED PYLON SIGN

Sscale 3/16" = 1'

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Project Manager: JESSICA VIDAL

Drawn By: J. CARPENTER

Project / Location:



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Sheet Number: 2 Of 5

Design Number: 23-19135-10 R4



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Account Rep: MATT SMITH

Project Manager: JESSICA VIDAL

Drawn By: J. CARPENTER

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

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Client Approval/Date:

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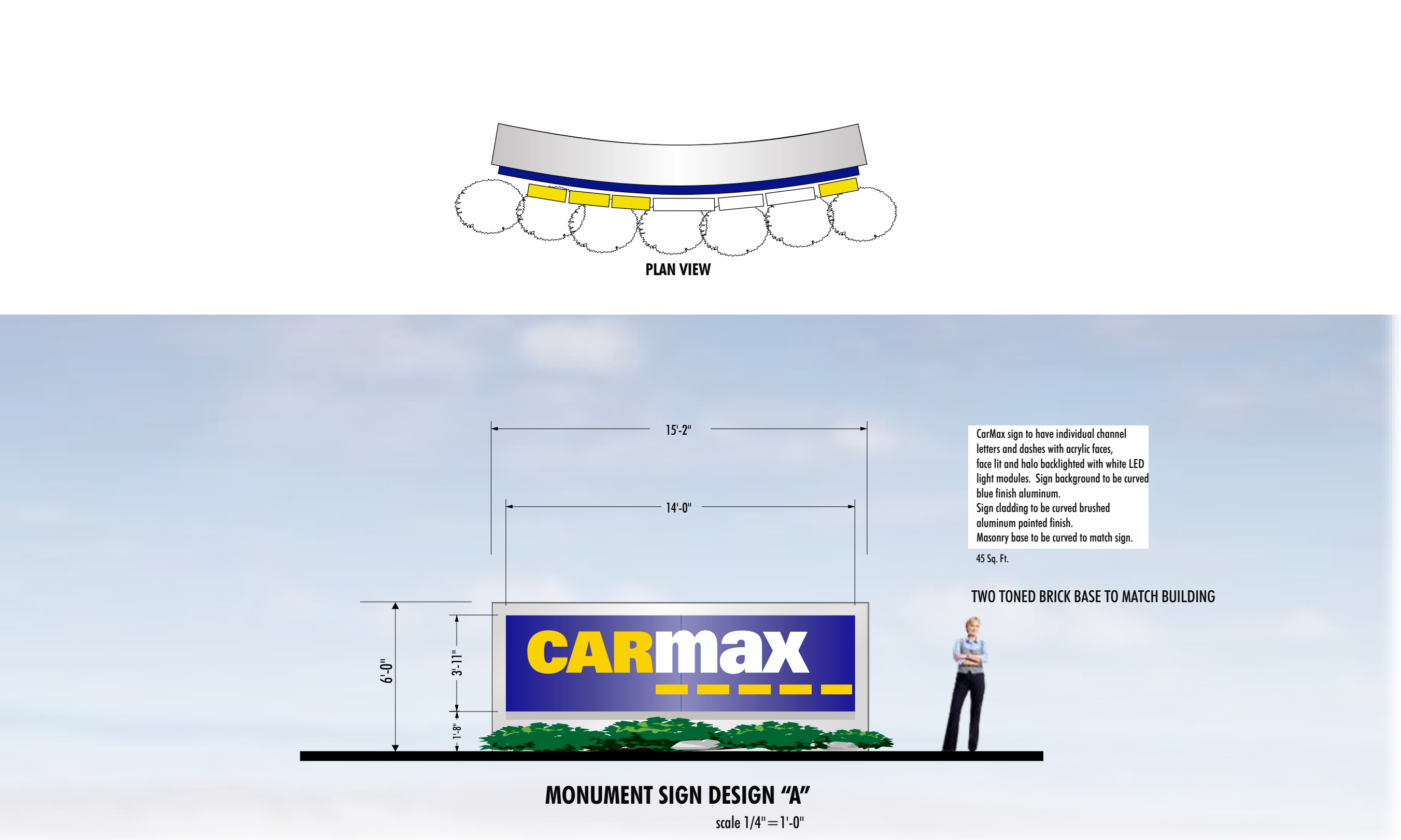
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Job Number: 23-19135-10

Date: JANUARY 28, 2014

Sheet Number: 3 Of 5

Design Number: 23-19135-10 R4



1	R1 JDR 1.31.14 Update pylon to 20' wide & per markup
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Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

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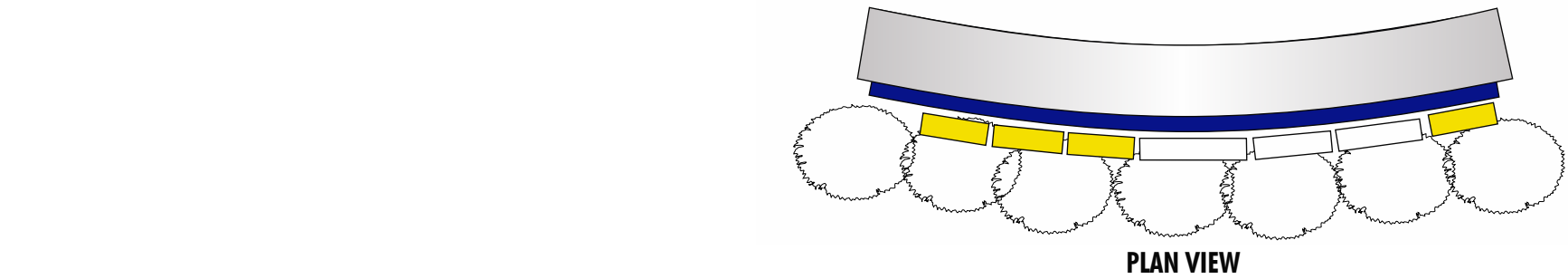
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Job Number: **23-19135-10**

Date: **JANUARY 28, 2014**

Sheet Number: **4** Of **5**

Design Number: **23-19135-10 R4**



MONUMENT SIGN DESIGN "A"

scale 1/4" = 1'-0"

**FEDERAL
HEATH**

SIGN COMPANY

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Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:

CARmax

LOCATION #6068
PLEASANTON, CA 94566

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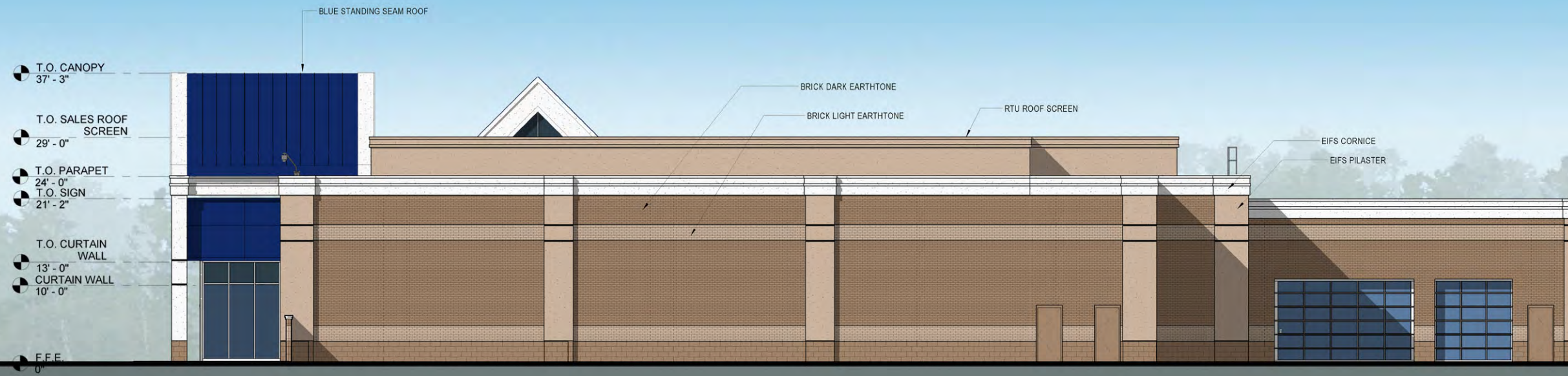
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Date: **JANUARY 28, 2014**

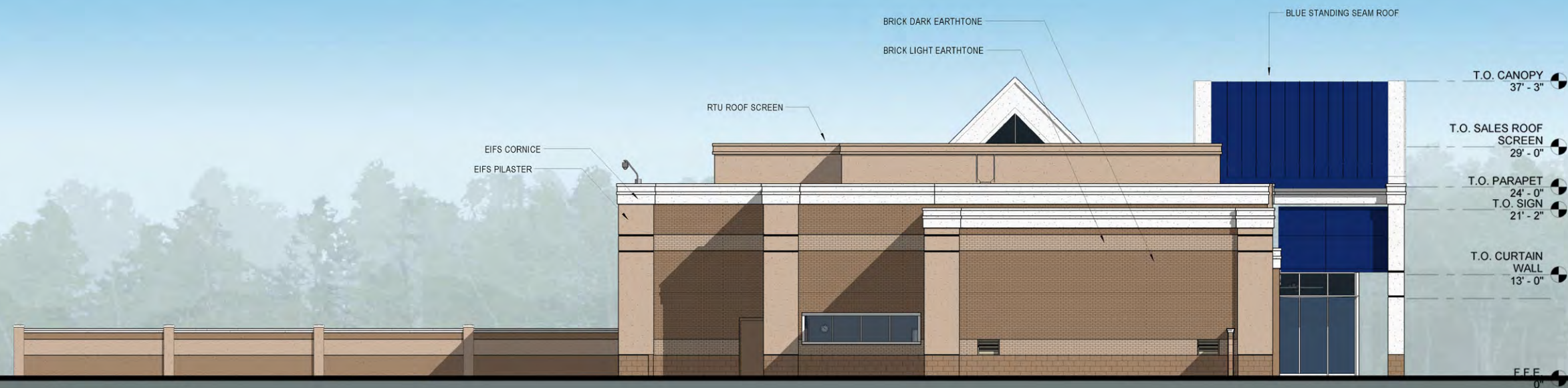
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Design Number: **23-19135-10 R4**



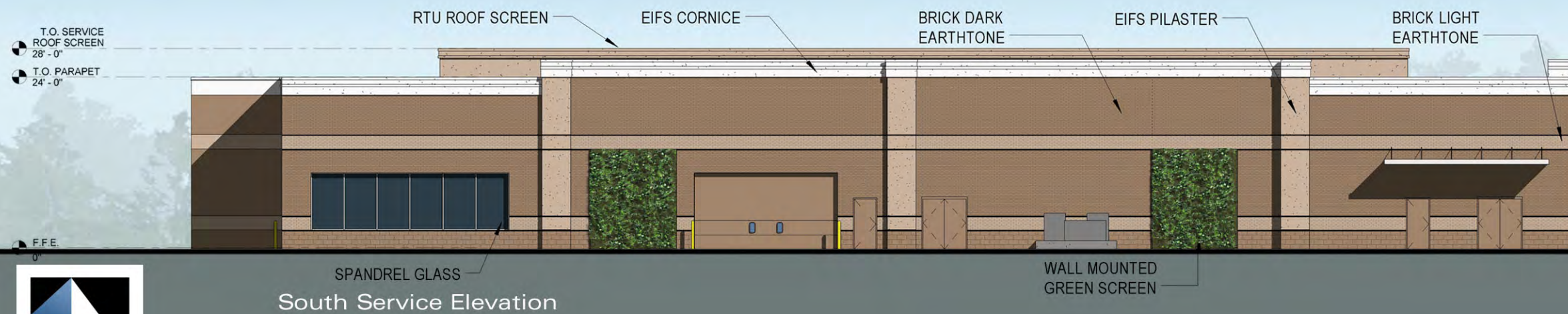
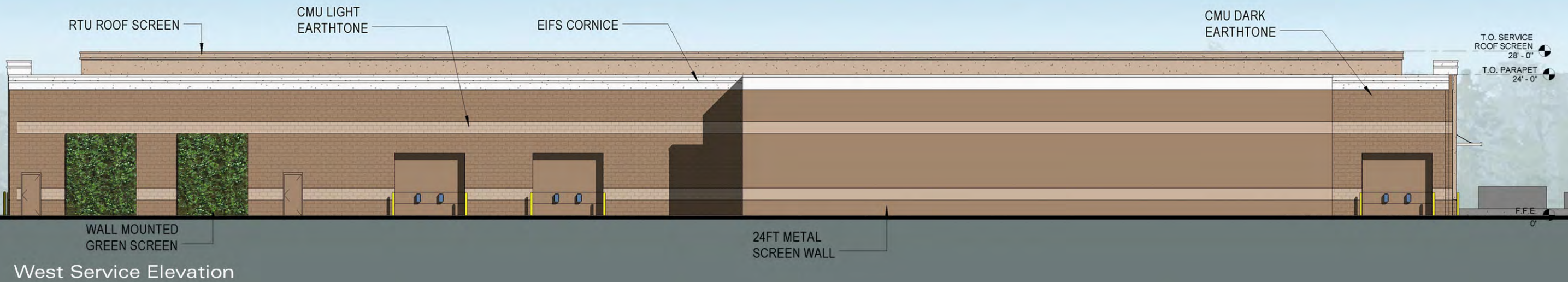


West Sales Elevation



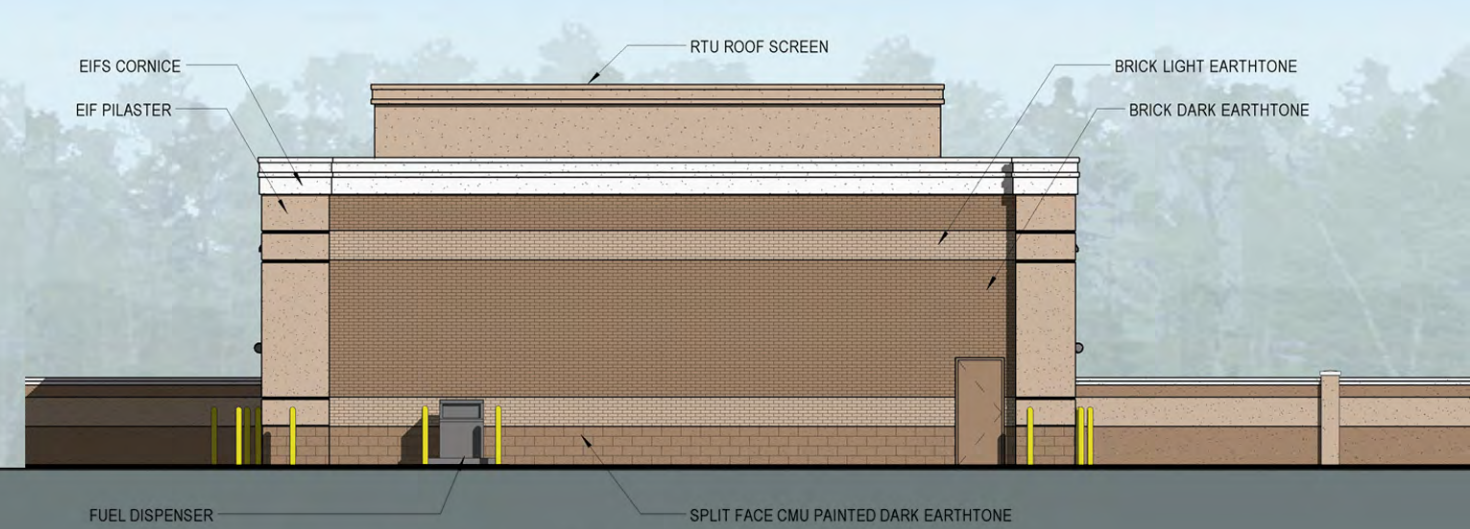
South Sales Elevation







South FQC Elevation



West FQC Elevation

Initial Planting Tree Growth
65 Gal. Evergreen Trees provided for screening - approx. 12-14'



5-Year Planting Tree Growth
Evergreen Trees provided for screening - approx. 18-20'



10-YearTree Growth
Evergreen Trees provided for screening - approx. 25'















CarMax Auto Superstore –Pleasanton, CA

PUD-98 & P13-2518 (S.D.R.)

STAPLES RANCH – Car Max
Planning Commission April 9, 2014

EXHIBIT B

RECEIVED MARCH 4, 2014

Project Description

The proposed CarMax Auto Superstores development consists of the construction of a CarMax pre-owned automobile dealership, service building and non-public carwash with associated access drives, parking lots and landscaped areas. The site is currently vacant. CarMax proposes to utilize the existing fill material that is stockpiled on the site for its grading and drainage purposes.

The project develops the 19.66 acre site with a sales inventory area, vehicle staging area, customer and employee parking lot and three separate buildings. The development includes 11,783 square feet of sales/presentation area, 45,000 square feet of service area, and a 3,930 square foot quality control/carwash area, for a total of 60,713 square feet. The three single story buildings will have a variety of parapet roof heights to provide visual interest, with an average height of 24 feet and maximum height of 28 feet. The sales building entry canopies are the highest point of the roof line, measuring 37 feet in height. The proposed elevations will incorporate a combination of high quality materials including multi-colored brick banding, ornamental split face CMU, Exterior Insulated Finish System (EIFS) columns, pilasters and cornice, decorative aluminum composite panels and a 14'-0" high curtain wall system. All roof mounted mechanical equipment will be screened from view.

The site is accessed off of Stoneridge Drive and a proposed private entry road. The proposed site design includes two driveways off of the private entry road. Both accesses will be utilized by CarMax employees, customers, vehicle test drives, vehicle deliveries and emergency vehicles. The sales inventory area will be located at the northern portion of the property, fronting on Interstate 580, and will be secured by a highway guardrail and an embassy-style security gate for security purposes. Customer and employee parking will be located south of the sales inventory area, along the eastern portion of the site. A total of 431 customer and employee parking spaces will be provided on the site, including 9 handicap accessible spaces.

The sales and presentation buildings will be located south of the sales inventory area, with customer access from the parking lot on the east side of the building. The service building will be located southwest of the sales building, within the private CarMax vehicle staging area. The vehicle staging area will be surrounded by a six-foot high stucco wall on the north and east sides, a six-foot high masonry wall on the west and a seven-foot high stucco wall on the south for screening and security purposes. The staging areas will also be secured with an embassy-style security gate. The private carwash and final quality control building will also be located within the vehicle staging area.

Proposed Operations

The following information outlines the proposed operations based on similarly operating CarMax facilities.

Hours of Operation

Store management will set operating hours closer to the opening date; however, the showroom (sales) areas are typically open to the public Monday through Saturday from 9:00 a.m. to 9:00 p.m. and from 12:00 p.m. to 7:00 p.m. on Sundays. The retail service areas are typically open to the public Monday

through Friday from 7:30 a.m. to 6:00 p.m. Associates will be present at the store several hours before and after the public operating hours.

Deliveries

Deliveries of vehicles, parts and supplies are made on-site and typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site through the main access and load and unload vehicles in the designated area on the east side of the customer and employee parking lot. Unloaded vehicles will be driven by employees from the parking lot into the staging area to await preparation for resale or disposition through the wholesale auction process described below.

Sales & Marketing

CarMax operates differently from traditional car dealerships in that it physically separates its inventory area from customer and employee parking. This is both for loss prevention control as well as operational efficiency and safety. All inventory display areas will be separated from the general public by means of guardrails, gates and fencing. Ornamental wrought-iron fencing is used to separate the customer and employee parking from the display area.

Vehicular access to the display areas is controlled by embassy-style security gates through the use of a secured key-card. Prospective customers are typically accompanied by an employee when they are in the display area. Only employees are permitted to drive cars within the display area. Emergency access will be provided within staging and display area as required by the local fire department.

CarMax does not use outdoor loudspeakers as associates carry pagers and / or cell phones for communications. In addition, CarMax does not use flags, balloons, inflatable gorillas (or any other animal), placards in open car hoods, painted window lettering or the like in its marketing. Instead, they promote a high-end retail operation, and a welcoming environment to their customers and associates.

Service Operations

An integral part of the CarMax used car consumer offer is the reconditioning process that is performed on all vehicles offered for sale. This process includes a comprehensive Certified Quality Inspection of the engine and all major systems. Most routine mechanical and cosmetic repairs required to bring the vehicle up to the CarMax quality standards are performed in house; however, for some reconditioning services, third parties specializing in those services are engaged.

CarMax currently offers limited retail vehicle service (routine maintenance, tires, diagnostic and mileage services) and provides repairs of vehicles covered by their extended service plans. All service work is performed inside fully-conditioned buildings equipped with rollup doors, providing the associates with a great work environment and eliminating the need to conduct operations with open bay doors.

Retail service vehicles and vehicles awaiting disposition off-site are stored in the secured non-public staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the staging area is surrounded by a six-foot high stucco wall on the north and eastern sides, a six-foot high masonry wall on the west and a seven-foot high stucco wall on the south. Vehicular access to that area is strictly controlled through the use of embassy-style security gates. Because the staging and storage of vehicles within this area is constantly changing on a daily basis, parking spaces are not designated on the plan.

The non-public carwash is located in the secured staging area and is used only by CarMax associates before vehicles are either placed in the vehicle display area or presented to customers.

A below ground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located adjacent to the carwash within the secured staging area to fuel inventory vehicles as needed.

Site Lighting & Security

CarMax uses “shoebox” type lighting fixtures mounted on primarily 25-foot tall light poles for visibility and security. Light poles along the western property line will be approximately 18 feet tall and fully shielded. Fixtures will be LED and are downcast to reduce light spill onto adjacent properties. All light fixtures are dark sky compliant. Exterior lighting will be reduced after operating hours.

CarMax typically does not use on-site security guards, but uses interior and exterior security cameras for safety and inventory protection.

Wholesale Auctions

As an accessory use, vehicles purchased through the CarMax in-store appraisal process that do not meet the CarMax retail quality standards are sold through on-site non-public wholesale auctions. Auctions are generally held weekly or every other week; however, frequency at a given superstore is determined by the number of vehicles to be auctioned. The auctions are conducted within an enclosed building. Participation in the wholesale auction is restricted to pre-qualified licensed automobile dealers only, the majority of whom are independent dealers. While some larger dealers may bring vehicle carriers to the sale to transport their purchased vehicles, most will bring drivers to take individual vehicles away. Purchased vehicles must be removed from the site within 48 hours.

CarMax Vehicle Staging and Reconditioning

The service building serves to create sales inventory by refurbishing cars that have been hand selected through our vehicle purchase programs. The vehicle staging area is subdivided into specific zones that are sized to manage workflow through the service building since the individual processes operate at different rates. Cars are initially purchased on site or delivered to the site during regular business hours and organized in one of these zones. During a typical shift, service associates will get a car out of the zone, wash it and then bring it into the building for inspection followed by a test drive. After the car has been assessed, a reconditioning path will be established and it will then move through the process. All refurbishing occurs inside the building and is limited to routine maintenance, minor body work and minor mechanical work. No activities occur outside the building except for movement of cars. Each door on the building will open and close at different rates as they facilitate different parts of the process. The three doors facing the CLC property support the paint lines and are our least intensive activity and generally open and close once every 20 minutes. The higher volume of activity will occur on the side facing away from the clc property. During the nighttime hours all lighting is reduced to the lowest level and service associates use small detail inventory maps and small flashlights to locate cars. All deliveries occur during normal business hours and no refurbishing activities occur outside the building.

PUD-98 & P13-2518 (S.D.R.)

STAPLES RANCH – Car Max
Planning Commission April 9, 2014

EXHIBIT B

Proposed Operations, Continued

RECEIVED MARCH 4, 2014

CarMax Pleasanton

11.25.2013

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

9	17	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
7	1	2 Water Efficiency	Possible Points: 10
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	1	Credit 3 Water Use Reduction	2 to 4
7	2	28 Energy and Atmosphere	Possible Points: 35
Y		Prereq 1 Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2 Minimum Energy Performance	
Y		Prereq 3 Fundamental Refrigerant Management	
4	17	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
1	2	Credit 5 Measurement and Verification	3
	2	Credit 6 Green Power	2
6		8 Materials and Resources	Possible Points: 14
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	
2			Credit 4 Recycled Content
2			Credit 5 Regional Materials
	1		Credit 6 Rapidly Renewable Materials
	1		Credit 7 Certified Wood

1 to 2

1 to 2

1

1

Indoor Environmental Quality Possible Points: 15

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

Innovation and Design Process Possible Points: 6

5	1		
1		Credit 1.1 Innovation in Design: Exemplary Performance MR-4	1
1		Credit 1.2 Innovation in Design: Exemplary Performance MR-5	1
1		Credit 1.3 Innovation in Design: Process Water Use Reduction -Car Wash	1
	1	Credit 1.4 Innovation in Design: Green Cleaning	1
1		Credit 1.5 Innovation in Design: Exemplary Performance MRP-1	1
1		Credit 2 LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

1			
1		Credit 1.1 Regional Priority: EQ 8.1	1
	1	Credit 1.2 Regional Priority: Specific Credit	1
	1	Credit 1.3 Regional Priority: Specific Credit	1
	1	Credit 1.4 Regional Priority: Specific Credit	1

43 10 59 Total Possible Points: 110

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

CLIMATE ACTION PLAN CHECKLIST

PUD-98 & P13-2518 (S.D.R.)

STAPLES RANCH – Car Max
Planning Commission April 9, 2014

EXHIBIT B

RECEIVED MARCH 4, 2014

Project Name: Car Max at Staples Ranch Project Address: TBD

Case No.: Residential Units: 0

Commercial S.F.: Approximately 61,772

Project Aspects that reduce Greenhouse Gas (GHG) Emissions	Yes	No	N/A	Comments
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LU1: Support Infill and High Density Development

LU1-2	Project is infill development within the existing urban fabric that helps complete, reinforce, and repair the surrounding area.	X			The project is envisioned in the City's General Plan and the Staples Ranch Specific Plan.
LU1-3	Project is mixed-use development which incorporates higher density and affordable residential units consistent with the Downtown Specific Plan with easy access to activity areas. (Applies to projects in the downtown area only).			X	
LU1-4	Project is transit-oriented development near BART station, along transportation corridors, in business parks, and/or in the downtown area.	X			The project is located within the Staples Ranch Specific Plan, and will be developed in conformance with the existing zoning.
LU1-5	Project is high density development near and/or around transportation hubs and employment centers.			X	
LU1-6	Project is TOD (transit oriented development): located within 1/4 mile of commuter rail, BART, and other transportation hubs.			X	
LU1-7	Project incorporates affordable housing on a vacant infill site.			X	

LU2: Support Mixed-use Infill and New Development near Local-serving

Commercial Areas

LU2-1	Project is located within convenient walking distance to work, residences, and services.	X			The project is located within 1/2 miles of existing residences, the Livermore Outlet Mall and the Target Retail development to the north of the freeway.
LU2-2	Project provides new housing and/or new employment located within 1/2-mile walking/biking proximity of complementary land uses, including retail, employment, institutional, or recreational.	X			The project is located within 1/2 mile of existing residences, the Livermore Outlet Mall and the Target Retail development to the north of the freeway.
LU2-4	Project reconnects streets and adds streets; minimizes parking to below code requirements; and includes attractive and functional urban plazas. (Applies to development near Pleasanton BART station in Hacienda and development near West Pleasanton BART)			X	
LU2-9	Project includes live-work units.			X	The project is consistent with the existing commercial zoning which does not include the live-work provision.
LU2-10	Project incorporates elements of LEED for Neighborhood Development (LEED ND)	X			The project has prepared the LEED-NC checklist which includes several shared elements with the LEED ND rating system.

LU3: Improve Transportation Efficiency through Design Improvements

LU3-1	Project provides key services within a 1/2-mile walking distance of residential clusters or areas. (Applies to non-residential projects)	X			The project is located within 1/2 mile of existing residences, the Livermore Outlet Mall and the Target Retail development to the north of the freeway.
LU3-2	Project provides building, landscape, and streetscape development design features that encourage transit, bicycle, and pedestrian access.	X			The development provides pedestrian access to transit facilities and bike parking for employees and visitors.
LU3-3	Project encourages transit use and provides pedestrian and bicycle facilities.	X			The development provides pedestrian access to transit facilities and bike parking for employees and visitors.
LU3-4	Project provides infrastructure to facilitate "NextBus" technologies for tracking buses and predicting arrival times. (Applies to projects that include two or more bus shelters.)			X	
LU3-5	Project provides street improvements that meet the municipal street standards and AB 1358 Complete Streets and increase the safety, convenience, and efficiency of pedestrians, bicyclists, motorists, and transit riders.	X			Although the project access road is proposed to be private, it has been designed in accordance with the City's design criteria.
LU3-6	Project includes pedestrian and bicycle access through cul-de-sacs in new projects, except where prohibited by topography.			X	
LU3-7	Project includes neighborhood traffic calming to slow traffic speeds, reduce cut-through traffic and traffic-related noise, improve the aesthetics of the street, and increase safety for pedestrians, bicyclists, and vehicles.			X	

TR1: Improve and Increase Transit Ridership with Incentives,

Partnerships, and Related Investments

TR1-6	The project offers discounted transit passes as part of HOA amenities, payable through the HOA dues. (Applies to residential development within 1/2 mile of transit.)			X	
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Project Name: Car Max at Staples Ranch **Project Address:** TBD

Case No.: Residential Units: 0

Commercial S.F.: Approximately 61,772

Project Aspects that reduce Greenhouse Gas (GHG) Emissions		Yes	No	N/A	Comments
TR1-9	The project includes a condition of approval to limit diesel vehicle idling. (Applies to projects with associated bus or truck traffic.)	X			The developer would be supportive of a condition of approval limiting idling trucks.

NM1: Enhance and Maintain a Safe, Convenient, and Effective System for Pedestrians and Bicyclists

NM1-1	Project provides a community trail, bike lane, staging area or other facility consistent with the Community Trails Master Plan or the Pedestrian and Bicycle Master Plan.			X	
NM1-4	Project provides bicycle-related improvements (i.e., work-place provision for showers, bicycle storage, bicycle lanes, etc.).	X			
NM1-5	Project provides bike parking. (Applies to non-residential and multi-family projects.)	X			
NM1-7	Project provides bicycle detection at signalized intersections.			X	
NM1-8	Project provides safe and convenient bike racks. (Applies to private schools, business and office projects.)	X			
NM1-9	Project completes a section of the Iron Horse Trail. (Applies to developments adjacent to the trail location.)			X	
NM1-10	Project contributes to the bicycle/pedestrian underpass at 580/680 interchange (Johnson Drive canal) for connection to Dublin. (Applies to new projects in the immediate vicinity.)			X	

TDM1: Use Parking Policy/Pricing to Discourage Single Occupancy Vehicle (SOV) Travel

TDM1-1	Project shares parking with adjacent use to reduce paved areas that contribute to urban heat islands and reduce stormwater infiltration.			X	
TDM1-2	Project separates fee-based parking from home rents/purchase prices or office leases. (Applies to projects within 1/2 mile of BART stations to increase housing and office affordability for those without a car or cars.)			X	
TDM1-3	Project tenants will participate in the City's TSM program to reduce auto trips. (Applies to non-residential projects.)	X			CarMax will ensure the implementation plan of the transit-system management plan, as part of the project's Operational Air Emissions Plan in Exhibit B.
TDM1-5	Project will participate in a parking demand management program.			X	
TDM1-6	Project provides one or more electric charging stations for plug-in vehicles.	X			
TDM1-7	Project provides motorcycle or scooter parking. (Applies to projects located in Downtown.)			X	

TDM2: Promote Alternatives to Work and School Commutes

TDM2-4	Project provides a neighborhood telecommuting center.			X	
TDM2-7	Project provides transit passes or other transit use incentives for an interim period to establish transit use patterns for employees. (Applies to new non-residential projects of more than 20,000 s.f. within 1/4 mile of transit)			X	
TDM2-10	Project provides dedicated parking spaces for carpool, vanpool, alternative-fuel, and car-share vehicles.	X			Yes dedicated parking spaces in the customer employee lot for these types of vehicles have been added.
TDM2-11	Project incorporates a car-sharing service.	X			Dedicated car share spaces have been added to the plan.

EC1: Use City Codes, Ordinances and Permitting to Enhance Green Building, Energy Efficiency, and Energy Conservation

EC1-1	Project meets LEED Certified rating level and achieves 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting. (Applies to civic projects and commercial projects over 20,000 s.f.)	X			The project meets the Green Building Ordinance.
EC1-2	Project meets the City's residential green rating standard, including 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting. (Applies to residential projects.)			X	

Project Name: Car Max at Staples Ranch **Project Address:** TBD

Case No.: **Residential Units:** 0

Commercial S.F.: Approximately 61,772

Project Aspects that reduce Greenhouse Gas (GHG) Emissions		Yes	No	N/A	Comments
EC1-3	Project provides light-colored paving material for roads and parking areas, as well as parking lot shade trees.		X		Concrete paving is cost prohibitive, shade trees have been provided for the customer / employee lot.

EC4: Develop Programs to Increase Energy Efficiency and Conservation

EC4-4	Project incorporates solar tubes, skylights, and other daylighting systems within the design.	X			The project includes skylights in the service building to allow for natural light within the building. The office spaces have dimmable lights, and large windows and a large portion of the building is a tinted curtain wall contributing to the daylighting system.
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ER1: Implement Local Ordinances and Permitting Processes to Support Renewable Energy

ER1-1	Project provides residential renewable energy installations (e.g., wind turbines). (Applies to residential projects.)			X	
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ER2: Develop Programs to Promote On-Site Renewable Energy in the Community

ER2-3	Project incorporates distributed generation, especially PV, solar thermal, solar hot water, and solar cooling, and/or providing bio-methane or other fuel cell technologies.	X			Project includes solar hot water.
ER2-5	Project includes a solar grid to power one or more EV charging stations.	X			Project will install 1 electrical vehicle station.

SW2: Increase Recycling, Organics Diversion, and Waste Reduction Associated with the Entire Community

SW2-12	Project provides adequate space and logistics for handling of recyclable and compostable materials. (Applies to commercial and multifamily residential projects.)	X			The trash enclosure provides sufficient room for both trash and recycling carts.
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WA1: Conserve Community Water through Building and Landscape Design and Improvements

WA 1-7	Project incorporates a water-saving landscape plan that includes xeriscaping and drought-resistant planting in lieu of lawns.	X			The project complies with the Water Efficient Landscape Ordinance (WELO) and proposes to use recycled water for all landscape areas.
WA 1-8	Project limits lawn areas to designated play areas.		X		The project proposes limited lawn areas and complies with the Water Efficient Landscape Ordinance (WELO) and proposes to use recycled water for all landscape areas.

WA3: Increase or Establish use of Reclaimed/Grey Water Systems

WA3-2	Project utilizes reclaimed wastewater.	X			
WA3-4	Project incorporates rain harvesting.	X			Meet the intent of Strategy WA-3. On-site irrigation will be recycled water, not potable water.

Date: December 17, 2013

To: Brian Dolan, Community Development Director

From: Keith Henderson, CarMax Auto Superstores

Re: CarMax Auto Superstores, Pleasanton, PUD-98- Operational Air Emissions Plan

The proposed Pleasanton CarMax Auto Superstores 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 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 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.

2. *Bike Racks, Pedestrian Pathways & Bus drop offs*

- a. Bus stop along Stoneridge Dr. - A designated bus pad and shelter are located 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 walk way from Stoneridge to the Sales Building- A pedestrian connection will be provided from Stoneridge Dr., along the private entrance road, through the customer/employee parking lot to the sales building entrance.
- c. Bike Racks at customer building entrance - Adequate bicycle parking will be provided near the customer entrance to the sales building.
- d. Encourage employee use of alternative transportation - Employees will be encouraged to use alternative transportation.

Measures to Reduce Emissions from Stationary Sources

1. *Operating Systems*

- a. Environmental, Health & Safety (EH&S) Committee - Each store has an Environmental, Health & Safety (EH&S) Committee that includes managers and associates. The committee meets quarterly to conduct a 15 page audit and then devise action plans to resolve all noted issues.
- b. 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.
- c. CO2 monitoring within breathing zones - there is CO2 monitoring in the show room, the appraisal lounge, and in the service break and training room.
- d. HVAC – Utilize service building vehicle ventilation systems. The system provides diagnostic information for energy efficiency. Innovative energy recovery wheels to re-circulate already heated and cooled air.

2. *Energy Saving Building Elements*

- a. Daylight Harvesting – The use of Sky lights in the show room and in the Service facility allow for natural light to permeate into the majority of the indoor space. A 10ft tinted Glass store front system is used around the showroom to allow for natural light at all times of 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 CarMax facilities to keep the maximum amount of conditioned air in the building to cut down on energy consumption and cost.
- e. Building mounted signage uses LED lighting to reduce energy use
- f. Paint Booths & Prep Stations- Paint booths and prep stations are contained within the fully conditioned service buildings (production stores only). Used for painting panels and bumpers (entire vehicles are not painted). Filtration systems capture approx. 98% of particulate. Operate under permits where required.