PUD-98 & P13-2518 (S.D.R.)
STAPLES RANCH – Car Max
Planning Commission April 9, 2014
EXHIBIT B
RECEIVED MARCH 4, 2014

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.