

EXHIBIT B
GREENHOUSE GAS SCREENING REVIEW

SITE PLAN NO. PLAN 19-00029



City of Victorville
Department of Development
Planning • Building • Code Enforcement

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Greenhouse Gas Emissions Screening Table Review

Note: This form is to be used only for projects which are subject to CEQA and not exempt from CEQA (i.e. Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report).

GENERAL INFORMATION

Applicant: REINFORCED EARTH COMPANY Contact Name: C/O RANDY COLEMAN

Address: C/O 19531 HIGHWAY 18
APPLE VALLEY, CA 92307

Telephone No.: 760) 242-9900 Email Address: RANDY.AICP@GMAIL.COM

TYPE OF PROJECT

☐ Residential (Single-Family or Multi-Family) ☒ Commercial or Industrial

PROJECT LOCATION

General Location/Address of Project: "D" STREET / SOUTH OF AIR EXPRESSWAY

Name of Business (if applicable): REINFORCED EARTH COMPANY

Assessor's Parcel No(s): 0472-131-17, 04, 03 & 16

Existing Zoning: HEAVY INDUSTRIAL

PROJECT DESCRIPTION:

CONCRETE CASTING BEDS, OFFICE & PARKING,
INGRESS & EGRESS AND 2 ACCESS POINT
DRIVEWAYS ONTO "D" STREET

* SEE ATTACHED LETTER FOR ADDITIONAL CREDITS
Instructions INFORMATION.

1. Fill out the appropriate section below for either Residential or Commercial/Industrial.
2. Choose items which the proposed project will incorporate into the development to reach a minimum of 45 points.
3. Do not choose items which are independently required by other laws, codes or the VVMC, such as the California Building Green Code, the Civic Center Sustainability Plan or required infrastructure improvements.
4. For those items listed with a TBD point value, please provide specific information and background studies (i.e. traffic study) for Staff to determine an assigned point value.
5. Submit the Screening Table along with the Planning Commission Review Application.

Commercial/Industrial Section

Feature	Description	Assigned Point Values	Project Points
Reduction Measure PS E3: Commercial/Industrial Energy Efficiency Development			
Building Envelope			
Insulation	2008 baseline (walls R-13; roof/attic R-30)	0 points	—
	Modestly Enhanced Insulation (walls R-13, roof/attic R-38)	15 points	
	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	18 points	
	Greatly Enhanced Insulation (spray foam insulated walls R-15 or higher, roof/attic R-38 or higher)	20 points	
Windows	2008 Baseline Windows (0.57 U-factor, 0.4 solar heat gain coefficient [SHGC])	0 points	—
	Modestly Enhanced Window Insulation (0.4 U-factor, 0.32 SHGC)	7 points	
	Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	8 points	
	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	12 points	
Cool Roof	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	12 points	—
	Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	14 points	
	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	16 points	
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		—
	Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)	12 points	—
	Blower Door HERS Verified Envelope Leakage or equivalent	10 points	
Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls.		—
	Modest Thermal Mass (10% of floor or 10% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	4 points	
	Enhanced Thermal Mass (20% of floor or 20% of walls 12" or more thick	6 points	

Feature	Description	Assigned Point Values	Project Points
	<p>exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)</p> <p>Enhanced Thermal Mass (80% of floor or 80% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)</p>	24 points	—
Indoor Space Efficiencies			
Heating/ Cooling Distribution System	<p>Minimum Duct Insulation (R-4.2 required)</p> <p>Modest Duct insulation (R-6)</p> <p>Enhanced Duct Insulation (R-8)</p> <p>Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)</p>	<p>0 points</p> <p>8 points</p> <p>10 points</p> <p>14 points</p>	—
Space Heating/ Cooling Equipment	<p>2008 Minimum HVAC Efficiency (EER 13/75% AFUE or 7.7 HSPF)</p> <p>Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)</p> <p>High Efficiency HVAC (EER 15/80% AFUE or 8.5 HSPF)</p> <p>Very High Efficiency HVAC (EER 16/82% AFUE or 9 HSPF)</p>	<p>0 points</p> <p>7 points</p> <p>8 points</p> <p>12 points</p>	—
Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	TBD	—
Water Heaters	<p>2008 Minimum Efficiency (0.57 Energy Factor)</p> <p>Improved Efficiency Water Heater (0.675 Energy Factor)</p> <p>High Efficiency Water Heater (0.72 Energy Factor)</p>	<p>0 points</p> <p>14 points</p> <p>16 points</p>	—
	<p>Very High Efficiency Water Heater (0.92 Energy Factor)</p> <p>Solar Pre-heat System (0.2 Net Solar Fraction)</p> <p>Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)</p>	<p>19 points</p> <p>4 points</p> <p>8 points</p>	—
Daylighting	<p>Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.</p> <p>All peripheral rooms within building have at least one window or skylight</p> <p>All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.)</p> <p>All rooms daylighted</p>	<p>1 points</p> <p>5 points</p> <p>7 points</p>	—

Feature	Description	Assigned Point Values	Project Points
Artificial Lighting	2008 Minimum (required)	0 points	1
	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt)	9 points	
	High Efficiency Lights (50% of in-unit fixtures are high efficacy)	12 points	
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	14 points	
Appliances	Star Commercial Refrigerator (new)	4 points	1
	Energy Star Commercial Dish Washer (new)	4 points	
	Energy Star Commercial Cloths Washing	4 points	
Miscellaneous Commercial/Industrial Building Efficiencies			
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6 point	6
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st.	6 Points	6
Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	1
Existing Commercial building Retrofits	<p>The applicant may wish to provide energy efficiency retrofit projects to existing commercial buildings to further the point value of their project. Retrofitting existing commercial buildings within the City is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the City Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated based upon, but not limited to the following:</p> <p>Will the energy efficiency retrofit project benefit low income or disadvantaged communities?</p> <p>Does the energy efficiency retrofit project fit within the overall assumptions in the reduction measure associated with commercial building energy efficiency retrofits?</p>	TBD	1

Feature	Description	Assigned Point Values	Project Points
	<p>Does the energy efficiency retrofit project provide co-benefits important to the City?</p> <p>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</p>		—
Reduction Measure PS E4: Commercial/Industrial Renewable Energy			
Photovoltaic	<p>Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:</p> <p>Solar Ready Roofs (sturdy roof and electric hookups)</p> <p>10 percent of the power needs of the project</p> <p>20 percent of the power needs of the project</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>2 points</p> <p>8 points</p> <p>14 points</p> <p>20 points</p> <p>26 points</p> <p>32 points</p> <p>38 points</p> <p>44 points</p> <p>50 points</p> <p>56 points</p> <p>60 points</p>	60
Wind turbines	<p>Some areas of the City lend themselves to wind turbine applications. Analysis of the areas capability to support wind turbines should be evaluated prior to choosing this feature.</p> <p>Wind turbines as part of the commercial development such that the total power provided augments:</p>		—
	<p>10 percent of the power needs of the project</p> <p>20 percent of the power needs of the project</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>8 points</p> <p>14 points</p> <p>20 points</p> <p>26 points</p> <p>32 points</p> <p>38 points</p> <p>44 points</p> <p>50 points</p> <p>56 points</p> <p>60 points</p>	—

Feature	Description	Assigned Point Values	Project Points
Off-site renewable energy project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing commercial/industrial that will help implement reduction measures associated with existing buildings. These off-site renewable energy retrofit project proposals will be determined on a case by case basis accompanied by a detailed plan documenting the quantity of renewable energy the proposal will generate. Point values will be based upon the energy generated by the proposal.	TBD	1
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	1
Reduction Measure PS W2: Commercial/Industrial Water Conservation			
Irrigation and Landscaping			
Water Efficient Landscaping	Eliminate conventional turf from landscaping Only moderate water using plants Only low water using plants Only California Native landscape that requires no or only supplemental irrigation	0 points 3 points 4 points 8 points	8
Trees	Increase tree planting in parking areas 50% beyond City Code requirements	TBD	
Water Efficient irrigation systems	Low precipitation spray heads < .75"/hr or drip irrigation Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	1 point 5 points	5
Recycled Water	Recycled water connection (purple pipe) to irrigation system on site	5 points	1
Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	4

Feature	Description	Assigned Point Values	Project Points
Potable Water			
Showers	Water Efficient Showerheads (2.0 gpm)	3 points	
Toilets	Water Efficient Toilets/Urinals (1.5gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	3 points 4 points	
Faucets	Water Efficient faucets (1.28gpm)	3 points	
Commercial Dishwashers	Water Efficient dishwashers (20% water savings)	4 points	—
Commercial Laundry Washers	Water Efficient laundry (15% water savings) High Efficiency laundry Equipment that captures and reuses rinse water (30% water savings)	3 points 6 points	—
Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	TBD	—
Reduction Measure PS T1: Land Use Based Trips and VMT Reduction			
Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed use projects will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled	TBD	—
Local Retail Near Residential (Commercial only Projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled	TBD	—
Reduction Measure PS T2: Bicycle Infrastructure			
Bicycle Infrastructure	Provide bicycle paths within project boundaries. Provide bicycle path linkages between project site and other land uses. Provide bicycle path linkages between project site and transit.	TBD 2 points 5 points	—
Reduction Measure PS T3: Electric Vehicle Infrastructure			
Electric Vehicles	Provide public charging station for use by an electric vehicle (ten points for each charging station within the facility).	10 points	10

Feature	Description	Assigned Point Values	Project Points
Reduction Measure PS T4: Employee Based Trip & VMT Reduction Policy			
Compressed Work Week	<p>Reduce the number of days per week that employees need to be on site will reduce the number of vehicle trips associated with commercial/industrial development. Compressed work week such that full time employees are on site:</p> <p>5 days per week</p> <p>4 days per week on site</p> <p>3 days per week on site</p>	TBD	—
Car/Vanpools	<p>Car/vanpool program</p> <p>Car/vanpool program with preferred parking</p> <p>Car/vanpool with guaranteed ride home program</p> <p>Subsidized employee incentive car/vanpool program</p> <p>Combination of all the above</p>	TBD	—
Employee Bicycle/ Pedestrian Programs	<p>Complete sidewalk to residential within ½ mile</p> <p>Complete bike path to residential within 3 miles</p> <p>Bike lockers and secure racks</p> <p>Showers and changing facilities</p> <p>Subsidized employee walk/bike program</p> <p>(Note combine all applicable points for total value)</p>	TBD	—
Shuttle/Transit Programs	<p>Local transit within ¼ mile</p> <p>Light rail transit within ½ mile</p> <p>Shuttle service to light rail transit station</p> <p>Guaranteed ride home program</p> <p>Subsidized Transit passes</p> <p>Note combine all applicable points for total value</p>	TBD	—
CRT	<p>Employer based Commute Trip Reduction (CRT). CRTs apply to commercial, offices, or industrial projects that include a reduction of vehicle trip or VMT goal using a variety of employee commutes trip reduction methods. The point value will be determined based upon a TIA that demonstrates the trip/VMT reductions. Suggested point ranges:</p> <p>Incentive based CRT Programs (1-8 points)</p> <p>Mandatory CRT programs (5-20 points)</p>	TBD	—
Other Trip Reductions	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project.	TBD	*

Feature	Description	Assigned Point Values	Project Points
Total Points from Commercial/Industrial Project:			95

-Commercial/Industrial Section Ends-

ALTEC Land Planning

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California Licenses: Civil Engineer #36293, Land Surveyor #5413, RE Broker #00836955, RMO Contractor A&B #1006030

City of Victorville
c/o Development Department

September 16, 2019

**RE: SUPPLEMENTAL DISCUSSION
GREENHOUSE GAS EMISSIONS SCREENING TABLE REVIEW
REINFORCED EARTH COMPANY
“D” STREET - APN 0472-131-17, 16, 03 and 04**

Upon specific review of the applicable information for the above referenced project for the attached completed GHG Emissions Screening Table Review. The following are the items that are considered to be cumulative to the Screening Table, even though additional credits are not needed.

- 1) This project has proposed minimal Street Improvements along “D” Street which will minimize asphaltic concrete along the total frontage and new asphalt only located at the two –(2) existing driveways and an additional 10-feet of asphalt along the existing pavement.
 - a. This reduces the reflective heat sink affect along “D” Street; thereby reducing Global Climate Change concerns
- 2) This project has proposed minimal On-Site Driveway width with 1-Way truck/vehicular access for both Ingress and Egress which will minimize asphaltic concrete.
 - a. This reduces the reflective heat sink affect on the Site; thereby reducing Global Climate Change concerns
- 3) The proposed project has a “Retention Basin” that can provide supplemental water for native and drought resistant vegetation for Landscaping requirements.
 - a. This native and drought resistant vegetation will absorb Carbon Dioxide and produce oxygen; thereby reducing Global Climate Change concerns
- 4) The proposed project has an overall low-intensity use for this site compared to typical Heavy Industrial Zoning Uses.
 - a. This is a lower intensity industrial use; thereby reducing Global Climate Change concerns for a typical heavy industrial use.
- 5) The proposed project has an oriented “north-south Portable Building” which in it-self is efficient is design and lower energy in construction and thereby has a lower impact to the environment compared to the typical waste of construction materials for on-site-built improvements.
 - a. This is a lower intensity construction building design; thereby reducing Global Climate Change concerns for a typical heavy industrial use.

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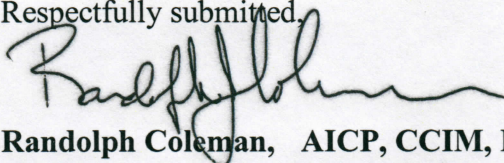
- 6) The proposed project is constructing concrete castings and having the CEMEX facility directly across "D" Street minimized direct transportation costs for raw materials to the Robertson's Ready Mix facility located just south of the Proposed Project .
 - a. This industrial use significantly reduces truck Vehicular Miles Traveled (VMT) for transportation costs of raw materials to be delivered to the "Batch Plant" and then to the project; thereby reducing Global Climate Change concerns for a typical heavy industrial use.
- 7) The proposed project "Complements another adjacent use" (similar to a mixed-use project as Reduction Measure PS T1: Land Use Based Trips and VMT Reduction) by its location directly across the street from CEMEX facility and just north of the Robertson's Ready Mix Facility.
 - a. This industrial use significantly reduces "overall" VMT (truck vehicular transportation costs) for manufactured concrete materials; thereby reducing Global Climate Change concerns for a typical heavy industrial use.
- 8) The proposed Landscaping is to be "Local Native and other Drought Resistant and Rock Landscaping" and to be placed at locations where the natural stormwater run-off from the various impervious surfaces (building roofs, parking areas and driveways) will compound the natural rainfall so minimal or limited supplemental water will be required for Landscaping.
 - a. This will lower local water usage and increase the potential native vegetation to create additional absorption of Carbon Dioxide (CO2) and produce additional oxygen into the atmosphere; thereby reducing Global Climate Change concerns for a typical heavy industrial use.

Generally, many of these issues are a combination of an increase in the albedo and will specifically lower the night-time temperature and the heat-sink affect at this Site with less use of asphalt surfaces.

CONCLUSION:

The described issues and points, along with Greenhouse Gas Emissions Table created a total of 95 points with a minimum 45-point threshold, therefor no additional credits are needed.

Respectfully submitted,



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Certified Wildlife Biologist #43090
CDFW: Scientific Collecting Permit #11586
Certified Arborist/Tree Risk Assessment Qualified #WE-8024A