# County of San Bernardino

# GREENHOUSE GAS EMISSIONS

## Development Review Process Screening Tables

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# Introduction

The County of San Bernardino (County) adopted its current Greenhouse Gas (GHG) Emissions Reduction Plan in 2011. The GHG Emissions Reduction Plan provided baseline greenhouse gas (GHG) emissions inventory for the year 2008, and targets to reduce the County's GHG emissions to 15 percent below baseline emissions by 2020. This was roughly equivalent to the Scoping Plan adopted by the State of California in 2008 that recommended a target of 15 percent below 'current' (2005-2008) levels by the year 2020. LSA updated the County's GHG inventory for year 2016, which demonstrated that the County achieved the 2020 reduction target in that year. Since the adoption of the County's GHG Emissions Reduction Plan, the State has enacted new climate change regulations, most notably Senate Bill (SB) 32, which stipulates statewide targets to reduce GHG emissions to 40 percent below 1990 levels by 2030. The State has also published the 2017 Climate Change Scoping Plan (the Scoping Plan), which provides a framework on how the State will achieve the goals of SB 32. The County has determined that reducing GHG emissions within the unincorporated County area 40 percent below the 2016 levels of emissions by 2030 matches the State goal outlined in SB 32 and complements the Statewide efforts outlined in the Scoping Plan. To ensure conformity with the latest State climate change regulations and 2017 Scoping Plan, the County's GHG Emissions Reduction Plan is currently being updated.

Reductions related to transportation, water, solid waste, energy, and renewable energy sources all play a crucial part in gaining the level of efficiency needed within new development across the County. Mitigation of GHG emissions impacts through the Development Review Process (DRP) provides one of the most substantial reduction strategies for reducing communitywide GHG emissions associated with new development.

The County's forthcoming GHG Emissions Reduction Plan Update includes the Performance Standard that will reduce 7,891 Metric Tons of Carbon Dioxide Equivalents (MT $CO_2e$) per year from new development by 2030 as compared to the 2030 business as usual (BAU) scenario. The DRP procedures for evaluating GHG impacts and determining significance for CEQA purposes will be streamlined by utilizing (1) applying a uniform set of performance standards to all development projects, and (2) utilizing the Interim Screening Tables to mitigate project GHG emissions. Projects will have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A review standard of 3,000 $MTCO_2e$ per year will be used to identify projects that require the use of the Interim Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. The review standard of 3,000 $MTCO_2e$ per year and the performance standard are described in Attachment 1, and the Screening Tables & methodology are described in Attachment 2, the methodology for determining unmitigated and mitigated emission is described in Attachment 3.

The County is proposing to extend its 2011 GHG Emissions Reduction Plan through 2020, at which time its Update is expected be completed. In the interim, the County shall utilize the Interim screening tables developed as part of the forthcoming GHG Emissions Reduction Plan Update and edit it to become the

Interim screening tables for use by the County during the interim period starting in 2020 and extending until adoption of the GHG Emissions Reduction Plan Update. The interim screening tables will continue to provide GHG reductions from new development during the interim period. The levels of GHG reductions designed into the Interim screening tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

The California Environmental Quality Act (CEQA) requires the assessment of environmental impacts for proposed projects including the impacts of GHG emissions. The purpose of this document is to provide guidance on how to analyze GHG emissions and determine the significance of those emissions during CEQA review of proposed development projects within the County. The analysis, methodology, and significance determination (thresholds) are based upon the forthcoming GHG Emissions Reduction Plan Update. The Performance Standards and Screening Tables can be used by the County for review of development projects in order to ensure that the specific reduction strategies in the forthcoming GHG Emissions Reduction Plan Update are implemented as part of the CEQA process for development projects. The Screening Tables provide a menu of options that ensures both implementation of the reduction strategies and flexibility on how development projects would implement the reduction strategies to achieve an overall reduction of emissions, consistent with the reduction targets of the forthcoming GHG Emissions Reduction Plan Update.

# California Environmental Quality Act

## CEQA Mandates for Analysis of Impacts

CEQA requires that Lead Agencies inform decision-makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (*CEQA Guidelines* § 15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (*CEQA Guidelines* § 15064[b]). A determination of whether or not a particular environmental impact would be significant shall be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (*CEQA Guidelines* § 15064f[5]).

The amended *CEQA Guidelines* § 15064.4[a] [b] explicitly require Lead Agencies to evaluate GHG emissions during CEQA review of potential environmental impacts generated by a proposed project. To assist in this effort, two questions were added to Appendix G of the *CEQA Guidelines*:

- Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

- Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

Finally, under the "rule of reason," an Environmental Impact Report (EIR) is required to evaluate impacts to the extent that is reasonably feasible (*CEQA Guidelines* § 15151; *San Francisco Ecology Center v. City and County of San Francisco* [1975] 48 Cal.App.3rd 584). While CEQA does require Lead Agencies to make a good faith effort to disclose what they reasonably can, CEQA does not demand what is not realistically possible (*Residents at Hawks Stadium Committee v. Board of Trustees* [1979] 89 Cal.App.3rd 274, 286).

# Greenhouse Gas Impact Determination

## Statewide or Regional Thresholds of Significance

There are currently no published statewide thresholds of significance for measuring the impact of GHG emissions generated by a proposed project. *CEQA Guidelines* § 15064.7 indicates only that "each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects." South Coast Air Quality Management District (SCAQMD) has published draft thresholds that, when finalized, jurisdictions within the SCAQMD boundary can use if they do not have their own thresholds and GHG mitigation plans. However, the forthcoming GHG Reduction Plan Update for the County addresses cumulative GHG emissions, has reduction targets that reduce the cumulative GHG impacts to less than significant, has a set of reduction measures that achieves the reduction targets, and provides an implementation plan to implement the reduction measures. This document provides guidance in how to address GHG emissions in CEQA analysis and determine the significance of project-generated GHG emissions.

## Quantitative Analysis Relative to the GHG Reduction Plan

### METHODOLOGY OVERVIEW

An individual project cannot generate enough GHG emissions to influence global climate change. The project participates in climate change by its incremental contribution combined with the cumulative increase of all other sources of GHGs, which when taken together may have a significant impact on global climate change (AEP 2007). To address the State's requirement to reduce GHG emissions, the County is preparing the GHG Reduction Plan Update with targets of reducing GHG emissions within the County by 40 percent below the 2016 emission levels by 2030. The County's target is consistent with SB 32 and ensures that the County is providing GHG reductions locally that will complement State and international efforts of stabilizing climate change.

Because the County's forthcoming GHG Reduction Plan Update addresses GHG emissions reduction, in concert with SB 32, and international efforts to address global climate change, and includes specific local

requirements that would substantially lessen the cumulative problem, compliance with the forthcoming GHG Reduction Plan Update would fulfill the description of mitigation found in *CEQA Guidelines* § 15130(a)(3) and § 15183.5.

GHG emissions are only important in the context of cumulative emissions; therefore, the focus of the analysis is on answering the question of whether incremental contributions of GHGs are a cumulatively considerable contribution to climate change impacts. The forthcoming GHG Reduction Plan Update includes a set of reduction measures designed to substantially lessen cumulative impacts associated with GHG emissions as described in *CEQA Guidelines* § 15130(a)(3), in determining if a project's effects would result in significant impacts. The forthcoming GHG Reduction Plan Update has the following components that fulfill cumulative mitigation for GHG emissions:

1. Provides a communitywide GHG emissions reduction target that would substantially lessen the cumulative impact;
2. Provides measures that new development projects shall follow to meet the County's reduction target and substantially lessen the cumulative impact;
3. Provides a set of GHG emission inventories that provide quantitative facts and analysis for how the measures within the GHG Reduction Plan Update meet the reduction targets that substantially lessen the cumulative impact; and
4. Provides an implementation, monitoring, and update program to ensure that the reduction target is met.

The forthcoming GHG Reduction Plan Update satisfies the first condition by adopting targets of reducing GHG emissions within the County 40 percent below 2016 levels of emissions by 2030. The 2030 reduction target is compliant with SB 32.

The forthcoming GHG Reduction Plan Update satisfies the second condition through the implementation of the reduction measures for new development. This document supplies the specific criteria that new development shall follow to ensure that the reduction measures associated with new development are implemented and the reduction targets are met.

The forthcoming GHG Reduction Plan Update satisfies the third criterion by providing a set of communitywide GHG emissions inventories for existing conditions (2008 baseline) and future 2030 and 2045 GHG emissions that are anticipated without the reduction measures (Adjusted Business-As-Usual, or ABAU). The GHG Reduction Plan Update also demonstrates reduced levels of 2030 and 2045 GHG emissions that demonstrate how the implementation of reduction measures achieves the reduction targets. These communitywide GHG emission inventories are found in Appendix A of the forthcoming GHG Reduction Plan Update.

# The Development Review Process

Integrating the reduction measures of the forthcoming GHG Reduction Plan Update into the CEQA development review process is the first step in determining how a proposed project will implement the GHG reduction measures within the forthcoming GHG Reduction Plan Update. The GHG emissions development review process is predicated on responses to two questions:

- **Question 1:** Is the proposed activity a "Project" as defined by CEQA? If the activity is not a project under CEQA, no further action is required concerning GHG emissions in the development review process.
- **Question 2:** Is the project exempt under CEQA? If so, then the California Air Resources Board has determined that GHG emissions are less than significant and no additional GHG reductions are needed. *CEQA Guidelines* § 15300 through § 15332 list the CEQA exemptions.

Appendix A of this document contains a flow chart that diagrams this development review process.

There are also exemption opportunities associated with transit-oriented development (TOD) associated with the Sustainable Communities Strategy (SCS) for the region developed by the Southern California Association of Governments (SCAG) and first introduced in the 2012 Regional Transportation Plan (RTP). Exemptions associated with TOD are divided into two categories: transit priority projects (TPP) and Sustainable Community Projects (SCP). Appendix B of this document provides the TPP and SCP Checklist to assist project applicants in determining if a project qualifies for these exemptions under CEQA. If the project does not qualify for a CEQA exemption, then the applicant needs to incorporate GHG reductions and implement the County GHG Plan i using a uniform set of performance standards applied to development projects. These performance standards are part of the County Development Code to ensure consistent application during development review. The complete Development Review Process, including the use of performance standards, for assessing and mitigating GHG emissions is outlined below.

a) County Performance Standards. All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 $MTCO_2e$ PER YEAR will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. (See Attachment 1 hereto, for description of the performance standards and the methodology relating to the 3,000 $MTCO_2e$ per year level)

b) Regulatory Agency Performance Standards. When, and if, South Coast Air Quality Management District or Mojave Basin Air Quality Management District adopts standards, the County will consider such guidance and incorporate all applicable standards.

c) Projects Using Screening Table. For projects exceeding 3,000 $MTCO_2e$ per year of GHG emissions, the County will use Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner a 100 or greater points would not require quantification of project specific GHG emissions. The point system was devised to ensure to Project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those existing development, will allow the County to meet its 2020 target and support reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions. (See Attachment 2 hereto, for a full description of the Screening Tables and methodology.)

d) Projects Not Using Screening Tables. Projects exceeding 3,000 MTY of GHG emissions that do not use the Screening Tables, will be required to quantify project-specific GHG emissions and achieve the equivalent level of GHG emissions efficiency as a 100-point project. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions. (See below for a description of this alternative GHG mitigation analysis and methodology.)

e) Residential Projects Located Outside City Sphere of Influence. Residential Projects (or mixed use projects with a residential component) in excess of 250 residential dwelling units that are located in unincorporated area not within a City Sphere of Influence (SOI) will not be eligible to use the Screening Tables or rely on the Plan for a determination of less than significant on individual or cumulative impact for GHG emissions. These projects must perform an independent project-specific evaluation of GHG emissions as described in Attachments 1 and 3 hereto, and present project-specific conclusions regarding significance of GHG emissions impacts. (As part of the implementation of the County GHG Plan, a uniform set of performance standards will be applied to development projects. These performance standards will be added to the County Development Code to ensure consistent application during development review.

# ALTNERATIVE METHODS FOR THE CALCULATION OF GHG EMISSIONS

Analysis of development projects can either be done through emissions calculations or by using the Screening Tables as described below.

Total GHG emissions are the sum of emissions from both direct and indirect sources. Direct sources include mobile sources, such as construction equipment, motor vehicles, and landscape equipment, and stationary sources, such as cooling and heating equipment. Indirect sources comprise electrical and potable water use, and the generation of solid waste and wastewater.

Direct GHG emissions from mobile and stationary sources are determined as the sum of the annual GHG emissions from construction equipment, motor vehicles, landscape equipment, and heating and cooling equipment.

Indirect sources are determined based on source as follows. Electrical usage is reported as annual emissions from electrical usage. Potable water usage is reported as the annual emissions from electricity used for potable water treatment and transportation. Solid waste is reported as the sum of annual emissions from solid waste disposal treatment, transportation, and fugitive emissions of methane at the solid waste facilities. Wastewater usage is reported as the annual emissions from wastewater transport and treatment.

Analysis of development projects not using the Screening Tables should use the emission factors found in the latest version of the California Climate Action Registry (CCAR) General Reporting Protocol (CCAR, January 2009), and guidance in the Association of Environmental Professionals' (AEP) *White Paper: Community-Wide Greenhouse Gas Emission Inventory Protocols* (AEP, June 2011). Quantification of emissions from electricity used for potable water treatment and transportation as well as wastewater transport and treatment can be found in the California Energy Commission (CEC) document titled *Refining Estimates of Water-Related Energy Use in California* (CEC 2006).

# ATTACHMENT 1:

PERFORMANCE STANDARDS

PROJECTS EMITTING 3,000 MT $CO_2E$ OR LESS PER YEAR

RESIDENTIAL PROJECTS OUTSIDE THE SPHERES OF INFLUENCE

# PERFORMANCE STANDARDS

The GHG reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that development must meet to assist in meeting the 2030 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that are exempt under CEQA, and will be included as Conditions of Approval for development projects.

The following are the Performance Standards (Conditions of Approval) used for Industrial, Commercial and Residential projects in the County:

## COMMERCIAL AND INDUSTRIAL PROJECTS

1. *GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:*

   a) *Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.*

   b) Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.

   c) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.

*d)* Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

2. *GHG – Construction Standards. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*
   *a) Implement the approved Coating Restriction Plans.*
   *b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
   *c) Grading contractor shall provide the implement the following when possible:*
      1) training operators to use equipment more efficiently.
      2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions
      3) replacing older, less fuel-efficient equipment with newer models
      *4)* use GPS for grading to maximize efficiency
   *d) Grading plans shall include the following statements:*
      - *"All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration."*
      - *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*
   e) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
   *f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
   *g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*

3. *GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of*

*the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.*

*a) Meet Title 24 Energy Efficiency requirements implemented January 1, 2020. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended February 14, 2019; Cool Roof Coatings performance standards as amended February 14, 2019):*

- *Incorporate dual paned or other energy efficient windows,*
- *Incorporate energy efficient space heating and cooling equipment,*
- *Incorporate energy efficient light fixtures, photocells, and motion detectors,*
- *Incorporate energy efficient appliances,*
- *Incorporate energy efficient domestic hot water systems,*
- *Incorporate solar panels into the electrical system,*
- *Incorporate cool roofs/light colored roofing,*
- *Incorporate other measures that will increase energy efficiency.*
- *Increase insulation to reduce heat transfer and thermal bridging.*
- *Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.*

*b) Plumbing. All plumbing shall incorporate the following:*

- *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.*
- *Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.*
- *All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.*

*c) Lighting. Lighting design for building interiors shall support the use of:*

- *Compact fluorescent light bulbs or equivalently efficient lighting.*
- *Natural day lighting through site orientation and the use of reflected light.*
- *Skylight/roof window systems.*

- *Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.*
- *A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.*
- *Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.*

d) *Building Design. Building design and construction shall incorporate the following elements:*

- *Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.*
- *Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.*
- *Roofing materials shall have a solar reflectance index of 78 or greater.*
- *All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.*
- *Energy Star or equivalent appliances shall be installed.*
- *A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units*

e) *Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.*

f) *Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential*

*of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*

g) *Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.*

h) *Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site* that provides a cumulative 20% reduction in unmitigated employee commute trips*. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.*

4. *GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:*

   a) *Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.*

   b) *All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.*

   c) *Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.*

## RESIDENTIAL PROJECTS

1. *GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:*

   a. *Waste stream reduction. The* "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.

*b.* Vehicle Trip Reduction. The "developer" shall provide to all tenants and homeowners County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.

c) Provide Educational Materials. The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.

d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

2. *GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*

   *a) Implement both the approved Coating Restriction Plans.*

   *b) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*

   *c) Grading plans shall include the following statements:*

   - *"All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration."*
   - *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*

   d) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*

   *e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*

   *f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*

3. *GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the*

*project. These are to reduce potential project impacts on green house gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.*

a) *Meet Title 24 Energy Efficiency requirements implemented January 1, 2020. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended February 14, 2019; Cool Roof Coatings performance standards as amended February 14, 2019):*
   - *Incorporate dual paned or other energy efficient windows,*
   - *Incorporate energy efficient space heating and cooling equipment,*
   - *Incorporate energy efficient light fixtures, photocells, and motion detectors,*
   - *Incorporate energy efficient appliances,*
   - *Incorporate energy efficient domestic hot water systems,*
   - *Incorporate solar panels into the electrical system,*
   - *Incorporate cool roofs/light colored roofing,*
   - *Incorporate other measures that will increase energy efficiency.*
   - *Increase insulation to reduce heat transfer and thermal bridging.*
   - *Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.*

b) *Plumbing. All plumbing shall incorporate the following:*
   - *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.*
   - *Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.*
   - *All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.*
   - *If possible, utilize grey water systems and dual plumbing for recycled water.*

c) *Lighting. Lighting design for building interiors shall support the use of:*
   - *Compact fluorescent light bulbs or equivalently efficient lighting.*
   - *Natural day lighting through site orientation and the use of reflected light.*
   - *Skylight/roof window systems.*

- *Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.*
- *A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.*

*d) The developer may use rooftop solar panels in complying with the GHG Design Standards. If the developer uses solar as a way of increasing efficiency, the developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.*

*e) Building Design. Building design and construction shall incorporate the following elements:*

- *Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.*
- *Utilize natural, low maintenance building materials that do not require finishes and regular maintenance..*
- *Roofing materials shall have a solar reflectance in compliance with Title 24, Cool Roof Coatings performance standards.*
- *All supply duct work shall be in compliance with Title 24, Part 6 Energy Efficiency Standards for Residential Buildings..*
- *Energy Star or equivalent equipment shall be installed.*
- *A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units*

*f) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.*

*g) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus*

*automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*

*h) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.*

*i) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. If available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is available to tenants and homeowners.*

*4. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:*

*a) Design features and/or equipment that cumulatively provide the efficiency to meet or exceed Title 24 for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coatings performance standards as amended January 24, 2013).*

b) *All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.*

c) *Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.*

# 3,000 MTCO2e Emission Level

The County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emission analysis method (described in Attachment D) based upon the 90$^{th}$ percentile capture rate concept. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from

projects would exceed that level and be "captured" by the Screening Table or alternate emission analysis method.

In determining this level of emissions the County used the database of Projects kept by the Governor's Office of Planning and Research (OPR). That database contained 798 Projects, 60 of which were extremely large General Plan Updates, Master Plans, or Specific Plan Projects. The 60 very large projects were removed from the database in order not to skew the emissions value, leaving a net of 738 Projects. In addition, 27 projects were found to be outliers that would skew the emission value to high, leaving 711 as the sample population to use in determining the 90$^{th}$ percentile capture rate. Note that while the OPR database is a statewide database and may not exactly reflect emissions within the County, this method was considered conservative because development projects within unincorporated San Bernardino County tend to have higher energy consumption rates and have longer commute distances than the statewide average. As such, using the statewide database may produce an emissions value for the 90$^{th}$ percentile capture rate that may capture more than 90 percent of emissions.

The analysis of the 738 Projects within the sample population combined commercial, residential, and mixed use projects. Also note that the sample of projects included warehousing and other industrial land uses but did not include industrial processes (i.e. oil refineries, heavy manufacturing, electric generating stations, mining operations, etc.). Emissions from each of these Projects were calculated by SCAQMD and provide a consistent method of emissions calculations across the sample population further reducing potential errors in the statistical analysis. In calculating the emissions from Projects within the sample population, construction period GHG emissions were amortized over 30-years (the average economic life of a development project).

# Large Residential Projects Located Outside a City Sphere of Influence

Residential Projects outside of a City Sphere of Influence that exceed 250 residential units will be required to prepare a project-specific GHG emissions analysis that includes a robust assessment of emissions, appropriate mitigation measures, and the issues associated with land use intensification and VMT generation on a project and regional basis. The analysis must produce an assessment that allows for a determination of whether the specific project causes cumulatively considerable GHG impacts. Residential Projects outside of a City Sphere of Influence that exceed 250 residential units will not qualify for the tiering and streamlining benefits otherwise provided by this Plan as allowed by CEQA Guidelines Section 15183.5 due to the inability to adequately analyze and incorporate programmatic mitigation that comprehensively addresses the issues of GHG emissions for regionally significant residential projects beyond the 2020 analysis horizon. It is anticipated that upon completion of the Sustainable Communities Strategy (SCS) by Southern California Association of Governments (SCAG) and the Regional GHG Reduction

Plan currently under preparation by the San Bernardino County Association of Governments (SANBAG), adequate methodology for quantification of regional VMT and more comprehensive mitigation will provide suitable planning tools that can be incorporated into this Plan through a future amendment. Both the SCS and the Regional GHG Reduction Plan are intended to satisfy the requirements of SB 375 and allow better forecasts of GHG emissions in future years, as well as providing a regional strategy for reducing GHG emissions. This provision provides a mechanism to ensure that these types of land use commitments outside of SOIs do not impede the expected emissions trajectory to mid-century and are not likely to conflict with the long term goal of GHG emissions reductions through 2045.

# ATTACHMENT 2:

SCREENING TABLES

# Screening Tables

The purpose of the Screening Tables is to provide guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the GHG Reduction Plan and GHG Reduction Plan Update, which include GHG emission inventories (2008 and 2016); forecasts for years 2020, 2030, and 2045; GHG reduction targets for years 2020 and 2030; and the goals and policies to reach the targets. Appendix C of this document sets forth the methodology for the development and application of the Screening Tables and uses the California Air Pollution Control Officers Association (CAPCOA) guidance on quantifying project-level GHG reductions (CAPCOA 2010).

## INSTRUCTIONS FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL PROJECTS

The Screening Tables assign points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2016 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the GHG Reduction Plan Update. Consistent with *CEQA Guidelines*, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Note that the Screening Tables use a base level of efficiency that corresponds to the California Building Energy Efficiency Standards for Residential and Non-residential Buildings (Title 24, Part 6) that became effective January 1, 2020. These are the statewide minimum requirements of efficiency that are currently in effect.

## INSTRUCTIONS FOR MIXED-USE PROJECTS

Mixed-use projects provide additional opportunities to reduce emissions by combining complementary land uses in a manner that can reduce vehicle trips. Mixed-use projects also have the potential to complement energy-efficient infrastructure in a way that reduces emissions. For mixed-use projects, both Table 1 and Table 2 should be filled out, but the points should be proportioned identical to the proportioning of the mix of uses. For example, a mixed-use project that is 50 percent commercial uses and 50 percent residential uses will show ½ point for each assigned point value in Table 1 and Table 2, and the points will be added from both tables. Mixed-use projects that garner at least 100 points will be consistent with the reduction quantities in the County's forthcoming GHG Reduction Plan Update and would be considered less than significant for GHG emissions.

Those projects that do not garner 100 points using the Screening Tables will need to provide additional analysis to determine the significance of GHG emissions. Nothing in this guidance shall be construed as limiting the County's authority to adopt a statement of overriding consideration for projects that require the preparation of an EIR due to significant GHG impacts. The following tables provide a menu of performance standards/options related to GHG mitigation measures and design features that can be used to demonstrate consistency with the reduction measures and GHG reduction quantities in the forthcoming GHG Reduction Plan Update.

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Reduction Measure Energy : Exceed Energy Efficiency Standards in New Residential Units** | | | |
| **Building Envelope** | | | |
| Insulation | • 2019 Title 24 Requirements (walls R-8, roof/attic R-30)<br>• Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)<br>• Greatly Enhanced Insulation (spray foam wall insulated walls R-18 or higher, roof/attic R-38 or higher) | 4 points<br>9 points<br>11 points | |
| Windows | • 2019 Title 24 Windows (0.3 U-factor, 0.23 solar heat gain coefficient [SHGC])<br>• Enhanced Window (0.28 U-Factor, 0.22 SHGC)<br>• Greatly Enhanced Window (less than 0.28 U-Factor, less than 0.22 SHGC) | 2 points<br>4 points<br>5 points | |
| Cool Roofs | • Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)<br>• Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance) | 6 points<br>7 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.<br>• Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)<br>• Blower Door HERS Verified Envelope Leakage or equivalent | <br><br><br>6 points<br><br>5 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.<br>• 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)<br>• Enhanced Thermal Mass (20% of floor or 20% 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) | <br><br><br><br>1 point<br><br>2 points | |
| **Indoor Space Efficiencies** | | | |
| Heating/ Cooling Distribution System | • Minimum Duct Insulation (R-6 required)<br>• Enhanced Duct Insulation (R-8)<br>• Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent) | 2 points<br>4 points<br>5 points<br>7 points | |

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| Space Heating/ Cooling Equipment | • 2019 Title 24 Minimum HVAC Efficiency (SEER 13/75% AFUE or 7.7 HSPF)<br>• Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF)<br>• High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF)<br>• Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) | 1 points<br>2 points<br>4 points<br>5 points | |
| Water Heaters | • 2019 Title 24 Minimum Efficiency (0.57 Energy Factor)<br>• Improved Efficiency Water Heater (0.675 Energy Factor)<br>• High Efficiency Water Heater (0.72 Energy Factor)<br>• Very High Efficiency Water Heater ( 0.92 Energy Factor)<br>• Solar Pre-heat System (0.2 Net Solar Fraction)<br>• Enhanced Solar Pre-heat System (0.35 Net Solar Fraction) | 4 points<br>7 points<br>9 points<br>11 points<br>2 points<br>5 points | |
| Daylighting | 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.<br>• All peripheral rooms within the living space have at least one window (required)<br>• All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.)<br>• All rooms daylighted | <br><br>0 points<br><br>1 point<br><br>1 point | |
| Artificial Lighting | • Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency 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)<br>• High Efficiency Lights (50% of in-unit fixtures are high efficiency)<br>• Very High Efficiency Lights (100% of in-unit fixtures are high efficiency) | 5 points<br><br><br>6 points<br>7 points | |
| Appliances | • Energy Star Refrigerator (new)<br>• Energy Star Dishwasher (new)<br>• Energy Star Washing Machine (new) | 1 point<br>1 point<br>1 point | |
| **Miscellaneous Residential Building Efficiencies** | | | |
| Building Placement | North/south alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting. | 3 points | |
| Shading | At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21st. | 2 points | |
| Energy Star Homes | EPA Energy Star for Homes (version 3 or above) | 15 points | |
| Independent Energy Efficiency Calculations | Provide point values based upon energy efficiency modeling of the project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards. | TBD | |
| Other | This allows innovation by the applicant to provide design features that increase 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 | |

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| Existing Residential Retrofits | Having residential developments within walking and biking distances of local retail helps to reduce vehicle trips and/or vehicle miles traveled.<br>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 (VMT).<br>The suburban project will have at least three of the following on site and/or off site within ¼-mile: Residential Development, Retail Development, Park, Open Space, or Office.<br>The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The project should minimize the need for external trips by including services/facilities for daycare, banking/ATM, restaurants, vehicle refueling, and shopping. | TBD | |
| **Reduction Measure Energy 3: All Electric Homes** | | | |
| All-Electric Homes | All electric homes reduce GHG emissions, as the grid electricity they use is generated using less carbon over time. Grid electricity in California will be 60 percent renewable energy by 2030 and 100 percent renewable energy by 2040. | 12 points | |
| **Reduction Measure Energy-7: Clean Energy** | | | |
| **Residential Renewable Energy Generation** | | | |
| Photovoltaic | Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments:<br>• 30 percent of the power needs of the project<br>• 40 percent of the power needs of the project<br>• 50 percent of the power needs of the project<br>• 60 percent of the power needs of the project<br>• 70 percent of the power needs of the project<br>• 80 percent of the power needs of the project<br>• 90 percent of the power needs of the project<br>• 100 percent of the power needs of the project | <br>9 points<br>12 points<br>17 points<br>20 points<br>23 points<br>25 points<br>28 points<br>31 points | |
| Wind Turbines | Some areas of the County lend themselves to wind turbine applications. Analysis of the areas' capability to support wind turbines should be evaluated prior to choosing this feature. Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments:<br>• 30 percent of the power needs of the project<br>• 40 percent of the power needs of the project<br>• 50 percent of the power needs of the project<br>• 60 percent of the power needs of the project<br>• 70 percent of the power needs of the project<br>• 80 percent of the power needs of the project<br>• 90 percent of the power needs of the project<br>• 100 percent of the power needs of the project | <br>9 points<br>12 points<br>17 points<br>21 points<br>23 points<br>25 points<br>28 points<br>31 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 homes. These off-site renewable energy retrofit project proposals will be determined on a case-by-case basis and shall be accompanied by a detailed plan that documents the quantity of renewable energy the proposal would generate. Point values will be determined based upon the energy generated by the proposal. | TBD | |

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| 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 | |
| **Reduction Measure Water : Exceed Water Efficiency Standards** | | | |
| **Residential Irrigation and Landscaping** | | | |
| Water Efficient Landscaping | • Limit conventional turf to < 25% of required landscape area<br>• Limit conventional turf to < 50% of required landscape area<br>• No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed)<br>• Only California Native Plants that require no irrigation or some supplemental irrigation | 0 points<br>2 points<br>4 points<br>5 points | |
| Water Efficient Irrigation Systems | • Low precipitation spray heads < 0.75”/hr or drip irrigation<br>• Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) | 1 point<br>2 points | |
| Storm Water Reuse Systems | Innovative on-site storm water 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 | |
| **Residential Potable Water** | | | |
| Showers | Water Efficient Showerheads (2.0 gpm) | 2 points | |
| Toilets | Water Efficient Toilets (1.5 gpm) | 2 points | |
| Faucets | Water Efficient Faucets (1.28 gpm) | 2 points | |
| Dishwasher | Water Efficient Dishwasher (6 gallons per cycle or less) | 1 point | |
| Washing Machine | Water Efficient Washing Machine (Water factor <5.5) | 1 point | |
| WaterSense | EPA WaterSense Certification | 7 points | |
| **Increase Residential Reclaimed Water Use** | | | |
| Recycled Water | 5% of the total project’s water use comes from recycled/reclaimed water | 5 points | |
| **Reduction Measure On Road: Alternative Transportation Options** | | | |
| **Increase Residential Density** | | | |
| Residential Density | Designing the project with increased densities, where allowed by the General Plan and/or Zoning Ordinance, reduces GHG emissions associated with traffic in several ways. Increased densities affect the distance people travel and provide greater options for the modes of travel they choose. This strategy also provides a foundation for implementation of many other strategies, which would benefit from increased densities.<br>1 point is allowed for each 10% increase in density beyond 7 units/acre, up to 500% (50 points) | 1–50 points | |

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Mixed-Use Development** | | | |
| 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 a Transportation Impact Analysis (TIA) demonstrating trip reductions and/or reductions in vehicle miles traveled. Suggested ranges:<br>• Diversity of land uses complementing each other (2–28 points)<br>• Increased destination accessibility other than transit (1–18 points)<br>• Increased Transit Accessibility (1–25 points)<br>• Infill location that reduces vehicle trips or VMT beyond the measures described above (points TBD based on traffic data). | TBD | |
| Residential Near Local Retail (Residential-only Projects) | Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled.<br>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 (VMT).<br>The suburban project will have at least three of the following on site and/or off site within ¼-mile: Residential Development, Retail Development, Park, Open Space, or Office.<br>The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The project should minimize the need for external trips by including services/facilities for day care, banking/ATM, restaurants, vehicle refueling, and shopping. | 1–16 points | |
| **Traffic Flow Management Improvements** | | | |
| Signal Synchroni-zation | Techniques for improving traffic flow include: traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds.<br>• Signal synchronization<br>• Traffic signals connected to existing ITS | <br><br><br><br><br>1 point/signal<br>3 points/signal | |
| **Increase Public Transit** | | | |
| Public Transit Access | The point value of a project's ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) demonstrating decreased use of private vehicles and increased use of public transportation.<br>Increased transit accessibility (1–15 points) | TBD | |
| **Reduction Measure: Install Electric Chargers** | | | |
| Single-family DU EV Chargers | Installation of Electric Vehicle (EV) chargers in the garage of single-family DUs:<br>• Level 1 110 volt AC Chargers<br>• Level 2 240 volt AC Fast Chargers | <br>2 points<br>5 points | |
| Multi-family DU EV Chargers | Installation of Electric Vehicle (EV) chargers in the parking areas of Multi-family Residential Development:<br>• Level 1 110 volt AC Chargers<br>• Level 2 240 volt AC Fast Chargers | <br>2 points/charger<br>5 points/ charger | |

## Table 1: Screening Table for Implementing GHG Performance Standards for Residential Development

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Reduction Measure: Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County** | | | |
| Sidewalks | • Provide sidewalks on both sides of the street (required)<br>• Provide pedestrian linkage between residential and commercial uses within 1 mile | 1 point<br>3 points | |
| Bicycle Paths | • Provide bicycle paths within project boundaries<br>• Provide bicycle path linkages between residential and other land uses<br>• Provide bicycle path linkages between residential and transit | TBD<br>2 points<br>5 points | |
| **Reduction Measure Waste-2 : Reduce Waste to Landfills** | | | |
| Recycling | County-initiated recycling program diverting 100% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal:<br>• Provide green waste composting bins at each residential unit<br>• Multifamily residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling<br>• Construction waste recycling | <br><br><br>4 points<br>3 points<br><br><br>4 points | |
| **Other GHG Reduction Feature Implementation** | | | |
| Other GHG Emissions Reduction Features | This allows innovation by the applicant to provide residential design features for the GHG emissions from construction and/or operation of the project not provided in the table. Note that engineering data will be required documenting the GHG reduction amount and point values given based upon emission reductions calculations using approved models, methods, and protocols. | TBD | |
| **Total Points Earned by Residential Project:** | | | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Reduction Measure Energy: Exceed Energy Efficiency Standards in New Commercial Units** | | | |
| **Building Envelope** | | | |
| Insulation | • 2019 Title 24 Requirements (walls R-16; roof/attic R-32)<br>• Modestly Enhanced Insulation (walls R-15, roof/attic R-38)<br>• Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)<br>• Greatly Enhanced Insulation (spray foam insulated walls R-18 or higher, roof/attic R-38 or higher) | 0 points<br>9 points<br>11 points<br>12 points | |
| Windows | • 2019 Title 24 Windows (0.57 U-factor, 0.4 SHGC)<br>• Modestly Enhanced Window Insulation (0.4 U-factor, 0.32 SHGC)<br>• Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)<br>• Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC) | 0 points<br>4 points<br>5 points<br>7 points | |
| Cool Roofs | • Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)<br>• Greatly Enhanced Cool Roof ( CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance) | 8 points<br>10 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.<br>• Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)<br>• Blower Door HERS Verified Envelope Leakage or equivalent | 7 points<br>6 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.<br>• 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)<br>• Enhanced Thermal Mass (20% of floor or 20% 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)<br>• 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) | 2 points<br>4 points<br>14 points | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Indoor Space Efficiencies** | | | |
| Heating/Cooling Distribution System | • Modest Duct insulation (R-6 required)<br>• Enhanced Duct Insulation (R-8)<br>• Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent) | 0 points<br>6 points<br>8 points | |
| Space Heating/ Cooling Equipment | • 2019 Title 24 Minimum HVAC Efficiency (SEER 13/75% AFUE or 7.7 HSPF)<br>• Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF)<br>• High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF)<br>• Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) | 0 points<br>4 points<br>5 points<br>7 points | |
| 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 | • 2019 Title 24 Minimum Efficiency (0.57 Energy Factor)<br>• Improved Efficiency Water Heater (0.675 Energy Factor)<br>• High Efficiency Water Heater (0.72 Energy Factor)<br>• Very High Efficiency Water Heater (0.92 Energy Factor)<br>• Solar Pre-heat System (0.2 Net Solar Fraction)<br>• Enhanced Solar Pre-heat System (0.35 Net Solar Fraction) | 0 points<br>8 points<br>10 points<br>11 points<br>2 points<br>5 points | |
| Daylighting | 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.<br>• All peripheral rooms within building have at least one window or skylight<br>• All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.)<br>• All rooms daylighted | 0 points<br>1 point<br>1 point | |
| Artificial Lighting | • Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency 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 >40 watt)<br>• High Efficiency Lights (50% of in-unit fixtures are high efficiency)<br>• Very High Efficiency Lights (100% of in-unit fixtures are high efficiency | 5 points<br>7 points<br>8 points | |
| Appliances | • Energy Star Commercial Refrigerator (new)<br>• Energy Star Commercial Dishwasher (new)<br>• Energy Star Commercial Clothes Washer (new) | 2 points<br>2 points<br>2 points | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Miscellaneous Commercial 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. | 4 points | |
| Shading | At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21st. | 6 points | |
| Other | This allows innovation by the applicant to provide design features that increase 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 | |
| Existing Commercial Buildings Retrofits | 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 County 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 shall have the approval from the County of San Bernardino Planning Department. The decision to allow applicants to participate in this program will be evaluated based upon, but not limited to the following:<br>• Will the energy efficiency retrofit project benefit low income or disadvantaged communities?<br>• Does the energy efficiency retrofit project provide co-benefits important to the County?<br>• Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project. | TBD | |
| **Reduction Measure Energy-3: All Electric Buildings** | | | |
| All-Electric Buildings | All electric buildings reduce GHG emissions, as the grid electricity they use is generated using less carbon over time. Grid electricity in California will be 60 percent renewable energy by 2030 and 100 percent renewable energy by 2040. | 15 points | |
| **Reduction Measure Energy-7: Clean Energy** | | | |
| **Commercial/Industrial Renewable Energy Generation** | | | |
| Photovoltaic | Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:<br>• 30 percent of the power needs of the project<br>• 40 percent of the power needs of the project<br>• 50 percent of the power needs of the project<br>• 60 percent of the power needs of the project<br>• 70 percent of the power needs of the project<br>• 80 percent of the power needs of the project<br>• 90 percent of the power needs of the project<br>• 100 percent of the power needs of the project | 8 points<br>12 points<br>16 points<br>19 points<br>23 points<br>26 points<br>30 points<br>34 points | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| Wind Turbines | Some areas of the County lend themselves to wind turbine applications. Analysis of the areas capability to support wind turbines should be evaluated prior to choosing this feature.<br>Wind turbines as part of the commercial development such that the total power provided augments:<br>• 30 percent of the power needs of the project<br>• 40 percent of the power needs of the project<br>• 50 percent of the power needs of the project<br>• 60 percent of the power needs of the project<br>• 70 percent of the power needs of the project<br>• 80 percent of the power needs of the project<br>• 90 percent of the power needs of the project<br>• 100 percent of the power needs of the project | <br><br><br><br><br><br>8 points<br>12 points<br>16 points<br>19 points<br>23 points<br>26 points<br>30 points<br>34 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 residential or existing commercial/industrial. 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 | |
| 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 would be decided based upon engineering data documenting the ability to generate electricity. | TBD | |
| **Reduction Measure Water 1-3: Exceed Water Efficiency Standards** | | | |
| **Commercial Irrigation and Landscaping** | | | |
| Water Efficient Landscaping | • Eliminate conventional turf from landscaping<br>• Only moderate water using plants<br>• Only low water using plants<br>• Only California Native landscape that requires no or only supplemental irrigation | 0 point<br>2 points<br>3 points<br>5 points | |
| Water Efficient Irrigation Systems | • Low precipitation spray heads< 0.75”/hr or drip irrigation<br>• Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water use) | 1 point<br>3 points | |
| Storm Water Reuse Systems | Innovative on-site storm water 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 | |
| **Commercial Potable Water** | | | |
| Showers | Water Efficient Showerheads (2.0 gpm) | 2 points | |
| Toilets | • Water Efficient Toilets/Urinals (1.5 gpm)<br>• 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<br>3 points | |
| Faucets | Water Efficient faucets (1.28 gpm) | 2 points | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| Commercial Dishwashers | Water Efficient dishwashers (20% water savings) | 2 points | |
| Commercial Laundry Washers | • Water Efficient laundry (15% water savings)<br>• High Efficiency laundry equipment that captures and reuses rinse water (30% water savings) | 2 points<br>4 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 | |
| **Increase Commercial/Industrial Reclaimed Water Use** | | | |
| Recycled Water | Graywater (purple pipe) irrigation system on site | 5 points | |
| **Reduction Measure On Road: Alternative Transportation Options** | | | |
| **Mixed-Use Development** | | | |
| 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 | |
| **Preferential Parking** | | | |
| Parking | • Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.<br>• Provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas. | 1 point<br>1 point | |
| **Signal Synchronization and Intelligent Traffic Systems** | | | |
| Signal Improvements | Techniques for improving traffic flow include: traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds.<br>• Synchronize signals along arterials used by project.<br>• Connect signals along arterials to existing ITS. | 1 point/signal<br>3 points/signal | |
| **Increase Public Transit** | | | |
| Public Transit | The point value of a project's ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) demonstrating decreased use of private vehicles and increased use of public transportation.<br>Increased transit accessibility (1–15 points) | TBD | |

## Table 2: Screening Table for Implementing GHG Performance Standards for Commercial Development and Public Facilities

| Feature | Description | Assigned Point Values | Project Points |
|---|---|---|---|
| **Reduction Measure: Install Electric Vehicle Chargers** | | | |
| Worker and Customer Based Electric Vehicle Chargers | Installation of Electric Vehicle (EV) Chargers for passenger EVs:<br>Level 2 240 volt AC Fast Chargers<br>Level 3 480 volt DC Rapid Chargers | <br>5 points/charger<br>8 points/charger | |
| Electric Commercial Truck Chargers | Installation of electric chargers for medium duty and heavy duty trucks:<br>Level 1 AC Chargers for EV Medium Duty Trucks<br>Level 1 AC Chargers for EV Class 8 (Heavy Duty) Trucks<br>Level 2 AC Chargers for EV Medium Duty Trucks<br>Level 2 AC Chargers for EV Class 8 (Heavy Duty) Trucks<br>Level 3 DC Fast Chargers for EV Class 8 (Heavy Duty) Trucks | <br>3 points/charger<br>5 points/charger<br>8 points/charger<br>12 points/charger<br>16 points/charger | |
| **Reduction Measure: Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County** | | | |
| Sidewalks | • Provide sidewalks on both sides of the street (required)<br>• Provide pedestrian linkage between commercial and residential land uses within 1 mile | 0 points<br>3 points | |
| Bicycle Paths | • Provide bicycle paths within project boundaries<br>• Provide bicycle path linkages between commercial and other land uses<br>• Provide bicycle path linkages between commercial and transit | 1 point<br>2 points<br>5 points | |
| **Reduction Measure: Reduce Waste to Landfills** | | | |
| Recycling | County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:<br>• Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up | 2 points | |
| | • Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste<br>• Recycle construction waste | 5 points<br>4 points | |
| **Other GHG Reduction Feature Implementation** | | | |
| Other GHG Emissions Reduction Features | This allows innovation by the applicant to provide commercial design features that the GHG emissions from construction and/or operation of the project not provided in the table. Note that engineering data will be required documenting the GHG reduction amount and point values given based upon emission reductions calculations using approved models, methods, and protocols. | TBD | |
| **Total Points Earned by Commercial/Industrial Project:** | | | |

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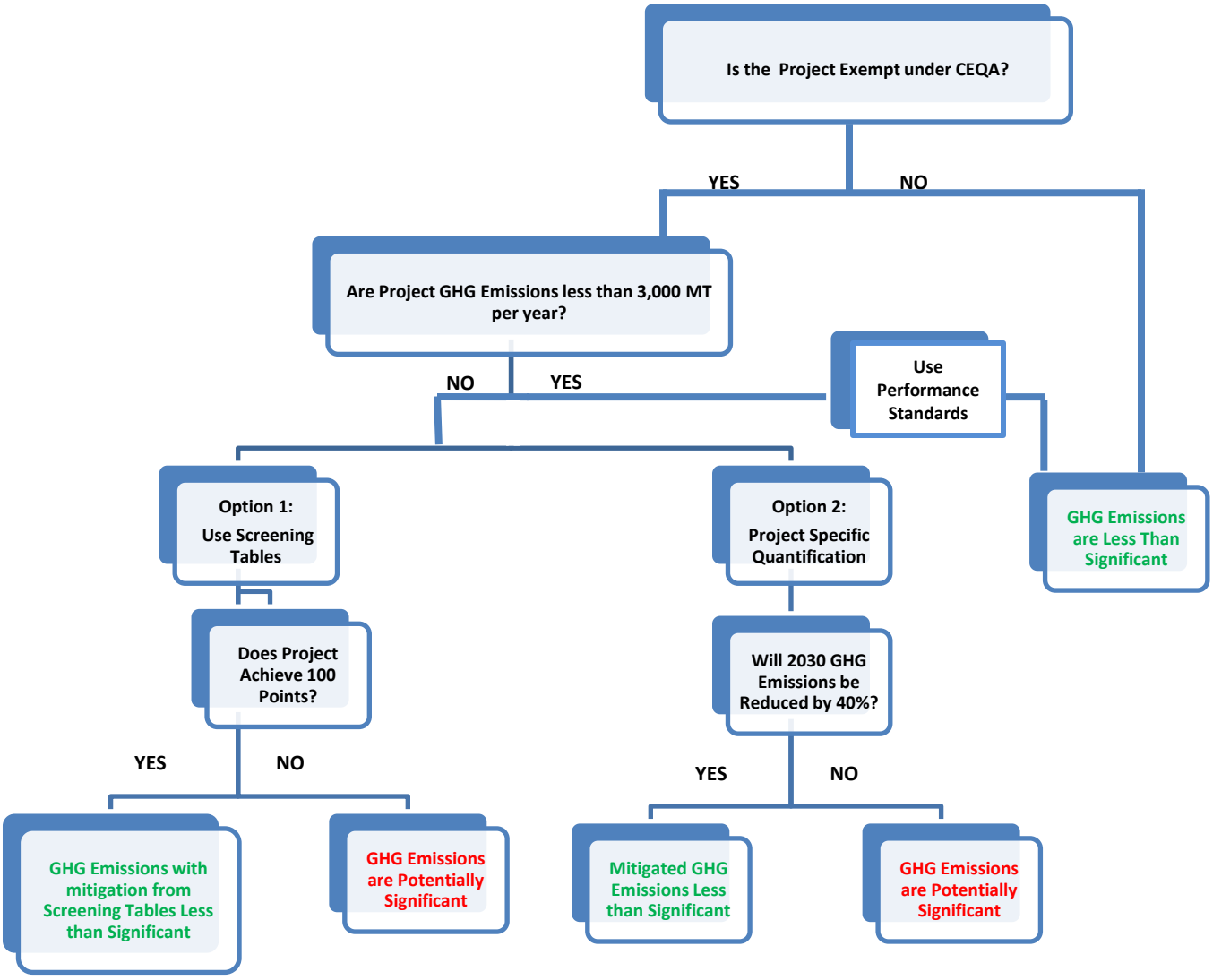
# APPENDIX A: GHG DEVELOPMENT REVIEW PROCESS FLOW CHART DIAGRAM

# Approach to Implementation of GHG Development Review



# APPENDIX B: TRANSIT PRIORITY PROJECT AND SUSTAINABLE COMMUNITY PROJECT CHECKLIST

# TRANSIT PRIORITY PROJECT CHECKLIST

The following checklist will assist in determining if your project qualifies as a Transit Priority Project (TPP) and a Sustainable Community Project (SCP) as defined in PRC 21155(a), (b), and PRC 21152.

| Yes | No | Is the project: | |
|---|---|---|---|
| ☐ | ☐ | 1. | Located within ½ mile of a trolley station, future station, or transit center? |
| ☐ | ☐ | 2. | At least 50% residential use, based upon total square footage, and non-residential uses within the project between 26% and 50% of total square footage with FAR of not less than 0.75? |
| ☐ | ☐ | 3. | At or above a minimum net density of at least 20 dwelling units per acre? |
| ☐ | ☐ | 4. | Is your project consistent with the general land use designations in the SCP (if you answered yes to questions 1 through 3, then answer yes to this one)? |

If you answered **Yes** to questions 1 through 4 then your project is a Transit Priority Project (TPP) as defined by PRC Section 21155(b). Continue with the next list of environmental questions:

| Yes | No | Does the project: | |
|---|---|---|---|
| ☐ | ☐ | 5. | Contain sites on the Cortese List? |
| ☐ | ☐ | 6. | Site contain any hazardous substances, contaminated soil or hazardous material? |
| ☐ | ☐ | 7. | Site include historical resources? |
| ☐ | ☐ | 8. | Have an unusually high risk of fire or explosion from material stored or used at properties within ¼ mile of the project site? |
| ☐ | ☐ | 9. | Site currently include areas developed as Open Space (parks, habitat, etc.)? |

Continue with the next list of land use questions below:

| Yes | No | | |
|---|---|---|---|
| ☐ | ☐ | 10. | Does the project design have all the buildings at least 15% more efficient than Title 24 energy standards and uses 25% or less water than average households? |
| ☐ | ☐ | 11. | Is the project site eight acres or less in size? |
| ☐ | ☐ | 12. | The project does not include any single level of a building exceeding 75 TSF? |
| ☐ | ☐ | 13. | The project does not conflict with nearby industrial uses? |
| ☐ | ☐ | 14. | The project will sell at least 20% of housing to families of moderate income, or 10% of housing will be rented to families of low income, or at least 5% of housing will be rented to families of very low income, or the project provides open space equal or greater than 5 acres per 1,000 residents, or the developer will pay in-lieu fees sufficient to result in the development of affordable housing meeting one of the criteria described above? |

Determining Eligibility based upon the answers:

**Full CEQA Exemption for Sustainable Community Projects (SCPs)**

If you answered **Yes** to all the TPP questions 1 through 4, **No** to all the environmental questions 5 through 9, and **Yes** to all the land use questions 10 through 14, then your project is an SCP and is eligible for a full CEQA Exemption under SB 375.

**Transit Priority Projects (TPP)**

If you answered **Yes** to all the TPP questions 1 through 4, but did not qualify as an SCP then your project is a TPP. Your TPP needs to incorporate all appropriate mitigation measures required by an applicable CEQA document (such as an adopted EIR for a Specific Plan) for your project location. If your TPP meets these two criteria then your TPP does not need to analyze the following impacts in the Sustainable Communities Environmental Assessment (SCEA) or CEQA analysis:

- Growth-inducing impacts,
- Regional transportation impacts, and
- GHG emissions related to passenger cars and light-duty trucks.

The impacts listed above are considered less than significant because the project is a TPP and the SCEA or CEQA document should reference PRC Section 21155.2(c)

**Other Residential and Mixed-Use Projects**

If you answered Yes to question 4, but did not qualify as an SCP or TPP, your project may not need to analyze some of the impacts in the CEQA analysis if your project is a **residential project or mixed-use project with 75%** of the total building square footage of the project is residential units. In addition, your project needs to incorporate all appropriate mitigation measures required by an applicable prior CEQA document (such as an adopted EIR for a Specific Plan) for your project location. If your project meets these criteria, then the CEQA analysis of your project does not need to analyze the following impacts:

- Growth-inducing impacts,
- Regional transportation impacts, and
- GHG emissions related to passenger cars and light-duty trucks.

The impacts listed above are considered less than significant because the project meets the criteria in PRC Section 21155.2(c)

# APPENDIX C: METHODOLOGY FOR THE DEVELOPMENT AND APPLICATION OF THE SCREENING TABLES

# METHODS SUMMARY

The point values in the Screening Tables were derived from the projected emissions reductions that would be achieved by each of the reduction measures associated with new development within the County of San Bernardino forthcoming GHG Reduction Plan Update. The points within the Screening Tables were proportioned by residential unit or square footage of commercial/industrial uses. This was accomplished by taking the predicted growth in households and commercial uses in 2030 and proportioning the appropriate reduction quantities for new development to the residential, commercial, and industrial land use sectors within the Screening Tables. This results in point values that are proportioned by residential unit or commercial/industrial square footage. Because of this outcome, the size of the project is not relevant to the Screening Tables. Regardless of size, each project needs to garner 100 points to demonstrate consistency with the forthcoming GHG Reduction Plan Update. Efficiency, not size of the project, is critical.

Note that the Screening Tables and point values are best used for typical development projects processed by the County. Examples of typical development projects include residential subdivisions, multifamily residential apartments, condominiums, and townhouses, retail commercial, big box retail, office buildings, business parks, and typical warehousing. Mixed-use projects can use the instructions at the beginning of the Screening Tables. Transit-oriented development (TOD) and infill projects are able to use the Screening Tables; however, the Screening Table points are likely to underestimate total emission reductions afforded these types of projects. Note that the Screening Tables include the opportunity to custom develop points in order to provide points in the sections of the Screening Tables marked TBD and account for the predicted reductions in vehicle trips and vehicle miles traveled within a project-specific traffic study and GHG analysis. TOD and infill projects can be more accurately assessed and points allocated using this method.

However, more unusual types of industrial projects, such as cement manufacturing, metal foundries, refrigerant manufacturing, electric generating stations—including large alternative energy electric generation, and oil refineries, cannot use the Screening Tables because the emission sources for those types of uses were not contemplated in the forthcoming GHG Reduction Plan Update.

# DEVELOPMENT OF THE POINT VALUES

Within the local reduction measures, 7,891 MT $CO_2e$ would be reduced using the Screening Tables for new development. The Screening Tables and the point allocation within the Screening Tables are tied to 7,891 MT $CO_2e$ of reductions.

The first step in allocating point values is to determine the number of new homes and commercial buildings that are anticipated by year 2030. The County predicts that a total of 6,167 new residential units

will be needed by 2030 and a total of approximately 4,851,000 square feet of new commercial and industrial buildings within the County is needed to accommodate anticipated job growth.

Approximately 6,167 new residential units and 4,851,000 square feet of new commercial and industrial buildings within the County are anticipated to either use the Screening Tables or provide an independent analysis demonstrating reductions. Evaluating the growth in residential and commercial/industrial land uses, approximately 69.6 percent is attributable to residential and 30.4 percent is attributable to commercial/industrial land uses. Using those ratios, the Screening Tables would need to reduce 5,491 MT $CO_2e$ from residential development and 2,400 MT $CO_2e$ from commercial/industrial development by 2030.

Dividing the 5,491 MT $CO_2e$ reductions of emissions afforded the Screening Table for new residential development by the anticipated 6,167 new residential units that will be built yields 0.89 MT $CO_2e$ per residential unit that needs to be reduced to fulfill the anticipated reductions of the GHG Reduction Plan Update. Using the same process, the Screening Tables for new commercial/industrial development would need to reduce 0.50 MT $CO_2e$ per 1,000 gross square feet of commercial/industrial building area.

The levels of reduction efficiency for typical residential units in this climate zone yields:

**0.009 MT $CO_2e$ per Point per Residential Unit**

The levels of reduction efficiency for the mix of commercial/industrial uses in this climate zone yields:

**0.005 MT $CO_2e$ per Point per 1,000 Square Feet of Gross Commercial/Industrial Building Area**

Since each residential unit needs to reduce 0.89 MT $CO_2e$ and each 1,000 square feet of commercial/ industrial building area needs to reduce 0.50 MT $CO_2e$, each project needs to gain 100 points to provide the expected reductions from the Screening Tables.