



**City of Victorville**  
**Department of Development**  
Planning ♦ Building ♦ Code Enforcement

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**Greenhouse Gas Emissions Screening Table Review**

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

**GENERAL INFORMATION**

Applicant: Durban Development Contact Name: Stephen Knudsen

Address: 106 Foster Avenue, Charlotte, NC 28203

Telephone No.: 704-319-8346 Email Address: stephen.knudsen@durbandevelopment.com

**TYPE OF PROJECT**

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

**PROJECT LOCATION**

General Location/Address of Project: Parcel of land between Roy Rogers Drive and Midtown Drive, east of WinCo Foods

Name of Business (if applicable): \_\_\_\_\_

Assessor's Parcel No(s): 3106-201-20 and 3106-201-21

Existing Zoning: General Commercial (GC)

**PROJECT DESCRIPTION:**

The construction of a 23,957 square foot retail building with fenced outdoor display area of 18,960 square feet, the construction of parking lot, and installation of landscaping.

**Instructions**

1. Fill out the appropriate section below for either Residential or Commercial/Industrial.
2. Choose items which the proposed project will incorporate into the development to reach a minimum of 100 points.
3. Do not choose items which are independently required by other laws, codes or the VVMC, such as the California Building Code, the Civic Center Sustainability Plan or required infrastructure improvements.
4. For those items listed with a TBD point value, please provide specific information and background studies (i.e. traffic study) for Staff to determine an assigned point value.
5. Submit the Screening Table along with the Planning Commission Review Application.

## Commercial/Industrial Section

Feature	Description	Assigned Point Values	Project Points
<b>Reduction Measure PS E3: Energy Efficiency For Commercial Development</b>			
<b>Building Envelope</b>			
Insulation	2019 baseline (walls R-16; roof/attic R-32)	0 points	
	Modestly Enhanced Insulation (walls R-15, roof/attic R-38)	9 points	
	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	11 points	
	Greatly Enhanced Insulation (spray foam insulated walls R-18 or higher, roof/attic R-38 or higher)	12 points	
Windows	2019 Baseline Windows (0.3 U-factor, 0.23 solar heat gain coefficient [SHGC])	0 points	
	Enhanced Window Insulation (0.28 U-factor, 0.22 SHGC)	4 points	
	Enhanced Window Insulation (0.28 U-factor, 0.22 SHGC)	4 points	
	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	5 points	
Cool Roofs	2019 Standard (none)	0 points	<b>7</b>
	Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	7 points	
	Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	7 points	
	Greatly Enhanced Cool Roof ( CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	8 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	0 points	<b>6</b>
	Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)	7 points	
	Blower Door HERS Verified Envelope Leakage or equivalent	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.		
	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)	2 points	
	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)	14 points	

Feature	Description	Assigned Point Values	Project Points
Building Envelope Performance Standard	Projects that have not been designed to a level of detail to know the specific attributes of the building envelope can use this option in committing to one of the following performance standards Modestly Enhanced Building Envelope (5% > Title 24) Enhanced Building Envelope (15% > Title 24) Greatly Enhanced Building Envelope (20% > Title 24)	TBD TBD TBD	
<b>Indoor Space Efficiencies Commercial</b>			
Heating/ Cooling Distribution System	Minimum Duct Insulation (R-6 required) Enhanced Duct Insulation (R-8) Enhanced Duct Insulation (R-8) Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	0 points 5 points 5 points 6 points	5
Space Heating/ Cooling Equipment	2019 Minimum HVAC Efficiency (EER 13/75% AFUE or 7.7 HSPF) Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF) High Efficiency HVAC (EER 15/80% AFUE or 8.5 HSPF) Very High Efficiency HVAC (EER 16/82% AFUE or 9 HSPF)	0 points 4 points 5 points 7 points	5
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 TBD	
Water Heaters	2019 Minimum Efficiency (0.57 Energy Factor) Improved Efficiency Water Heater (0.675 Energy Factor) High Efficiency Water Heater (0.72 Energy Factor) Very High Efficiency Water Heater (0.92 Energy Factor) Solar Pre-heat System (0.2 Net Solar Fraction) Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	0 points 8 points 10 points 11 points 2 points 5 points	11
Daylighting	All peripheral rooms within the customer areas have at least one window All rooms within the customer areas have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day All rooms daylighted	0 points 1 points 1 points	

Feature	Description	Assigned Point Values	Project Points
Artificial Lighting	2019 Minimum (required)	0 points	8
	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt)	5 points	
	High Efficiency Lights (50% of in-unit fixtures are high efficacy)	7 points	
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	8 points	
Appliances	Energy Star Commercial Refrigerator (new)	2 points	2
	Energy Star Commercial Dish Washer (new)	2 points	
	Energy Star Commercial Cloths Washing Machine (new)	2 points	
Indoor Space Performance Standard	Projects that have not been designed to a level of detail to know the specific attributes of the interior design of the buildings can use this option in committing to one of the following performance standards		
	Modestly Enhanced Interior and appliances (5% > Title 24)	TBD	
	Enhanced Interior and appliances (15% > Title 24)	TBD	
	Greatly Enhanced Interior and appliances (20% > Title 24)	TBD	
<b>Miscellaneous Commercial/Industrial Building Efficiencies</b>			
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	4 points	4
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st.	6 points	
Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table.		
	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 Retrofits	<p>The applicant may wish to provide energy efficiency retrofit projects to existing Commercial dwelling units to further the point value of their project. Retrofitting existing Commercial dwelling units within the City is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Escondido Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated based upon, but not limited to the following:</p> <p>Will the energy efficiency retrofit project benefit low income or disadvantaged residents?</p> <p>Does the energy efficiency retrofit project fit within the overall assumptions in Reduction Measure R2E3?</p>		

Feature	Description	Assigned Point Values	Project Points
	<p>Does the energy efficiency retrofit project provide co-benefits important to the City?</p> <p>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</p>	TBD	
<b>Reduction Measure PS E2: New Commercial/Industrial Renewable Energy</b>			
Photovoltaic	<p>Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>8 points</p> <p>12 points</p> <p>16 points</p> <p>19 points</p> <p>23 points</p> <p>26 points</p> <p>30 points</p> <p>34 points</p>	12
Wind turbines	<p>Some areas of the City lend themselves to wind turbine applications. Analysis of the area's capability to support wind turbines should be evaluated prior to choosing this feature.</p> <p>Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments:</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>8 points</p> <p>12 points</p> <p>16 points</p> <p>19 points</p> <p>23 points</p> <p>26 points</p> <p>30 points</p> <p>34 points</p>	
Off-site renewable energy project	<p>The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing Commercial that will help implement R2 E4, or existing commercial/industrial that will help implement R2 E7. 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.</p> <p>Point values will be determined based upon the energy generated by the proposal.</p>	TBD	

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	
<b>Reduction Measure PS W2: Water Use Reduction Initiative</b>			
<b>Irrigation and Landscaping</b>			
Water Efficient Landscaping	Eliminate conventional turf from landscaping Only moderate water using plants Only low water using plants Only California Native landscape that requires no or only supplemental irrigation	0 points 2 points 3 points 5 points	5
Water Efficient Irrigation Systems	Low precipitation spray heads < .75"/hr. or drip irrigation Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	1 point 3 points	3
Recycled Water	Recycled water connection (purple pipe) to irrigation system on site	5 points	
Trees	Increase tree planting in parking areas 50% beyond City Code requirements	TBD	
Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
<b>Potable Water Commercial</b>			
Showers	Water Efficient Showerheads (2.0 gpm)	2 points	
Toilets	Water Efficient Toilets/Urinals (1.5gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	3 points 3 points	3
Faucets	Water Efficient faucets (1.28gpm)	2 points	2
Commercial Dishwashers	Water Efficient dishwashers (20% water savings)	2 points	

Feature	Description	Assigned Point Values	Project Points
Commercial Laundry Washers	EPA Water Efficient laundry (15% water savings)	2 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water (30% water savings)	4 points	
Commercial Water Operations Program	<p>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.</p> <p>Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.</p>	TBD	
Potable Water Performance Standard	Projects that have not been designed to a level of detail to know the specific attributes design can use this in committing to a potable water efficiency	TBD	
<b>Reduction Measure: Land Use Based Trips and VMT Reduction</b>			
Mixed Use Commercial	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:	TBD	
	Mixes of land uses that complement one another in a way that reduces the need for vehicle, determined based upon a Transportation Impact Analysis (2-28 points)	TBD	
	Increased destination accessibility other than transit (1-18 points)	TBD	
	Increased transit accessibility (1-28 points)	TBD	
	Infill location that reduces vehicle trips or VMT beyond the specified measures	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	1 point	
	Synchronize signals	1 point	
	Connect signals to existing ITS	3 points	
<b>Reduction Measure: Bicycle Master Plan Development</b>			
Bicycle Infrastructure	Provide bicycle paths within project boundaries.	1 point	
	Provide bicycle path linkages between residential and other land uses.	2 points	
	Provide bicycle path linkages between residential and transit.	5 points	

Feature	Description	Assigned Point Values	Project Points
<b>Reduction Measure: Electric Vehicle Infrastructure</b>			
Cars	<b>Level 2 240 volt AC Fast Chargers</b> Level 3 480 volt DC Rapid Chargers	<b>5 points</b> 8 points	<b>30</b>
Trucks	<b>Medium &amp; Heavy Duty Electric Truck Chargers</b> Level 1 AC Chargers for EV Medium Duty Truck Level 1 AC Chargers for EV Class 8 (Heavy Duty) Truck Level 2 AC Chargers for EV Medium Duty Truck Level 2 AC Chargers for EV Class 8 (Heavy Duty) Truck Level 3 DC Chargers for EV Class 8 (Heavy Duty) Truck	3 points 5 points 8 points 12 points 16 points	
<b>Total Points from Commercial/Industrial Project:</b>			<b>103</b>

**-Commercial/Industrial Section Ends-**