



Interoffice Memo

DATE: July 22, 2021

PHONE: (909) 387-4110

FROM: **ANTHONY DELUCA**, SENIOR PLANNER *AD*
Land Use Services Department

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: **PROJECT NUMBER: PROJ-2020-00035; CEDAR AVENUE TRUCK/TRAILER STORAGE ZONING AMENDMENT AND A CONDITIONAL USE PERMIT; APPLICANT: DAVID WEINER (AGENDA ITEM #3)**

Since the distribution of the staff report, Staff had discussion with the Applicant about the Conditions of Approval for the above-referenced Project, particularly as it relates to the following conditions.

1. **Remove condition #80 per memo from Land Development dated.**
2. **Remove condition #132 per memo from Land Development.**
3. **Revise condition #104 per memo from Land Development dated June 20, 2021:** Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Department of Public Works, Operations Division, Transportation Permits Section, (909) 387-1863, as well as other agencies prior to work within their jurisdiction.
4. **Revise condition #105 per memo from Land Development dated June 20, 2021:** This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted, and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$6.01 per square foot for Industrial Use, which includes the 2,400 square foot building and 4,800 square foot service bay per the site plan dated 3/29/2021.

Therefore, the estimated Regional Transportation Fees for the Project is \$43,272. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

5. **Add condition Prior to Building Permits per memo from Land Development:** Utilities Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
6. Hours of operation to be 24/7.

In addition, as discussed in Exhibit C of the Staff Report, the Applicant reviewed the Screening Table for Implementation of GHG Mitigation Measures in order to determine measures that could be taken to reduce GHG emissions by meeting the 100 points required by the County as part of the Development Review Process to determine emissions would be less than significant. The Applicant is committing to the measures as shown in the San Bernardino County GHG Emissions Reduction Plan, Table 2 and attached hereto.

Attachment: Cedar Ave Trucking Storage - 2020 Table 2 GHG Points

2020 Table
New

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-15; roof/attic R-38)	0 points	2020
	• Modestly Enhanced Insulation (walls R-15, roof/attic R-38)	9 points	2015
	• Enhanced Insulation (rigid wall insulation R-15, roof/attic R-38)	11 points	15
	• Greatly Enhanced Insulation (spray foam insulated walls R-18 or higher, roof/attic R-38 or higher)	12 points	
Windows	• 2019 Title 24 Windows (0.57 U-factor, 0.4 SHGC)	0 points	
	• Modestly Enhanced Window Insulation (0.4 U-factor, 0.22 SHGC)	4 points	
	• Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	5 points	5
	• Greatly Enhanced window insulation (0.28 or less U-factor, 0.22 or less SHGC)	7 points	
Cool Roofs	• Enhanced Cool Roof (CRRC Rated 0.2, aged solar reflectance, 0.75 thermal emittance)	7 points	12
	• Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	8 points	
		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.		
	• 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	4
	• 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)	4 points	
	• 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)	14 points	
Indoor Space Efficiencies			
Heating/Cooling Distribution System	• Modest Duct insulation (R-6 required)	0 points	
	• Enhanced Duct Insulation (R-8)	5 points	8
	• Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	8 points	

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

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)	0 points	8
	• Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF)	4 points	
	• High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF)	5 points	
	• Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF)	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)	0 points	14
	• Improved Efficiency Water Heater (0.675 Energy Factor)	8 points	
	• High Efficiency Water Heater (0.72 Energy Factor)	10 points	
	• Very High Efficiency Water Heater (0.92 Energy Factor)	11 points	
	• Solar Pre-heat System (0.2 Net Solar Fraction)	2 points	
	• Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	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.		
	• All peripheral rooms within building have at least one window or skylight	0 points	
	• All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.)	1 point	
	• All rooms daylighted	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)	5 points	9
	• High Efficiency Lights (50% of in-unit fixtures are high efficiency)	7 points	
	• Very High Efficiency Lights (100% of in-unit fixtures are high efficiency)	8 points	
Appliances	• Energy Star Commercial Refrigerator (new)	2 points	4
	• Energy Star Commercial Dishwasher (new)	2 points	
	• Energy Star Commercial Clothes Washer	2 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	4
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21 st .	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	

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Feature	Description	Assigned Point Values	Project Points
Existing Commercial Buildings Retrofits	<p>The applicant may wish to provide energy efficiency retrofit projects to existing commercial buildings to further the point value of their project. Retrofitting existing commercial buildings within the 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:</p> <ul style="list-style-type: none"> Will the energy efficiency retrofit project benefit low income or disadvantaged communities? Does the energy efficiency retrofit project provide co-benefits important to the County? 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	<p>Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:</p> <ul style="list-style-type: none"> 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project 	<p>Solar Panel 10%</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>	<p>0</p> <p>0</p> <p>8/18</p> <p>16/16</p> <p>2/2</p> <p>8/4</p> <p>20/7</p> <p>32/11</p>
Wind Turbines	<p>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.</p> <p>Wind turbines as part of the commercial development such that the total power provided augments:</p> <ul style="list-style-type: none"> 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project 	<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>	

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Feature	Description	Assigned Point Values	Project Points
Off-site Renewable Energy Project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing 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	<ul style="list-style-type: none"> 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 point 2 points 3 points 4 points	3 4
Water Efficient Irrigation Systems	<ul style="list-style-type: none"> Low precipitation spray headers, 75"/hr or drip irrigation Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water use) 	1 point 3 points	4
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	<ul style="list-style-type: none"> Water Efficient Toilets/Urinals (1.5 gpm) 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 3
Faucets	Water Efficient faucets (1.28 gpm)	2 points	3
Commercial Dishwashers	Water Efficient dishwashers (20% water savings)	2 points	4
Commercial Laundry Washers	<ul style="list-style-type: none"> Water Efficient laundry (15% water savings) High Efficiency laundry Equipment that captures and reuses rinse water (30% water savings) 	2 points 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	

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

Feature	Description	Assigned Point Values	Project 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.	1 point	
	• 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	
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.		
	• Synchronize signals along arterials used by project	1 point/signal	
	• Connect signals along arterials to existing ITS.	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. Increased transit accessibility (1–15 points)	TBD	
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)	0 point	
	• Provide pedestrian linkage between commercial and residential land	1 point	
Bicycle Paths	• Provide bicycle paths within project boundaries	1 point	
	• Provide bicycle path linkages between commercial and other land uses	2 points	
	• Provide bicycle path linkages between commercial and transit	5 points	

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Feature	Description	Assigned Point Values	Project 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: <ul style="list-style-type: none"> 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	
	<ul style="list-style-type: none"> Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste Recycle construction waste 	5 points	5
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:			

105 / 268

Conceptual Project Estimate & GHG Point Analysis

Cedar Ave Trucking Storage Bloomington, CA

BUILDING COMPONENTS	DESCRIPTION	COST ESTIMATE FORMULA	BREAKDOWN		\$ COST PER POINT	BASELINE		BEST OPTION 100	
			POINTS	COST		POINTS	COST	POINTS	COST
Insulation	2019 Title 24 (Walls R-16, Roof R-32)	\$1.5 /s.f. × 2,400 s.f.	0	\$ 3,600	\$ 3,600	0	\$ 3,600		
	Modest (Walls R-15 & Roof R-38)	\$2.6 /s.f. × 2,400 s.f.	9	\$ 6,240	\$ 693			9	\$ 6,240
Windows	2019 Title 24 (0.57 U-Factor, 0.4 SHGC)	\$50 /s.f. × 190 s.f.	0	\$ 9,500	\$ 9,500	0	\$ 9,500		
	Enhanced (0.32 U-factor, 0.25 SHGC)	\$65 /s.f. × 190 s.f.	5	\$ 12,350	\$ 2,470			5	\$ 12,350
Cool Roof	Standard Roof (Metal building)	\$2 /s.f. × 7,200 s.f.	0	\$ 14,400	\$ 14,400	0	\$ 14,400		
	Enhanced (CRRC 0.2 SR, 0.75 Thermal Emit.)	\$3.25 /s.f. × 7,200 s.f.	7	\$ 23,400	\$ 3,343			7	\$ 23,400
Thermal Storage	Standard 6” thick slab portion (10% bldg. = 720 s.f. in warehouse) (cost of concrete ONLY)	\$120 /yd × 14.5 yds	0	\$ 1,740	\$ 1,740	0	\$ 1,740		
	Modest: 12” thick slab portion (10% bldg. = 720 s.f. in warehouse) (cost of concrete ONLY)	\$200 /yd × 29 yds	2	\$ 5,800	\$ 2,900			2	\$ 5,800
Duct Insulation	Modest REQD. (R-6)	\$5 /s.f. × 2,400 s.f.	0	\$ 12,000	\$ 12,000	0	\$ 12,000		
	Enhanced (R-8)	\$6.25 /s.f. × 2,400 s.f.	5	\$ 15,000	\$ 3,000			5	\$ 15,000

BUILDING COMPONENTS	DESCRIPTION	COST ESTIMATE FORMULA	BREAKDOWN		\$ COST PER POINT	BASELINE		BEST OPTION 100	
			POINTS	COST		POINTS	COST	POINTS	COST
HVAC	2019 T-24 (SEER 13/75% AFUE / 7.7 HSPF)	10 tons × \$2,500 ton	0	\$ 25,000	\$ 25,000	0	\$ 25,000		
	Improved (SEER 14/78% AFUE / 8 HSPF)	10 tons × \$2,800 ton	4	\$ 28,000	\$ 7,000			4	\$ 28,000
Water Heaters	2019 T-24 min. (0.57 Energy Factor)	1 unit × \$2,000	0	\$ 2,000	\$ 2,000	0	\$ 2,000		
	Improved (0.675 Energy Factor)	1 unit × \$4,000	8	\$ 4,000	\$ 500			8	\$ 4,000
Artificial Lighting	Efficient (25% high efficiency)	\$5 /s.f. × 7,200 s.f.	5	\$ 36,000	\$ 36,000	5	\$ 36,000		
	High Efficiency (50% high efficiency)	\$7 /s.f. × 7,200 s.f.	7	\$ 50,400	\$ 7,200				
	Very High Efficiency (100% high efficiency)	\$10 /s.f. × 7,200 s.f.	8	\$ 72,000	\$ 9,000			8	\$ 72,000
Appliances	Energy Star commercial refrigerator (new)	1 unit × \$700	2	\$ 700	\$ 350	2	\$ 700	2	\$ 700
	Energy Star commercial dish washer (new)	1 unit × \$500	2	\$ 500	\$ 250			2	\$ 500
Building Placement	North-South orientation		4	\$ 0	\$ 0	4	\$ 0	4	\$ 0
Shading	N/A (No South-Facing glazing)		0	\$ 0	\$ 0	0	\$ 0	0	\$ 0
Photovoltaic (Whole Bldg) @ 14kW	0% PV		0	\$ 0	\$ 0	0	\$ 0		
	30% PV	4.2 kW × \$5,000 kW	8	\$ 21,000	\$ 2,625				
	40% PV	5.6 kW × \$5,000 kW	12	\$ 28,000	\$ 2,333				
	50% PV	7 kW × \$5,000 kW	16	\$ 35,000	\$ 2,188				
	70% PV	9.8 kW × \$5,000 kW	23	\$ 49,000	\$ 2,130			23	\$ 49,000
Water Efficient Landscaping	Standard	\$4 /s.f. × 57,800 s.f.	0	\$ 231,200	\$ 231,200	0	\$ 231,200		
	Only low water using plants	\$4.5 /s.f. × 57,800 s.f.	3	\$ 260,100	\$ 86,700			3	\$ 260,100

BUILDING COMPONENTS	DESCRIPTION	COST ESTIMATE FORMULA	BREAKDOWN		\$ COST PER POINT	BASELINE		BEST OPTION 100	
			POINTS	COST		POINTS	COST	POINTS	COST
Water Efficient Irrigation Systems	Weather based irrigation & drip (Required by CA green code)	\$0.5 /s.f. × 57,800 s.f.	3	\$ 28,900	\$ 9,633	3	\$ 28,900	3	\$ 28,900
Toilets	Water Efficient Toilets (1.5 gpm)	3 units × \$3,000 /unit	3	\$ 9,000	\$ 3,000	3	\$ 9,000	3	\$ 9,000
	Waterless Urinals	1 unit × \$500 /unit	3	\$ 500	\$ 167	3	\$ 500	3	\$ 500
Faucets	Water Efficient Faucets (1.28 gpm)	4 units × \$1,250 /unit	2	\$ 5,000	\$ 2,500	2	\$ 5,000	2	\$ 5,000
Commercial Dishwasher	Water Efficient dishwasher (cost already applied)	1 unit × \$0	2	\$ 0	\$ 0	2	\$ 0	2	\$ 0
Signal Improvements	Traffic signal		3	\$ 0	\$ 0	3	\$ 0	3	\$ 0
Employee Stuff	Sidewalk to residential within 1 mile		1	\$ 0	\$ 0	1	\$ 0	1	\$ 0
Construction Debris Recycle	Recycling programs 80% and recycle construction waste		5	\$ 0	\$ 0	5	\$ 0	5	\$ 0
TOTALS						33	\$ 379,540	104	\$ 520,490
Approx. change (increase) in project costs (for these building components) to achieve 100+ points					\$Δ	\$140,950			
					%Δ	37.14%			