

**Table 1: Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities**

Toscana Village at Temescal Valley

Description		Assigned Point Values	Project Points	Point Evaluation
<b>Implementation Measure IM E5: Energy Efficiency for Commercial/Public Development</b>				
<b>E5.A Building Envelope</b>				
E5.A.1 Insulation	Baseline standard (walls R-13; roof/attic: R-30)	0 points	15	According to Section 120.7 of the 2016 Building Energy Efficiency Standards, nonresidential wall insulation require a minimum of R-13. The Project will install enhanced insulation R-13, roof/attic, R-38). The conditions of approval will reflect this Project commitment.
	Modestly Enhanced Insulation (walls R-13; roof/attic: R-38)	15 points		
	Enhanced Insulation (rigid wall insulation R-13; roof/attic: R-38)	18 points		
	Greatly Enhanced Insulation (spray foam wall insulated walls R-15 or higher, roof/attic R-38 or higher)	20 points		
E5.A.2 Windows	Baseline Standard (required)	0 points	7	The conditions of approval will reflect this Project commitment.
	Modestly Enhanced Window Insulation (5% > Title 24)	7 points		
	Enhanced Window Insulation (15%> Title 24)	8 points		
	Greatly Enhanced Window Insulation (20%> Title 24)	12 points		
E5.A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	12 points	14	The Project will comply with existing regulations. According to Section 140.3 of the 2016 Building Energy Efficiency Standards, nonresidential low-sloped roofs in Climate Zones 1 through 16 shall have a minimum aged solar reflectance of 0.63 and a minimum thermal emittance of 0.75 and steep-sloped roofs shall have a minimum aged solar reflectance of 0.20 and a minimum thermal emittance of 0.75. NOTE: The Project's commitment to comply with Title 24 2016 standards (hereinafter referred to as the 2016 Buildings Energy Efficiency Standards or 2016 BES), does not necessarily mean that one would exceed the requirements for each individual "building component" (e.g., insulation, windows, doors, etc.). Specific building energy modeling may be required to determine this.
	Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	14 points		
	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	16 points		

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E5.A.4 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	No Project commitment.  Per Section 110.7 of the 2016 Building Energy Efficiency Standards, "all joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration." However, it is unclear if all Project joints/penetrations/openings will be adequately sealed.
	Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)	12 points		
	Blower Door HERS Verified Envelope Leakage or equivalent	10 points		
	Title 24 standard (required)	0 points		
	Modest Building Envelope Leakage (5% > Title 24)	4 points		
	Reduced Building Envelope Leakage (15% > Title 24)	8 points		
	Minimum Building Envelope Leakage (20% > Title 24)	12 points		
E5.A.5 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.		0	No Project commitment.
	Modest Thermal Mass (10% of floor or 10% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	4 points		
	Enhanced Thermal Mass (20% of floor or 20% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	6 points		
<b>E5.B Indoor Space Efficiencies</b>				
E5.B.1 Heating/Cooling System	Minimum Duct Insulation (R-4.2 required)	0 points	8	Consistent with mandatory measure Section 120.4(a) of the 2016 Building Energy Efficiency Standards:  Portions of supply-air and return-air ducts conveying heated or cooled air located in one or more of the following spaces shall be insulated to a minimum installed level of R-8:  1. Outdoors; 2. In a space between the roof and an insulated ceiling; 3. In a space directly under a roof with fixed vents or openings to the outside or unconditioned spaces; 4. In an unconditioned crawlspace; or, 5. In other unconditioned spaces.  Portions of supply-air ducts that are not in one of these spaces, including ducts buried in concrete slab, shall be insulated to a minimum installed level of R-4.2 (or any higher level required by CMC Section 605.0) or be enclosed in directly conditioned space.
	Modest Duct insulation (R-6)	8 point		
	Enhanced Duct Insulation (R-8)	10 points		
	Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	14 points		

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E5.B.2 Space Heating/Cooling Equipment	Baseline HVAC Efficiency (SEER 13/60% AFUE or 7.7 HSPF)	0 points	7	The conditions of approval will reflect this Project commitment.
	Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF)	7 point		
	High Efficiency HVAC (SEER 15/72% AFUE or 8.5 HSPF)	8 points		
	Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF)	12 points		
E5.B.3 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	0	No Project commitment.
E5.B.4 Water Heaters	2008 Minimum Efficiency (0.57 Energy Factor)	0 points	16	The Project will install high efficiency water heaters (0.72 Energy Factor). The conditions of approval will reflect this Project commitment.
	Improved Efficiency Water Heater (0.675 Energy Factor)	14 points		
	High Efficiency Water Heater (0.72 Energy Factor)	16 points		
	Very High Efficiency Water Heater (0.92 Energy Factor)	19 points		
	Solar Pre-heat System (0.2 Net Solar Fraction)	4 points		
	Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	8 points		
E5.B.5 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.		0	No Project commitment.
	All peripheral rooms within building have at least one window or skylight	1 point		
	All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.)	5 points		
	All rooms daylighted	7 points		

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Description		Assigned Point Values	Project Points	Point Evaluation
E5.B.6 Artificial Lighting	Baseline standard (required)	0 points	9	The conditions of approval will reflect this Project commitment.
	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt)	9 points		
	High Efficiency Lights (50% of in-unit fixtures are high efficacy)	12 points		
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	14 points		
E5.B.7 Appliances	Energy Star Commercial Refrigerator (new)	4 point	0	No Project commitment.
	Energy Star Commercial Dish Washer (new)	4 point		
	Energy Star Commercial Cloths Washing	4 point		
<b>E5.C Miscellaneous Commercial Building Efficiencies</b>				
E5.C.1 Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6 points	0	No Project commitment.

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Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st.	6 points	0	No Project commitment.
E5.C.2 Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	0	No Project commitment.
E5.C.3 Existing Commercial building Retrofits	<p>The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing commercial buildings within the unincorporated 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 must have the approval of the Riverside County Planning Department. The decision to allow applicants to participate in this program will be evaluated based upon, but not limited to the following:</p> <p>Will the energy efficiency retrofit project benefit low income or disadvantaged communities?</p> <p>Does the energy efficiency retrofit project provide co-benefits important to the County?</p> <p>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</p>	TBD	0	No Project commitment.
<b>Implementation Measure IM E6: New Commercial/Industrial Renewable Energy</b>				
E6.A.1 Photovoltaic	<p>Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:</p> <p>Solar Ready Roofs (sturdy roof and electric hookups)</p> <p>10 percent of the power needs of the project</p> <p>20 percent of the power needs of the project</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>2 points</p> <p>8 points</p> <p>14 points</p> <p>20 points</p> <p>26 points</p> <p>32 points</p> <p>38 points</p> <p>44 points</p> <p>50 points</p> <p>56 points</p> <p>62 points</p>	0	No Project commitment.

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Description		Assigned Point Values	Project Points	Point Evaluation
E6.A.2 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> <p>10 percent of the power needs of the project                      20 percent of the power needs of the project                      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>	<p>8 points                      14 points                      20 points                      26 points                      32 points                      38 points                      44 points                      50 points                      56 points                      62 points</p>	0	No Project commitment.
E6.A.3 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 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.</p>	TBD	0	No Project commitment.
E6.A.4 Other Renewable Energy Generation	<p>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.</p>	TBD	0	No Project commitment.

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Description		Assigned Point Values	Project Points	Point Evaluation
<b>Implementation Measure IM W1: Water Use Reduction Initiative</b>				
<b>W1.C Irrigation and Landscaping</b>				
W1.C.1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required) Eliminate conventional turf from landscaping Eliminate turf and only provide drought tolerant plants Only California Native landscape that requires no or only supplemental irrigation	0 points 3 points 4 points 8 points	3	The Project's Landscape Plan will eliminate conventional turf.
W1.C.2 Water Efficient irrigation systems	Low precipitation spray heads < .75"/hr or drip irrigation Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	1 point 5 points	5	The Project will comply with existing regulatory requirements including Riverside County Ordinance 859.3 and Western Municipal Water District Ordinance 374 which require the use of weather-based irrigation controls.
W1.C.3 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	0	No Project commitment.
<b>W1.D Potable Water</b>				
W1.D.1 Showers	Water Efficient Showerheads (2.0 gpm)	3 points	0	No Project commitment.
W1.D.2 Toilets	Water Efficient Toilets/Urinals (1.5gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	3 points 4 points	3	The Project will comply with existing regulations. Section 5.303.3.1 of the 2016 CalGreen Code requires that the effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Section 5.303.3.2 requires wall-mounted urinals to not exceed 0.125 gallons per flush and floor-mounted urinals to not exceed 0.5 gallons per flush.
W1.D.3 Faucets	Water Efficient faucets (1.28 gpm)	3 points	3	The Project will comply with existing regulations. Section 5.303.3.4.1 of the 2016 CalGreen Code requires that nonresidential lavatory faucets will not have a maximum flow rate exceeding 0.5 gpm.
W1.D.4 Commercial Dishwashers	Water Efficient dishwashers (20% water savings)	4 points	0	No Project commitment.

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Description		Assigned Point Values	Project Points	Point Evaluation
W1.D.5 Commercial Laundry Washers	Water Efficient laundry (15% water savings)	3 points	0	No Project commitment.
	High Efficiency laundry Equipment that captures and reuses rinse water (30% water savings)	6 points		
W1.D.6 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	0	No Project commitment.
<b>Implementation Measure IM W2: Increase Reclaimed Water Use</b>				
W2.A.1 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	2	The Project will comply with existing requirements. Riverside County Ordinance 859.3 requires provisions for a non-potable water system to be provided within the irrigation design plan. The Project's irrigation plans will reflect this requirement. Although the non-potable irrigation system will be installed, non-potable water service is not currently available to the site. Once non-potable water service is available from WMWD, it can be utilized.
<b>Implementation Measure IM T1: Employment Based Trip and VMT Reduction Policy</b>				
T1.A.1 Alternative Scheduling	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week.	5 points	0	No Project commitment.
T1.A.2 Car/Vanpools	Car/vanpool program	1 point	0	No Project commitment.
	Car/vanpool program with preferred parking	2 points		
	Car/vanpool with guaranteed ride home program	3 points		
	Subsidized employee incentive car/vanpool program	5 points		
	Combination of all the above	6 points		



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Description		Assigned Point Values	Project Points	Point Evaluation
T1.A.3 Employee Bicycle/ Pedestrian Programs	Complete sidewalk to residential within ½ mile Complete bike path to residential within 3 miles Bike lockers and secure racks Showers and changing facilities Subsidized employee walk/bike program Note: combine all applicable points for total value	1 point 1 point 1 point 2 points 3 points	2	Sidewalk improvements reflected on the site plan will connect the Project's commercial uses to a residential neighborhood less than half a mile away.  The Project will comply with existing regulations. Section 5.106.4.1.2 of the 2016 Calgreen Code requires new nonresidential buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added.
T1.A.4 Shuttle/Transit Programs	Local transit within ¼ mile Light rail transit within ½ mile Shuttle service to light rail transit station Guaranteed ride home program Subsidized Transit passes Note: combine all applicable points for total value	1 point 3 points 5 points 1 points 2 points	0	No Project commitment.
T1.A.5 CTR	Employer based Commute Trip Reduction (CTR). CTRs apply to commercial, offices, or industrial projects that include a reduction of vehicle trip or VMT goal using a variety of employee commutes trip reduction methods. The point value will be determined based upon a TIA that demonstrates the trip/VMT reductions. Suggested point ranges:  Incentive based CTR Programs (1-8 points) Mandatory CTR programs (5-20 points)	TBD	0	No Project commitment.
T1.A.6 Other Trip Reduction Measures	Point values for other trip or VMT reduction measures not listed above may be calculated based on a TIA and/or other traffic data supporting the trip and/or VMT reductions.	TBD	0	No Project commitment.
<b>Implementation Measure IM T3: Mixed Use Development</b>				
T3.B.1 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	0	No Project commitment.

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T3.B.2 Local Retail Near Residential (Commercial only Projects)	<p>Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled.</p> <p>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.</p>	TBD	0	No Project commitment.
<b>Implementation Measure IM T4: Preferential Parking</b>				
T4.A.1 Parking	<p>Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.</p> <p>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.</p>	<p>1 point</p> <p>1 point</p>	1	The Project will comply with existing regulations. Section 5.106.5.2 of the 2016 Calgreen Code requires new nonresidential projects or additions or alterations that add 10 or more parking spaces to provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles.
<b>Implementation Measure IM T5: Signal Synchronization and Intelligent Traffic Systems</b>				
T5.B.1 Signal improvements	<p>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.</p> <p>Synchronize signals along arterials used by project. Connect signals along arterials to existing ITS.</p>	<p>1 point/signal</p> <p>3 points/ signal</p>	4	The Project will be conditioned to synchronize the existing signal at the intersection of Temescal Canyon Road and Indian Truck Trail and proposed signals at driveways 2, 3, and 4 along Temescal Canyon Road, which is designated as an arterial.

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<b>Implementation Measure IM T6: Bicycle and Pedestrian Infrastructure</b>				
T6.B.1 Sidewalks	Provide sidewalks on one side of the street (required) Provide sidewalks on both sides of the street Provide pedestrian linkage between commercial and residential land uses within 1 mile	0 points 1 point 3 points	3	Sidewalk improvements reflected on the site plan will connect the Project's commercial uses to a residential neighborhood less than half a mile away.
T6.B.2 Bicycle paths	Provide bicycle paths within project boundaries Provide bicycle path linkages between commercial and other land uses Provide bicycle path linkages between commercial and transit	TBD 2 points 5 points	0	No Project commitment.
<b>Implementation Measure IM T7: Electric Vehicle Use</b>				
T7.B.1 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. Install electric vehicle charging stations in garages/parking areas.	2 points/area 8 points/station	8	The Project will comply with existing regulations. 2016 Calgreen Code Sections 5.106.5.3.1 and 5.106.5.3.2 require circuit and capacity for EV charging spaces be provided in construction plans and specifications. Section 5.106.5.3 of the 2016 Calgreen Code requires new nonresidential projects or additions or alterations that add 10 or more parking spaces to facilitate future installation of electric vehicle supply equipment (EVSE). The Project proposes 1,138 parking stalls. When total number of parking stalls exceed 201 spaces, Calgreen requires 6% of the spaces be EV charging. Thus, 68 spaces will require EV charging circuit and capacity. It is assumed a minimum of 4 areas will contain these spaces.
<b>Implementation Measure IM T8: Anti-Idling Enforcement</b>				
T8.A.1 Commercial Vehicle Idling Restriction	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	2 points Required of all Commercial	2	The Project will comply with existing regulations. A California Air Resources Board (CARB) Air Toxic Control Measure (ACTM) limits diesel-fueled commercial motor vehicle idling to five minutes.
<b>Implementation Measure IM T9: Increase Public Transit</b>				
T9.B.1 Public Transit	The point value of a projects 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	0	No Project commitment.
<b>Implementation Measure IM L2: Prohibit Gas-Powered Landscaping Equipment</b>				
L2.B.1 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment. Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.	2 points	0	No Project commitment.

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<b>Implementation Measure IM SW1: 80 Percent Solid Waste Diversion Program</b>				
SW1.B.1 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:			The Project will comply with existing regulations. Section 5.410.1 of the 2016 Calgreen Code requires nonresidential projects to provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.
	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	2	
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	5 points		
<b>Implementation Measure IM SW2: Construction and Demolition Debris Diversion Program</b>				
SW2.B.1 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required)	0 points	6	The Project will comply with existing regulations. The 2016 CalGreen Code Section 5.408.1 requires that 65% of non-hazardous construction waste be recycled or reused.
	Recycle 5% of debris	1 point		
	Recycle 8 % of debris	2 points		
	Recycle 10% of debris	3 points		
	Recycle 12% of debris	4 points		
	Recycle 15% of debris	5 points		
	Recycle 20% of debris	6 points		
<b>Implementation Measure IM O1: Other GHG Reduction Feature Implementation</b>				
O1.A1 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	0	No Project commitment.
<b>Total Points Earned by Commercial/Industrial Project:</b>			<b>120</b>	