

Project Greenhouse Gas Emissions (GHG) and Reductions Summary

The Draft Napa County Climate Action Plan requires that staff calculate the GHG emissions of all discretionary projects in the year 2020 assuming "business as usual" (BAU) conditions. Below is a description of BAU, target emissions if the CAP were to be adopted, and GHG reductions from state, local, and project level actions.

Project Name:	Coquerel Winery	Target Build-Out Year:	2020
Project Summary	<u>As modeled</u> : Construction of a 2,382 sf office & 8,369 sf winery structure, 50,495 sf of site improvements; 2 additional FTE and 10 additional visitors.		
Project level actions:	Construction 25% below Title 24 standards and installation of 7 KW solar energy (based on 1,856 sq. ft. of roof area and one sq. ft generating approx. 375 watts.		

A. PROJECT'S BAU EMISSIONS IN 2020

	213
Energy	97
Mobile	110
Water & Wastewater	2
Solid Waste	5
Land use Change	-

B. EMISSIONS REDUCTIONS NEEDED TO MEET TARGET

Target Emissions - 38% BAU Emissions in 2020

81

C. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

	23
Energy	(1)
Mobile	23
Other	TBD
Land Use Change	-

D. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

	67
Energy	64
Mobile	
Other	3
Land Use Change	-

Total Stock at 100 years (Reference):

0.00

Land Use Change

E. TOTAL GHG REDUCTIONS IDENTIFIED

State + Local + Project (D + E); Compare to Box C above

89

F. ADDITIONAL GHG REDUCTION OR MITIGATION REQUIRED

Balance of reductions needed to reach target (C-G)

(8)

G. PERCENTAGE OF REDUCTIONS IDENTIFIED

42%

Data request for analysis of operational characteristics for Residential, Commercial, or Industrial projects

The Napa County Climate Action Plan requires that staff calculate the GHG emissions of all discretionary projects assuming "business as usual" (BAU), and that applicants reduce those emissions by 38%. This checklist identifies the data needed to complete the required calculations and allows applicants to select the emissions reduction measures they wish to use. Applicants may retain consultants to prepare their own calculations if desired. Default calculations will be based on thresholds derived from California Air Pollution Control Officers Association (CAPCOA) and Bay Area Air Quality Management District's CalEEMod model, as well as standard factors for vegetation removal and retention/replacement.

Contact Information:

Name of project:	Coquerel Family Winery
Project address & APN:	3180 State Highway 128, Calistoga / APN 017-160-052
Project contact name:	Katherine Philippakis
Project contact e/mail:	Kp@fbm.com
Project contact phone:	707-967-4000

Part A: Business As Usual (BAU)

1. Input for new construction or operations (or change in land use type)

Land Use Type	# of units	Square Footage removed	Square Footage Added	Total Daily Vehicle Trips		Population	
				Mon-Fri	Sat & Sun	# of visitors	# of employees
Dwelling unit							
Warehouse / Barn		7300	0				
Light Industrial (winery production)							
High quality restaurant (tasting room)							
Retail							
Office			2382				
Other (please explain) - Winery Lab			8369				
Total		7300	10751				

Refer to Table 3-1 of the BAAQMD CEQA Guidelines (2011) for other precursor screening levels

2. Site Development

	Acres removed	Acres planted
Vegetation type		
Coniferous Forest		
Oak Woodland		
Riparian Woodland		
Shrub		
Vineyard		4.32 ac existing + 12.37 proposed
Other (please explain)		
Already Developed area (i.e. asphalt)	11.7 acre	
Total acres of land	11.7	16.69 ac

New Site Improvements	Amount	Unit
Caves		Square feet
Grading	41,206	Square feet
Roads		Square feet
Parking	5,700	Square feet
Hardscape (anything paved)		Square feet
Landscape	3,589	Square feet
Total square footage of site improvements	50,495	
Size of new or expanded wastewater lagoons		Square feet
Amount of new or increased use of groundwater	3.15 MG/yr.	Gallons per year

Part B: Emission Reduction Measures

		amount	unit	yes	no
Operations					
1	If the project is a winery is your existing winery a Napa Certified Green Winery?	N/A			
2	If you are a new winery, have you applied to be a Napa Certified Green Winery?				X
3	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction. explain:		%		X
Mobile Vehicle Trips					
4	Does the facility have alternative fuel vehicles in fleet, If yes, what percentage of fleet?		%		X
5	Does your project have bicycle access and parking?			X	
6	Does the employer have a employee transportation		%		X
7	Does the employer sponsor a van/pool shuttle for		%		X
8	Is the project requesting a parking reduction, if yes		%		X
1	Does the parking lot provide a charging station for				X
Energy Use and Generation					
2	Has the facility already installed renewable energy on-site since 2005?				X
	If yes, how much?		KW hrs.		
3	Does the proposal include installation of renewable			X	
	If yes, how much?	1,856	SF		
Building and Construction					
4	Do you intend to build to Cal Green* Tier 2 standards?				X
5	Do you intend to build to Cal Green* Tier 3 standards?				X
6	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards?			X	
	If so, how many square feet?	1,856	Sq. Ft.		

	What is the percent reduction of 2005 Title 24 standards for that portion?	10	%		
7	If the project is a winery, does it propose any energy			X	
	If so, ho many annual kilowat hours saved?	TBD	KW hrs.		
Site Development					
8	Does the project intend to restore degraded habitat?				X
	If so, how many acres?		acres		
9	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the southside or				X
	If so, how many trees?		trees		
10	Will the project replace more than a 2:1 ratio of trees on site, and if so how many additional?		trees		X
	What specie?				
Water & Wastewater					
11	Does the project connect to a munipical water source?				X
12	Will the project rely on an onsite well?			X	
13	How many gallons of water per day is dedicated to		g/day		
14	How many gallons of water per day is dedicated to landscape?		g/day		
15	Will the project connect to municipal sanitary sewer system?				X
16	Will the project connect to municipal reclaimed water?				X
16	Will the project have an on-site septic system?			X	
17	If so, how big are the proposed lagoons?		sq. ft.		
18	Will the project have it's own treatment system? If so, explain:			X	
	Other, Please explain: winery wastewater will be treated & reused for on site irrigation.				

Sanitary sewage will be treated & disposed of in a subsurface drip field.