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A Commitment to Service

Conservation Development and Planning

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Hillary Gitelman
Director

To: Napa County Planning Commission

From: Charlene Gallina, Supervising
Planner

Date: May 30, 2012

Re: Updated Greenhouse Gas Emission
Reduction Worksheet Analysis

In response to the presentation and direction provided to the Planning Commission regarding the Draft Climate Action Plan work effort on May 16, 2012, Kirsty Shelton, Planner III has provided an updated Greenhouse Gas Emission Reduction Worksheet in this staff report.

Please be aware that this information supersedes some of the information presented in the CEQA analysis, however, staff has determined that this updated information does not alter conclusions identified under the Initial Study Section VII Greenhouse Gas Emission, since the Napa County Draft Climate Action Plan has not yet been formally adopted and that the 38% below "business as usual" cannot be considered a formal threshold of significance for CEQA purposes.

Should you have any questions, please feel free to contact me at 299-1355.

REVISED

Project Greenhouse Gas Emissions and Reductions Summary - New Wineries

The Napa County Climate Action Plan requires that staff calculate for all projects the GHG emissions in 2020 of all discretionary projects assuming "business as usual" (BAU) conditions, and that applicants reduce those emissions by 38%. The required 38% reduction in GHG emissions can be achieved through a combination of state level policies and programs, County level policies and programs, on-site project level actions and contributions to the Napa County GHG reduction fund. This sheet contains results of calculations completed to demonstrate that the project has achieved the required 38% reduction target in 2020.

Project Name:	Krupp Brothers Winery rvsd 3.29	Target Build-Out Year:	2020
Project Address:	3160 Silverado Trail		
Applicant Name:			
Contact Information:			

(MT CO₂e)

A. PROJECT'S BAU EMISSIONS IN 2020

Energy Use, Mobile, Area, Water and Wastewater, Solid Waste
 Fugitive Emissions from Winery Wastewater if applicable
 Land Use Change (one time loss in carbon stock + loss in sequestration)

672
671
-
1

B. PROJECT'S TARGET EMISSIONS IN 2020

72% of BAU Emissions (BAU - 38%)

484

C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

BAU Emissions - Target Emissions (A-B)

188

D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy
 Mobile
 Other
 Land Use Change

26
14
12
TBD
-

E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy
 Mobile
 Other

68
12
19
33
4.06

Total Stock at 100 years (Reference): 403.66

Land Use Change

G. TOTAL GHG REDUCTIONS IDENTIFIED

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

93

H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

95

SUPERSEDED

Project Greenhouse Gas Emissions and Reductions Summary - New Wineries

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(MT CO₂e)

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-
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B. PROJECT'S TARGET EMISSIONS IN 2020

72% of BAU Emissions (BAU - 38%)

484

C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

BAU Emissions - Target Emissions (A-B)

188

D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy
 Mobile
 Other
 Land Use Change

19
14
5
279
-

E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy
 Mobile
 Other
 Land Use Change

388
2
13
-
373

G. TOTAL GHG REDUCTIONS IDENTIFIED

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

407

H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

(219)



Data Requisition 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 the URBEMIS and Bay Area Air Quality Management District’s BGM model, as well as standard factors for vegetation removal and retention/replacement.

Contact Information:

Name of Project: Krupp Brothers Winery
Project Address & APN: 3160 Silverado Trail, Napa, CA 94558 (APN-039-610-006)
Project contact name: Donna Oldford, Plans4Wine
Project contact e/mail: DBOldford@aol.com
Project contact phone: (707) 963-5832

Part A: Business As Usual (BAU)

1. New construction or operations (or change in land use type)

Land Use Type	Square Footage Removed	Square Footage Added	# of Units	Total Daily Trips	# of employees
Dwelling Unit – converted	5,410	N/A	N/A	26	10
Warehouse		3,008	N/A		
Light Industrial (winery production)		10,934			
High quality restaurant (tasting room)		4,718			
Retail - 1,629		integral			
Office – 377		integral			
Other (please explain)					
<i>Total</i>		19,352		104*	10

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

2. Site Development

Removal (One Time Emissions)	Acres Removed	Acres Planted
Vegetation type		
Coniferous Forest	0	
Oak Woodland	0	
Riparian Woodland	0	
Shrub	0	
Vineyard	0.25	7.47 acres
<i>Total Acres of Land</i>	0.5	
Site Improvements	Amount	Unit
Caves	0	Square feet
Grading	25,210	Square feet
Roads	35,730	Square feet
Parking	6,490	Square feet
Hardscape (anything paved)	6,810	Square feet
Landscape	231,351	Square feet
<i>Total square footage of site improvements</i>	305,591	
Size of wastewater lagoons	0	Square feet
Amount of groundwater	5,044	Gallons per day



Part B: Emission Reduction Measures

		amount	Unit	yes	no
1	Are you a Napa Certified Winery?			Will Be	
2	Does the facility have alternative fuel vehicles in fleet?				X
3	If yes, what percentage of fleet?	N/A	%		
4	Has the facility installed renewable energy on-site since 2005, or does it intend to? No, but may do solar.				
5	If yes, how much?		KW hrs.		
6	Do you intend to build to Cal Green* Tier 2 standards? Don't yet know.				
7	Do you intend to build to Cal Green* Tier 3 standards? Don't yet know.				
8	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain: Don't yet know, but underground chai might.				
9	If so, how many square feet	3,008	Sq. Ft.		
10	What is the percent reduction of 2005 Title 24 standards for that portion?	N/A	%		
11	If the project is a winery, does it propose any efficient equipment, such as gravity flow pumping?				X
12	If so, how many annual kilowatt hours saved?	N/A	KW hrs.		
13	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction? Explain?		%		X
14	Does the project intend to restore degraded habitat?			X	
15	If so, how many acres?	1.25	Acres		
16	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the south side or 60 (See attached description.)			X	
	If so, how many trees?		Trees		
17	Will the project replace more than a 2:1 ratio of trees on site, and if so how many?	None Removed			X
	What species?				
17	Does the project connect to a municipal water source?				X
18	Will the project rely on an onsite			X	
19	How many gallons of water per day is dedicated to domestic water use?	1,187	g/day		
20	How many gallons of water per day is dedicated to landscape?	1,339	g/day		



		amount	Unit	yes	no
21	Will the project connect to municipal sanitary sewer system?				X
22	Will the project connect to the municipal reclaimed water?				X
22	Will the project have an on-site septic system?			X	
23	If so, how big are the lagoons?	N/A	Sq. Ft.		
24	Will the project have it's own treatment system? If so, explain: Process wastewater and sanitary wastewater.			X	
25	Does your project have bicycle access and parking?			X	
26	Does the employer have an employee transportation demand management plan with feasible commute incentives? If yes, please explain: Will develop.			X	
27	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it? For larger events.	17	%	X	
28	Is the project requesting a parking reduction? If yes, what percentage?		%		X
29	Does the parking lot provide a charging station for electrical vehicles?				X
30	Other, please explain:	N/A			

DONNA B. OLDFORD
PLANS4WINE
2620 PINOT WAY
ST. HELENA, CA 94574

TELEPHONE (707)663-5632
E-MAIL: DBOldford@aol.com

April 26, 2012

TO: CHRIS CAHILL, NCCDP
FR: DONNA OLDFORD, PLANS4WINE *DBO*
RE: LANDSCAPE & IRRIGATION INFO FOR GREENHOUSE EMISSIONS

Chris, this memo is in response to questions pertaining to tree addition/removal and landscape irrigation in the data form for Greenhouse Emissions evaluation of projects. It has been approved by our project landscape architect and should be included with the form for sake of detail and clarification.

Trees: No tree removal is anticipated in the proposed plan. The large oak that would have required removal with the two-bridge access plan can be saved now that we have a one-bridge solution and a slight reconfiguration of the railroad span location. In addition to existing trees, we will be adding:

Cercis Occidentalis (12)
Magnolia Stellata (3)
Myrica California (1)
Pistacia Chinensis (4)
Quercus Suber (5)
Juglans Californica (9)
Salix Lasiolepis (6)
Quercus Lobata (3)

This is a total of 43 new tree that will be installed with the landscape plans.

Landscape Irrigation: These figures reflect precise water management practices. Please see additional information in attached memo from Christian Hedberg of CBH Design.

Creek Restoration (native species) areas:

55,872 gallons for the first year

Native Plants:

75,456 gallons for the first year

Non-native Plants:

26,856 gallons annually

Phase One Water Report: The Report has been revised by RSA to reflect the current landscape plan and the creek restoration plan as reflected above. The revised plan will be submitted to you by RSA by end of day today.

4.27.12

Bruce Fenton
RSA Civil Engineers

Re: Krupp Brothers Winery Irrigation Calculations

Creek Restoration Areas:

Example: 5G (plant container size) = (plant quantity) (Number of emitters) (GPH)

1G = 1,552 (1 emitter) 776 GPH

5G = 216 (2 emitters) 216 GPH

15G = 98 (2 emitters) 24 GPH

24" = 5 (4 emitters) 10 GPH

Total GPH = 1,026 (per cycle @ 30 minutes / 3 times a week for 6 months)

Information based off of 1 GPH emitters.

Annually Total Water Usage: 73,872 gallons (First Season)

Native Plants:

Example: 5G (plant container size) = (plant quantity) (Number of emitters) (GPH)

1G = 1,286 (1 emitter) 643 GPH

5G = 289 (2 emitters) 289 GPH

15G = 96 (2 emitters) 98 GPH

24" = 9 (4 emitters) 18 GPH

Total GPH = 1.048 (per cycle @ 30 minutes / 3 times a week for 6 months)

Information based off of 1 GPH emitters.

Annually Total Water Usage: 75,456 gallons (First Season)

Non-Native Plants:

Example: 5G (plant container size) = (plant quantity) (Number of emitters) (GPH)

1G = 471 (1 emitter) 235 GPH

5G = 212 (2 emitters) 106 GPH

15G = 24 (2 emitters) 24 GPH

24" = 4 (4 emitters) 8 GPH

Total GPH = 373 (per cycle @ 30 minutes / 3 times a week for 6 months)
Information based off of 1 GPH emitters.

Annually Total Water Usage: 26,856 gallons

Thank you,
Christian Hedberg
CBHdesign,inc.
LANDSCAPE ARCHITECTURE