



A Tradition of Stewardship  
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.

## 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.

<b>Project Name:</b>	Larkmead Take Two	<b>Target Build-Out Year:</b>	2020
<b>Project Address:</b>			
<b>Applicant Name:</b>			
<b>Contact Information:</b>			

(MT CO<sub>2</sub>e)

### 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)

69
65
-
4

### B. PROJECT'S TARGET EMISSIONS IN 2020

*72% of BAU Emissions (BAU - 38%)*

50
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### C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

*BAU Emissions - Target Emissions (A-B)*

19
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### D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy  
Mobile  
Other  
Land Use Change

3
3
-
TBD
-

### E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy  
Mobile  
Other  
Land Use Change

Total Stock at 100 years (Reference): 0.00

22
16
6
-
-

### G. TOTAL GHG REDUCTIONS IDENTIFIED

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

24
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### H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

(5)
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REVISED

\*

REFLECTS PROJECT SPECIFIC DETAILS.

## 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.

<b>Project Name:</b>	Larkmead Vineyards	<b>Target Build-Out Year:</b>	2013
<b>Project Address:</b>	1100 Larkmead Ave, Calistoga, CA		
<b>Applicant Name:</b>			
<b>Contact Information:</b>			

(MT CO<sub>2</sub>e)

### 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)

<b>368</b>
364
-
4

### B. PROJECT'S TARGET EMISSIONS IN 2020

*72% of BAU Emissions (BAU - 38%)*

<b>265</b>
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### C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

*BAU Emissions - Target Emissions (A-B)*

<b>103</b>
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### D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy  
 Mobile  
 Other  
 Land Use Change

<b>(8)</b>
(8)
-
-

### E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy  
 Mobile  
 Other  
 Land Use Change

<b>254</b>
45
-
209
-

### G. TOTAL GHG REDUCTIONS IDENTIFIED

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

<b>246</b>
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### H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

<b>(143)</b>
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DEFAULT EMISSIONS

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
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An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Larkmead Vineyards	
PROJECT ADDRESS	1100 Larkmead Lane, Calistoga	
APPLICANT	Larkmead Vineyards	
CONTACT INFO	email	phone

- |   | yes                                 | no                       | I don't know             |
|---|-------------------------------------|--------------------------|--------------------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?<br>If yes, please include a copy of their required spreadsheets. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Do you have an integrated design team?<br>If yes, please list: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### 3 SITE DESIGN

- |   |                                     |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.2 Are you building on existing disturbed areas?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.3 Landscape Design  |                                     |                          |                                     |
| 3.31 native plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.32 drought tolerant plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.33 Pierce Disease resistant planting?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.34 Fire resistant planting?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.35 Are you restoring open space and/or habitat?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.36 Are you harvesting rain water on site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.37 planting large trees to act as carbon sinks?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.38 using permeable paving materials for drive access and walking surfaces?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.4 Does your parking lot include bicycle parking?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.5 Do you have on-site waste water disposal?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

### 4 ENERGY PRODUCTION & EFFICIENCY

- |   |                                     |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 4.1 Does your facility use energy produced on site?<br>If yes, please explain the size, location, and percentage of off-site:<br><i>Photovoltaic Panels - Estimated 19 kW</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.2 Does the design include thermal mass within the walls and/or floors?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.4 Will your plans for construction include:   |                                     |                          |                                     |
| 4.41 High density insulation above Title 24 standards?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.42 Zones for heating and cooling to provide for maximum efficiency?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.43 Energy Star™ or ultra energy efficient appliances?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.44 A "cool" (lighty colored or reflective) or a permeable/living roof?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| If yes, please explain: <i>See Photo Sensors as required per T24</i>  |                                     |                          |                                     |

### 5 WATER CONSERVATION

- |  |                                     |                          |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 5.1 Does your landscape include high-efficiency irrigation?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.2 Does your landscape use zero potable water irrigation?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.4 Will your facility use recycled water?   |                                     |                          |                                     |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.5 Will your plans for construction include:  |                                     |                          |                                     |
| 5.51 a meter to track your water usage?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.52 ultra water efficient fixtures and appliances?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.53 a continuous hot water distribution method, such as an on-demand pump?            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5.54 a timer to insure that the systems are run only at night/early morning?           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	yes	no	I don't know
<b>6 MATERIAL RECYCLING</b>			
6.1 Are you using reclaimed materials? If yes, what and where: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.2 Are you using recycled construction materials-			
6.21 finish materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.22 aggregate/concrete road surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.23 fly ash/slag in foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.42 Recycling options at all trash cans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.43 Do you compost green waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.44 Provide recycling options at special events?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 NATURAL RESOURCES</b>			
7.1 Will you be using certified wood that is sustainably harvested in construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2 Will you be using regional (within 500 miles) building materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3 Will you be using rapidly renewable materials, such as bamboo?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.5 Have you considered the life-cycle of the materials you chose?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 INDOOR AIR QUALITY</b>			
8.1 Will you be using low or no emitting finish and construction materials indoors-			
8.11 Paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.12 Adhesives and Sealants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.13 Flooring?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.14 Framing systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.15 Insulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2 Does the design allow for maximum ventilation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4 Does your design include dayliting, such as skylights?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9 TRANSPORTATION DEMAND MANAGEMENT</b>			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.3 Does your project include design features that encourage alternative modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.4 How close is your facility to public transportation? <u>1+ MILES</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 Are there any superior environmental/sustainable features of your project that should be noted? <u>BUILDING WILL BE HIGHLY INSULATED AS PART OF TEMPERATURE CONTROL FOR ENERGY SAVINGS.</u>			
11 What other studies or reports have you done as part of preparing this application? 1 <u>WATER ANALYSIS</u> 2 <u>WASTE WATER ANALYSIS</u> 3 _____ 4 _____			
12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)? If yes, please describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Once your facility is in operation, will you: 13.1 calculate your greenhouse gas emissions? 13.2 implement a GHG reduction plan? 13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commutes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14 Does your project provide for education of green/sustainable practices? If yes, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases? _____ _____			

Form filed out by: John Tate  
GREEN, GREEN, & FOREVER ASSOCIATES

Please feel free to include additional sheets of paper as necessary.



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A Commitment to Service

## PROCLAMATION

**WHEREAS**, the environment of Napa County enriches the quality of life shared and enjoyed by each and every resident and visitor of the County; and

**WHEREAS**, preserving the environment is crucial to the health, safety, and economic well-being of the County; and

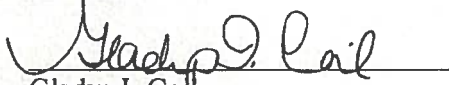
**WHEREAS**, many businesses in Napa County have demonstrated their commitment to protecting the environment, and a select few have gone well "beyond compliance" in meeting the standards of the Napa County Green Business Program and the Napa Green Certified Winery Program; and

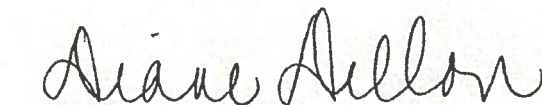
**WHEREAS**, the residents of Napa County and the Board of Supervisors wish to celebrate and recognize the efforts of these businesses and encourage others to do likewise.

**NOW, THEREFORE, BE IT PROCLAIMED** that I, Diane Dillon, on behalf of the Napa County Board of Supervisors, do hereby recognize the following certified Green Business:

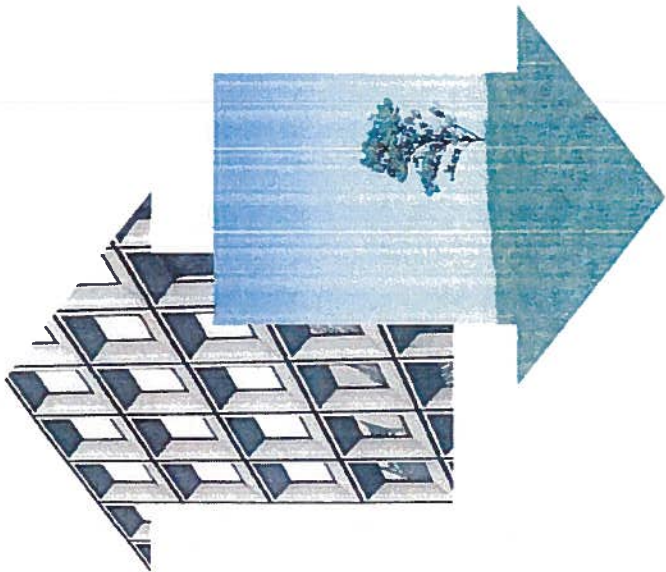
# Larkmead Vineyards

ATTEST:

  
Gladys I. Coll  
Clerk of the Board

  
Diane Dillon, Chair  
Napa County Board of Supervisors





# LARKMEAD VINEYARDS MADE ITS ENERGY USE CARBON NEUTRAL

with independently verified and retired greenhouse gas emission reduction projects  
by participating in the ClimateSmart™ program.

Find out how you can make your energy use carbon neutral by visiting  
[www.joinclimatesmart.com](http://www.joinclimatesmart.com)



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