



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.

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:	Caridean Revsied	Target Build-Out Year:	2020
Project Address:	3125 St. Helena HWY N		
Applicant Name:			
Contact Information:	stacua@cairdeanvineyards.com		

50k winery, 25 visitors/day

(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)

	209
	111
	17
	81

B. PROJECT'S TARGET EMISSIONS IN 2020

72% of BAU Emissions (BAU - 38%)

	150
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C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

BAU Emissions - Target Emissions (A-B)

	58
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D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy
 Mobile
 Other
 Land Use Change

	6
	5
	2
	TBD
	-

E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy
 Mobile
 Other
 Land Use Change

	32
	31
	(0)
	0
	0.10

Total Stock at 100 years (Reference):

G. TOTAL GHG REDUCTIONS IDENTIFIED

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

	38
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H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

	21
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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:	Cairdean Winery	Target Build-Out Year:	2020
Project Address:			
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)

297
199
17
81

B. PROJECT'S TARGET EMISSIONS IN 2020

72% of BAU Emissions (BAU - 38%)

214

C. PROJECT'S TARGET EMISSIONS REDUCTIONS IN 2020

BAU Emissions - Target Emissions (A-B)

83

D. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy
 Mobile
 Other
 Land Use Change

34
11
23
-
-

E. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy
 Mobile
 Other
 Land Use Change

117
110
-
7
-

G. TOTAL GHG REDUCTIONS IDENTIFIED

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

151

H. PURCHASED IN THE NAPA GHG REDUCTION BANK

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

(68)

APR 19 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



Data Requisition of Operational Characteristics for Commercial, Residential, 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:	Cairdean Winery
Project address & APN:	3125 St. Helena Highway N., St. Helena, CA 94574
Project contact name:	Edwin and Stacia Williams
Project contact e/mail:	stacia@cairdeanvineyards.com
Project contact phone:	707.200.1243

Part A: Business As Usual (BAU)

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

Land Use Type	square feet	# of units	Total Daily Trips	# of employees
Dwelling unit				
Warehouse				
Light Industrial (winery production)	16,600	1	33	10
High quality restaurant (tasting room)	500	1	33	4
Retail				
Office	2,000			
Other (please explain)				
<i>Total</i>	20,100	1	66	14

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

2. Site Development

Removal (One Time Emissions)	Acres removed	Acres planted
Vegetation type		
Coniferous Forest	0.07	
Oak Woodland	0.17	
Riparian Woodland		
Shrub	0.25	0.16
Vineyard		
<i>Total acres of land</i>	0.49	1.26
Site Improvements	Amount	Unit
Grading		Square feet
Roads	16,936	Square feet
Parking	14,595	Square feet
Hardscape (anything paved)	5,055	Square feet
Landscape	6,783	Square feet
<i>Total square footage of site improvements</i>	43,369	
Size of wastewater lagoons	0	Square feet
Amount of groundwater	3,460	Gallons per day



Part B: Emmission Reduction Measures

		amount	unit	yes	no
1	Are you a Napa Certified Winery?	N/A			
2	Does the facility have alternative fuel vehicles in fleet?	No			X
3	If yes, what percentage of fleet?		%		
4	Has the facility installed renewable energy on-site since 2005, or does it intend to?	Yes, Solar			
5	If yes, how much?	30 %	KW hrs.		
6	Do you intend to build to Cal Green* Tier 2 standards?	No			X
7	Do you intend to build to Cal Green Tier 3 standards?	No			X
8	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain: _____ Wine Cave _____			X	
9	If so, how many square feet?	14,000	Sq. Ft.		
10	What is the percent reduction of 2005 Title 24 standards for that portion?	+30*	%		
11	If the project is a winery, does it propose any efficient equipment, such as gravity flow pumping?	No			X
12	If so, ho many annual kilowat hours saved?		KW hrs.		
13	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction? explain: _____ Steel and Wood _____	N/A	%		X
14	Does the project intend to restore degraded habitat?	No			X
15	If so, how many acres?		acres		
16	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the southside or 60 feet of the westside?	Yes			
	If so, how many trees?	6	trees		
17	Will the project replace more than a 2:1 ratio of trees on site, and if so how many additional?		2:1 for Oaks only	X	
	What specie?	N/A			
17	Does the project connect to a municipal water source?	No			X
18	Will the project rely on an onsite well?	Yes		X	
19	How many gallons of water per day is dedicated to domestic water use?	1,630	g/day		
20	How many gallons of water per day is dedicated to landscape?	1,830	g/day		
21	Will the project connect to municipal sanitary sewer system?	No			X
22	Will the project have an on-site septic system?	Yes		X	

*Relative to non residential conditioned space



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23	If so, how big are the lagoons?	0	sq. ft.		
24	Will the project have it's own treatment system? If so, explain: <u>Sanitary and Process Wastewater Systems</u>	Yes		X	
25	Does your project have bicycle access and parking?	No			X
26	Does the employer have a employee transportation demand management plan with feasible commute incentives? If yes please provide example.	No			X
27	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it?	No	%		X
28	Is the project requesting a parking reduction, if yes what percentage?	No	%		X
30	Does the parking lot provide a charging station for electrical vehicles?	No			X
29	Other, Please explain: _____				