

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:	E & P Spec warehouse	Target Build-Out Year:	2014
Project Summary	As modeled: 92,552 sq.ft light industrial; 10,858 sq.ft. office; 100 new parking spaces; 5 acres of new impervious (roads and driveways); 63 new FTE; connection to City of Am. Can. For water.		
Project level actions:	connects to NSD reclaimed water for landscape; 10 bike parking; 0.42 acres of grassland; ; pre-wired for solar; increased roof (R-30) insulation; cool roof; t-5 flouresent lighting with daylight sensors; skylights for daytime lighting; and one acre of new landscape.		

A. PROJECT'S BAU EMISSIONS IN 2020

Energy
Mobile
Water & Wastewater
Solid Waste
Land use Change

694
97
591
2
5
15

B. EMISSIONS REDUCTIONS NEEDED TO MEET TARGET

Target Emissions - 38% BAU Emissions in 2020

264

C. GHG REDUCTIONS FROM STATE LEVEL PROGRAMS

Energy
Mobile
Other
Land Use Change

140
16
124
TBD
-

D. GHG REDUCTIONS FROM LOCAL PROGRAMS AND PROJECT LEVEL ACTIONS

Energy
Mobile
Other
Land Use Change

Total Stock at 100 years (Reference):

59.40

74
59
15
0.59

E. TOTAL GHG REDUCTIONS IDENTIFIED

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

215

F. ADDITIONAL GHG REDUCTION OR MITIGATION REQUIRED

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

49

G. PERCENTAGE OF REDUCTIONS IDENTIFIED

31%



For County Staff to fill out

Project Number: P13-00059

Project Planner: S. Trippi

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:	E+P Properties Spec Warehouse	Date:	3-20-13
Project address & APN:	57-240-026 + 027		
Primary contact name(s):	George Condon		
Contact e/mail:	gcondon@sponsorproperties.com	Phone:	916-956-0033

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	# of Full-time equivalent employees (use 0.5 for part-time)	
				Mon-Fri	Sat & Sun
Dwelling unit					
Warehouse			103,410	63	
Light Industrial (winery production)					
High quality restaurant (tasting room)					
Retail					
Office					
Other (please explain)					
Total				63	

1.1 Input if you are a winery, if not, skip this section.

	Tours and tasting	# of guests Mon-Fri	# of guests Sat & Sun	Total number of guests per	Number of days closed	Total number of guests per year
Proposed						
Existing						
Net change of tours and tastings						

Proposed Total Marketing Plan			Existing Marketing Plan				
# of events/yr	# of guests per event	Subtotal	# of events/yr	# of guests per event	Subtotal		Total

Total proposed annual visitation				Total existing annual visitation			
Net change of annual visitation							

2. Site Development

	Acres removed	Acres planted	Net Change
Vegetation type			
Coniferous Forest			
Oak Woodland			
Riparian Woodland			
Shrub			
Vineyard			
Other (please explain)			
Already Developed area (i.e. asphalt)			
Total acres of land developed			

New Site Improvements	Amount	Unit
Caves		Square feet
Grading		Square feet
Roads		Square feet
Parking (including circulation)	92,880	Square feet
Hardscape (anything paved)		Square feet
Landscape	58,062	Square feet
Total square footage of site improvements	150,942	Square feet
Size of new or expanded wastewater lagoons		Square feet
Amount of new or increased use of groundwater		Gallons per year
on site garden for cultivation of food?		Square feet

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?			N/A	
3	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction. explain: _____		%		
Mobile Vehicle Trips					
4	Does the facility have alternative fuel vehicles in fleet, such as electrical vehicles or alternative diesel?			N/A	
	If yes, what percentage of fleet?		%		
5	Does your project have bicycle access and parking?			X	

6	Does the employer have a employee transportation demand management plan with feasible commute incentives (i.e.: telecommute 1.5 days per week or alternative work schedules? If yes please provide example and percentage of employees that participate.		%	N/A spec construction
7	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it?		%	
8	Is the project requesting a parking reduction, if yes what percentage?		%	
9	Does the parking lot provide a charging station for electrical vehicles? If yes, how many? _____		stations	
Energy Use and Generation				
10	Has the facility already installed renewable energy on-site since 2005?			X
	If yes, how much?		KW hrs.	
11	Does the proposal include installation of renewable energy on-site?			X
	If yes, how much?		KW hrs.	
	Is it connected to an integrated battery system?			X
12	Does your project have specific heating/cooling demands (such as wine cooling) requirements? If yes, explain: _____			X
Building and Construction				
13	Do you intend to build to Cal Green* Tier 2 standards?			X
14	Do you intend to build to Cal Green* Tier 3 standards?			X
15	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain: _____			X
	If so, how many square feet?		Sq. Ft.	
	What is the percent reduction of 2005 Title 24 standards for that portion?		%	
16	If the project is a winery, does it propose any energy efficient equipment (i.e.: gravity flow rather than pumping, energy star appliances, etc)? Please list _____			N/A

If so, ho many annual kilowat hours saved?			KW hrs.	Y	N
Site Development					
17	Does the project intend to restore degraded habitat?				X
	If so, how many acres?		acres		
18	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the southside or				
	If so, how many trees?		trees		
19	Will the project replace more than a 2:1 ratio of trees on site, and if so how many additional?		trees		
	What specie?				
Water & Wastewater					
20	Does the project connect to a munipical water source?			X	
21	Will the project rely on an onsite well?				X
22	How many gallons of water per day is dedicated to domestic water use?	945	g/day		
23	How many gallons of water per day is dedicated to landscape?	Recycled water system g/day			
24	Will the project connect to municipal sanitary sewer system?			X	
25	Will the project connect to municipal reclaimed water?			X	
26	Will the project have an on-site septic system?				X
27	If so, how big are the proposed lagoons?		sq. ft.		
28	Will the project have it's own treatment system? If so, explain:				X
Other, Please explain:					