

Checklist of Voluntary Greenhouse Gas Emission Reduction Measures

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



PROJECT NAME	<u>Fantesca Winery</u>		
PROJECT ADDRESS	<u>2920 Spring Mountain Road, St. Helena, CA 94574</u>		
APPLICANT	<u>Duane and Susan Hoff</u>		
CONTACT INFO	<u>duane@fastesca.com</u>	<u>(707)968-9229</u>	

- | | yes | no | I don't know |
|---|-----|----|--------------|
| 1 Have you designed to U.S.G.B.C.™LEED™ or Built It Green™ standards?
If yes, please include a copy of their required spreadsheets | | X | |
| 2 Do you have an integrated design team?
If yes, please list: _____ | | X | |

3 SITE DESIGN

- | | yes | no | I don't know |
|---|-----|----|--------------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly? | | X | |
| 3.2 Are you building on existing disturbed areas? | X | | |
| 3.3 Landscape Design | | | |
| 3.31 native plants? | | X | |
| 3.32 drought tolerant plants? | | X | |
| 3.33 Pierce Disease resistant planting? | | X | |
| 3.34 Fire resistant planting? | | X | |
| 3.35 Are you restoring open space and/or habitat? | | X | |
| 3.36 Are you harvesting rain water on site? | | X | |
| 3.37 planting large trees to act as carbon sinks? | | X | |
| 3.38 using permeable paving materials for drive access and walking surfaces? | | X | |
| 3.4 Does your parking lot include bicycle parking? | | X | |
| 3.5 Do you have on-site wastewater disposal? | X | | |
| 3.6 Do you have post-construction stormwater on site detention/filtration methods designed? | X | | |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? | X | | |
| 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)? | X | | |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? | X | | |

4 ENERGY PRODUCTION & EFFICIENCY

- | | yes | no | I don't know |
|--|-----|----|--------------|
| 4.1 Does your facility use energy produced on site?
If yes, please explain the size, location, and percentage of off-set: _____ | | X | |
| 4.2 Does the design include thermal mass within the walls and/or floors? | | X | |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | | X | |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | | X | |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | | X | |
| 4.43 Energy Star™ or ultra energy efficient appliances? | | X | |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | | X | |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | X | | |
| If yes, please explain: _____ | | | |

5 WATER CONSERVATION

- | | yes | no | I don't know |
|--|-----|----|--------------|
| 5.1 Does your landscape include high-efficiency irrigation? | | X | |
| 5.2 Does your landscape use zero potable water irrigation? | | X | |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | | X | |
| 5.4 Will your facility use recycled water? | | X | |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | | X | |
| 5.5 Will your plans for construction include: | | | |
| 5.51 a meter to track your water usage? | X | | |
| 5.52 ultra water efficient fixtures and appliances? | X | | |
| 5.53 a continuous hot water distribution method, such as an on-demand pump? | | X | |
| 5.54 a timer to insure that the systems are run only at night/early morning? | X | | |

6 MATERIAL RECYCLING

6.1	Are you using reclaimed materials?		X	
	If yes, what and where: _____			
6.2	Are you using recycled construction materials –		X	
6.21	finish materials?		X	
6.22	aggregate/concrete road surfaces?		X	
6.23	fly ash/slag in foundation?		X	
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?		X	
6.4	Does your facility provide access to recycle –	X		
6.41	Kitchen recycling center?	X		
6.42	Recycling options at all trash cans?		X	
6.43	Do you compost green waste?	X		
6.44	Provide recycling options at special events?			

7 NATURAL RESOURCES

7.1	Will you be using certified wood that is sustainably harvested in construction?		X	
7.2	Will you be using regional (within 500 miles) building materials?		X	
7.3	Will you be using rapidly renewable materials, such as bamboo?		X	
7.4	Will you apply optimal value engineering (studs & rafters at 24" on center framing)?		X	
7.5	Have you considered the life-cycle of the materials you chose?		X	

8 INDOOR AIR QUALITY

8.1	Will you be using low or no emitting finish and construction materials indoors –			
8.11	Paint?		X	
8.12	Adhesives and Sealants?		X	
8.13	Flooring?		X	
8.14	Framing systems?		X	
8.15	Insulation?		X	
8.2	Does the design allow for maximum ventilation?	X		
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?		X	
8.4	Does your design include dayling, such as skylights?	X		

9. Are there any superior environmental/sustainable features of your project that should be noted?

10. What other studies or reports have you done as part of preparing this application?

1. Phase One Water Report
2. Wastewater Feasibility Report
3. Traffic Analysis
4. _____

11. 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: _____

12. Once your facility is in operation, will you:

- 12.1 calculate your greenhouse gas emissions?
- 12.2 implement a GHG reduction plan?
- 12.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?

13. Does your project provide for education of green/sustainable practices?

If yes, please describe: _____

14. Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

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

Form filled out by: Donna B. Oldford,
Plans4Wine

NOTE: This is an existing winery with no new construction proposed and no request for increase in production. The only addition of building area is a request for recognition for an existing outdoor crush pad that was installed by the previous owner, but appears to have not been recognized or calculated into the current winery use permit.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Fantesca Winery APN 022-250-008
Project number if known: P13-00080
Contact person: Duane or Susan Hoff, Owners
Contact email & phone number: (707) 968-9229
Today's date: 07-01-2013

Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of all discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose the most appropriate, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan to Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. The applicant can easily determine the estimated electrical consumption based on the square footage, type of construction, and type of use by using the electric energy intensity calculator. A basic typical PV panel generates approximately 375 watts of electricity per square foot per hour. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced (multiply the size of the system by 1600 to get from kilowatt hours to annual kilowatt hours) and the potential percentage reduction of electrical consumption.</i> <u>Existing winery, no new construction proposed.</u> <u>Future construction will recognize energy efficiency.</u> <u>Owners may add solar panels in future.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> <u>No conservation areas. Parcel is in natural habitat except for winery development area and existing vineyards.</u>

DRAFT

06/25/2013

- ☒ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

Natural areas left undisturbed.
No new construction in this major mod.

- ☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet** No electric vehicles.
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

- ☐ ☒ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

Existing winery. No new construction
proposed.

- ☐ ☒ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

employee incentives

employee carpool or vanpool

priority parking for efficient transportation (hybrid vehicles, carpools, etc.)

bike riding incentives

bus transportation for large marketing events

Other:

Estimated annual VMT

Potential annual VMT saved

% Change

- ☐ ☒ **BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

No construction proposed.

- ☐ ☒ **BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

Owners may install solar panels in future.

- ☒ ☐ **BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Energy-saving lightbulbs used and timer devices on security lighting.

- ☐ ☒ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

No new construction proposed.

- ☐ ☒ **BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (\$18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Future plans, although location and site are not particularly conducive to commuter bicyclists.

- ☐ ☐ **BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

No bicycle routes or paths nearby.

☒ **BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

Winery partially treats and re-uses water for irrigation purposes.

☒ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Water faucets and showerhead are water conserving, as are toilets.

☒ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this

See civil engineering plans. Winery development area compact and well-drained.

☒ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

Other than winery development area + vineyards, site is left in natural landscape.

☒ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Winery recycles.

☒ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

Winery reuses pomace.

☒ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

Recycling of materials suitable for same.

☒ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Many mature shade trees around winery, all maintained and protected.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

No electric cars or charging stations for same at this time.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

No public transit within 4 miles of winery. City of St. Helena is closest.

- ☒ ☐ **BMP-23 Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.**

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

Wine caves used for all barrel storage and aging.

- ☒ ☐ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

No earthmoving proposed except for realignment of short segment of access road, right next to new entry gate (proposed).

- ☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-26 (a)

☐

LEED™ Silver (check box BMP-26 and this one)

BMP-26 (b)

☐

LEED™ Gold (check box BMP-26, BMP-26 (a), and this box)

BMP-26 (c)

☐

LEED™ Platinum (check all 4 boxes)

N/A

Practices with Un-Measured GHG Reduction Potential

- ☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business/Winery?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

- ☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green"?**

Napa Green is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

- ☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

- ☒ ☐ **BMP-29 Local food production**
There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.
Owners grow grapes and produce on-site.
- ☒ ☐ **BMP-30 Education to staff and visitors on sustainable practices**
This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.
In place at existing winery.
- ☒ ☐ **BMP-31 Use 70-80% cover crop**
Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.
- ☒ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**
By selecting this BMP, you agree not to burn the material pruned on site.
- ☐ ☐ **BMP-33 Are you participating in any of the above BMPs at a 'Parent' or outside location?**
No. All done on-site.

Comments and Suggestions on this form?

Form is more relevant to a new winery or one where new construction is taking place.
This use permit mod is exclusively for amending the winery use permit (Winery Marketing Plan) and improvements to existing parking area, realignment of road approach to newly proposed winery entry gate.

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009)*. *LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008)*. *Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
7. *U.S. Department of Energy (2010)*. *Cool roof fact sheet*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs*". *Energy Star*. Retrieved 2013-05-01.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>