



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/21/2009

Agenda Placement: 10B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: Hillary Gitelman, Director - 253-4805

SUBJECT: Green House Gas Emissions & "Green" Building Code Changes

RECOMMENDATION

GREENHOUSE GAS EMISSIONS AND GREEN BUILDING STANDARDS STUDY SESSION

Staff presentation and Commission discussion regarding preliminary findings of a community-wide greenhouse gas emissions inventory, emission-reduction targets in the General Plan, and the use of "green" building code changes to reduce emissions.

Staff Recommendation: This is an informational presentation and discussion item; no action is requested at this time.

Staff Contact: Hillary Gitelman, Director of Conservation, Development & Planning 253-4805

EXECUTIVE SUMMARY

Action Item CON CPSP-2 in the General Plan calls on the County to complete an inventory of green house gas emissions from all major sources in the County by the end of 2008, and then to seek reductions such that emissions are equivalent to year 1990 levels by 2020. The Action Item also states that "development of a reduction plan shall include consideration of a 'green building' ordinance and other mechanisms that are shown to be effective at reducing emissions."

To implement the first part of this action item, County staff has been participating in a multi-jurisdictional effort headed-up by the Napa County Transportation and Planning Agency (NCTPA). The effort has involved building capacity within each incorporated jurisdiction and the unincorporated Napa County, and calculating green house gas (GHG) emissions based on a methodology developed by the International Council for Local Environmental Initiatives (ICLEI). NCTPA's consultants, MIG and the Climate Protection Campaign have provided draft results, which are attached, showing the general sources of GHG emissions on a jurisdictional basis and county-wide.

To implement the second part of this action item about consideration of "green" building ordinance changes, County staff has begun meeting with interested stakeholders with the intention of crafting recommended code changes for adoption by June 30, 2009. The Commission has also requested a discussion of alternative energy and other "green" building initiatives that might be appropriate for non-residential buildings reviewed by the Commission.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Assembly Bill 32 (2006) mandated that emissions of green house gases (GHG) in California be reduced to 1990 levels by 2020 and delegated to the California Air Resources Board (CARB) responsibility for crafting related regulations. The CARB's Proposed Scoping Plan, which was released in 2008, refines the AB 32 mandate for local governments by recommending that agencies reduce both their operational emissions and community-wide emissions 15% by 2020. Operational emissions are those associated with local government activities, and community-wide emissions are those associated with all activities within a jurisdictional area.

The Napa County Public Works Department, working with Kenwood Energy, has taken the lead on quantifying emissions from County operations and found that approximately 51% of the County's emissions are from buildings, 30% are from employee commutes (i.e. driving to and from work), and 19% are associated with the County's vehicle fleet. The Board of Supervisors has directed Public Works to develop an emissions reduction strategy associated with County operations for consideration sometime in 2009.

Community-wide emissions are more difficult to quantify because of challenges associated with data availability and methodology, and resulting inventories are considered estimates suitable for planning purposes. Finding effective ways to reduce community-wide emissions is also more difficult than finding ways to reduce operational emissions, because emission sources are not under the County's direct control (i.e. emissions accrue from the independent actions of residents, employees and visitors, and from privately owned cars, buildings, etc.).

According to the analysis provided, over 50% of County-wide emissions are attributable to transportation sources, with about 20% attributable to commercial and industrial buildings/uses and 20% attributable to residential buildings/uses (with about 10% attributable to other sources including solid waste). For the unincorporated County, the proportion attributable to transportation is even more striking: 67.4% of emissions are attributable to transportation sources, with 18.4% attributable to commercial and industrial buildings/uses, 9.3% attributable to residential buildings/uses, and 5% attributable to other sources.

Because a percentage of GHG emissions (albiet a small percentage in unincorporated Napa County) derive from buildings and the energy they consume, adopting so called "green" building standards is one way that the State and local agencies are pursuing the emission reductions called for in AB 32. Specifically, the State of California

has promulgated building standards that address five topics: Planning and Design; Energy Efficiency; Water Efficiency & Conservation; Material Conservation & Resource Efficiency; and Environmental Quality. Some State agencies have already adopted and begun applying the new standards and the County will be expected to adopt the revised building code by July 1, 2009. The new State standards will generally be voluntary until July 1, 2010 and may be modified or supplemented by the State prior to that time.

SUPPORTING DOCUMENTS

- A . State Green Building Code Information
- B . Draft Green House Gas Emissions Summary

Napa County Planning Commission: Approve

Reviewed By: Melissa Gray