

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda SPECIAL MEETING

Friday, November 21, 2025

9:30 AM

Board of Supervisors Chambers, 1195 Third Street, Third Floor

Climate Action Committee

AMERICAN CANYON Melissa Lamattina, Mark Joseph, Pierre Washington (Alternate)

CALISTOGA Kevin Eisenberg(Vice-Chair), Lisa Gift, Irais Lopez-Ortega (Alternate)

NAPA Beth Painter, Bernie Narvaez, Christopher DeNatale (Alternate)

NAPA COUNTY Liz Alessio, Joelle Gallagher (Chair), Amber Manfree (Alternate)

ST. HELENA Billy Summers, Michelle Deasy, Vacant (Alternate)

YOUNTVILLE Hillery Bolt Trippe, Pamela Reeves, Eric Knight (Alternate)

Brian D. Bordona, Director, Chris Apallas, County Counsel , Jamison Crosby, Natural Resources Conservation Manager, Jesse Gutierrez, Principal Planner, Ryan Melendez, Planner II, Alexandria Quackenbush Meeting Clerk, Angie Ramirez Vega Meeting Clerk, Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Climate Action Committee Meetings

The Climate Action Committee will continue to meet at 9:30 AM on the 4th Friday of each month. December 5, 2025 CAC meeting adopted in place of the Regular November and December meetings.

The Climate Action Committee meets as specified in its adopted annual calendar at 1195 Third Street, Suite 310, Napa California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the clerk of the Climate Action Committee. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Climate Action Committee's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Climate Action Committee realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Climate Action Committee reserves the right to conduct the meeting without remote access.

Please watch or listen to the Climate Action Committee meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa Suite 305.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/82901122471>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 829-0112-2471).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Committee Members.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/82901122471>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 Enter Meeting ID 829-0112-2471 When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMITTEE:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Committee, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Committee. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Committee from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**

In this time period, anyone may address the Climate Action Committee regarding any subject over which the Committee has jurisdiction but which is not on today's posted agenda. In order to provide all interested parties an opportunity to speak, time limitations shall be at the discretion of the Chair. As required by Government Code, no action or discussion will be undertaken on any item raised during this Public Comment period.

4. CONSENT ITEMS

- A. Approval of minutes from the regular meeting on September 26, 2025.

[25-1957](#)

Attachments: [9-26-25 Draft Minutes](#)

5. ADMINISTRATIVE ITEMS

- A. Receive a presentation by Jenna Tenney on MCE energy efficiency and sustainability programs.

[25-1956](#)

Attachments: [MCE_CAC_meeting11.17.25](#)

- B. Receive a presentation from Staff regarding the status of EV charging infrastructure in County and a joint application to the MCE EV Charging Technical Assistance and Rebate Program. [25-1955](#)

Attachments: [EV Charging Update Presentation 11-21-25.pdf](#)

- C. Receive an update from Staff on the Napa Regional Climate Action and Adaptation Plan. [25-1932](#)

Attachments: [RCAAP Update Nov 21_CAC Presentation](#)
[RCAAP Public Comments \(submitted after last CAC meeting Sept. 26 25\) update 11_19.pdf](#)

6. REPORTS AND ANNOUNCEMENTS

7. FUTURE AGENDA ITEMS

8. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 11/20/25 BY 9:00 AM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE COMMITTEE CLERK AND AVAILABLE FOR PUBLIC INSPECTION

AIME RAMOS(by e-signature)

Aime Ramos, Clerk of the Commission



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Climate Action Committee

Agenda Date: 11/21/2025

File ID #: 25-1957

TO: Napa County Climate Action Committee
FROM: Brian D. Bordona, Director, Napa County Planning, Building, & Environmental Services
REPORT BY: Jesse Gutiérrez, Principal Planner - Sustainability
SUBJECT: Approval of Minutes

RECOMMENDATION

Approval of minutes from the regular meeting on September 26, 2025.

EXECUTIVE SUMMARY

The Clerk requests approval of minutes from the regular meeting on September 26, 2025.

BACKGROUND

Only committee members who attended the September 26, 2025, meeting of the Climate Action Committee (CAC) may vote on the minutes. All other CAC members should abstain from the vote.

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.



Regular Meeting Minutes

Climate Action Committee

Committee Members

American Canyon	Melissa Lamattina	Mark Joseph
Calistoga	Lisa Gift	Kevin Eisenberg (<i>Vice-Chair</i>)
Napa	Bernie Narvaez	Beth Painter
Napa County	Liz Alessio	Joelle Gallagher (<i>Chair</i>)
St. Helena	Michelle Deasy	Billy Summers
Yountville	Hillery Bolt Trippe	Pamela Reeves

County Staff

Brian D. Bordona, Director
Chris Apallas, Committee Counsel
Jesse Gutierrez, Principal Planner
Ryan Melendez, Planner II
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk
Aime Ramos, Meeting Clerk

Alternates

American Canyon	Pierre Washington
Calistoga	Irais Lopez Ortega
Napa	Christopher DeNatale
Napa County	Amber Manfree
St. Helena	Vacant
Yountville	Eric Knight

Friday, September 26, 2025

9:30 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER; ROLL CALL

Committee Members Present: Mark Joseph, Melissa Lamattina, Pamela Reeves, Kevin Eisenberg, Joelle Gallagher, Michelle Deasy, Beth Painter, Hillery Trippe, Lisa Gift, Bernie Narvaez, Liz Alessio
Committee Members Absent: Billy Summers

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Five (5) public comments were heard

4. CONSENT ITEMS

**A. The Clerk of the Committee requests approval of minutes from the following meeting held on:
August 22, 2025**

Motion by Member Joseph to approve Consent Item, seconded by Member Eisenberg

Vote: Carried 11-0

Yes: Lamattina, Joseph, Eisenberg, Gift, Painter, Narvaez, Alessio, Gallagher, Deasy, Trippe, Reeves

No: None

5. ADMINISTRATIVE ITEMS

A. PRESENTATION: REPORT FROM STAFF ON THEMES HEARD DURING THE PRESENTATIONS MADE TO ALL JURISDICTIONS AND INPUT RECEIVED DURING THE PUBLIC COMMENT PERIOD FOR THE DRAFT NAPA REGIONAL CLIMATE ACTION AND ADAPTATION PLAN

STAFF REQUEST: Receive report. CAC members will be invited to share feedback from their respective council presentations including any additional insights gained during the public review period of the draft RCAAP.

Jesse Gutierrez presented the item

Chair Gallagher opened public comment; seven public comments were heard

A discussion was initiated by Chair Gallagher with the members and staff

No action was taken

B. PRESENTATION: STAFF UPDATE ON THE TAKEAWAYS FROM SEPTEMBER 10 ALL JURISDICTION WORKING GROUP MEETING

STAFF REQUEST: Receive update from staff on takeaways from the September 10 All Jurisdiction Working Group meeting on the topic of RCAAP implementation readiness. CAC should be ready to provide feedback and guidance following the update.

Jesse Gutierrez presented the item

Chair Gallagher opened public comment; no public comments were made

A discussion was initiated by Chair Gallagher with the members

No action was taken

C. PRESENTATION: BAY AREA REGIONAL ENERGY NETWORK (BayREN) PUBLIC SECTOR PROGRAMS.

STAFF REQUEST: Receive a presentation from Alyssa Dykman and Sean Youra, Program Managers for the Bay Area Regional Energy Network (BayREN) Public Sector Programs: Integrated Energy Services (IES) and Targeted Decarbonization Showcase (TDS).

Item 5C was postponed and will be placed on a future agenda

D. PRESENTATION: INTRODUCTION TO NAPA RECYCLING MUNICIPAL DIVERSION FACILITY GLOBAL HEAT REDUCTION STUDY

STAFF REQUEST: Receive a presentation from Tim Dewey-Mattia from Napa Recycling & Waste Services and Linda Brown from SCS Global Services on the Napa Recycling Municipal Diversion Facility Global Heat Reduction Study.

Item 5D was moved to be discussed before Item 5C.

Ryan Melendez gave an introduction of the item

Linda Brown from SCS Global Services presented the item

Chair Gallagher opened public comment; ten public comments were heard

A discussion was initiated by Chair Gallagher with the members

No action was taken

Member Eisenberg excused himself from the meeting after discussion of Item 5D

6. REPORTS AND ANNOUNCEMENTS

Ryan Melendez announced a tentative special meeting date on November 21st, 2025, in place of the December 5th regularly scheduled meeting.

7. FUTURE AGENDA ITEMS

None

8. ADJOURNMENT

Meeting adjourned at 11:48 p.m.

AIME RAMOS, Meeting Clerk



Napa County

Board Agenda Letter

1195 THIRD STREET
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Climate Action Committee

Agenda Date: 11/21/2025

File ID #: 25-1956

TO: Napa County Climate Action Committee

FROM: Brian D. Bordona, Director of Napa County Planning, Building & Environmental Services

REPORT BY: Jesse Gutiérrez, Principal Planner, Sustainability

SUBJECT: MCE Sustainability Programs

RECOMMENDATION

Receive a presentation by Jenna Tenney on MCE energy efficiency and sustainability programs.

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

MCE is the Community Choice Aggregator for Napa County, along with Solano, Marin, and Contra Costa counties. MCE is a not-for-profit public agency providing clean energy in Bay Area communities since 2010. MCE offers more renewable power at stable rates, reducing energy-related greenhouse gas emissions and reinvesting millions of dollars - provided by PG&E - in local energy programs.

MCE's mission is to confront the climate crisis by eliminating fossil fuel greenhouse gas emissions, producing renewable energy, and creating equitable community benefits.

MCE's vision is to lead California to an equitable, clean, affordable, and reliable energy economy by serving as a model for community-based renewable energy, energy efficiency, and cutting-edge clean-tech products and programs.

MCE offers programs including residential and commercial rates, renewable energy production, Solar Net Energy Metering (NEM) rates, EV and EV charging rebates, single family and multifamily energy efficiency upgrades and rebates, and more.

Jenna Tenney is Director of Communications & Community Engagement for MCE. Jenna works to tell the

story of MCE across the service area and the state, helping stakeholders understand the benefits of clean energy and community choice. She has been at MCE since 2016, supporting marketing, communications, and customer outreach efforts. During her time at MCE, she has worked on the enrollment of 20 new MCE member communities and supported adoption of customer programs.



MCE
CELEBRATES
15
YEARS OF SERVICE

MCE

A local, not-for-profit
electricity provider

MARCH 6, 2025



How Climate Change Impacts Us All

Rising Temperatures

Record-Setting Heat Wave

Extreme Weather

Wildfires, Sea Level Rise, Drought, Atmospheric River, And Flooding

Health Impacts

Longer Allergy Season, Higher Rates Of Asthma, And Insect-Born Disease





Who is MCE?



Our Vision

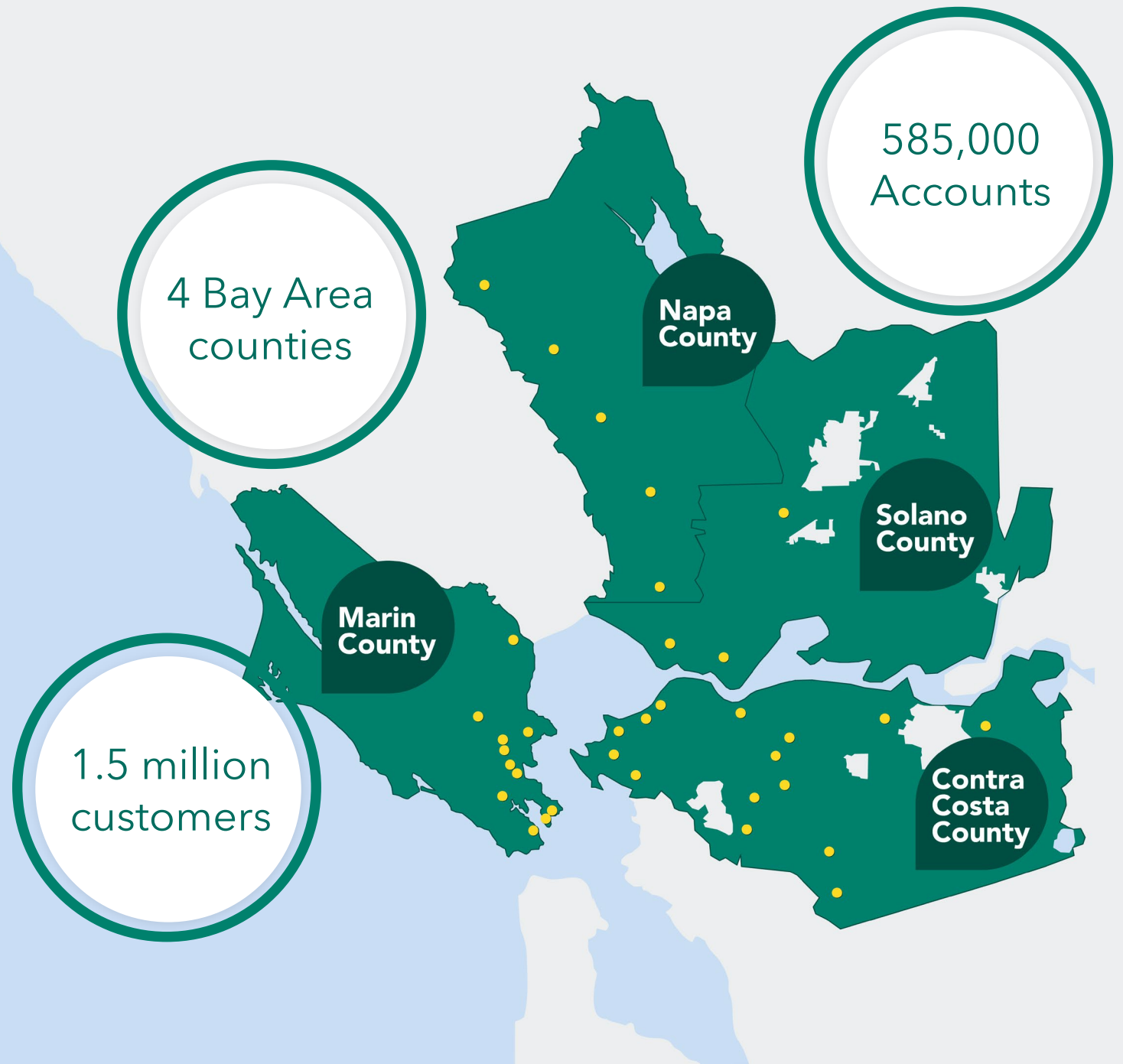
Lead CA to an equitable, clean, affordable, and reliable energy economy by serving as a model for community-based renewable energy, energy efficiency, and cutting-edge clean-tech products and programs.

Our Mission

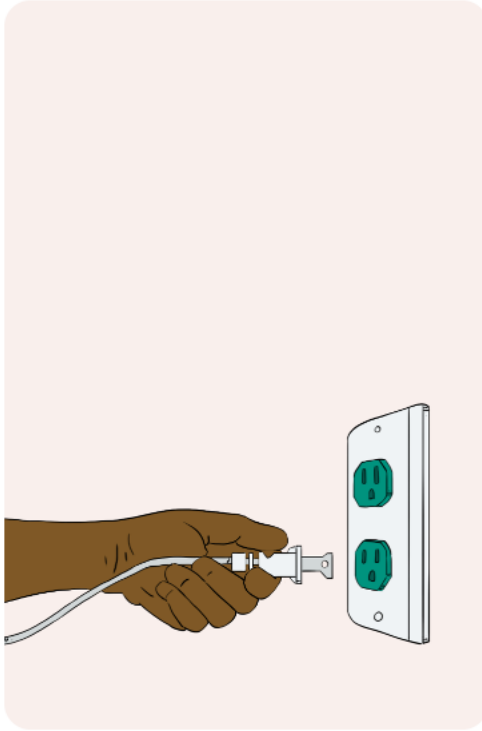
Confront the climate crisis by eliminating fossil fuel greenhouse gas emissions, producing renewable energy, and creating equitable community benefits.

Not-for-Profit Public Agency

**34 Board Members.
Elected officials.
No tax dollars.**

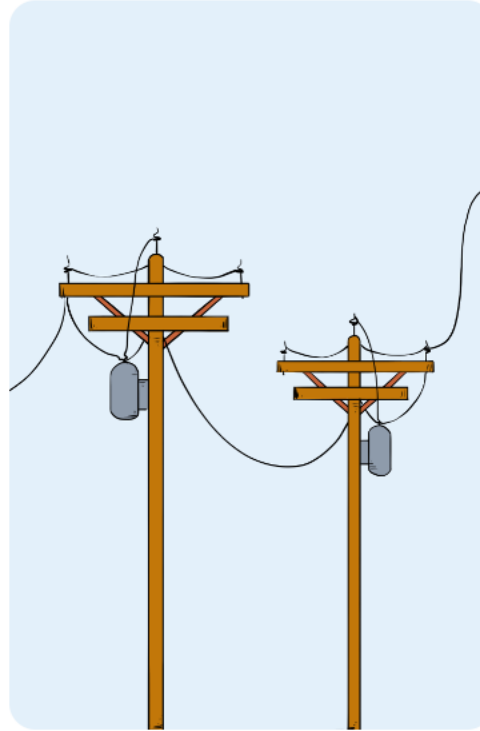


How MCE Works



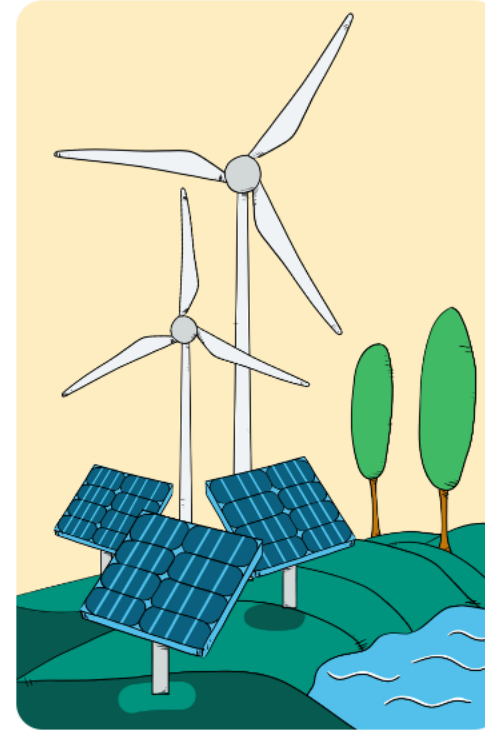
You

Benefit from cleaner air,
stable rates, choice,
and local control



PG&E

Delivers energy,
maintains lines, and
sends bills

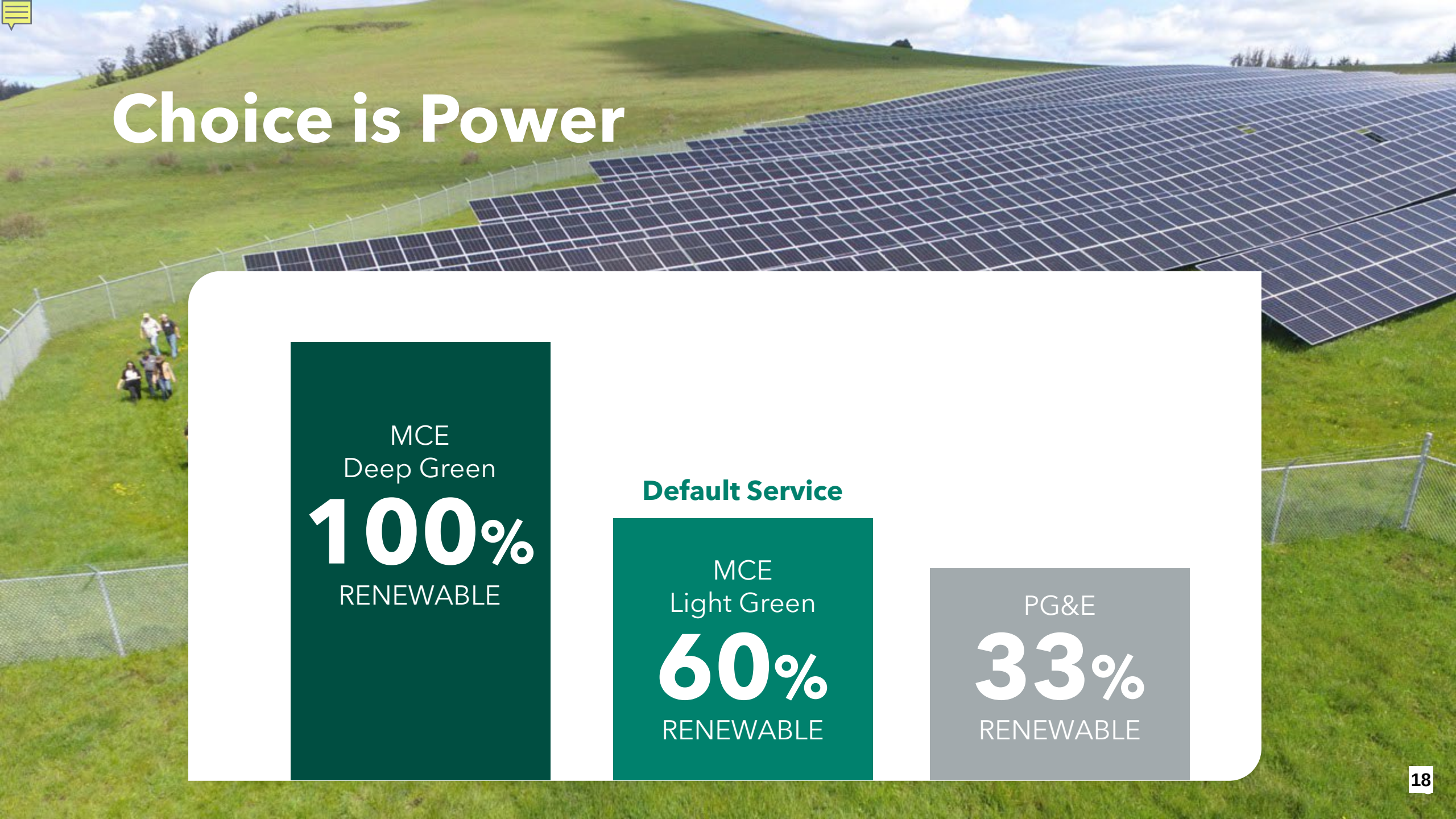


MCE

Buys and builds
fossil-free energy
for you

The background of the slide features a large-scale photograph of a renewable energy farm. In the foreground, rows of solar panels stretch across the landscape, reflecting the warm light of the setting or rising sun. In the background, several wind turbines stand tall against a sky with soft, colorful clouds in shades of orange, pink, and blue. A semi-transparent red circular graphic is overlaid on the bottom-left portion of the image, serving as a backdrop for the title text.

Your Energy Choices



Choice is Power

MCE
Deep Green
100%
RENEWABLE

Default Service

MCE
Light Green
60%
RENEWABLE

PG&E
33%
RENEWABLE

Sample Bill



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0123456789-0
Statement Date: 06/08/2022
Due Date: 06/29/2022

Service For:

DEE P. GREENE
123 MAIN ST.
VALLEJO, CA 94590

Your Account Summary

Amount Due on Previous Statement	\$236.22
Payment(s) Received Since Last Statement	-236.22
Previous Unpaid Balance	<u>\$0.00</u>
Current PG&E Electric Delivery Charges	\$159.36
Current Gas Charges	19.98

Total Amount Due by 06/29/2022	\$179.34
---------------------------------------	-----------------

With PG&E
Service

Sample Bill



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0123456789-0
Statement Date: 06/08/2022
Due Date: 06/29/2022

Service For:

DEE P. GREENE
123 MAIN ST.
VALLEJO, CA 94590

Questions about your bill?

Mon-Fri 7 a.m.-7 p.m.
Saturday 8 a.m.-5 p.m.
Phone: 1-800-743-5000
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	\$236.22
Payment(s) Received Since Last Statement	-236.22
Previous Unpaid Balance	<u>\$0.00</u>
Current PG&E Electric Delivery Charges	\$100.46
MCE Electric Generation Charges	47.70
Current Gas Charges	19.98

Total Amount Due by 06/29/2022	\$168.14
---------------------------------------	-----------------

MCE charges
replaces
PG&E's

Discount Programs

- **CARE, FERA, and Medical Baseline Allowance** are provided in full to MCE customers;
- **Discount programs remain the same with MCE service.** Includes: California Arrearage Payment Program, Percentage of Income Payment Plan, and PG&E employee discounts.

A man and a woman are sitting at a wooden table in a kitchen, looking at a laptop and some papers. The man is holding a piece of paper and pointing at it. The woman is looking at the laptop. There is a calculator on the table. The background shows a kitchen with shelves and a clock.

**no need
to reapply**



Community Benefits

MCE + Napa County

Community	Electricity Accounts on MCE Service (MCE Average 89%)	Accounts Enrolled in Deep Green (MCE Average 7%)	Emissions Reduction (MT CO2)*
American Canyon	86%	6%	6,094
Calistoga	93%	7%	2,064
Napa	89%	6%	26,725
Napa Co.	88%	7%	38,050
St. Helena	92%	8%	5,599
Yountville	90%	8%	2,361

MCE + Napa County

In Napa County, we supported over 10 community events:

- Napa Climate Now Job Fair and Summit
- Puertas Abiertas Puro Corazón Gala
- City of Napa EV and Bike Show
- Napa County Earth Day
- Cope Family Center's Kid Day
- Napa Green Rise Symposium
- Napa County Bikefest
- Youth Resiliency Summit and Academic Decathlon held at American Canyon High School.
- UpValley Family Center's Annual Napa Valley Pickleball Classic, Annual Back to School Family Celebration, Annual Back to School Family Celebration in Calistoga



Opportunity 1

Modernize your property with discounted upgrades

Install EV chargers at local workplaces or multifamily properties

- **Free property assessment** to identify the most efficient and cost-effective EV charging solution.
- **Receive \$4500 for each charger** and layer with your other rebates.
- Fill out an [interest form](#) today!



“We wanted to provide convenient EV charging options for current and future residents.”

- Afsar Ali, Marina Bay HOA



Property Spotlight : Marina Bay HOA

Awarded
\$364,000
in rebates

Installed
70
Level 2 charging
stations

100% of costs covered by rebates

Opportunity 2

Slash electricity costs in your common areas with energy coaching

Earn money for saving on energy.

- **Free property assessment** to identify where you're losing money and opportunities to save.
- **Receive \$6K or more** for saving on energy costs.



Since engaging with MCE's Energy Management programs, processes have enabled ideas such as preventative maintenance. Our facilities have built-in checks and more standardized leak detection. We have seen great savings from that. - Mario Trincherro, Facilities Engineer, St. Helena



Trincherro Family Estates

Total savings **\$200,000** incentives provided by MCE yearly bill savings from reduced energy use

Saved over 4.5% annually on electricity

Over **100** property improvement recommendations

Opportunity 3

Cut down time spent looking for reputable contractors and rebates

Get projects done quickly and at a discount with expert help.

- **Qualified and licensed** contractors are ready to help you at MCE's contractor finder: <https://mcecleanenergy.org/contractor-finder/>
- Gain access to **new, discounted technology** with MCE's rebate finder: <https://mcecleanenergy.org/find-rebates-and-incentives/>





The Power of MCE

500K

metric tons of
GHGs eliminated
since 2010

95%

carbon-free
since 2022

\$4.5B

committed to
building new CA
renewable projects

3.3M

of labor hours
supported

60% renewable
since 2017,

100%

renewable option

\$400M

reinvested in MCE
communities since
2010

48MW

of new renewable
projects built in our
service area

7,000

jobs created

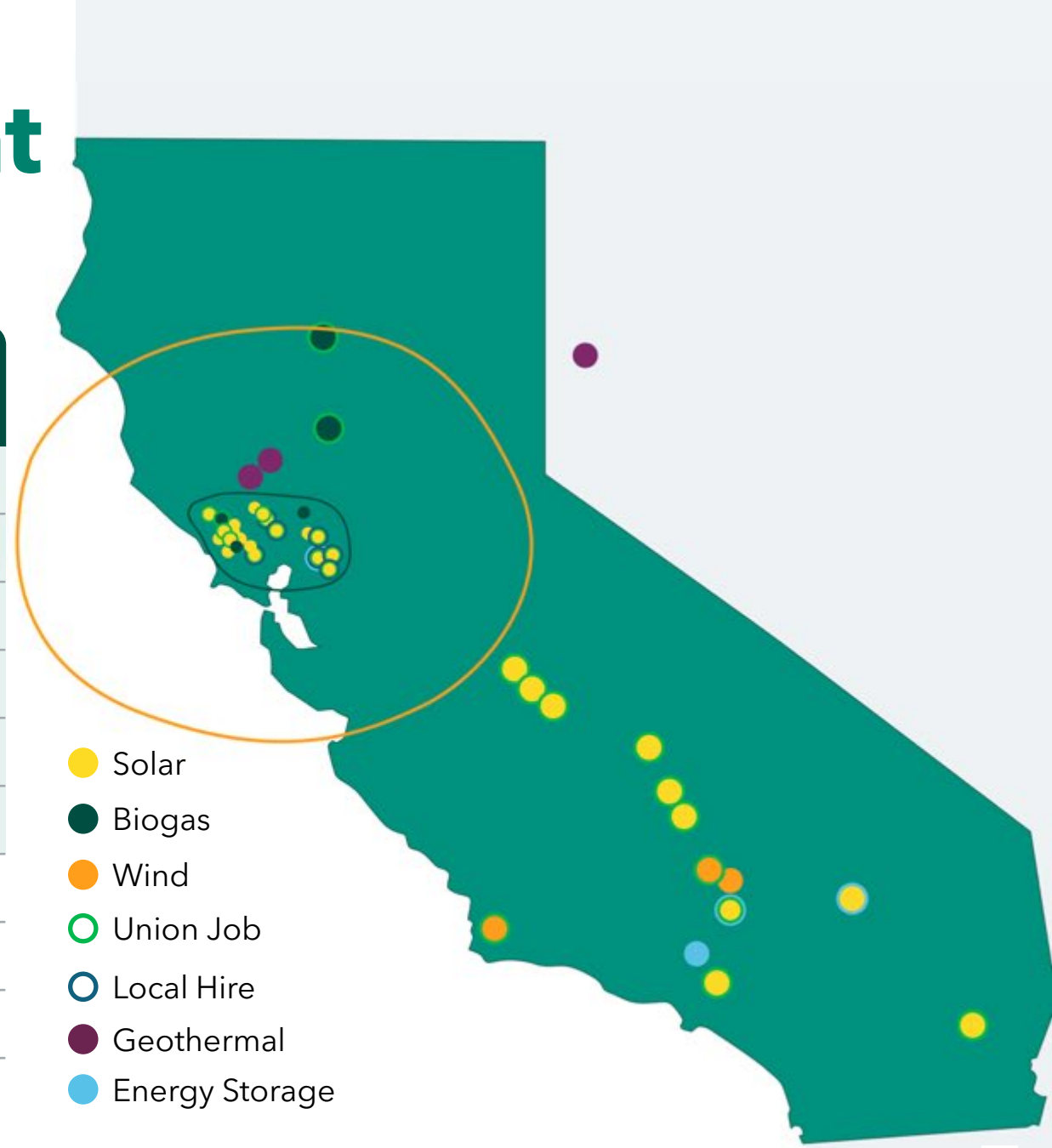
Thank you!



mceCleanEnergy.org
info@mceCleanEnergy.org

2023 Power Content

	PG&E	MCE Light Green	MCE Deep Green
Renewable (%)	33%	60%	100%
Bioenergy	5	2	0
Geothermal	1	1	0
Small Hydro	2	8	0
Solar	22	33	50
Wind	9	15	50
Large Hydro	8	40	0
Natural Gas	5	0	0
Nuclear	49	0	0
Unspecified/Other	0	0	0





Napa County

Board Agenda Letter

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Climate Action Committee

Agenda Date: 11/21/2025

File ID #: 25-1955

TO: Napa County Climate Action Committee

FROM: Brian D. Bordona, Director of Planning, Building, & Environmental Services

REPORT BY: Ryan Melendez, Planner II - Sustainability

SUBJECT: Electric Vehicle Charging Implementation Update and MCE Technical Assistance Program Participation

RECOMMENDATION

Receive a presentation from Staff regarding the status of EV charging infrastructure in County and a joint application to the MCE EV Charging Technical Assistance and Rebate Program.

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

At the November 2021 Climate Action Committee (CAC) meeting, staff reported on the status of electric vehicle (EV) charging stations, including current numbers and future projections. At that time, there were 312 Level 2 charging spaces and 43 DC Fast Charger spaces. An update was provided at the September 2023 CAC meeting, based on National Renewable Energy Laboratory (NREL) data, showing 399 Level 2 charging spaces and 42 DC Fast Charger spaces, representing an increase of 87 Level 2 chargers and a decrease of one functional DC Fast Charger over the two-year period.

As of November 2025, NREL data show that there are 561 Level 2 chargers and 72 DC Fast Chargers countywide. The breakdown of chargers by jurisdiction include:

- American Canyon: 26 Level 2 chargers; 0 DC Fast Chargers
- Calistoga: 28 Level 2 chargers; 0 DC Fast Chargers
- City of Napa: 191 Level 2 Chargers; 58 DC Fast Chargers

- Napa County: 274 Level 2 Chargers; 14 DC Fast Chargers
- St. Helena: 24 Level 2 Chargers; 0 DC Fast Chargers
- Yountville 18 Level 2 Chargers; 0 DC Fast Chargers

While additional chargers have been installed in the past two years, there is still a large gap in the number of public charging spaces needed within Napa County. According to a projection by the California Air Resources Board (CARB), Napa County and the jurisdictions within would need 727 additional Level 2 chargers (1288 total) by 2025 to meet the increased energy demand of more electric vehicles on the road. Countywide, the number of DC Fast Chargers installed surpasses the need according to CARB analysis by 9 chargers; however, when specified by jurisdictional population data, several jurisdictions are behind their projected needed DC Fast Chargers.

County staff have begun working with other jurisdictional staff to participate in the MCE EV Charging Technical Assistance and Rebate program. Using the UC Berkeley EV Equity Mapping Tool which the CAC previously approved funding for, staff identified 11 initial sites to include in a joint application to the MCE program. Initial sites were chosen using the following criteria: (1) publicly-owned parcels, (2) near multifamily housing or commercial properties, (3) sites currently have no, or low access to public charging, (4) parks & recreational sites, and (5) jurisdictions which hadn't recently submitted an MCE program application. Staff arrived at 11 sites owned by the City of American Canyon, the City of Calistoga, and Napa County.

After initial site selection, staff engaged with Department of Public Works (DPW) staff at each of the jurisdictions in which sites were identified to verify if there was interest in participating in a joint program application. DPW staff provided insight into the properties identified, and the list of sites was refined to eight (8) sites.

Once these sites were confirmed, County staff submitted a Master Application for the MCE program and served as the primary point of contact for coordinating with MCE, CLEAResult (program implementation consultant), and DPW staff. CLEAResult provided site questionnaire documents to each jurisdiction's DPW staff to provide site details including location of electrical infrastructure, the number of parking spaces, and the desired number of EV chargers to include in a site evaluation.

After the questionnaires were completed, CLEAResult staff scheduled site visits with each jurisdiction's DPW staff to confirm the electrical capacity of each site, the location and proximity of electrical infrastructure to existing or planned parking spaces, and any other needed information to develop site reports and cost estimates for EV charging solutions at each site.

After the site visits were completed, CLEAResult technical assistance staff provided Site Reports and Cost Estimates for each site's charging solution(s).

At the time of this presentation, the two (2) sites in Calistoga have completed the program processes and received Site Reports and Cost Estimates. Two (2) sites in American Canyon and one (1) site in Napa County jurisdiction have completed the site visits and are awaiting receipt of the Site Reports and Cost Estimates. And lastly, three (3) sites in American Canyon have completed the site questionnaire and are awaiting scheduling for site visits.

Once Site Reports and Cost Estimate reports are completed, jurisdictional staff can use these documents to plan and budget for these EV Charging solutions, including applying for external funding opportunities.

Staff have identified a few EV Charging funding options including:

1. [MCE EV Charging Rebates: <https://mcecleanenergy.org/ev-charging/>](https://mcecleanenergy.org/ev-charging/)
 - \$750 per Level 1 port (up to 40) for Light Green customers
 - \$850 per Level 1 port for Deep Green customers (all CAC jurisdictions)
 - \$4,000 per Level 2 port (up to 20) for Light Green customers
 - \$4,500 per Level 2 port for Deep Green customers
2. [Communities in Charge Incentives <https://thecommunitiesincharge.org/>](https://thecommunitiesincharge.org/)
 - Multifamily housing sites (w/in 1/8 mile), student housing, workforce housing, and entities that serve these categories are eligible
 - \$2,000 per Level 1 port + \$800 for multifamily housing project site for tribal government, tribal entity, or non-governmental orgs. serving tribal communities
 - \$8,500 per Level 2 port + \$3,500 for multifamily housing project site for tribal government, tribal entity, or non-governmental orgs. serving tribal communities
3. [Bay Area Air Districts Charge! Program <https://www.baaqmd.gov/funding-and-incentives/businesses-and-fleets/charge>](https://www.baaqmd.gov/funding-and-incentives/businesses-and-fleets/charge) (Fiscal Year Ending 2025 is closed, may renew future funding)
 - \$2,000 per charging port for Level 1 and Low-voltage Level 2 chargers (1.4-5.99 kW) (Multifamily sites only)
 - \$5,000 per charging port for Higher-voltage Level 2 chargers (6+ kW)
 - \$35K per port for 50-149.99 kW DCFC
 - \$45K per port for 150+ kW
 - Kicker incentives for Priority Population Areas and Multifamily project sites
4. [CALeVIP Fast Charge California Project <https://calevip.org/fast-charge-california-project>](https://calevip.org/fast-charge-california-project)
 - For only DC Fast Chargers (DCFC)
 - Up to \$100,000 per charging port
 - Application deadline: January 29, 2026

By taking a regional approach to applying for external funding or grant programs, applications might be more competitive; however, jurisdictions can move forward with installing EV Charging solutions independently.

Napa County EV Charging Implementation Update

Climate Action Committee – November 21, 2025





Outline

- Update on EV Charging Infrastructure in Napa County
- MCE EV Charging Technical Assistance Application
 - Using the EV Equity Site Mapping Tool
 - Initial Site Selection
 - Data Validation
 - Partnership w/ Jurisdictional Staff
 - Building & Electrical Questionnaire
 - Site Visits
 - Site Reports
- Next Steps & Funding Availability



Update on EV Charging Infrastructure in Napa County





ZEV POPULATION		
Total Light-Duty Vehicles end of 2024		
	6,601	
Battery Electric (BEV)	Plug-in Hybrid (PHEV)	Fuel Cell (FCEV)
4.31%	1.49%	0.01%
4,902	1,691	8

NON-ZEV POPULATION			
Total Light-Duty Vehicles end of 2024			
	107,145		
Gasoline	Gasoline Hybrid	Diesel	Other
84.87%	5.92%	3.39%	0.02%
96,535	6,730	3,860	20



Number of Vehicles



MAKE	MODEL	Number of Vehicles
Chevrolet	Bolt EV	142
	Bolt EUV	88
	Blazer EV	39
	Equinox EV	19
	Spark EV	8
	Silverado EV	6
Toyota	Prius Prime	253
	RAV4 Prime	100
	Prius Plug-In Hybrid	87
	bZ4X	31
	Mirai	8
	RAV4 EV	3
	RAV4 PHEV	1
Ford	Mustang Mach-E	143
	F-150 Lightning	120
	Fusion Energi	80
	C-MAX Energi	47
	Escape Plug-In Hyb..	13
	E-Transit Cargo	5
	Focus	3
	E-350	1
	E-Transit	1
BMW	X5	85
	i4	75
	i3	73
	iX	46
	5 Series	40
	3 Series	26
	i5	1

SELECT FILTERS

Year
2024

Map Filter
County

County
Napa

Fuel Type
All

Make
All

For additional information about the data and how to cite this visualization, see the [dashboard](#).

LIGHT-DUTY ZEV

TOTAL LIGHT-DUTY

CUMULATIVE SALES

Sales through 2025

8,011

BEV	PHEV	FCEV
6,179	1,823	9

ANNUAL SALES

YTD Sales in 2025

999

BEV	PHEV	FCEV
843	154	2

ANNUAL SALES

Sales in 2025

Q3 Sales

1,138

YTD Sales

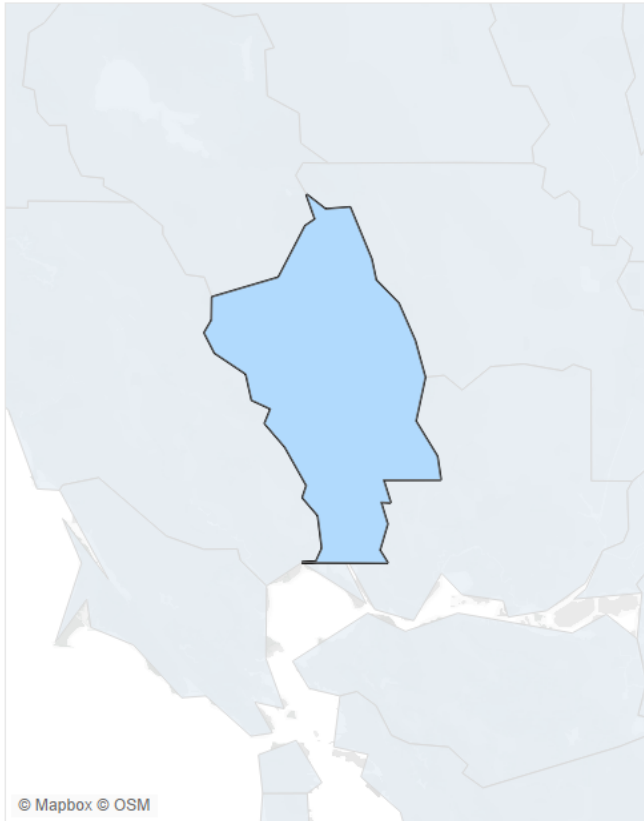
3,523

Q3 ZEV Share

28.3%

YTD ZEV Share

28.4%



Fuel Type	Range	Number of New ZEV Sales
BEV	≥ 200 miles	823
	< 200 miles	20
PHEV		154
FCEV		2

Make	Model	Number of New ZEV Sales
Tesla	Model Y	216
	Model 3	87
	Model S	14
	Model X	10
	Cybertruck	10
Rivian	EDV 700	50
	R1S	35
	R1T	14
BMW	i4	21
	X5	13
	iX	11
	i5	8
	7 Series	1
Hyundai	IONIQ 5	39
	KONA EV	4
	IONIQ 9	3
	IONIQ 6	2

SELECT FILTERS

Year
2025

Map Filter
County

County
All

Fuel Type
All

Make
All



Market Share



For additional information about the data and how to cite this visualization, see the [dashboard](#).

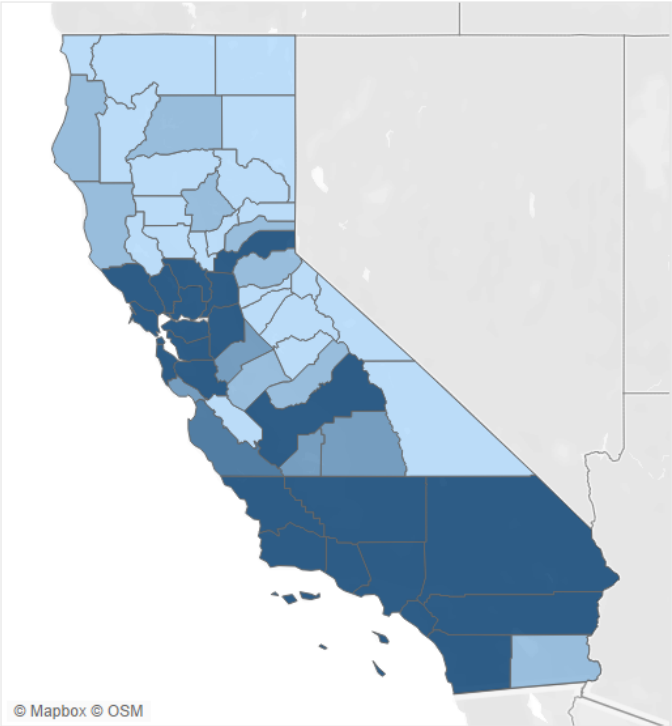
ELECTRIC VEHICLE CHARGERS

Total Public and Shared Private Electric Vehicle Charging Ports

201,180

Public
41.24%
82,971

Shared Private
58.76%
118,209

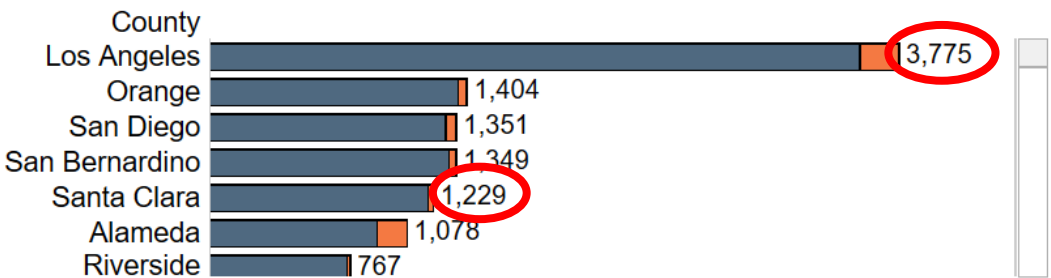


© Mapbox © OSM

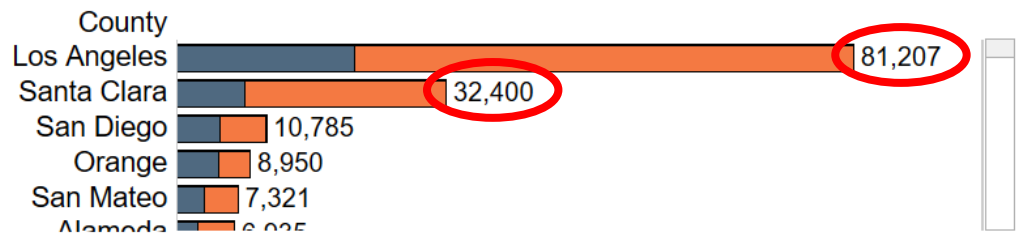
Number of Charging Ports



DC Fast Charging Ports by County



Level 2 Charging Ports by County



	Public	Shared Private	Grand Total
Level 2	65,173	117,375	182,548
DC Fast	17,798	834	18,632
Total Charging Ports	82,971	118,209	201,180



For additional information about the data and how to cite this visualization, see the [Electric Vehicle Chargers in California](#).

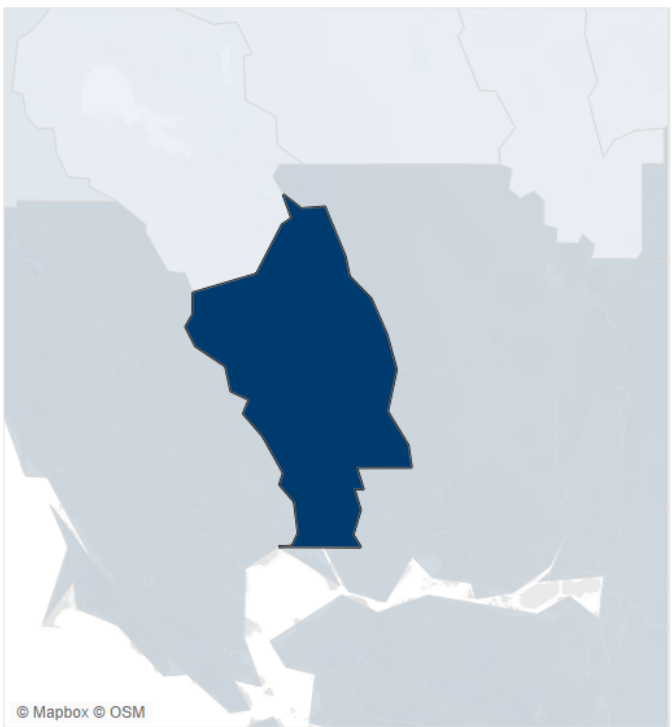
ELECTRIC VEHICLE CHARGERS

Total Public and Shared Private Electric Vehicle Charging Ports

863

Public
88.30%
762

Shared Private
11.70%
101



Number of Charging Ports



DC Fast Charging Ports by County

County
Napa



County
All

Access
All

Level 2 Charging Ports by County

County
Napa



Legend
■ Public
■ Shared Private

	Public	Shared Private	Grand Total
Level 2	682	101	783
DC Fast	80	0	80
Total Charging Ports	762	101	863



For additional information about the data and how to cite this visualization, see the [Electric Vehicle Chargers in California](#).

Total number of EV Chargers

Jurisdiction	Nov. 2025		Chargers needed by 2025 (CARB analysis)		Additional Chargers needed by end of 2025	
	Level 2	DC Fast	Level 2	DC Fast	Level 2	DC Fast
American Canyon	26	0	195	10	169	10
Calistoga	28	0	50	2	22	2
Napa City	191	58	742	36	551	-22
Napa County	274	14	219	11	-55	-3
St. Helena	24	0	57	3	33	3
Yountville	18	0	25	1	7	1
TOTAL	561	72	1288	63	727	-9

Source: National Renewable Energy Laboratory (NREL), Napa County PBES, California Air Resources Board (CARB)



MCE EV Charging Technical Assistance Application



1

Connect with an energy expert

Complete the interest form below. We'll schedule a call to discuss details about your property and EV charging goals. If technical assistance is not needed and you're ready to secure your rebate, fill out our [rebate reservation form](#).

Interest Form

2

Build your EV charging plan

Get your customized EV Charging Planning Report, which includes a site assessment, load study, available incentives, recommended vendors, and user pricing.

3

Reserve your rebate

Secure your rebate by completing the [rebate reservation form](#).

4

Select a vendor and complete installation

Once your project scope is finalized, select and hire an [MCE-approved hardware and software vendor](#).

5

Receive your rebate

Once your project is completed, we will send you the [project verification application](#). Upon verification, you will receive your rebate within 7–10 business days.

EV Charging for Businesses and Multifamily Properties

MCE's EV Charging program provides practical solutions to support your EV charging needs. Whether you are in the discovery phase or ready to apply for your EV charging rebate, MCE offers expert guidance throughout all stages of your project.

EV charging can offset ongoing costs by charging users, attracting, and retaining employees and residents, and future-proofing your property.

What You'll Get

Enhance your property by installing EV chargers with rebates up to \$4,500 per port.

Charger Level	Light Green	Deep Green	Site Maximum
Level 1	\$750 per port	\$875 per port	4-40 ports
Level 2*	\$4,000 per port	\$4,500 per port	2-20 ports

*If your project is located in a **State-designated Priority Population**, you may be eligible for an additional \$500 per port.

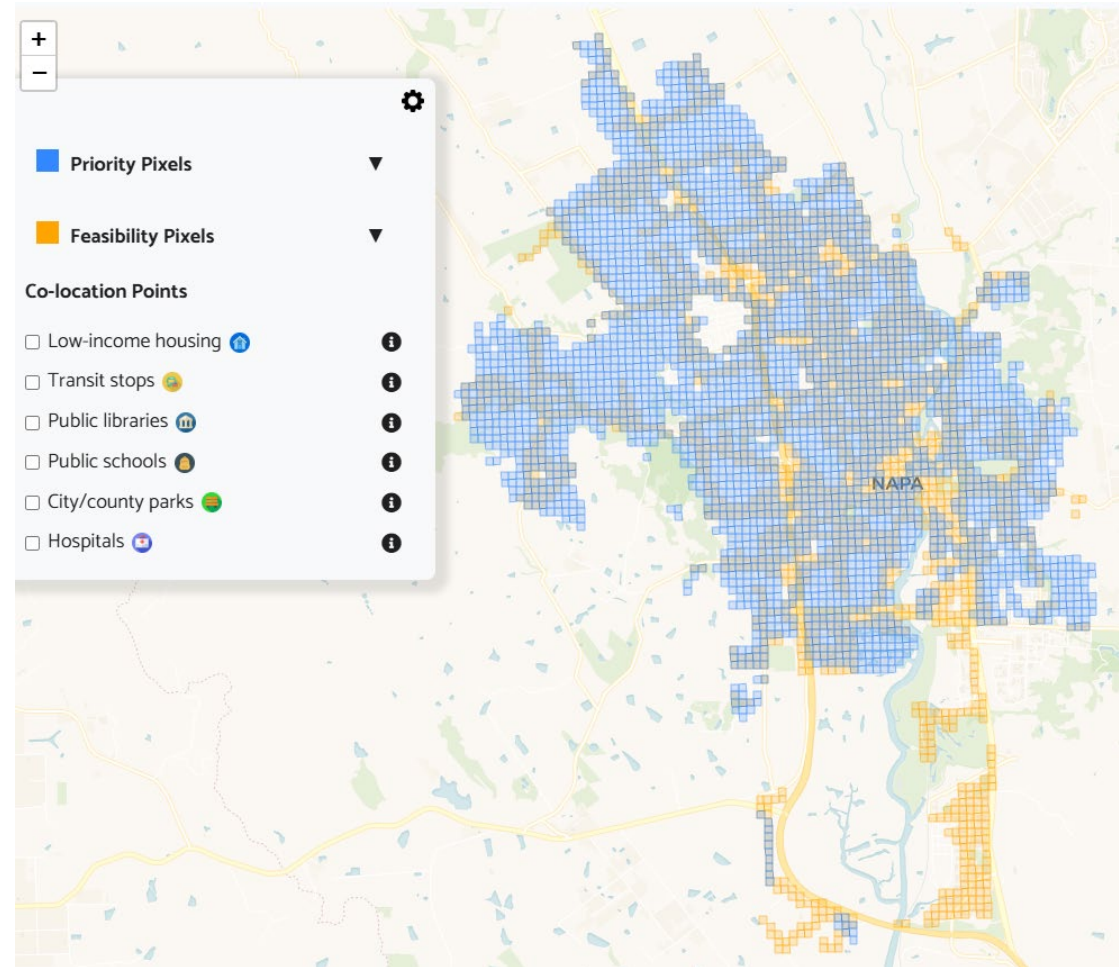


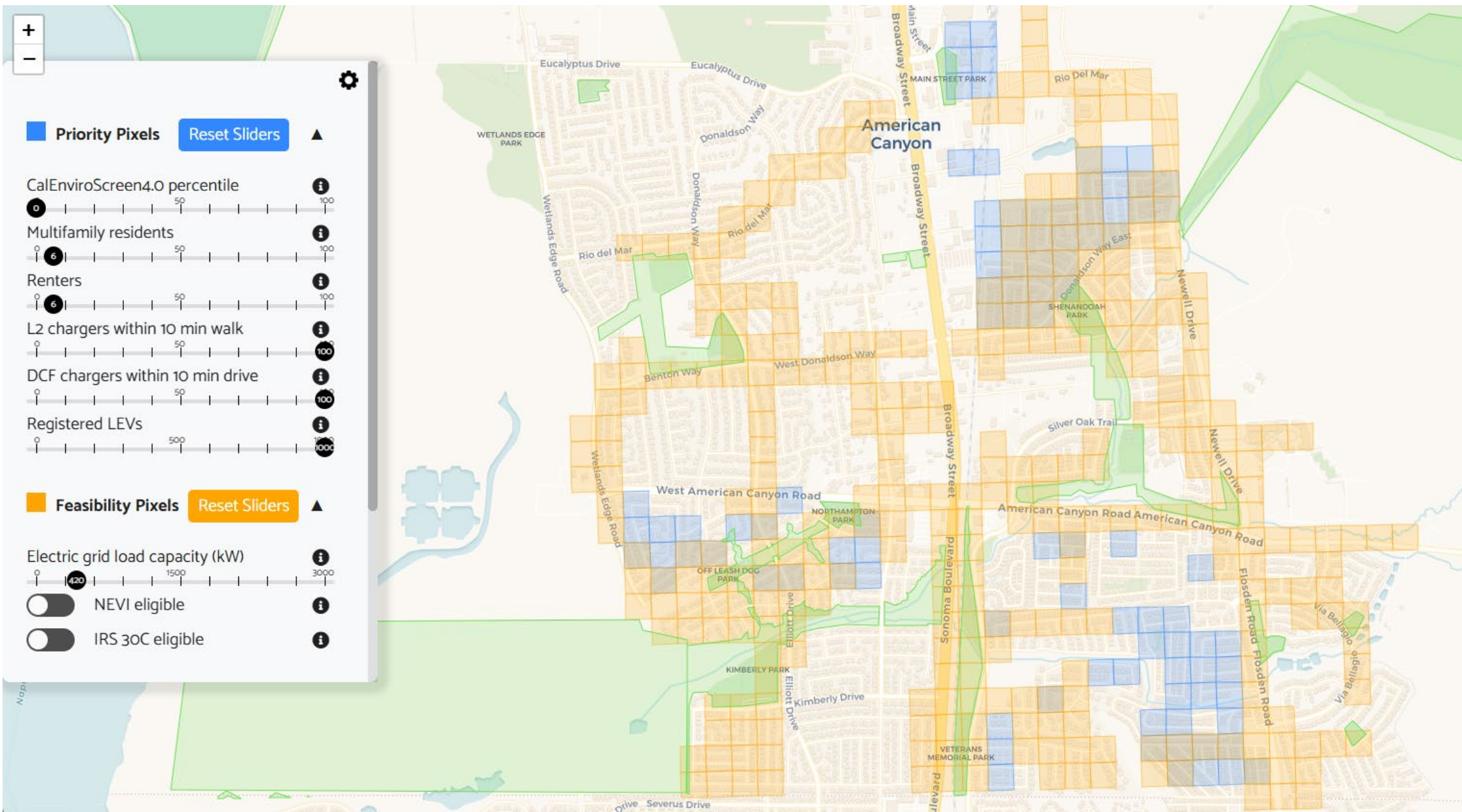
Using the EV Equity Site Mapping Tool



Initial Site Selection

- Using the UC Berkeley EV Equity Mapping Tool, staff focused on initial priority sites for EV Charging Infrastructure
 - Publicly-owned
 - Near multifamily housing
 - Low access to public charging
 - Parks & Recreation sites





Data Validation for Sites

Grid Resource Integration Portal

GRIP Map

System ☐ ICA ☒ DPEP ☐

342 ft

200 ft

Calistoga

1st St

Washington St

Gerard St

Cedar St

Spring St

29

CALISTOGA 1102

1 of 2

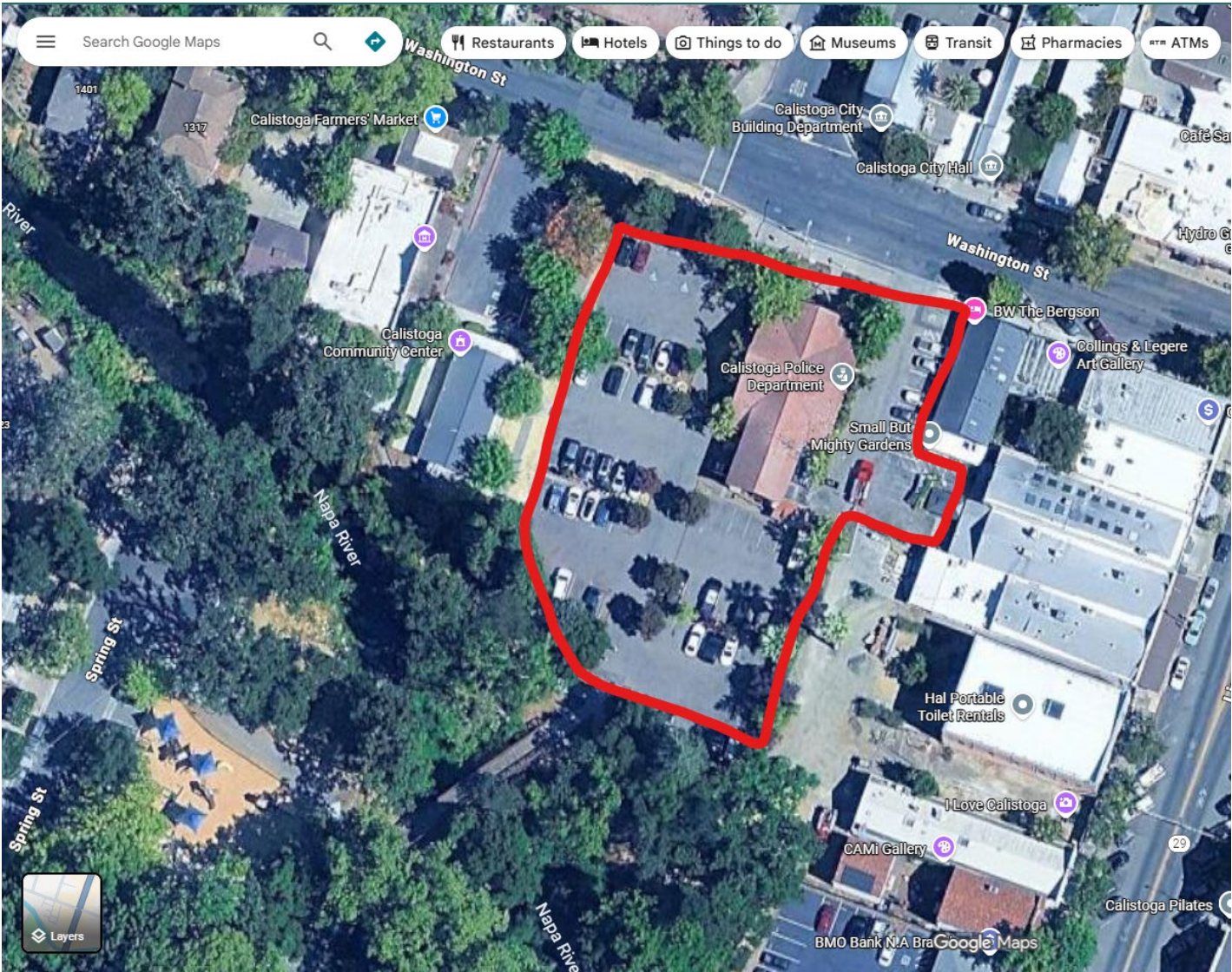
Zoom to

Global ID	{BD88D620-B669-4781-B1CA-F976BE9C078B}
CSV Line Section ID	3733488
LICA Analysis Date	
Load Hosting Capacity (kW)	1420
GICA Analysis Date	Mar 2025
Generation Hosting Capacity	0

Esri Community Maps Contributors, County of Napa,



Data Validation for Sites



Site Location	Jurisdiction	Staff Initial Recommendation of L2 Chargers	Staff Initial Recommendation of L3 Chargers
Shenandoa Park	American Canyon	20	6
Northhampton Park	American Canyon	4	2
Kimberly Park	American Canyon	14	2
AC City Hall	American Canyon	6	1
AC Water Reclamation Facility	American Canyon	20	4
Napa River Ecology Center	American Canyon	16	2
Police Dept. Parking Lot	Calistoga	10	6
Fire Department	Calistoga	20	2
Napa County ITS	County	10	0
Napa County South Campus south of Building B	County	40	2
Napa County South Campus north of Building A	County	20	4

1. Partnership with Jurisdictional Staff



After initial site selection in partnership with jurisdictional staff, County staff submitted a joint application to MCE's EV Charging Technical Assistance Program, with CLEAResult providing technical expertise for the program

2. Building & Electrical Questionnaire



The next step involved Public Works staff at each jurisdiction completing a Building and Electrical Information Questionnaire for each selected site



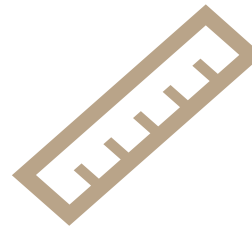
3. Site Visits



**Electrical Capacity
& Equipment**



**# of Parking
spaces**



**Optimize
Proximity**



**Additional
Info**





American Canyon Staff & CLEAResult Staff inspecting electrical equipment at future Napa River Ecology Center



Top: CLEAResult Staff inspecting electrical equipment at Napa County HHSA Building

Bottom: Napa County HHSA parking stalls and electrical infrastructure



4. MCE Technical Assistance Site Reports & Cost Estimates



Existing Site
Conditions



Charging
Solution(s)



Template Bid
Request



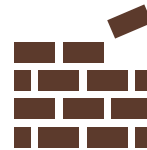
Appendix w/
Defined terms



Summary of
charging
solutions



Total # of each
charger type



Estimated
hardware + design
& construction



MCE
Incentive \$
available



Net project \$
& Cost per
charging port



Site Location	Jurisdiction	Staff Initial Recommendation of L2 Chargers	Staff Initial Recommendation of L3 Chargers
Shenandoa Park	American Canyon	20	6
Northhampton Park	American Canyon	4	2
Kimberly Park	American Canyon	14	2
AC City Hall	American Canyon	6	1
AC Water Reclamation Facility	American Canyon	20	4
Napa River Ecology Center	American Canyon	16	2
Police Dept. Parking Lot	Calistoga	10	6
Fire Department	Calistoga	20	2
Napa County ITS	County	10	0
Napa County South Campus south of Building B	County	40	2
Napa County South Campus north of Building A	County	20	4

- Site visit complete; reports complete
- Site visit complete; awaiting reports
- Site questionnaire complete, awaiting site visit
- Site deemed not viable for this round of program

Next Steps & Funding Availability:

1. Received reports for 2 sites in Calistoga
2. Awaiting reports and cost estimates for 2 County sites and 1 American Canyon Parks Foundation Site
3. Scheduling site visits for 4 American Canyon Sites
4. Working with jurisdictional staff to explore EV Charging implementation solutions and financing strategies



Next Steps & Funding Availability:

Funding Source/Program	Level 1 Incentives	Level 2 Incentives	Level 3 Incentives	Eligibility & Notes
MCE EV Charging Rebates	\$750-\$850	\$4,000-\$4,500	N/A	Workplace (including municipal) & Multifamily housing
Communities in Charge Incentives	\$2,000	\$8,500	N/A	MF housing or w/in 1/8 mile & sites serving MF housing
Bay Area Air District's Charge! Program	\$2,000	\$2,000-\$5,000	\$35,000-\$45,000	Level 1 incentives for MF sites only, L2 & 3 open to other sites; bonus incentives for sites w/in Priority Population Areas and MF housing sites; Currently closed for new applications
CALeVIP Fast Charge California Project	N/A	N/A	\$100,000	Application deadline: January 29, 2026



Potential funding project examples:

20 L2 Chargers - MF Site

- MCE Incentive:
 - $20 \times \$4,500 = \$90K$
- Communities in Charge:
 - $20 \times \$8,000 = \$160K$
- Air District Charge! Program:
 - $20 \times \$5,000 = \$100K$

Potentially \$350K incentives

10 L3 (DCFC) Public Site

- CALeVIP:
 - $10 \times \$100,000 = \$1M$
- Air District Charge! Program:
 - $10 (150+ \text{ kW}) \times \$45,000 = \$450K$

Potentially \$1.45M incentives

*Notes:

- 1) These examples assume all programs renew funding for future installations
- 2) Most program incentives will not cover full cost of EVCS projects, but can stack together to cover full cost

Thank you!

Jesse Gutierrez – Principal
Planner, Sustainability

Jesse.Gutierrez@countyofnapa.org

707-259-1362

Ryan Melendez - Planner II,
Sustainability

Ryan.Melendez@countyofnapa.org

707-259-5969



Sample footer text



@countyofnapa



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Climate Action Committee

Agenda Date: 11/21/2025

File ID #: 25-1932

TO: Napa County Climate Action Committee

FROM: Brian D. Bordona, Director of Napa County Planning, Building & Environmental Services

REPORT BY: Jesse Gutiérrez, Principal Planner, Sustainability

SUBJECT: Staff update on the Napa Regional Climate Action and Adaptation Plan (RCAAP).

RECOMMENDATION

Receive an update from Staff on the Napa Regional Climate Action and Adaptation Plan.

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

The Napa Regional Climate Action and Adaptation Plan (RCAAP) is a comprehensive, long-range climate and adaptation plan laying out measures and actions to achieve greenhouse gas reduction goals by 2045. The plan also provides a countywide strategy to reduce risk, adapt to, and strengthen community resilience to the effects of climate change.

The plan has overarching strategies that tackle key sources of GHG emissions sectors in the region. Those key sectors are On-Road Transportation, Building Energy, Solid Waste, Off-Road Equipment, Agriculture, and Wastewater and Imported Water.

Six adaptation strategies were developed to address various aspects of climate change vulnerability and climate impacts for the region. The first strategy is an all-encompassing strengthening of resilience followed by strategies for specific threats - fire, increased temperature, flood, drought, and energy grid resilience.

Public Comments

The full draft of the RCAAP was released for public review on August 1, 2025. A 60-day comment period closed on September 30, 2025.

In August and September Erik de Kok from Ascent Environmental presented the RCAAP to all 6 of the jurisdictions' governing bodies and to the Climate Action Committee. These presentations to the councils and Board of Supervisors were meant to inspire conversation and provide an opportunity for all elected members from each of the Napa jurisdictions to get familiar with and weigh-in on the RCAAP and its content.

Project staff, Napa RCD, and the Ascent consultant team hosted public community workshops in American Canyon, City of Napa, Town of Yountville, and City of Calistoga. These open house type events provided opportunities for residents to interact with the concepts, strategies, and measures found in the RCAAP. Event attendees were able to provide direct feedback and comments through interactive exercises and by having conversations with staff.

The draft RCAAP document was available online where comments could be made directly onto the document, providing public access to all comments over the 60-day review period. Staff also received emails and formal letters from project partners and stakeholders.

Over 700 individual comments were submitted during the 60-day comment period, which are currently under review by Project staff and Ascent. Once the review is completed, Project staff and Ascent will develop a public response to comments document is anticipated to be completed shortly after a final draft of the RCAAP is available in early 2026. The final draft of the RCAAP will incorporate recommendations and changes approved by the project team.

CEQA environmental review

The preparation of the initial study environmental review of the RCAAP is underway. Project staff will be contacting and notifying culturally affiliated tribes in the region in compliance with AB 52 which requires public agencies to consult with tribes during the CEQA process. A completed initial study is expected in spring 2026.

Plan Implementation

When a final draft of the RCAAP has been delivered the all-jurisdiction working group and the CAC should begin developing strategies for implementation and regional coordination.

Planning, Building & Environmental Services

Climate Action Committee (CAC)



Jesse Gutierrez & Ryan Melendez

November 21, 2025



RCAAP Update

- Public Comments
- Environmental Review
- Implementation



Public Comments



Photo Credit: City of American Canyon

- 4 community open house events – over 450 comments
- Online comment tool – 191 comments
- Emails and letters – over 115 comments



RCAAP updates



Photo Credit: City of American Canyon

- Initial Study environmental review underway, expected completion Spring 2026
- Coordinated implementation planning, prioritization, and strategies should commence as soon as the final draft of the RCAAP is complete, has been reviewed, and the all-jurisdiction working group has agreed to move forward



Thank you

Jesse Gutierrez - Principal Planner

Jesse.Gutierrez@countyofnapa.org

707-299-1362

Ryan Melendez - Planner II

Ryan.Melendez@countyofnapa.org

707-259-5969



@countyofnapa



From: [David Graves](#)
To: [Joelle Gallagher](#); [Gutierrez, Jesse](#)
Subject: GHG Inventory in the RCAAP
Date: Friday, September 26, 2025 1:14:27 PM

[External Email - Use Caution]

Dear Chair Gallagher:

One should not view the Inventory as cast in stone. I believe the Waste-in-place and Wastewater Treatment values are incorrect, and that fact has implications in understanding of the consequences of the various reduction strategies.
David Graves

Sent from my iPhone

From: [Bordona, Brian](#)
To: [Crosby, Jamison](#); [Gutierrez, Jesse](#); [Melendez, Ryan](#)
Subject: Fw: Public Comment for the Napa Climate plan (RCAAP)
Date: Tuesday, September 30, 2025 2:16:24 PM
Attachments: [image001.png](#)
[image003.png](#)
[image002.png](#)

Get [Outlook for iOS](#)

From: Hoskins, Neha <neha.hoskins@countyofnapa.org>
Sent: Tuesday, September 30, 2025 12:55:10 PM
To: Bordona, Brian <Brian.Bordona@countyofnapa.org>; Parker, Michael <Michael.Parker@countyofnapa.org>
Cc: Cooper, Paulette <paulette.cooper@countyofnapa.org>
Subject: FW: Public Comment for the Napa Climate plan (RCAAP)

FYI – see public comment below.

From: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Sent: Tuesday, September 30, 2025 12:52 PM
To: Alsop, Ryan <ryan.alsop@countyofnapa.org>; CRAIG, REBECCA (Becky) <Becky.Craig@countyofnapa.org>; Bratton, Sheryl <sheryl.bratton@countyofnapa.org>
Cc: Cooper, Paulette <paulette.cooper@countyofnapa.org>; Hoskins, Neha <neha.hoskins@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>; Williams, Anthony <anthony.williams@countyofnapa.org>
Subject: FW: Public Comment for the Napa Climate plan (RCAAP)

****Board of Supervisors Bcc'd****

Good afternoon,

Please see the public comment below.

Thank you,



Paulette Cooper
Deputy Clerk of the
Board II

Pronouns: She/Her/Hers
[\(why this matters\)](#)

Napa County Executive
Office
1195 Third Street, Suite
310 | Napa, CA 94559
Phone: 707-253-4580

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From: Laurie Buurma <laurie.buurma@compass.com>
Sent: Tuesday, September 30, 2025 12:13 PM
To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Subject: Public Comment for the Napa Climate plan (RCAAP)

This is to voice our opposition to the stated proposed Plan. This Plan has no environmental benefit to Napa County, it would instead be desemating an already struggling real estate market, based upon a political and unscientific view of energy.

Thank you, David & Laura Buurma
Napa

Comments on the Napa Cities/ County RCAAP

Thanks for the opportunity to comment.

I believe the analysis of Solid Waste//Waste in Place shows a fundamental error in the amount of methane emitted, Measures already in place trap at least 75% of the landfill gas and burn the methane it contains. The fugitive methane is less than 500 MT or less, at a GWP value of 27.9, the emissions from ACSL do not exceed 13,950 MTCO₂e, and the benefit/cost ratio to chase the last fraction of emissions is likely a poor investment. (I will not engage in the debate about what the proper value of methane's GWP should be; that is not to say it is not a worthwhile discussion.) This exaggeration of the impact of waste-in-place emissions has serious consequences when the Plan looks at reducing emissions going forward, Inspection of the graphical representation, shows that as other sources of GHG emissions decrease, the share of the total emissions from "waste-in-place" especially at the American Canyon Sanitary [Landfill](#), goes up. Both Sanitary Landfills in the County are subject to reporting requirements by the EPA under the FLIGHT program and by the CARB/SFBAAQMD Landfill Methane Regulation program. Retiring and closing Clover Fat to a higher standard (lower amount) of fugitive methane emissions might make sense, but investing an lot at American Canyon Sanitary Landfill does not.

The Plan errs in characterizing methane as the main greenhouse gas emitted at NapaSan. It is in fact nitrous oxide, with GWP value of 300. Reducing Nitrous Oxide will require closer process controls, especially for dissolved oxygen in various steps along the way. The wastewater treatment sector nationwide will continue to work diligently to reduce missions from wastewater treatment. I will forward NapaSsn's consultant's report on GHG emissions. A small thing but easily corrected, :the Plan overstates the number of trips to haul winery waste to EBMUD by as much as 50% according to survey data.

The Carbon Stock Analysis will benefit from more accurate acreage values for landscape vegetation types, and more accurate characterization from using information developed by CARB's project on Natural and Working Lands. The County's Baseline Data Report for the Geeral Plan is well-suited to cataloging and verifying plant communities areas and varying categories of land use.

The analysis of emissions due to buildings is made less useful by the choice to make the greenhouse gas emissions from PG&E's electricity portfolio zero for 2019. This is an accident of accounting and while it may be technically correct, this value is misleading and should be discarded for something more useful. I realize values calculated for compliance with the CPUC's Renewable Portfolio Standard are not exactly compatible to total GHG emissions, but those values are more useful than this accounting fiction. See CPUC, December 2024 Annual RPS Report to the Legislature) PG&E's RPS value is on the order of 31% for 2019, a long way from virtually 100% GHG-free.

As for the goal of eliminating GHG emissions from buildings, it is important to remember that building systems wear out and must be replaced. Accordingly, one example is the existing stock of natural gas water heaters (residential or commercial) that will need replacement sometime before the building is replaced. The question is whether we can devise an ecosystem or network that will make it as easy or easier to swap out a failed natural gas water heater for an electric heat pump water [heater](#). We must 1) win over contractors/vendors/gatekeepers, so that homeowners and property owners find it easy and 2) we need to create mechanisms to supplement the existing financial incentives that will bridge the up-front cost gap, especially for less-wealthy homeowners. (Financing from a revolving fund loan repaid from the utility bill is one model.) The effort required to get the first 15% of water heaters retrofitted is probably an order of magnitude greater than the effort required to get the last 15% done. There is a saying in marketing—“about the time you get really sick of repeating it is about the time your audience begins to get it.”

Water heaters wear out—but it takes a more concerted effort to enlist owners to retrofit buildings with leaky windows, upgrade insulation, reduce water use and install energy-efficient lighting. The return on those investments is not instantaneous, and again may require creative sources of financing. I think an untapped “made in Napa” offset program that visibly invests in emission-reducing measures right here in our community could play an important role in jump-starting retrofits.

Green business standards need to embrace building decarbonization, but also need to extend its standards into the carbon-intensive side of the wine business known as fulfillment, or shipping wine to customers. Medium-payload electric box trucks are available by any manufacturer. DC fast charging can meet the needs of high capacity electric semi-trucks, if the charging network expands. As stationary batteries become less expensive, more opportunities exist for VPP/DER to take advantage of local self-generation. The American Canyon Sanitary Landfill is a brownfield site that can be repurposed to become the home of a significant solar array. The Green Island Road vineyard could host a large agrovoltaic site. Both sites are near grid connections.

For new construction, public works agencies and private contractors should give preference to innovative materials like low-carbon concrete, mass timber, low- to no-runoff site design, and rainwater capture etc. Stormwater capture to provide for managed aquifer recharge should be part of our response to more irregular rainfall.

These comments, while covering many topics, are not the last word on these topics.

David Graves
459 Randolph Street
Napa
707-486-2038

From: [Kevin Miller](#)
To: [Deborah Elliott](#); [Melendez, Ryan](#)
Cc: [Gutierrez, Jesse](#); [Timothy Kittel](#); [Briggs, David](#); [Griffis, Amanda](#); [Tim Dewey-Mattia \(Napa Recycling\)](#); [Lederer, Steven](#)
Subject: Solid Waste Measure Comments for RCAAP from City of Napa
Date: Tuesday, September 30, 2025 7:56:23 PM
Attachments: [image002.emz](#)
[image003.emz](#)
[City of Napa Disposal Reduction Policy - CC Reso # R2012 100 - 7-24-12.pdf](#)
[Ordinance O2010 18 - City of Napa C&DD Recycling - 10-19-10.pdf](#)
[Construction-and-Demolition-Debris-Recycling-Information-and-Frequently-Asked-Questions.pdf](#)
[R2022-008 - Signed City of Napa SB 619 NOIC to CalRecycle.pdf](#)

Dear Deborah and Ryan,

The draft RCAAP comment period deadline kind of snuck up on me, but I did post the following comment in *green text* below (and this is my follow-up email as I wasn't quite sure who to send it to at Ascent).

I head the Solid Waste/Recycling (SWR) division for the City of Napa. The basic draft RCAAP plan for SW measures are fine at a high level but I think it might be a good idea to documents policies and programs already in place for jurisdictions in Napa County. For the City of Napa, three specific policies and/or programs may be of particular note. First, the Disposal Reduction Policy (Council Resolution R2012-100) was adopted in 2012 and set a City target goal of 75% (or higher) for reduction of landfill disposal. Second, the City adopted a very ambitious Construction & Demolition Debris Recycling Ordinance in 2010 (O2010-18) that requires a minimum level of 50% recycling (without any credit for Alternative Daily Cover - or ADC - at landfills) that is more stringent that the current Statewide CalRecycle requirement of 65% (that provides full "diversion" credit for ADC application at landfills). Third, the City is fully committed to full compliance with SB 1383 program requirements and is ahead of most jurisdictions throughout California in this regard (having accepted food scraps and soiled paper for composting collection systems since 2015). I will send an email to City/County staff with more information and relevant attachments for consideration in the RCAAP.

- First Attachment is the City of Napa's 2012 City "Disposal Reduction Policy" that I refer to in the above comment.

Second Attachment is the City of Napa's C&D Recycling Ordinance referenced above.

- Third Attachment is the current FAQs on the C&D ordinance issued every time a Waste Reduction & Recycling Plan (WRRP) is approved by the City for a project covered by the ordinance.
- Fourth Attachment is the "Notice of Intention to Comply" multi-year plan submitted to CalRecycle in 2022. The City is on track to fulfill everything noted in the SB 1383 implementation plan with the final major compliance step being the establishment of full composting programs for multi-family (MF) complexes within the City limits that had no previous collection of compostable organics. Although not currently required by SB 1383, the City's plan is to revisit all MF complexes that only had yard trimmings service to capture food scraps and soiled paper as well (with food scraps being a major source of methane emissions when landfilled).

I realize the above only represent programs and policies for the City of Napa, but I know other jurisdictions throughout Napa County have similar programs and policies that should be researched and documented. This may not be appropriate for the RCAAP itself, but it would be useful information for implementation of the solid waste measures of the RCAAP once adopted. - KM

Kevin Miller | Materials Diversion Administrator (Recycling Manager)

City of Napa | Utilities Department – 1700 2nd Street, Suite 100 | Napa, CA 94559

Mailing Address | P.O. Box 660 | Napa, CA 94559-0660

☎ 707.257.9291 | 📠 707.257.9522 | ✉ kmiller@cityofnapa.org



From: [Christopher J Warner](#)
To: [RCAAP](#); [MeetingClerk](#)
Cc: [Michelle Deasy](#); [Maya DeRosa](#)
Subject: Re: Additional Preliminary Comments on Draft Regional Climate Action and Adaptation Plan and Schedule, Building Electrification Measures, and Agenda Item 5.A, Napa Climate Action Committee Meeting, September 26, 2025
Date: Saturday, September 27, 2025 9:23:41 AM

[External Email - Use Caution]

In addition, changes to other parts and supporting documents for the RCAAP, e.g. Appendices H and I, should be made consistent with these comments.

Thank you!

Christopher J. Warner

On Sat, Sep 27, 2025 at 7:49 AM Christopher J Warner <chrisjwarner52@gmail.com> wrote:

At the Climate Action Committee Sept 26, 2025 meeting, Committee staff and members represented that the draft RCAAP's building electrification measures are intended to be voluntary, not mandatory. Consistent with that discussion, attached are recommended changes to the draft RCAAP's building electrification measures to ensure that they are voluntary, not mandatory.

Please include these changes in the next version of the draft RCAAP for consideration by the Committee and the public. In addition, because the Committee staff presentation on Agenda Item 5.A. was not available to the public prior to the Sept 26 meeting, please include these additional preliminary comments directly to all Committee members and in the after-meeting public and on-line record on Agenda Item 5. A.

Thank you for your consideration of these additional preliminary comments on the draft RCAAP.

Christopher J. Warner
1434 Grayson Avenue
St. Helena, CA 94574
chrisjwarner52@gmail.com

On Tue, Sep 23, 2025 at 10:05 PM Christopher J Warner <chrisjwarner52@gmail.com> wrote:

Please include the attached comments on the draft Regional Climate Action and Adaptation Plan in the public record of comments on the draft Plan. Please also include these comments on the draft Plan as public comments on Agenda Item 5.A in the public agenda materials for the Climate Action Committee September 26, 2025 meeting.

In addition, please include in the public agenda for Item 5.A at the September 26, 2025 Climate Action Committee meeting the discussion and comments on the draft RCAAP at the St. Helena City Council meeting on September 23, 2025 at the following link, 54:30 to 1:16.39. <https://youtu.be/zzDdnlcNEp0>

These comments are my personal comments only, not in any official capacity and not representing any third party or entity.

Thank you!

Christopher J. Warner
1434 Grayson Avenue
St. Helena, CA 94574
chrisjwarner52@gmail.com

MEASURE BE-1: Retrofit Existing Buildings to Zero Carbon

With Napa County’s population expected to grow by 18 percent from 2019 to 2045, existing buildings will constitute most building energy-related emissions in the future. Napa County Jurisdictions will develop and implement voluntary energy retrofit programs for existing residential and non-residential buildings to transition 25 percent of existing buildings to zero carbon by 2030 and 100 percent by 2045. These programs include financial incentives, streamlined permitting, and community outreach to facilitate the transition to cleaner energy use.

Strategy

Clean and Efficient Energy Use in Existing Buildings

Applicable Jurisdictions

All

GHG Reduction Potential

2030	38,703 MTCO ₂ e
2035	57,957 MTCO ₂ e
2045	36,412 MTCO ₂ e

Partners

- ▶ Bay Area Air District
- ▶ Bay Area Regional Energy Network (BayREN)

- ▶ Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG)
- ▶ Pacific Gas and Electric Company (PG&E), Marin Clean Energy (MCE), and other utilities
- ▶ Certified Electrical Safety Compliance Professional (CESCP)
- ▶ BayREN Codes & Standards
- ▶ Chambers of Commerce

Targets

- ▶ 25 percent of existing buildings are zero carbon by 2030
- ▶ 100 percent of existing buildings are zero carbon by 2045

Co-Benefits



Cost Savings



Economic Opportunity



Energy Security



Public Health & Wellbeing

SHORT-TERM ACTIONS

BE-1-A: Secure funding to support the implementation of energy efficiency and electrification actions.

BE-1-B: To prepare for building electrification, work with local and regional agencies such as Bay Area Air District, BayREN, MTC/ABAG, PG&E, MCE, or others, to create a pre-electrification program that provides affordable financing or rebates or other incentives, depending on funding available, for electric panel upgrades. Begin by annually identifying buildings with natural gas water heaters or furnaces within 2 years of their average service lifetime, based on dates of original permits. Once identified, reach out to property owners to present the available incentives. Identify if electric panel upgrades are needed to support full building electrification. Also, determine if the building is suitable for on-site renewable energy (e.g., solar) and battery storage. Confirm with PG&E that the electric infrastructure will be able to support widespread or neighborhood-level electrification, and if not, work with PG&E to identify a timeline for upgrades.

BE-1-C: Voluntary Reach Codes Standards: Work with the CECSP to develop reach-codesvoluntary standards and associated cost-effectiveness studies that must be met for existing buildings. The reach codes-standards will include the following voluntary performance standards or other similar voluntary standards that achieve equivalent GHG emission reductions:

- i) Existing residential buildings' modeled energy efficiency score under the voluntary standards should ~~must~~ meet or exceed half of the maximum cost-effective score at time-of-retrofit (note: "modeled energy efficiency score" means the building's energy efficiency score as calculated by a CEC-approved compliance software program, such as the California Building Energy Code Compliance [CBECC] software.)
- ii) Voluntary standards for eExisting nonresidential buildings ~~must~~ should seek to reduce their non-electricity-related emissions by 19 percent by 2030, and 75 percent by 2045.

BE-1-D: Voluntary Reach CodesStandards: Determine voluntary reach ~~code-standard compliance~~ triggers for retrofits, which may be based on one or more metrics such as percent of existing floor area, building permit valuation, or project valuation.

BE-1-E: Voluntary Reach CodesStandards: Conduct stakeholder outreach with building industry members, contractors, residents, businesses, and other interest groups to present the reach ~~code-standard~~ options and solicit feedback.

BE-1-F: Voluntary Reach CodesStandards: Adopt ~~an ordinance~~ voluntary standard(s) to ~~implement and enforce~~ encourage compliance with the new reach ~~code~~ standard(s) for existing buildings. ~~Pursuant to new statewide residential building code update limitations in Assembly Bill (AB) 130 (signed into law on June 30, 2025), a residential reach code may not be adopted and enforced until in 2031; however, nonresidential reach code adoption and enforcement may proceed starting in 2026.~~

BE-1-G: Voluntary Reach CodesStandards: Conduct training for permitting staff to understand the reach code ~~requirements~~ voluntary standards for existing buildings and how ~~compliance will be demonstrated to~~ encourage voluntary compliance.

BE-1-H: Voluntary Reach CodesStandards: Develop a tracking system for the types of measures implemented to maximize energy efficiency and decarbonization, energy efficiency upgrades, or pre-wiring completed by voluntary applicants pursuant to voluntary reach ~~code requirements~~ standards for existing buildings.

BE-1-I: Streamlined Permitting for Electrification: Review the existing permitting processes for building owners seeking to replace fossil-fueled equipment with electric equipment and modify as needed to reduce complexity, cost, and processing time for any required permits.

BE-1-J: Streamlined Permitting for Electrification: Waive or reduce permitting fees for building retrofit projects that convert mixed-fuel buildings to all-electric and cap natural gas lines, to encourage exceedance of existing code requirements. Additionally, waive or reduce penalties/fees for prior non-permitted work that is upgraded for code compliance. Fee reduction may require modification of local fee ordinances.

BE-1-K: Community Outreach and Education: Develop a community outreach program that provides education strategies that enable and encourage energy conservation and gas-to-electric conversions in residential and commercial buildings for space and water heating. Program elements could include developing and/or sharing existing online educational materials targeted to building owners and tenants that are hosted on the jurisdiction's websites on energy efficiency and building electrification; promoting training, fact sheets, information on available incentives, video tutorials, and links to existing content (such as The Switch is On). Educational materials and resources should also be provided as part of routine regulatory processes, such as

applying for or renewing licenses or permits. Examples of incentives currently available (and subject to change) include:

- i) MCE's Residential and Commercial energy efficiency programs.

- ii) Energy Efficient Commercial Buildings Deduction tax credits program (179D).
- iii) Homeowner Managing Energy Savings (HOMES) rebate program.
- iv) High-Efficiency Electric Home Rebate (HEEHRA) program.

BE-1-L: Develop a revolving loan fund to provide low-interest loans to low-income residents to cover the time- of-replacement/emergency replacement of natural gas water heaters and/or HVAC units with electric options, ensuring that loans can be processed quickly and efficiently with equitable procedural access. Pursue grant funding opportunities to seed the revolving loan fund.

BE-1-M: For non-agricultural and agricultural operations, work with MCE to improve participation in the Commercial Energy Efficiency, Strategic Energy Management (SEM), and Agricultural and Industrial Resource (AIR) programs. Identify barriers that limit the current participation rate (e.g., knowledge about the program, program funding). Develop a plan to address the barriers to the program with the aim to reduce non- residential energy use by 25 percent by 2030 from 2019 levels.

LONG-TERM ACTIONS

BE-1-N: Secure long-term funding to continue offering energy efficiency, electrification, and other net zero carbon rebates based on demand and progress toward the measure goal.

BE-1-O: Provide a sliding schedule of rebates that offers more rebates in the short term and less in the long term, with a sunseting date that expires unless renewed. The schedule will depend on the amount of funding available.

Continue implementation of the pre-electrification program, adjusting for any improvements needed to increase participation such that 100 percent of buildings have the electric infrastructure to support full electrification.

BE-1-P: Voluntary Reach CodesStandards: Each jurisdiction will review their existing building voluntary reach codes-standards at the release of each triennial building code cycle to ensure that the voluntary reach codes-standards do not conflict with new cost-effective electrification pre-wiring and energy efficiency measures, such that the existing voluntary building reach codes-standards are in line with the most recent decarbonization guidance and cost-effectiveness data.

BE-1-Q: Continue to streamline permitting and electrification program outreach, making any improvements in light of any challenges presented from implementation of other actions to achieve the goal of 100 percent electrification by 2045.

BE-1-R: For homes not eligible for BayREN/MCE programs, research opportunities to work with local financial institutions (e.g., credit unions, banks) to offer zero or low percent financing for a limited time (e.g., 24 months) or on a sliding scale based on income (e.g., 24 months for income over 50 percent of median, 48 month for income less than 50 percent, with increasing APRs after). Jurisdictions may consider helping to pay for interest for the first two years to fund loans.

From: [Christopher J Warner](#)
To: [RCAAP](#); [MeetingClerk](#)
Cc: [Michelle Deasy](#); [Maya DeRosa](#)
Subject: Re: Additional Preliminary Comments on Draft Regional Climate Action and Adaptation Plan - Mandatory Building Electrification Measure BE-1
Date: Sunday, September 28, 2025 4:25:34 PM
Attachments: [RCAAP Comments Benefit Cost Evaluation Measure BE-1.pdf](#)

[External Email - Use Caution]

Please include in the public record and comments on the Draft RCAAP the attached benefit-cost evaluation of the Draft RCAAP mandatory Building Electrification Measure BE-1.

The benefit-cost evaluation uses the Draft RCAAP's cost estimates and other reasonable cost estimates to calculate the benefit-cost evaluation of Measure BE-1 using the Social Cost of Carbon (SCC) used and approved by the federal government during the Obama and Biden Administrations.

Based on these cost and benefit estimates, including using the approved Social Cost of Carbon, the benefit-cost ratios are significantly less than 1.0, demonstrating that the Draft RCAAP Building Electrification Measure BE-1 is significantly and grossly cost-ineffective and should be deleted from the Draft RCAAP:

Thank you for your consideration of these additional preliminary comments.

Christopher J. Warner
1434 Grayson Avenue
St. Helena, CA 94574
chrisjwarner52@gmail.com

Draft Napa Regional Climate Action and Adaptation Plan
September 28, 2025
Additional Preliminary Comments on Draft RCAAP – Mandatory Building Electrification
Measure BE-1
Submitted by Christopher J. Warner

Please include in the public record and comments on the Draft RCAAP the following benefit-cost evaluation of the Draft RCAAP mandatory Building Electrification Measure BE-1.

The benefit-cost evaluation uses the Draft RCAAP's cost estimates and other reasonable cost estimates to calculate the benefit-cost evaluation of Measure BE-1 using the Social Cost of Carbon (SCC) used and approved by the federal government during the Obama and Biden Administrations.¹

Based on these cost and benefit estimates, including using the approved Social Cost of Carbon, the benefit-cost ratios are significantly less than 1.0, demonstrating that the Draft RCAAP Building Electrification Measure BE-1 is significantly and grossly cost-ineffective and should be deleted from the Draft RCAAP:

Benefit-cost calculation/ratio using Draft RCAAP cost estimates and Social Cost of Carbon:

\$1,461,558- \$6,611,810 /
\$359,870,000 (net present value) – \$448,380,000 (nominal) =
0.003 – 0.018

Benefit-cost calculation/ratio using alternative more likely cost estimates and Social Cost of Carbon:

\$1,461,558 / \$560 million - \$1.68 billion = **0.003- 0.001**
\$6,611,810 / \$560 million - \$1.68 billion = **0.012 -0.004**

Thank you for your consideration of these additional preliminary comments on the Draft RCAAP.

¹ Net total RCAAP GHG emissions reductions: 386,653 MTCO₂e, Draft RCAAP, p.3-8; Percentage of net total RCAAP GHG emissions reductions attributable to building electrification measure BE-1 : 9%, Draft RCAAP, p.3-8; Net RCAAP GHG emissions reductions attributable to building electrification measure BE-1: 34,799 MTCO₂e, Draft RCAAP, p.3-8; Cost of building electrification measure GHG emissions reductions using Draft RCAAP cost estimate of \$448,380,000 (nominal) - \$359,870,000 (net present value), p.6-3 and Appendix I, p. I-5; Table I-2, p. I-8 based on \$2,000 and \$3,500 per rebate: \$12,885 per MTCO₂e (nominal) and \$10,341 per MTCO₂e (net present value); Cost of building electrification measure GHG emissions reductions per MTCO₂e using cost estimate of \$10,000- \$30,000 per each of 56,000 existing residential buildings: \$560- \$1.68 billion (nominal), or \$16,092- \$48,277 per MTCO₂e (nominal); Social Cost of Carbon (SCC) used by federal government, California and other states for benefit-cost evaluations of GHG emissions reduction measures during Obama and Biden Administrations: \$42- \$190 per MTCO₂e, see [What is the social cost of carbon? | Brookings](#) ; [Biden Administration Unleashes Powerful Regulatory Tool Aimed at Climate - The New York Times](#); Environmental benefits of incremental GHG emissions reductions from Measure BE-1 using Social Cost of Carbon approved by Obama and Biden Administrations: 34,799 MTCO₂e x \$42- \$190 Social Cost of Carbon = \$1,461,558- \$6,611,810.

To Napa County Climate Action Committee

I spoke previously to this committee and stated I would be providing you the costs to upgrade a home to all electric.

That cost is over \$33000 and does not include permits, stove, water heater, heating and air conditioning systems and costs of under grounding utilities, if required. See attached.

I use the example of a Westwood home that is some of our less expensive housing. Placing a requirement that even in 20 years that these homes are to be all electric is a huge financial burden.

Suggestions of grants or bank loans is unreasonable.

There is not enough grant money to meet all these homes and asking banks to lend money for these retrofits, the owner still has to pay it back. These are some of our most affordable homes and these owners are stretched already to own one of these homes.

Requiring a point of sale retrofit causes many problems, such as does all work need to be done before selling the home? This will cause major delays and financial hardships on sellers that need or want to sell. It can cause problems to buyers that are getting loans that could be delayed months while this retrofitting is being completed. How about a buyer or seller, due to many factors, needs to sell or purchase and close within 15 days? Those would not happen, thus another hardship caused by government requirements.

Please remove the retrofitting of all electric housing requirement.

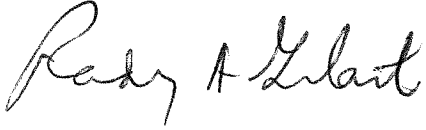
Some other ideas if you really believe there is a climate crisis.

Have all government buildings retrofitted to all electric.

Have all public officials, that believe this needs to be done, retrofit their

own homes and their investments. This will give them an understanding of the financial hardship this will place on property owners. You may be able to afford it, but that is your choice.

Lead by example, give property owners a choice.

A handwritten signature in black ink, reading "Randy A. Gularte". The signature is written in a cursive, flowing style.

Randy Gularte



Estimate

Date	Estimate No.
8/29/2025	76

93 Chelsea Ave.
Napa CA 94558

Name/Address

SKN Construction Inc.
5350 Washinton St.
Napa Ca. 94558

Description	Qty	Rate	Total
Electric Conversion on average house. 3 Ton GE Connect Heat Pump Air Handler and Ducting •Install 3 ton GE Appliances NS18H36HA5 Residential Heat Pump, 3 ton, 33.4 Kbtu/hr Heating, 208-240 VAC, 1 ph Model # GECNS18H36HA5 •Install 3 ton GE Appliances, NAM36V1TA5S, Air Handler, 3 ton Nominal, 36000 Btu/hr Cooling, 208/230 V, 1 ph, 60 Hz Power Source, TXV Control, R-454B Refrigerant, Variable Speed Motor Model # GECNAM36V1TA5S •Install copper linest 50' 3/4" x 3/8" with communication wire. •Install 3/4" pvc drains. •Install 30 Amp disconnect at air handler. •Install 60 amp disconnect at outdoor unit with fuses. •Install Rectorseal Surge Protector. 5 year limited warranty on parts. 10 year limited warranty on compressor honored through Pace supply. All work performed is covered by a 1 year warranty through LH Heating & Air. Warranty to be voided if equipment is serviced by another company.		13,500.00	13,500.00
Total			\$13,500.00

Phone #
7073633543

E-mail
Lhheatingandair@gmail.com

DeGraw Electrical Contractors

Estimate

4134 Fairfax Dr
Napa Ca 94558
707 363 1428
degrawelectrical@gmail.com
Lic# 907078

Estimate No: 136
Date: 09/05/2025

For: SKN Construction /Kevin Nickerson
Sknbuilds@outlook.com
(707) 637-6944

Description	Quantity	Rate	Amount
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Converting from gas to electric appliances	1	\$0.00	\$0.00
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My name is Brandon DeGraw, and I own DeGraw Electrical Contractors here in Napa. I've been asked to write a letter concerning the proposed idea of switching to all electrical services in Napa county doing away with natural gas. In my opinion, this is just crazy talk. Let's just start with our electrical infrastructure. We don't have the grid to carry all of that extra load. It's bad enough that when it gets warm outside, we're told not to run our air conditioners or ovens due to insufficient grid capacity. Now you want to go all electric. Maka that make sence. im not sure you can.It would literally take years and hundreds of millions of dollars, which would ultimately be paid for by us, the consumer. Then there's the time and money that it would take to convert your average home to all electric. Let's get into that.	1	\$0.00	\$0.00
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Your average home has a tanked gas water heater, and most often, in newer homes, you will see a gas tankless water heater. To convert from gas to electric on a tanked water heater, you would need to hire a plumber to install the heater and an electrician to power it up. For a standard tanked water heater, you're probably going to be looking at around \$750.00 to \$1,200. If the home owner has a tankless and wants to go electric for there tank less, which in most cases would require a main electrical service upgrade due to the simple fact the the water heater is going to require a minimum 100a 250v circuit. All in for a tankless water heater and a service upgrade could end up costing homeowners up to \$20,000.00 depending on the panel location. We also have to think about gas ovens and cooktops. Again, there is more money that homeowners would have to spend. I've seen electric appliances range anywhere from 30a 250v all the way up to 80a 250v. Once again, it's probably another service upgrade. With costs possibly reaching the \$20,000.00 mark. How do you expect folks to bear that kind of financial burden. Our home heater mostly comes from natural gas furnaces, which would also need to be converted to electric heat pumps. Again, there is more money out of homeowners' pockets

In closing, the grid can't handle it, and the majority of folk out here can't afford to have this jammed down there throats.

Brandon DeGraw
DeGraw Electrical Contractors