

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

Friday, March 27, 2026

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(Chair), Lisa Gift, Irais Lopez-Ortega (Alternate)

NAPA Beth Painter, Bernie Narvaez(Vice-Chair), Christopher DeNatale (Alternate)

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

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

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

Brian D. Bordona, Director, McKayla McMahon, County Counsel, Jamison Crosby, Natural Resources Conservation Manager, Jesse Gutierrez, Principal Planner, Ryan Melendez, Planner II, Alexandria Quackenbush Meeting Clerk, Angie Ramirez, 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 11, 2026 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.

- A. Approval of minutes from the Regular Meeting on February 27, 2026. [26-408](#)

Attachments: [2-27-26 Draft Minutes.pdf](#)

4. **CONSENT ITEMS**
5. **ADMINISTRATIVE ITEMS**

- A. PRESENTATION: Paul Asmuth from Sustainable St. Helena will present [26-849](#)
on the St. Helena Community Redwood Forest project.

Attachments: [Napa Climate Action Committee St Helena Community Forest.pdf](#)

- B. Receive a presentation on the status of the draft RCAAP and related CEQA document. [26-822](#)

Attachments: [5B. RCAAP and CEQA document update March 27 2026](#)
[5B. RCAAP Public Comment\(added after initial agenda posting\)](#)

- C. Receive a presentation on the proposed revised budget for Fiscal Year 2026-2027 (FY26/27) of \$180,955 for program administration of the Climate Action Committee (CAC), outreach, engagement, and related projects support with an additional cost estimate for a regional implementation plan for the RCAAP. [26-830](#)

Attachments: [5C. CAC REVISED FY26-27 Proposed Budget March 27](#)

- D. PRESENTATION: City of Napa staff will update the CAC on the progress of climate action and sustainability activities within the City of Napa's jurisdiction. [26-409](#)

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 MARCH 24, 2026 BY 9:30 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
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NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Climate Action Committee

Agenda Date: 3/27/2026

File ID #: 26-408

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

RECOMMENDATION

Approval of minutes from the Regular Meeting on February 27, 2026.



Meeting Minutes

Climate Action Committee

Committee Members

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

County Staff

Brian D. Bordona, Director
McKayla McMahon, Committee Counsel
Jamison Crosby, Natural Resources Cons. Mgr
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, February 27, 2026

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, Michelle Deasy, Beth Painter, Hillery Trippe, Bernie Narvaez, Amber Manfree
Committee Members Absent: Billy Summers, Liz Alessio, Joelle Gallagher, Lisa Gift

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Four (4) public comments were heard

4. CONSENT ITEMS

A. The Clerk of the Committee requests approval of minutes from the Regular meeting held on: January 23, 2026

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

Vote: Carried 9-0

Yes: Lamattina, Joseph, Eisenberg, Narvaez, Painter, Manfree, Deasy, Trippe, Reeves

No: None

5. ADMINISTRATIVE ITEMS

A. RECEIVE AN UPDATE ON THE STATUS OF THE DRAFT REGIONAL CLIMATE ACTION AND ADAPTATION PLAN AND RELATED CEQA DOCUMENT

STAFF REQUEST: Receive an update.

Jesse Gutierrez presented the item

Chair Eisenberg opened public comment; no public comments were heard

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

No action was taken

B. RECEIVE A PRESENTATION FROM STAFF AND DISCUSS THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027 (FY26/27) OF \$144,455 FOR PROGRAM ADMINISTRATION OF THE CLIMATE ACTION COMMITTEE (CAC) AND SUPPORT FOR RELATED PROJECTS, SUCH AS THE NAPA REGIONAL CLIMATE ACTION AND ADAPTATION PLAN (RCAAP)

STAFF REQUEST: Receive a presentation.

Jesse Gutierrez presented the item

Chair Eisenberg opened public comment; no public comments were heard

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

No action was taken

C. PRESENTATION: NAPA COUNTY STAFF WILL UPDATE THE CAC ON THE PROGRESS OF CLIMATE ACTION AND SUSTAINABILITY ACTIVITES FOR THE UNINCORPORATED NAPA COUNTY JURISDICTION

STAFF REQUEST: Receive a presentation.

Ryan Melendez presented the item

Chair Eisenberg opened public comment; one public comment was heard

Chair Eisenberg initiated a discussion with the members and staff

No action was taken

6. REPORTS AND ANNOUNCEMENTS

Member Manfree made the following reports and announcements:

- The Napa Valley Transportation Authority Active Transportation Plan is out for public review
- The Baseline Data Report (BDR) will be out for public review soon
- The 4th Annual Napa Climate Summit will be held on March 26, 2026, from 3-6 p.m. at the Napa Valley College Performing Arts Center
- The North Bay Watershed Association will be hosting their biannual conference on April 9, 2026, at the College of Marin in Novato

Member Painter announced that Chris Schell, an urban ecologist, will be speaking at CIA Copia on March 20, 2026, at 5:30 p.m.

Ryan Melendez provided an update on the joint training for contractors co-hosted with the Counties of Sonoma and Marin held on January 30th.

7. FUTURE AGENDA ITEMS

None

8. ADJOURNMENT

Meeting adjourned at 11:19 AM.

AIME RAMOS, Meeting Clerk



Napa County

Board Agenda Letter

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Climate Action Committee

Agenda Date: 3/27/2026

File ID #: 26-849

TO: Napa County Climate Action Committee
FROM: Brian D. Bordona, Director of Planning, Building, and Environmental Services
REPORT BY: Ryan Melendez, Planner II, Sustainability
SUBJECT: Presentation on the St. Helena Community Forest Project

RECOMMENDATION

PRESENTATION: Paul Asmuth from Sustainable St. Helena will present on the St. Helena Community Redwood Forest project.

BACKGROUND AND DISCUSSION

Sustainable St. Helena was formed by a group of concerned citizens in the Napa Valley who wanted to protect and preserve the natural landscape, habitats, and resources for many generations to come. Sustainable St. Helena is devoted to protecting natural resources and habitats from environmental degradation through actionable climate solutions and education while collaborating with government, industry, organizations and individuals to protect the health, future of our community and the natural environment.

The Redwood Community Forest Project aims to convert an existing fallow land into a community forest benefitting St. Helena for the future through environmental improvements by increasing carbon sequestration, oxygen generation, and soil retention; improving air quality and forest bathing; restoring habitats for wildlife, creating sustainable timber crops by reusing treated wastewater; creating new recreation opportunities through hiking trails; and improving land use aesthetics.

Paul Asmuth is an experienced General Manager and Director with a demonstrated history of working in the wine and hospitality industries. Mr. Asmuth is the founder of The Napa Valley Community Forest, a unique community forest project, planting 2,500 coast redwood and oak trees to benefit the environment and provide a legacy for the community.

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.



Paul Asmuth, MS Forestry

**Napa County Climate
Action Committee**

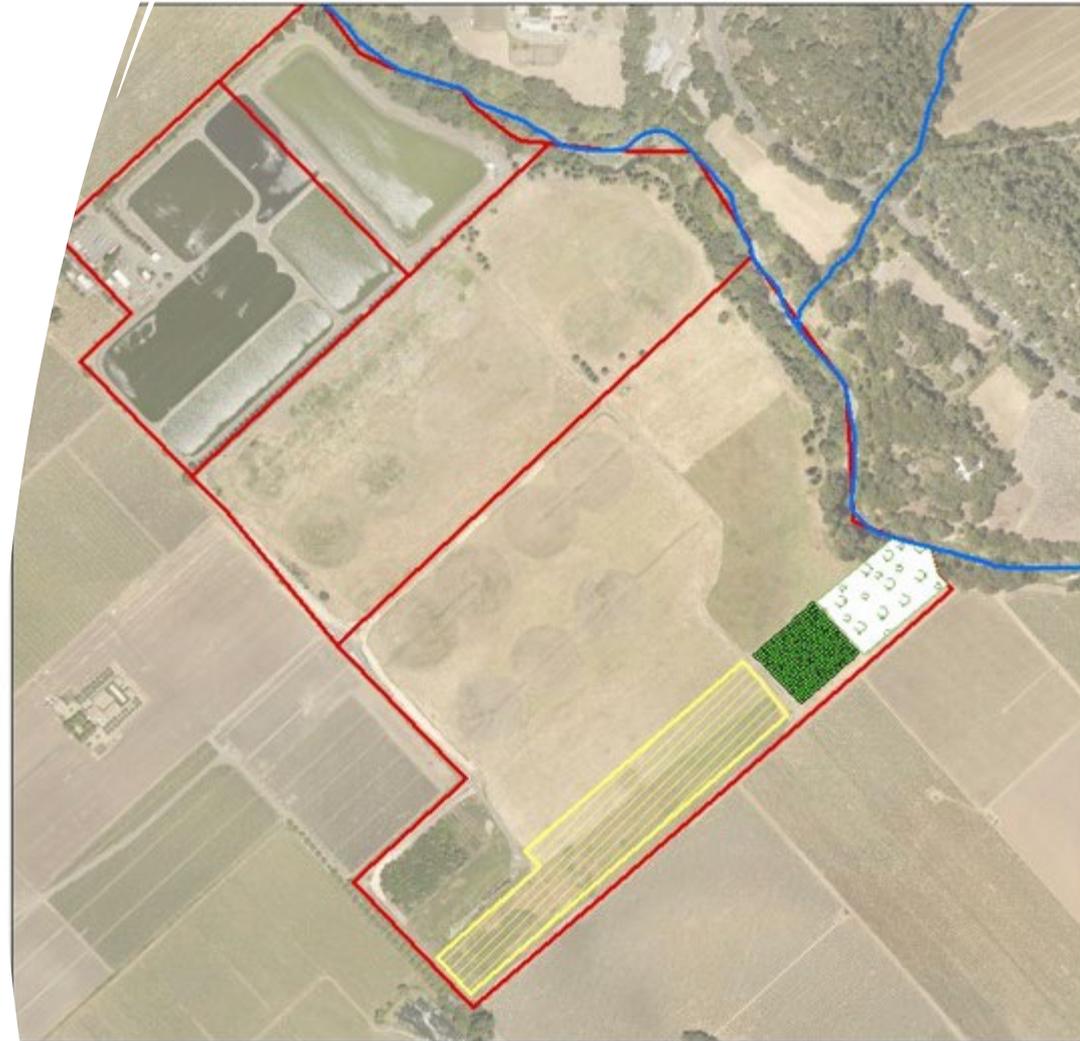
March 27, 2026



A Proven Nature-Based Climate Solution on Public Land

***Transforming recycled wastewater into forest, habitat, and carbon storage – at no cost to the
City of St. Helena.***

Location & Opportunity



Landowner Parcels
ASMT: 030250018000

- Blue Line streams
- Current Planting Locations
- Future Riparian Oak Planting
- 2021 Proposed Expansion
- WWTP_Parcels

Maps prepared for informational purposes only. Image depicts publicly available data and needs to be considered with on-the-ground conditions and more accurate site-specific data that may exist. No liability is assumed for the accuracy of the information or data displayed.



Map Date: 01/15/2020
Prepared By: NCRCD
Data Sources:
Napa County Parcels (2019)

- City of St. Helena-owned land adjacent to wastewater treatment plant
- Historically fallow land converted into a forest ecosystem and climate asset
- Irrigated using recycled water (WWTP effluent)
- Replicable model for Napa County

From Concept to Implementation



- **Initial planting: 2011–2012**
- **Trees now 60+ feet tall, 16 – 20” diameter**
- **Expansion (2021–2024): +11 acres, +2,000 trees**
- **Total planted: 2,500+ trees**
- **100+ pollinator shrubs 14 native species**
- **Partnership with City of St. Helena, RPFs, and Napa RCD**

Community Forest Purpose



A productive use of City-owned land that delivers:



Environmental protection and climate resilience



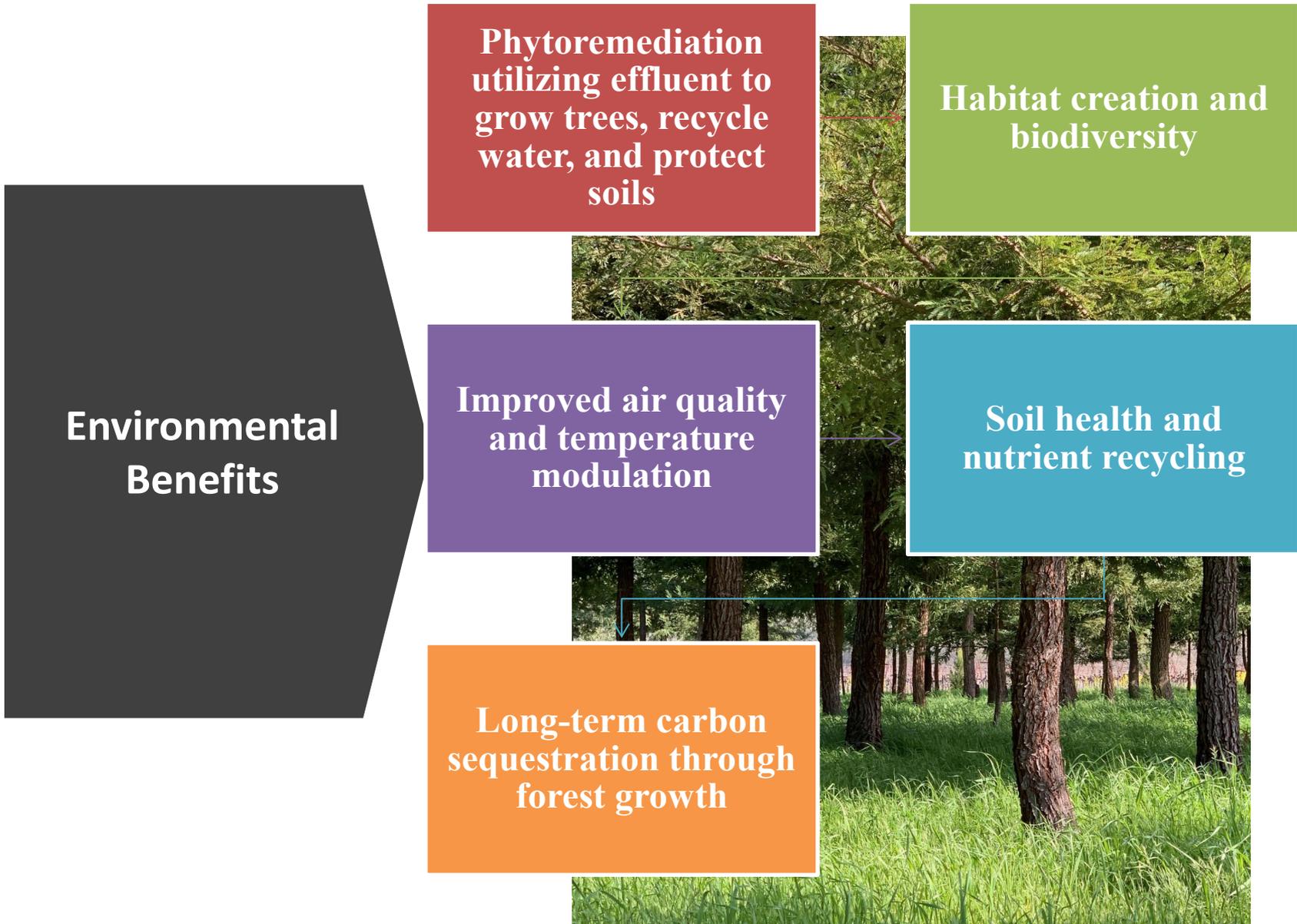
Educational opportunities for local youth and community



Wildlife habitat through reforestation and protection



Community benefits of recreation, aesthetic beauty



A thriving forest delivering measurable ecological and climate benefits over time.

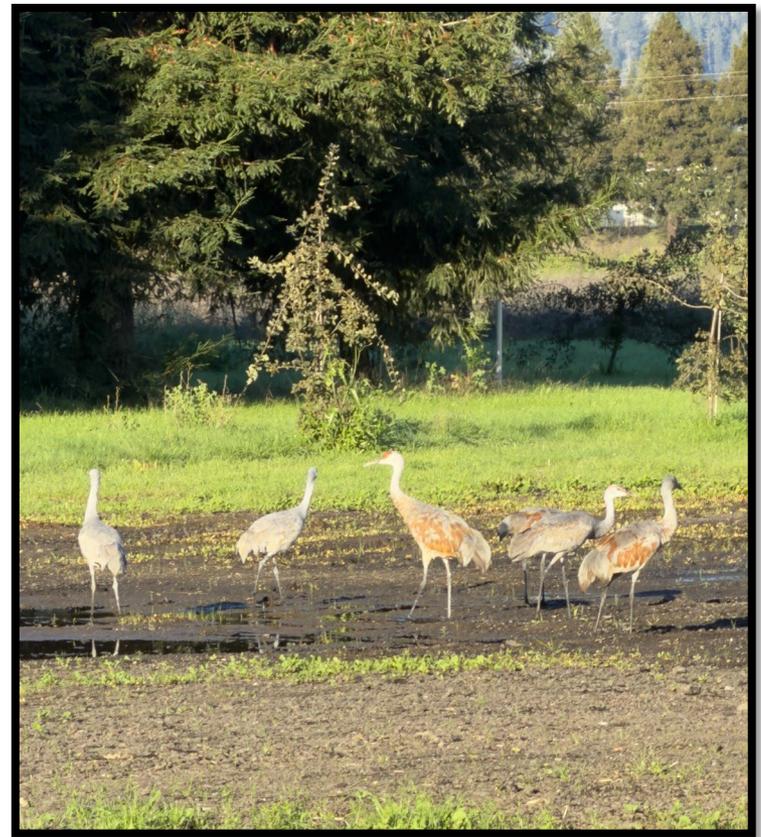
Education Opportunities

- Redwood/Oak plantings
- Forestry curriculum
- Nature experiences
- Local schools and community





Cattle egret



Sandhill cranes

Wildlife Habitat and Protection

- 31 bird species January 2024
- Rare bird sightings
- Barn owls roosting



Community Benefits

- **Health - Recreation, forest bathing, aesthetic beauty, air quality**
- **Alignment with City of St. Helena Parks and Rec Goals and Walking Master Plan**
- **Leads the way in Napa County climate action goals of the RCAAP**
- **No cost to the City of St. Helena and allows for normal WWTP operations**

Watershed & Water Quality Benefits



PRODUCTIVE USE OF
TERTIARY TREATED
WASTEWATER



IMPROVED INFILTRATION
AND GROUNDWATER
RECHARGE



REDUCED EROSION AND
SEDIMENT TRANSPORT



MODERATED SOIL
TEMPERATURE AND
EVAPORATION



ENHANCED HABITAT
CONNECTIVITY



CLOSED-LOOP LOCAL
WATER REUSE SYSTEM

Climate Action & RCAAP Alignment



**NATURE-BASED
CLIMATE SOLUTION
WITH LONG-TERM
CARBON
SEQUESTRATION**



**EFFICIENT USE OF
TREATED
WASTEWATER**



**DROUGHT-TOLERANT
AND FIRE-RESILIENT
SYSTEM**



**SUPPORTS
BIODIVERSITY AND
HABITAT**



**REPLICABLE ACROSS
NAPA COUNTY**

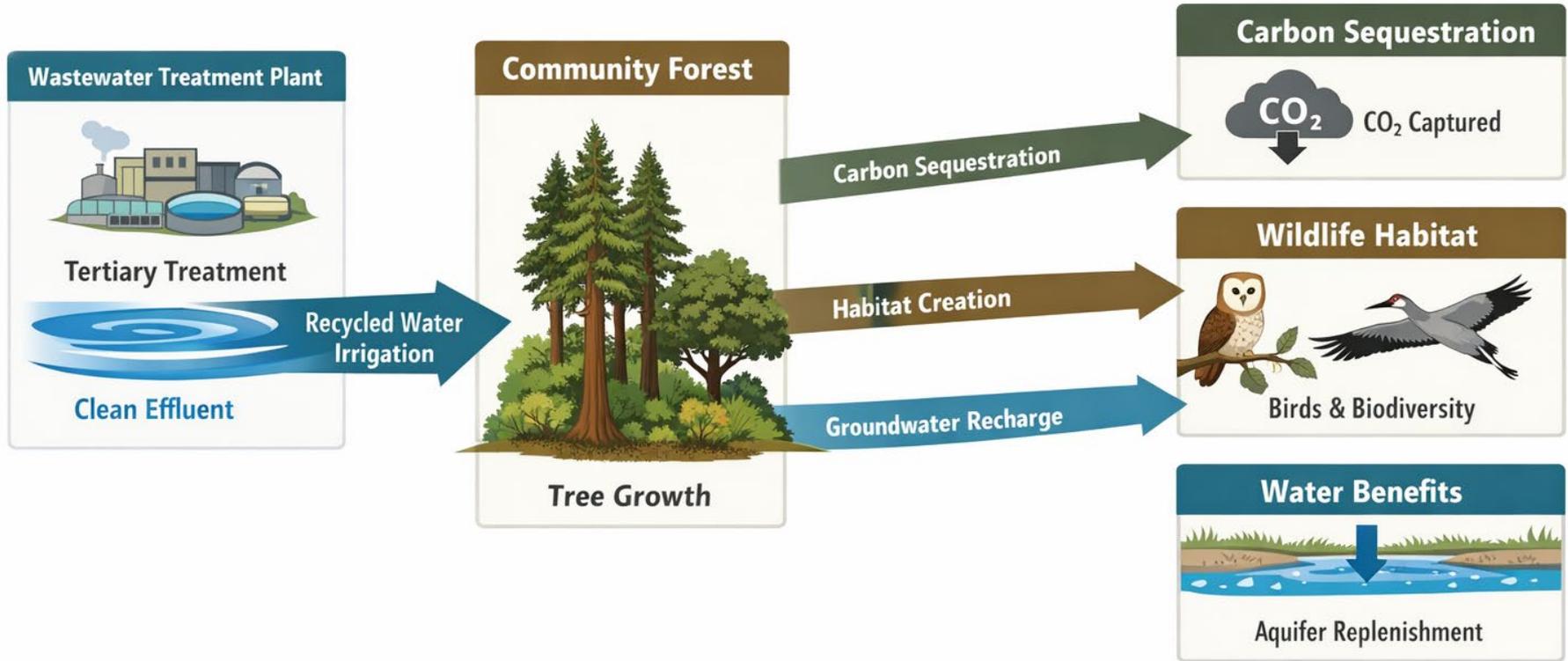
Demonstrates a scalable, nature-based solution already in operation.

Why Coast Redwoods

- **Fast-growing and live 2,000+ years**
- **Sequester carbon faster than other trees**
- **Fire, drought, and disease resistant**
- **Native to Napa County**
- **Valuable timber crop**
- **Sustainable forestry**



How the system works



The St. Helena Community Forest

This is not a concept – it is a proven low-risk model ready for replication.

Opportunity for Napa County

Proven model on public land

**Integrates forestry, water reuse,
and habitat restoration**

Expandable across Napa County

**Aligns with climate, watershed,
and community goals**

**Invitation for site visit and
partnership**

Project Leadership

Paul Asmuth, Founder, MS Forestry	Marilyn Asmuth, Founder	Nick Kent, RPF, Cal Fire
Andy Armstrong, RPF, North Coast Resource Management	John Henshaw, RPF	William J. Libby, PhD, Professor Emeritus UC Berkeley

Support Team

- Sustainable St. Helena, 501(c)(3) – Nonprofit
- Napa Resource Conservation District
- Natural Resources Conservation Services
- Silverado Farming – Pete Richmond and David McGraw
- City of St. Helena



Napa County

Board Agenda Letter

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Climate Action Committee

Agenda Date: 3/27/2026

File ID #: 26-822

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: Napa Regional Climate Action and Adaptation Plan (RCAAP) and Related California Environmental Quality Act (CEQA) Document Update

RECOMMENDATION

Receive a presentation on the status of the draft RCAAP and related CEQA document.

EXECUTIVE SUMMARY

The final RCAAP will be released concurrently with the public draft of the Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND will be circulated for public review and comment on the Governor's Office of Land Use and Climate Innovation, CEQAnet Web Portal, <https://ceqanet.lci.ca.gov/>. Following this process, the Climate Action Committee will consider and possibly recommend adoption of the RCAAP and IS/MND, which will be forwarded to the member jurisdictions. Each jurisdiction will independently consider adoption of the RCAAP and the associated CEQA document as a lead agency (Napa County) or responsible agency (all other member jurisdictions).

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 Climate Action Committee (CAC) directed staff on June 27, 2025, to proceed with an Initial Study review of the RCAAP, to initiate conversations within municipalities to review the draft RCAAP, to return with feedback in the fall, and to provide opportunities for public input in August and September.

Last fall, the draft RCAAP was released for a 60-day public comment period (August 1, 2025 - September 30, 2025). The document was subsequently revised to incorporate public feedback, along with additional refinements from project staff, the All Staff Working Group, agency partners, and internal stakeholders. Over the past several months, staff and consultants have been preparing an IS/MND for the RCAAP. Staff conducted formal tribal consultation with representatives of the Yocha Dehe Wintun Nation on February 12, 2026, as

required by California Assembly Bill 52 (AB 52). Additionally, staff met with representatives from the Mishewal Wappo Tribe of Alexander Valley on March 10, 2026, for an informal discussion to establish a working partnership on RCAAP, nature-based solutions, and sustainability programs.

Following this outreach and incorporation of the feedback received, CEQA and the state CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) require lead agencies to submit the environmental documents to the CEQAnet web portal. CEQAnet coordinates state-level review of environmental documents under CEQA, acting as a central hub for distributing, reviewing, and tracking projects. A Notice of Intent (NOI) will be filed and published on CEQAnet, informing the public, organizations, and agencies about the availability of an IS/MND for review and signaling the start of a 30-day public review period, allowing stakeholders to comment on the document's findings regarding potential environmental impacts. The NOI will be distributed to the RCAAP interested parties list and potentially affected agencies. The NOI will also be published in the Napa Valley Register, filed with the County Clerk, and available on the County's website. In addition to the filing of documents with the CEQAnet, the documents will also be made available at the public counter of the Napa County Planning, Building and Environmental Services Department and on the project website: <https://climateactionnapa.konveio.com>.

During the public comment period, the published IS/MND will be presented to the CAC, providing an opportunity for member discussion and public comment in person or by phone. Comments on the document will also be accepted through RCAAP@countyofnapa.org <<mailto:RCAAP@countyofnapa.org>>.

Following the closure of the 30-day review period, project staff, consultants, and legal counsel will review all comments received. Depending on the scope of feedback, additional revisions to the IS/MND may be warranted, which may or may not warrant recirculation of the IS/MND. The CAC will then review the RCAAP and IS/MND and consider whether to recommend adoption to the member jurisdictions.

The County is the lead agency for purposes of CEQA. The other jurisdictions act as responsible agencies. Pursuant to CEQA Guidelines Section 15096, each responsible agency complies with CEQA by considering the mitigated negative declaration prepared by the lead agency and by reaching its own conclusions on whether and how to approve the project involved. The responsible agency would certify that its decision-making body reviewed and considered the information contained in the environmental document, affirm that the environmental document is adequate, adopt mitigation measures to address any significant impacts, and make its own findings and issue its own approvals for the project, including the adoption of a mitigation monitoring and reporting program.

Ultimate decision-making authority remains at the individual agency/legislative body, and RCAAP adoption must be unanimous by the agencies for the RCAAP to be considered a certified GHG reduction plan that may be relied upon to streamline the analysis of GHG emissions associated with future projects that are consistent with the plan. (CEQA Guidelines Section 15183.5)

RCAAP and Initial Study CEQA Document Updates



Climate Action Committee

March 27, 2026



Updates

- Tribal Consultation and Partnership Initiation
- Initial Study/Mitigated Negative Declaration (IS/MND)
- RCAAP
- CEQA document certification and RCAAP Adoption



RCAAP Tribal Consultation and Partnership Initiation



Photo Credit: City of Calistoga

- Formal AB 52 Consultation with Yocha Dehe Wintun Nation on February 12, 2026
- Informal Discussion and Partnership Initiation with Mishewal Wappo Tribe of Alexander Valley on March 10, 2026



Initial Study/Mitigated Negative Declaration (IS/MND)



Photo Credit: City of Calistoga

- On June 27, 2025 the CAC directed staff to move forward with an Initial Study of the RCAAP
- Once AB 52 consultation closes and feedback is incorporated the public draft IS/MND will be circulated for public review and comment on the California Governor's Office of Land Use and Climate Innovation's [CEQAnet Web Portal](#)
- The 30-day public comment period allows stakeholders to comment on the document's findings regarding potential environmental impacts



Initial Study/Mitigated Negative Declaration (IS/MND) cont.



Photo Credit: City of Calistoga

- During the public comment period, the published IS/MND will be presented to CAC
- Opportunity for member discussion and public comments on the IS/MND
- Written comments will be accepted via email through RCAAP@countyofnapa.org



RCAAP



Photo Credit: City of American Canyon

- Final RCAAP will be released concurrently with public draft IS/MND
- Final RCAAP incorporates feedback and comments received during public comment period.
- A comments response sheet will be released to the public.



RCAAP Adoption and IS/MND Certification

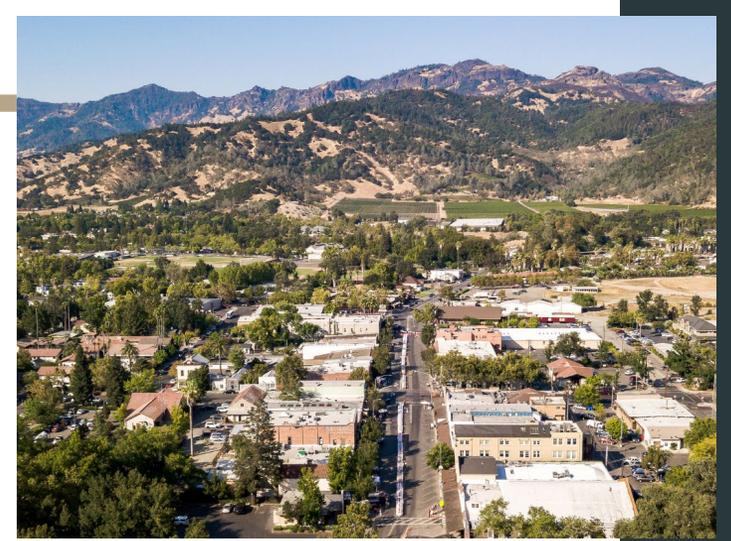


Photo Credit: City of Calistoga

- Following the IS/MND public review process, the Climate Action Committee will consider and possibly recommend adoption of the RCAAP and IS/MND, which will be forwarded to the member jurisdictions.
- Each jurisdiction will independently consider adoption of the RCAAP and the associated CEQA document as a lead agency (Napa County) or responsible agency (all other member jurisdictions).



IS/MND Certification

- The County is the lead agency for purposes of CEQA.
- The other jurisdictions act as responsible agencies.
- Pursuant to CEQA Guidelines Section 15096, each responsible agency complies with CEQA by considering the mitigated negative declaration prepared by the lead agency and by reaching its own conclusions on whether and how to approve the project involved.

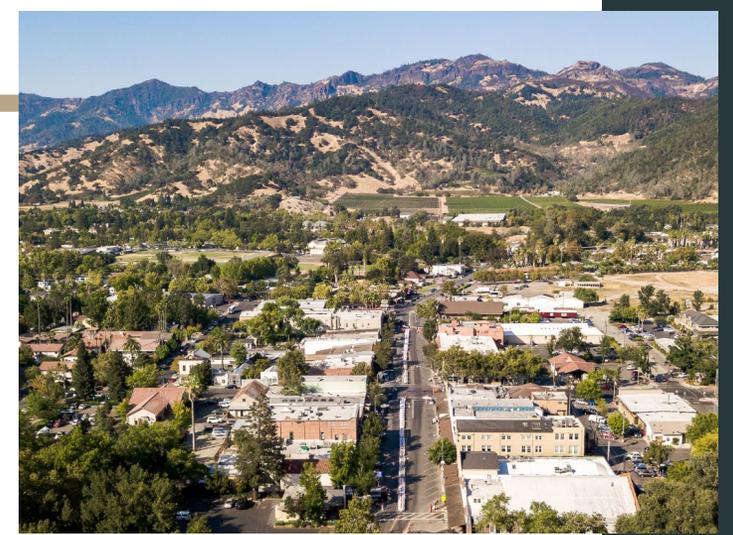


Photo Credit: City of Calistoga



IS/MND Certification

- Each responsible agency complies with CEQA by considering the mitigated negative declaration prepared by the lead agency and by reaching its own conclusions on whether and how to approve the project involved.
- The responsible agency would certify that its decision-making body reviewed and considered the information contained in the environmental document, affirm that the environmental document is adequate, adopt mitigation measures to address any significant impacts, and make its own findings and issue its own approvals for the project, including the adoption of a mitigation monitoring and reporting program.

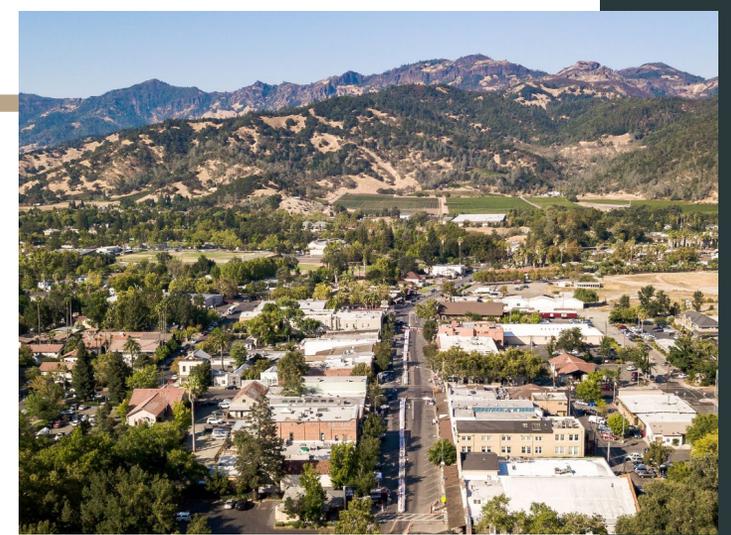


Photo Credit: City of Calistoga



RCAAP: Certified GHG Reduction Plan

- Ultimate decision-making authority remains at the individual agency/legislative body,
- and RCAAP adoption must be unanimous by the agencies for the RCAAP to be considered a certified GHG reduction plan that may be relied upon to streamline the analysis of GHG emissions associated with future projects that are consistent with the plan. (CEQA Guidelines Section 15183.5)



Photo Credit: City of American Canyon



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





March 10, 2026

Napa Climate Action Committee
1195 Third Street, Suite 210
Napa, CA 94559

RE: Inquiries and Input on the Regional Climate Action and Adaptation Plan (RCAAP)

TO: Members of the Napa Climate Action Committee (CAC), the Napa County Board of Supervisors (BOS), and the City/Town Councils of American Canyon, Calistoga, Napa, St. Helena, and Yountville:

On behalf of the North Bay Association of REALTORS®, thank you for receiving our comments on the Regional Climate Action and Adaptation Plan (RCAAP). There can be little doubt that the impacts of climate change are serious, and that homeowners have a role to play in the health and safety of Napa County.

We are writing to offer input, make inquiries and recommendations on the RCAAP - and to implore the CAC to better engage directly impacted stakeholders. Missing this means that serious gaps remain in understanding of how this Plan could (and couldn't) work, the consequences it brings, and viable alternatives.

The Bay Area Air District is now considering major amendments and exceptions to their existing Rules banning gas appliances, recognizing the very real capacity and cost issues that will impact thousands of homeowners and the overall affordability of housing throughout the Bay Area. The RCAAP proposes over 100 measures, estimated at over 1 billion dollars, with the most costly, unfeasible mandates being disproportionately targeting homeowners - even when they are not (even near) the primary emitters.

OVERVIEW

1. **Electrification/retrofits of existing homes is not only an ineffective policy choice, but all parties are also unprepared to accommodate what the RCAAP aims to mandate** – an impulsive mandate will do untold distress to the local housing economy (and everyone that relies on it).
2. **Residential buildings account for far less emissions than other areas (~11%).** Why are housing and homeowners disproportionately prioritized, especially when housing affordability is a top priority?
3. **Napa's housing and homeowner landscape is extremely diverse;** owners should have a choice in how they improve their homes in a safe, responsible way.
4. **Decision-makers and municipalities should lead by example** – most emissions are in your court – transportation and equipment (48%), solid waste and wastewater (20%), nearly 70% of emissions. Our municipalities should take the lead, with mandates on local home and business owners benefitting from the lessons learned by the County and cities piloting these mandates.
5. **Climate change is a shared responsibility, but the RCAAP** is severely imbalanced in its costs, risks, mandates, and consequences. The County, cities, and industries (transportation, housing, business, etc.) must all contribute a range of inseparable, achievable, rational solutions.

Oppose: BE-1: Retrofit Existing Buildings to Zero Carbon

While reducing building emissions is important, mandatory retrofits of all Napa homes is an inefficient, harmful approach when larger, more serious emissions remain largely mandate-free in the RCAAP.

1. **Massive, Insurmountable Costs:** The estimated cost for retrofitting a home is over highly variable especially for pre-code homes (58% in Napa) that oftentimes require panel upgrades, rewiring, driveway or road reconstruction - estimates for individual home electrification projects vary, but a "menu" of appliances and services can add up from tens of thousands to over \$200,000 depending on the number and type of systems needed ([SCC/SM Association of REALTORS®, 2022](#)).
2. **Severe capacity shortfalls and risks to housing should be taken seriously,** especially as housing affordability remains one of our most pressing problems. A mandate of this magnitude in the face of severe capacity shortfalls – from energy supply to grid/microgrid infrastructure, contractors and inspectors, permitting, compliance, and code enforcement – creates unworkable pressure on the system. Coupling such a mandate with this insufficiency risks destabilizing housing, eroding affordability, and undermining public confidence in the policies meant to advance housing goals.

Napa's People & Housing, [US Census Bureau, ACS Data Profiles 2023](#)

1. **The majority are not high-income earners, nor are the majority high-end homes.**
 - a. **40% of owners carrying a mortgage are spending 30(+)% of their income on housing**
 - b. 63% of owner-occupied units are carrying a mortgage (unknown how many rentals)
 - c. 55% have housing costs over \$3000/month
 - d. 67% of Napa homes are under \$1,000,000; 18% are under \$500,000
 - e. 65% earn less than \$150,000 annually (median household income is \$108,000)
2. **The homes are older, and a punishing amount of renovation is likely necessary.**
 - a. **Over 58% of Napa's homes (~32,000) were built before 1980 and lack the electrical infrastructure to support full electrification.**
 - b. 39% (~22,000) were built prior to 1960, and upgrading panels, wiring, and even streets or driveways to accommodate new systems can be prohibitively expensive and creates an outsized burden on homeowners, particularly in older neighborhoods.
 - c. 64% use gas to heat their homes vs. 27% with electricity
 - d. More people are using WOOD (1.7%) than solar (1.4%) right now.

Gaps in Capacity to Implement the RCAAP: Energy, Infrastructure, Permitting, Enforcement

1. **The RCAAP acknowledges that whether the capacity and/or infrastructure will be able to support neighborhood-level electrification has not been discussed, much less confirmed.**
2. **Neighborhood Electricity and Grid Limits:** Areas of the county lack transmission and/or microgrid capacity – and the availability of electricity remains in question.
 - a. Entire subdivisions may not be able to handle the upgrade to 10%+ of the homes in a given neighborhood. How will that work? Whoever upgrades first?
 - b. Older electrical systems may not support simultaneous operation of multiple high-load vehicles and appliances (EVs, HVAC, electric stove, dryer, water heaters).
3. **Grid Reliability and Public Safety Risks:** More demand without prior investment means more outages and higher rates. In a world of wildfire risk and the likelihood of PSPS outages, the loss of options for heating, cooling, cooking, and powering essentials is a very real problem for Northern California.
4. **Gaps in Market, Contractor, and Enforcement Capacity**
 - a. Limited availability of electricians, HVAC specialists, heat pump installers, skilled labor
 - b. Permitting and code enforcement capacity already limited and suffer ongoing delays

Housing Supply and Economy Already Stressed

1. Mandates may unintentionally accelerate displacement and/or reduce affordable housing stock.
2. **The majority of Napa's housing is older, pre-modern building code-stock, likely with** structural limitations and cannot easily accommodate added electrical loads without rewiring and construction.
 - a. How many units are there – how many permits per year are estimated (for replacements, repairs)? Are the JPA partners prepared to expeditiously manage this?
 - b. What percentage of homes have the capability vs. need upgrades?
 - c. How would this work in a rural, high-fire area where over 70% of the homes are single-family?

- d. We are prone to wildfires, PSPS outages, and blackouts, **reliance on electric homes without backup systems can compromise safety, access to heat, hot water, and cooking?**
 - e. Certain upgrades may make older, smaller, or more affordable homes economically infeasible to maintain; or result in a dramatically higher cost for all housing.
3. **Up-front costs are often out of reach** for low and moderate-income owners are disproportionately affected. Even with rebates, electrification requires thousands in upfront cash or credit. Low-income families often don't have access to affordable financing or home equity to cover those costs.
- a. Even with rebate/incentive programs, this still requires navigating complex applications, contractors, and permitting processes. Barriers disproportionately exclude households without time, language access, or internet access.
 - b. Retrofits often require temporary relocation, extensive construction, or removal of interior/exterior elements. Can take several weeks to months, disrupting families.

Disproportionate Focus on Housing; Lack of Mandates on Transportation and Public Sector Emitters

1. **Residential accounts for a relatively small portion of GHG emissions (~11%) compared to transportation, industrial, and waste.** Buildings account for 23% of total emissions, and residential buildings make up 49% of that, meaning residential buildings represent ~11% of total emissions.
 - a. Even if all homes were electrified, the reduction in emissions would be modest compared to transportation, vehicles/equipment, solid waste, and wastewater.
2. **On-road transportation accounts for nearly 40% of emissions** - with 81% of the workforce commuting by car, truck, or van, and only 1% taking public transportation.
3. A full **16% is from solid waste**; solid waste and methane diversion/solutions can be more efficiently improved than attempting to retrofit tens of thousands of homes.

Housing and Homeowners are Diverse: CHOICES are Needed

1. From 19th-century farmhouses to mid-century tract homes, to new multifamily units – Napa's housing is extremely diverse in type, age, and owner capacity. **A one-size-fits-all mandate ignores this diversity and places disproportionate burdens on certain homes, particularly those in older or lower-income communities where retrofits are far more complex and expensive.**
2. **The RCAAP should offer a menu of options that allows homeowners to select the most practical, cost-effective, and safe upgrades for their specific property.** This could include energy efficiency improvements, partial electrification, renewable integration, or other decarbonization pathways.
3. Giving homeowners flexibility and choice not only makes compliance more achievable but also builds greater buy-in and participation, resulting in faster progress toward shared climate goals. A rigid mandate risks alienating homeowners and stalling progress. A flexible, options-based approach respects the unique character of California's housing landscape, ensures equity, and encourages responsible renovations that actually get done.

OPPOSE: BE-2: Energy Audits for Existing Non-Residential Buildings (disclosure point-of-sale)

Mandating audits, inspections, and/or retrofits at the point-of-sale is ineffective, slow, regressive, can wreak havoc on a transaction and housing affordability, and are a costly burden on public agencies.

1. Because only ~2-3% of homes sell each year in Napa, only a tiny, random fraction of properties are subject each year, and at the MOST precarious time. Escrow is a time sensitive process, and a mandated step only delays the process and adds unnecessary complexity.
2. Even in a booming economy, a point-of-sale mandate is a fundamentally irrational and ineffective public policy because it has such high costs, such a small public benefit, and such massive consequences for housing and homeownership.
3. The clear alternative is to create a comprehensive, cost-effective program that can ensure regular maintenance or whatever activity/goal is under consideration.

ALTERNATIVES & RECOMMENDATIONS

1. **Review, address, and respond to feasibility concerns** - particularly those pertaining to PG&E, infrastructure, local permitting, and compliance cost and capacity.
 - a. **Understand Napa's Limitations:** Napa is still uncertain whether the electricity, contracting, infrastructure, planning/permitting, code enforcement, capacity exists. Creating permanent mandates before the JPA has certainty on these is not responsible leadership.
2. **Restructure Electrification Mandate:** What is needed – buildings to become more energy efficient? Create a menu of options and incentivize property owners to retrofit the most cost-effective options in their homes. There are plenty of models already in existence – please research and consider.
 - a. **Homeowners should have a choice about how they target efficiencies on their properties.**
 - b. **By far the most efficient and effective means by which to reduce the use of natural gas in buildings is at the time of construction, which is ALREADY mandated.**
3. **Lead by Example:** JPA member governments should first electrify County/city buildings, facilities, fleet, and solid waste, and wastewater emitters; pilot and evaluate the process, challenges, and costs before mandating tens of thousands to follow suit. Piloting these activities would be a critical learning process for local governments as they prepare to mandate this on every building in the county.
 - a. **Secure incentives/public financing before mandating and create practical models** and menus by which residential, commercial, and agricultural owners can realistically adopt.
 - b. **Design and fully fund a countywide incentive and education program**, capable of guiding and financially supporting homeowners through implementation.
 - c. **Neutrality:** These solutions are copies pushed out by large organizations that stand to benefit from the adoption of these very policies via grants and program admin, consulting services, and the very strategic planning services that lead to these very proposals in the first place.
Napa County residents deserve courageous, independent advocates and representatives.
4. **Expand RCAAP's Vision and Values**
 - a. **The Plan prioritizes laudable values such as environmental justice and climate equity, but what about housing affordability and economic stability, fairness and neutrality when considering the needs of your constituents, and who can and should bear the burden?**
 - b. **Prioritize interventions with the highest climate impact per dollar spent**, such as cleaner transit, fleet electrification, and waste reduction programs, while ALSO minimizing economic and social disruption.

We respectfully request modifications to the RCAAP to ensure clarity, feasibility, and compassion in the path forward. The CAC's public engagement has been touted - but has been deficient with those that own/manage the homes, businesses, and systems that would be most impacted. Deliberately working with industry and those that represent the thousands of businesses, homes, and homeowners in good faith, especially after they requested to do so (and for responses to inquiries) – was not complete.

Our housing supply and affordability crisis is clear, and we need your leadership – government must be the entity that respects its stakeholders, overcomes rhetoric, and makes data-driven decisions that limit unintended consequences. We remain eager to serve as a resource and partner for a sustainable housing economy; please contact Lisa Badenfort, CEO with any questions at (707) 636-4294 or ceo@nba.realtor.

Respectfully,



Heather Thurber, President
Board of Directors



Lisa Badenfort, Chief Executive Officer
AE/Government Affairs Director

Appendix A: Questions Regarding Feasibility and Readiness

As local, regional, and state entities move toward electrification of existing buildings, it is essential to assess whether utility supply and infrastructure, local implementation and compliance systems, and homeowners themselves can reliably and affordably meet these requirements. **Our questions are intended to support fact-finding and guide policy development, ensuring that any approach is judicious and data-driven while striving to advance our shared public goals.**

1. Grid Capacity and Reliability

- a. Has PG&E/utilities confirmed that current infrastructure can support the implementation of Rule 6 across all Bay Area Air District counties?
- b. What is the projected increase in system demand, and how will reliability be maintained during peak load periods?
- c. How will PG&E/utilities address service interruptions, Public Safety Power Shutoffs, or load-shedding risks in an all-electric environment?

2. Infrastructure Readiness and Upgrades

- a. Has PG&E/utilities confirmed if (and when) local transformers and neighborhood circuits can accommodate increased load?
- b. What substations, transformers, and neighborhood circuits/infrastructure will require upgrades to accommodate increased load?
- c. What is the timeline for scaling generation, transmission, and distribution capacity to meet the demand (~120,000 per year)?
- d. What is the estimated cost for these improvements?
- e. How will PG&E/utilities coordinate with local governments, builders, and property owners on necessary panel or service upgrades?
- f. Are older neighborhoods particularly constrained; how will those constraints be addressed?
- g. Are rural neighborhoods particularly constrained; how will those constraints be addressed?

3. Cost, Funding, and Rate Impacts

- a. What are the estimated costs of system upgrades necessary to achieve implementation of Rule 6?
- b. Who will bear these costs of utility upgrades - ratepayers, taxpayers, or the utility?
- c. What are the projected effects on monthly electricity costs for single-family homes?
- d. The District found “an uncertain incentive landscape,” what does this mean?
- e. What specific funding or incentive programs exist to offset upgrade costs for homeowners?
- f. How will Rule 6 affect housing production, renovation, and affordability?
- g. What assistance will be available for low and moderate-income homeowners?

4. Energy Supply and Generation

- a. Has PG&E/utilities evaluated and committed to providing the energy needed to supply and upgrade non-gas water heaters and furnaces across all BAAD counties?
- b. How will increased demand align with renewable portfolio standards and emissions goals?
- c. What role will generation, storage, and microgrids play in maintaining resilience and affordability?

5. Implementation and Workforce

- a. The District estimates that 75% of HPWH single-family projects take one day for installation. Assuming this is correct, ~30,000 “edge cases” in dire need of help will remain. [A recent statewide study](#) indicates approximately **800,000 water heaters are replaced each year in California**. If Sonoma County has ~2% of California’s households, that’s 16,000 replacements annually. Have all counties confirmed they understand and can accommodate the permitting necessary?
- b. Has PG&E/utilities evaluated and committed to having a sufficient workforce - engineers, contractors, and lineworkers - to execute the required upgrades on schedule?

- c. Are there enough qualified and affordable licensed contractors, electricians, plumbers, and HVAC professionals to meet the scale of demand created by Rule 6?

6. Resilience and Backup Power

- a. What backup solutions will be available for homes and essential facilities during outages?
- b. How will homes remain livable during extended power interruptions or emergencies?
- c. What contingency plans exist for medically vulnerable or high-risk residents dependent on electric systems – who will not have hot water, heating, or cooling?

7. Local Implementation Capacity: Homeowners, Permitting, and Contractors

- a. Has the BAAD confirmed with local permitting authorities and departments that they are ready and able to efficiently accommodate the permitting and inspection demand?
- b. Has the BAAD confirmed with local permitting authorities and departments that they are ready and able to accommodate emergency replacement permits?
- c. What are current wait times for electrical upgrades, panel replacements, or heat pump installations, and how will those change under Rule 6?
- d. Is there adequate availability of required equipment (panels, heat pumps, water heaters) in the regional supply chain?
- e. How will homeowners - especially those in older properties - be supported in navigating technical, financial, and permitting requirements?
- f. What educational or outreach programs will help property owners understand costs, incentives, and compliance timelines?

Appendix B: Space and Electrical Constraints and Scenarios

There are many circumstances where space and electrical constraints could result in a project in the tens of thousands. Below are common scenarios that would dramatically increase the cost and complexity of an upgrade:

Panel & Service Limitations (location, condition, clearance, utility constraints)

1. Non-Code-Compliant or Inaccessible Panel Locations

- a. **Insufficient physical, structural, technical, space or clearance for panel relocation**
- b. Older homes frequently lack required working clearances or wall space to accommodate modern panels
- c. Panels located in closets, kitchens, hallways, exterior walls, or outbuildings, all requiring full relocation to meet code
- d. Panels placed in confined areas that cannot meet required clearances: 3' front working space, 30" width, 65" height
- e. Relocation often requires new framing, drywall removal, waterproofing, structural modification

2. Physical or Structural Barriers to Relocation

- a. No viable wall space for a larger modern panel
- b. Walls that cannot support panel installation without reinforcement or reconstruction
- c. Adjacent construction (stairs, cabinetry, beams) preventing compliant placement

3. Unsafe, Obsolete, or Non-Expandable Equipment

- a. Federal Pacific, Zinsco, other obsolete panels requiring replacement; expansions unsafe
- b. Weather-damaged or deteriorated equipment requiring replacement plus structural repair

4. Service Mast, Meter, and Utility Work Required

- a. Panel upgrades triggering mandatory modifications to: service mast height; meter location; utility-required clearances
- b. Overhead-service homes in wildfire zones requiring service hardening or relocation

5. Long Distances Between Panel and Appliances

- a. Panels located on opposite sides of the house from water heaters or HVAC equipment
- b. Requires long conduit runs through finished walls, attics, or crawlspaces - often not feasible without demolition

Wiring Load, Circuit Capacity, and Pathway Barriers

1. Outdated or Incompatible Wiring

- a. Cloth-covered, aluminum, or undersized-gauge wiring incapable of carrying new 240V loads
- b. Requires full branch-circuit replacement, not just a new breaker

2. Panel Has Nominal Capacity but No Usable Space

- a. Panels rated at 100–200 amps but lacking: available breaker slots; sufficient load capacity; ability to add 30–50-amp circuits required for HPWH/HVAC

3. Inaccessible or Nonexistent Wiring Paths

- a. Conduit embedded in concrete, tile, finished walls, plaster, demolition/reconstruction
- b. Tight crawlspaces or blocked attic routes preventing code-compliant conduit installation

4. Excessive Distance = Excessive Cost

- a. Long-distance wiring runs adding:
 - i. Labor hours
 - ii. Conduit, fittings, and new junction boxes
 - iii. Drywall repair and repainting

Site, Code, and Systemwide Triggers That Inflate Project Scope

1. Trenching and Hard Surface Excavation

- a. Slab-on-grade homes requiring concrete cutting for conduit runs
- b. Multifamily parcels requiring trenching across driveways, patios, walkways, landscaping

2. Panel Work Triggering Mandatory Whole-House Code Compliance

- a. Upgrading a panel often triggers:
 - i. Grounding and bonding upgrades
 - ii. GFCI/AFCI protection additions
 - iii. Smoke/CO detector modernization
 - iv. Knob-and-tube removal if discovered
 - v. Main service relocation to bring the home up to current code

3. Interaction with Solar, Batteries, and Subpanels

- a. Reconfiguration of inverters, battery storage, subpanels, and critical-load panels
- b. Requires new load calculations, inspections, and often new equipment mounting surfaces

4. Hidden Damage Discovered During Upgrade

- a. Fire, water, pest, structural damage requiring repair before new circuits can be installed
- b. Weather-exposed or deteriorated installations; replacement may require new framing, waterproofing, or utility relocation

Property-Specific and Regional Barriers (Sonoma & Napa)

1. Rural, Agricultural, and Multi-Building Properties

- a. Multiple structures sharing a single panel or meter
- b. Long distances between buildings making new 240V runs technically/financially untenable
- c. ADUs, barns, workshops, or pump houses relying on the same service

2. High Wildfire-Risk Areas

- a. Utility standards requiring:
 - i. Conductor upgrades
 - ii. Service relocation
 - iii. Additional grounding
 - iv. Pole-side modifications
- b. All triggered simply by seeking a panel upgrade

3. Historic or Preservation-Zoned Homes

- a. Moving or altering electrical service may require:
 - i. Preservation board review; special materials; restricted conduit runs
- b. Leading to long delays and significant cost

4. Septic, Well, and Critical System Loads

- a. Sonoma County alone has 30,000+ septic systems dependent on electrical pumps
- b. Adding HPWH/HVAC loads may exceed service capacity needed for waste/water systems
- c. Some parcels require subpanels or dedicated circuits to isolate essential systems

5. Multi-Unit, Shared-Service, or HOA-Regulated Properties

- a. Shared metering or panels requiring whole-building coordination
- b. HOA or landlord approval needed for:
 - i. Panel relocation
 - ii. Exterior wall penetration
 - iii. Conduit routing
- c. Often impossible within required timelines



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
<p>Electric Conversion on average house.</p> <p>3 Ton GE Connect Heat Pump Air Handler and Ducting</p> <ul style="list-style-type: none"> •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. <p>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.</p>		13,500.00	13,500.00
Total			\$13,500.00

Phone #
7073633543

E-mail
Lhheatingandair@gmail.com

DeGraw Electrical Contractors

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

Estimate

Estimate No: 136
Date: 09/05/2025

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

Description	Quantity	Rate	Amount
Converting from gas to electric appliances	1	\$0.00	\$0.00
<p>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.</p> <p>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</p> <p>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.</p> <p>Brandon DeGraw DeGraw Electrical Contractors</p>	1	\$0.00	\$0.00

Potential Cost Range of All-Electric Conversion

Building Electrification Cost Study Published: June 27, 2022

STRUCTURAL COSTS	Low End*	High End*
APPLIANCES		
Air/Heating System	\$4,500	\$40,000
Range Cooktop	\$800	\$6,500
Water Heater	\$1,000	\$7,500
Clothes Dryer	\$1,000	\$3,000
SERVICES		
Rewiring & New 220 Amp Outlets	\$3,650	\$22,000
Construction Access to Electrical	\$2,000	\$9,000
Abatement of Asbestos & Lead	\$4,000	\$36,000
Replacement Housing During Asbestos Removal & Construction Upgrades	\$5,000	\$10,000
Electric Panel Upgrade from 50/100 to 200 amp	\$3,000	\$15,000
Undergrounding of Lines	\$3,500	\$15,000
Replacment of 2 inch pipe with 3 inch pipe to accommodate 200 amp service	\$5,000	\$30,000
PG&E Capping-Off Gas Lines	\$9,500	\$25,000
Permitting	\$1,000	\$5,000
SUBTOTAL APPLIANCES & SERVICES	\$43,950	\$224,000
ADDITIONAL FACTORS		
Solar Panels + Structural Upgrades	\$25,000	\$50,000
New Roof	\$20,000	\$75,000
Backup Battery	\$7,500	\$30,000
Swimming Pool/Spa Conversion**	\$10,000	\$35,000
Trigger for Fire Sprinklers	\$10,000	\$35,000
Trigger for Sewer Lateral	\$9,000	\$30,000
*Cost of Labor is the Most Significant Unknown Factor		
** Conversion to Electric is Discouraged by Pool Companies due to Inefficiency		
TOTAL STRUCTURAL COST	\$125,450	\$479,000

Sources: Based upon a study conducted by the Santa Clara County Association of REALTORS[®] (SCCAOR) with estimates from 7 Electrical Contractors in Santa Clara County.

The appliances, services, and additional factors are a "menu" of options and range of costs. Some newer homes will require fewer of the options and older homes will require most of the listed services and additional factors.

Potential Cost Range of All-Electric Conversion

Building Electrification Cost Study Published: August 31, 2021

STRUCTURAL COSTS	Low End*	High End*
APPLIANCES		
Air/Heating System	\$10,000	\$25,000
Range Cooktop	\$1,500	\$4,000
Water Heater	\$2,000	\$5,000
Clothes Dryer	\$1,000	\$2,000
SERVICES		
Rewiring & New 220 Amp Outlets	\$5,000	\$10,000
Construction Access to Electrical	\$3,000	\$6,000
Abatement of Asbestos & Lead	\$5,000	\$10,000
Replacement Housing During Asbestos Removal & Construction Upgrades	\$5,000	\$10,000
Electric Panel Upgrade from 50-100 to 200 amp	\$4,000	\$6,000
Undergrounding of Lines	\$5,000	\$10,000
To Accommodate 200 Amp Service, Replacement of 2 Inch Pipe with 3 Inch Pipe Under Driveway from House to Street	\$5,000	\$20,000
PG&E Capping-Off Gas Line	\$10,000	\$15,000
SUBTOTAL APPLIANCES & SERVICES	\$56,500	\$123,000
ADDITIONAL FACTORS		
Solar Panels	\$25,000	\$60,000
New Roof	\$20,000	\$40,000
Backup Battery	\$9,000	\$20,000
Swimming Pool/Spa Conversion**	\$8,000	\$10,000
Trigger for Fire Sprinklers	\$10,000	\$25,000
Trigger for Sewer Lateral	\$6,000	\$15,000
*Most Significant Unknown = Cost of Labor		
** Discouraged by Pool Company Due to Inefficiency		
TOTAL STRUCTURAL COST	\$134,500	\$293,000

Sources: Based on a study commissioned by the SAMCAR Government Affairs Committee with estimates from 8 Electrical Contractors in San Mateo County and a Pool Service Company.

The appliances, services, and range of costs is a “Menu” of possible options. Some homes will require few of the options, many will require most, and some will require all.



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: 3/27/2026

File ID #: 26-830

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: Proposed Revised Fiscal Year 2026-2027 Budget for Program Administration of the Climate Action Committee and support for related projects.

RECOMMENDATION

Receive a presentation on the proposed revised budget for Fiscal Year 2026-2027 (FY26/27) of \$180,955 for program administration of the Climate Action Committee (CAC), outreach, engagement, and related projects support with an additional cost estimate for a regional implementation plan for the RCAAP.

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

On January 23, 2026, the CAC discussed priorities for FY26/27 and supported staff's recommendations to complete and adopt the RCAAP, develop a regional implementation approach, begin strategizing for implementation, and consider options for updates to the CAC Joint Powers Agreement.

On February 27, 2026, staff presented a Draft Budget of \$144,455 and received direction to:

1. Include budget for Napa Resource Conservation District (Napa RCD) to support outreach on the RCAAP on behalf of CAC members.
2. Work with BrightAction Communities to provide minimal support to maintain the Napa Climate Challenge webpage operational for an additional year while municipal staff consider a long term regional approach to local outreach once the RCAAP has been adopted and is under implementation.
3. Explore the development of a regionally focused implementation plan for the RCAAP.

Napa County Staff Time and Resources

The proposed FY26/27 budget includes an estimate of staff time needed to:

- Support and administer the completion of the RCAAP,
- Support and administer the completion of the Initial Study/Mitigated Negative Declaration (IS/MND),
- Facilitate and support the adoption of the RCAAP and the IS/MND by individual municipalities,
- Continue coordination of the All Staff Working Group,
- Develop and coordinate a regional implementation strategy,
- Support municipalities with implementation,
- Lead with the development of model actions, programs, and policies,
- Monitor the status of RCAAP strategies and measures,
- Provide administrative support to the CAC by preparing agendas, developing staff reports and sharing information, preparing an annual budget, and providing staff support for associated tasks and requests.

The estimated staff time total for FY26/27 is \$134,455, which is an 18% decrease from FY25/26. This decrease is due to work on the RCAAP and IS/MND documents winding down. FY25/26 called for intensive reviews of the administrative, public, and final drafts of the RCAAP, coordination of staff reviews of these drafts, public engagement for the public draft RCAAP, the review of public comments, the development of staff and consultant responses to comments, coordination of staff reviews of the administrative draft of the IS/MND, AB 52 tribal consultations, and the expected release of the IS/MND, final RCAAP, and public comment responses.

Staff time for FY26/27 will shift the workload to developing an approach for implementation once the RCAAP has been adopted. This will include collaboration and coordination amongst municipalities and relying on the All Staff Working Group to facilitate the prioritization of RCAAP measures, cost and funding analysis, and community engagement and outreach.

County staff time has been broken down by task and subtask in the attachment document, *Napa County Staff Time - Hours Breakdown*. The quoted staff hourly rates are weighted labor rates provided by the County Auditor for FY26/27. Rates may change depending on contract negotiations.

Table 1: Napa County Staff Time and Cost

Napa County Staff hours and cost to administer CAC and coordinate RCAAP activities for FY 26/27				
Position	% Time	# Hours	Labor Rate	Total
Planner II – Sustainability	15%	319	\$105.90	\$33,782
Principal Planner – Sustainability	26%	535	\$125.24	\$67,003
Natural Resources Conservation Manager	5%	104	\$159.76	\$16,615
Director of Planning, Building & Environmental Services	2%	40	\$252.37	\$10,095
Deputy County Counsel I	1%	29	\$240.00	\$6,960
Total	49%	1027		\$134,455

*total costs have been rounded to whole numbers

RCAAP and IS/MND

The final RCAAP will be released concurrently with the public draft of the Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND will be circulated for public review and comment on the Governor's

Office of Land Use and Climate Innovation, CEQAnet web portal - <https://ceqanet.lci.ca.gov/>
 Following this process, the Climate Action Committee will consider and possibly recommend adoption of the RCAAP and IS/MND, which will be forwarded to the member jurisdictions. Each jurisdiction will independently consider adoption of the RCAAP and the associated CEQA document as a lead agency (Napa County) or responsible agency (all other member jurisdictions).

Proposed FY26/27 Budget

The proposed CAC budget for FY26/27 is \$180,955 and includes \$134,455 in County staff costs, \$35,000 placeholder for outreach and engagement support by Napa Resource Conservation District, \$10,000 for continued support by Ari Ball-Burack for the EV Charging Equity Tool, and \$1,500 for the continued presence of Napa Climate Challenge on the BrightAction Communities platform.

Table 2: Climate Action Committee FY26/27 Proposed Budget

Climate Action Committee FY 26/27 Proposed Budget (Shared Costs)		
Task	Cost	Status
County Staff	\$134,455	Ongoing administrative services. See attached document for the proposed staff budget breakdown.
EV Charging Tool	\$10,000	Updates and continued support for the EV Charging Tool from Ari Ball-Burack.
Napa RCD	\$35,000	Placeholder budget for localized outreach and engagement work
Climate Challenge Platform	\$1,500	Fee to "pause" full use of the platform. This fee will keep the "napaclimatechallenge" domain running with no engagement support from Bright Action Communities
Total County Staff & RCAAP shared costs	\$180,955	

Cost-Share

Under the Joint Powers Agreement, the Unincorporated County contributes 33.0% of the actual costs of the CAC Program Administration costs, from the PBES budget. The cities and town each reimburse the County for the remaining Program Administration, according to a formula that allocates costs based on fifty percent (50%) equal shares and fifty percent (50%) proportional share of population exclusive of the unincorporated area population, more specifically as follows:

American Canyon: 12.8%

Calistoga: 8.3%

Napa: 29.9%

St. Helena: 8.5%

Yountville: 7.5%

The cost sharing allocation among the member jurisdictions for FY26/27 would be as follows:

Table 3: Climate Action Committee FY26/27 Proposed Budget Breakdown by Jurisdiction

FY26/27 Proposed Budget Breakdown by Jurisdiction (shared costs)		
Jurisdiction	Percentage	Total
Napa County	33.00%	\$59,715
American Canyon	12.80%	\$23,162
Calistoga	8.30%	\$15,019
Napa	29.90%	\$54,106
St. Helena	8.50%	\$15,381
Yountville	7.50%	\$13,572
Total	100%	\$180,955

*total costs have been rounded to whole numbers

Implementation Plans

On February 27, the CAC directed staff to explore the development of a regionally focused implementation plan for the RCAAP. Previously presented options for individualized implementation plans were met with concern by a significant portion of CAC members, who felt such an approach was inconsistent with the CAC's mission and the overarching intent of a regional climate action plan.

In response, staff reached out to Ascent to request a scope of work and cost estimate for a regionally focused implementation plan for the RCAAP - one that emphasizes a collaborative, region-wide approach while allowing for flexibility in implementation approaches on a jurisdictional basis. The City of Napa has indicated the need for an individualized implementation plan and is working directly with Ascent to develop one. The regional implementation plan will align and coordinate with the City's individualized plan.

The RCAAP Implementation Plan will define how implementation efforts will proceed and be coordinated across the jurisdictions following RCAAP adoption, through inter-jurisdictional coordination and collaboration. It should clarify the roles and responsibilities of individual incorporated jurisdictions in implementing measures applicable across all jurisdictions, while also identifying County-specific measures, actions, and the County's programmatic responsibilities as the JPA administrator. The RCAAP Implementation Plan should also ensure consistency with the RCAAP's assumptions to maintain consistency with CEQA Guidelines 15183.5. Staff estimates the cost of the RCAAP Implementation Plan to not exceed \$181,985.

Table 4: Implementation Plan Shared Costs Breakdown by Jurisdiction (without City of Napa)

	Under JPA Agreement	Regular Cost Share	Without City of Napa	Without City of Napa	Cost Share w/o City of Napa	Difference
			Pop. 2024	Pop. Percent		
Unincorporated Napa County	33.0%	\$60,055	22860	39.5%	\$81,548	\$21,493
City of Napa	29.9%	\$54,414	0	0.0%	\$0	
American Canyon	12.8%	\$23,294	21758	37.6%	\$43,754	\$20,459
St. Helena	8.5%	\$15,469	5314	9.2%	\$20,475	\$5,006
Calistoga	8.3%	\$15,105	5142	8.9%	\$19,948	\$4,843
Yountville	7.5%	\$13,649	2781	4.8%	\$16,261	\$2,612
Total	100%	\$181,985	57855	100%	\$181,985	\$54,414

Table 5: Shared Administrative Costs plus Implementation Plan Breakdown by Jurisdiction

Grand Totals: Shared Administrative Costs + Implementation Plan			
	Admin Tasks	Implementation Plan	Total
Unincorporated Napa County	\$59,715	\$81,548	\$141,263
City of Napa	\$54,106		\$54,106
American Canyon	\$23,162	\$43,754	\$66,916
St. Helena	\$15,381	\$20,475	\$35,856
Calistoga	\$15,019	\$19,948	\$34,967
Yountville	\$13,572	\$16,261	\$29,833
Total	\$180,955	\$181,986	\$362,941

Staff request CAC members:

- Review the revised proposed draft budget,
- Facilitate approval of the revised proposed budget by municipal city management and/or council,
- Vote to adopt a final revised budget at the April 24, 2026, CAC meeting.

County staff time for the implementation of actions in the RCAAP affecting only unincorporated Napa County will not be billed to the member jurisdictions. If the CAC directs additional actions or efforts beyond the scope of the proposed budget, the budget may be amended with the approval of all Parties.

CAC REVISED Proposed Budget Fiscal Year 2026-2027



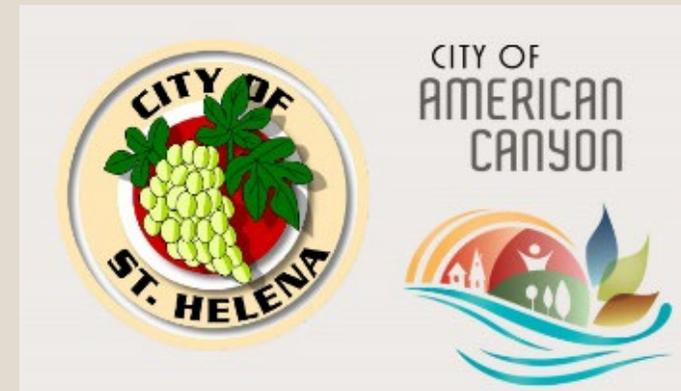
Climate Action Committee

March 27, 2026



Presentation and Discussion

- County staff estimated time and cost for CAC admin
- FY 2026/2027 Revised Proposed CAC Budget
- RCAAP Implementation Plan estimated Cost
- Shared Cost Totals
- Staff Request



County Staff Time, Hours, and Rates

Position	% Time	# Hours	Labor Rate	Total
Planner II – Sustainability	15%	319	\$105.90	\$33,782
Principal Planner – Sustainability	26%	535	\$125.24	\$67,003
Natural Resources Conservation Manager	5%	104	\$159.76	\$16,615
Director of Planning, Building & Environmental Services	2%	40	\$252.37	\$10,095
Deputy County Counsel I	1%	29	\$240.00	\$6,960
	49%	1,027		\$134,455

FY26/27 REVISED Proposed Budget

Task	Cost	Status
County Staff Time	\$134,455	18% decrease from last fiscal year
EV Charging Tool	\$10,000	For continued consultant support and data updates
Napa RCD RCAAP Community Engagement	\$35,000	Placeholder for localized outreach and engagement
Napa Climate Challenge	\$1,500	Fee to keep “napaclimatechallenge” domain name active, pausing full support from BrightAction Communities
Total	\$180,955	

CAC shared administrative costs breakdown per the JPA cost allocation

Jurisdiction	Percentage	Total
Napa County	33.0%	\$59,715
Napa	29.9%	\$54,106
American Canyon	12.8%	\$23,162
St. Helena	8.5%	\$15,381
Calistoga	8.3%	\$15,019
Yountville	7.5%	\$13,572
Total	100%	\$180,955

RCAAP Implementation Plan

- Collaborative, region-wide approach
- Allow for flexibility in implementation approaches for jurisdictions
- Will align with City of Napa implementation plan
- Define and clarify roles and responsibilities
- Ensure consistency with RCAAP assumptions
- Align implementation with budgetary decisions
- Inform department level work plans
- Estimated Cost of **\$181,986**

Implementation Plan shared costs breakdown per the JPA cost allocation (without City of Napa)

Jurisdiction	Percentage	Total
Napa County	39.5%	\$81,548
Napa	0%	\$0
American Canyon	37.6%	\$43,754
St. Helena	9.2%	\$20,475
Calistoga	8.9%	\$19,948
Yountville	4.8%	\$16,261
Total	100%	\$181,986

Grand totals: Admin + Implementation Plan

Jurisdiction	Admin Tasks Cost Share	Implementation Cost Share	Total
Napa County	\$59,715	\$81,548	\$141,263
Napa	\$54,106	\$0	\$54,106
American Canyon	\$23,162	\$43,754	\$66,916
St. Helena	\$15,381	\$20,475	\$35,856
Calistoga	\$15,019	\$19,948	\$34,967
Yountville	\$13,572	\$16,261	\$29,833
Total	\$180,955	\$181,986	\$362,941

Staff Request for CAC members

- Review the REVISED proposed budget.
- Facilitate conversations with municipal city management and council on the proposed budget.
- Facilitate conversations with municipal city management and council on the implementation plan cost.
- Communicate with staff before the April 24 CAC meeting with any questions.
- Return in April to vote and adopt a revised final FY26/27 budget.

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





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: 3/27/2026

File ID #: 26-409

TO: Napa County Climate Action Committee
FROM: Brian D. Bordona, Director of Planning, Building, and Environmental Services
REPORT BY: Ryan Melendez, Planner II, Sustainability
SUBJECT: Municipal Updates on Climate Action and Sustainability Activities: City of Napa

RECOMMENDATION

PRESENTATION: City of Napa staff will update the CAC on the progress of climate action and sustainability activities within the City of Napa's jurisdiction.

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

In 2021 and 2022, Napa County jurisdictions unanimously adopted resolutions or proclamations, declaring the existence of a Climate Emergency and calls for taking immediate action to mitigate climate impacts and prepare for the impacts of climate change.

While the CAC is a forum for regional coordination on climate action, the CAC is an advisory body to the individual member jurisdictions. CAC actions must then be considered and approved by the respective municipal hearing bodies for adoption, budgeting, and implementation. Staff will include a standing item on the CAC agenda item during which municipal staff from the CAC member agencies will be invited provide updates on recent climate action and sustainability activities in their specific jurisdiction. This presentation item is designed to allow each member jurisdiction to highlight the progress they have made on CAC priorities and other climate action and sustainability activities.

During the February 2026 meeting, County staff provided an update on their activities for the Reusable Foodware and Waste Reduction Ordinance, Electric Vehicle Charging implementation, and Building Energy

Reach Codes.

City of Napa staff will provide an update on recent or upcoming sustainability-related activities.