

From: [Christopher J Warner](#)
To: [MeetingClerk](#); [Gutierrez, Jesse](#)
Cc: [Michelle Deasy](#)
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: Thursday, February 26, 2026 11:09:41 AM
Attachments: [CAC Agenda Item Feb 26 2026 Exemption for AB 130 re. REACH Code Restrictions on New and Renovated Housing.pdf](#)

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Comments - CAC February 27, 2026 - Agenda Item "Unincorporated Napa County Sustainability Activities Update" - Proposal to Seek Exemption from AB 130 New Housing Protections in order to Impose Stricter "REACH Code" Building Standards on New and Affordable Housing

I have reviewed the CAC's staff's proposal in the above-referenced CAC agenda item to seek a Napa County exemption from the state's AB 130 new and affordable housing goals and incentives, in order to impose stricter "green building" standards that bypass and nullify the AB 130 prohibition on local building code changes that make affordable and new housing more difficult, expensive and less economic for developers, residents and families in Napa County.

I recommend that the CAC and Napa County defer any consideration of this attempt to bypass AB 130 until and unless any building code changes and exemptions from AB 130 are demonstrated by substantial and credible evidence in the record that the changes are justified by extensive benefit-cost evaluation, similar to that which I have requested in my prior comments on the draft RCAAP, and developers and advocates of new and affordable housing in Napa County have reviewed and approved any such changes or exemptions from AB 130 as not imposing significant additional costs and disincentives on new and affordable housing projects.

Thank you for your consideration of these comments at your February 27, 2026 CAC meeting. I also request these comments be included in the draft RCAAP docket as well because significantly related to similar proposed building code measures in the draft RCAAP. These comments are solely my personal comments, and not in any official or representative capacity.

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On Thu, Oct 2, 2025 at 4:44 PM RCAAP <rcaap@countyofnapa.org> wrote:

Good afternoon Mr. Warner,

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