

Taylor Day

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To: Public Comments
Subject: Best Western

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July 19, 2022

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To the Grass Valley Planning Commission

Re: Best Western Hotel

We are submitting these comments on behalf of Nevada County Climate Action Now.

Natural gas is a fossil fuel that is going to be phased out in California in the current decade to reach 100% renewable energy goals. It is much cheaper to build all-electric buildings now rather than a quite expensive retrofit in the future. Burning gas is now a bigger source of GHG pollution than burning coal, and nearly a third of that gas is burned in homes and commercial buildings.

A hotel is a good application for this. It has no gas cooking appliances in rooms that people need to worry about. It also does not have separate electric meters for the rooms since the energy is part of the hotel expenses.

Heat pumps can replace both the furnace and the air conditioner and are highly efficient in single suite settings. A geothermal heat pump can also be considered when constructing the building. Building a new all-electric building powered by heat pumps is cheaper than building with gas because you avoid the costs of gas lines and ventilation and future conversion.

The electricity would be provided by solar panels on roof top and parking areas. Best Western can advertise room car battery charging. And excess is stored in batteries for nighttime or backup use. The storage would protect the guests from a rolling blackout or when PG&E turns off power due to a threatening fire damage while providing transportation support.

Making the hotel net zero energy will help Grass Valley achieve its Energy Action Plan goal of 100% of new construction conforming to Title 24 Green Building and Energy Efficiency Standards.

Thank you for your consideration.

Eric Jorgensen

Nevada County Climate Action Now