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To the Planning Commission

We are submitting these comments on behalf of Community Environmental Advocates Foundation.

There is no mention of meeting California 2022 Green Building Code Solar requirements in the Development Review and Use Permit for the remodel of the existing $\pm 6,200$ sq. ft. Best Western Conference Center building and new $\pm 6,400$ sq. ft. hotel for Best Western.

The California 2022 Green Building Code Solar requirements applies to hotel buildings.

The code is:

(b) Solar Zone.

Minimum Solar Zone Area. The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.

Section 110.10(b)1B

B. Low-rise and High-rise Multifamily Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project, and shall have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.

We submit that the Best Western buildings must meet the Green Building Code Solar requirements requiring solar installation.

In addition, we ask that the Best Western buildings shall:

- Be pre-plumbed and structurally engineered for the installation of a complete solar energy system.
- Install a level 2 electric car charger at the hotel.

- Use "Energy Star" rated (or greater) roofing materials.
- Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements.
- Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system.
- Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance.
- Only use low flow water fixtures such as low flow toilets, faucets, showers, etc.
- Only use programmable thermostat timers.
- Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting.
- Include pedestrian-friendly paths and cross walks in all parking lots.
- Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product.
- Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses.
- Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas.
- Require non-smoking in the buildings.

Considering most of its business is from people driving to the location, it would be important to offset those greenhouse gas emissions by offsetting the energy use within the hotel with renewable energy.

This will help Grass Valley achieve its Energy Action Plan goal of curbing global warming by reducing electricity use by 36% by 2035 (Strategy 1.2 Target: 100% of New Construction meets Title 24 Green Building and Energy Efficiency Standards).

Thank you for your consideration.

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