

4.14 ENERGY

INTRODUCTION

This section describes potential project impacts on energy services.

ENVIRONMENTAL SETTING

Pacific Gas & Electric Company (PG&E) provides gas and electrical services on the project site and in the vicinity. Existing electric facilities in the area are 12- to 69-kilovolt transmission lines. The Town of Corte Madera does not contain any substations. There are no future expansion or improvement plans within the Town of Corte Madera (Town of Corte Madera, 2008).

On the project site, PG&E facilities include a box in the parking lot at the southeast corner of the site and electrical utilities along the northern border of the site, near the hotel buildings (see Figure 3-1 in Chapter 3, Project Description).

The applicant estimates that the existing hotel on the project site consumes an average of 17,049 kilowatts of electricity per year (Reneson Hotels, 2014). Estimates of electricity used by the existing restaurant on the site are not available.

The applicant states that the existing hotel uses natural gas for hot water heaters, the pool heater, spa heaters, and commercial dryers, and that the existing restaurant uses natural gas for hot water and kitchen equipment. The applicant estimates that the existing swimming pool, which is heated year-round, consumed an average of more than 22,000 therms each year over the past 4 years, and that the rest of the hotel used an average of 25,000 therms each year over the past 4 years. Gas usage information for the existing restaurant is not available (Grialou, 2014).

REGULATORY FRAMEWORK

STATE OF CALIFORNIA ENERGY EFFICIENCY STANDARDS (TITLE 24)

Development on the project site would be required to comply with State of California energy conservation regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations). These regulations specify the State of California's minimum energy efficiency standards and apply to new construction of nonresidential and residential buildings. The standards regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Compliance with these standards is verified and enforced through the local building permit process. The Town of Corte Madera reviews development plans prior to project approval to ensure that Title 24 energy conservation and efficiency standards are met and incorporated into project design.

TOWN OF CORTE MADERA GENERAL PLAN

The *Town of Corte Madera General Plan* contains the following relevant policies and implementation program regarding energy service (Town of Corte Madera, 2009):

Policy RCS-2.6. Reduce energy consumption in buildings by balancing energy efficient design with good planning principles.

Implementation Program RCS-2.6.a: Energy Efficient Building Design. Require energy efficient site and building design in all new development projects consistent with the requirements of Title 24 of the California Administrative Code. Measures may include, but are not limited to, building orientation and shading, landscaping, use of active and passive solar heating and hot water system, etc.

Policy RCS-5.1. Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials, energy, and water in an efficient manner.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

SIGNIFICANCE CRITERIA

Based on Appendix F of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on energy services if it would:

- Require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity, the construction of which could cause significant environmental effects; or
- Conflict with applicable energy efficiency policies or standards.

LESS-THAN-SIGNIFICANT IMPACTS

Impact on Energy Supplies and Capacity

The project would result in increased demand for electricity but would not require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity. The project is expected to decrease demand for natural gas. The project's impact would therefore be less than significant, and no mitigation measures would be necessary.

The proposed project would involve demolition of the existing hotel and restaurant buildings and construction of new hotel buildings on the project site. It is anticipated that the project would connect to existing PG&E utility lines adjoining the site. PG&E would identify actual energy loads and required connections at a later stage in the development process, when specifications regarding features such as heaters and cooking equipment are known (PG&E, 2014).

Energy would be consumed during both the construction and operational phases of development of the project. The construction phase would require energy for the manufacture and transportation of building materials, preparation of the project site (e.g., grading), and construction of buildings and infrastructure. Once in operation, the project would consume energy for multiple purposes, including but not limited to building heating and cooling, lighting, appliances, and electronics. In addition, vehicle trips associated with both construction and operation would consume gasoline.

The applicant estimates that the proposed hotel would use 29,323 kilowatts of electricity per year. This electricity use would replace the electricity use by the existing hotel (17,049 kilowatts per year) and restaurant (energy use unknown). In the worst case, the project would increase electricity use on the site by 12,274 kilowatts per year (29,323 kilowatts of projected use minus the 17,049 kilowatts of existing use). This is a worst-case (conservative) assumption because it does not account for electricity use by the existing restaurant that would no longer occur after the restaurant is removed as proposed by the project.

Compared to existing conditions, the project is expected to decrease demand for natural gas. Unlike the existing hotel, which has three separate hot water systems, the proposed hotel would have a consolidated hot water system that monitors use and reduces hot water temperatures during periods of low demand. Also, the proposed swimming pool would be smaller than the existing pool, would not be heated in winter, and would use natural gas only as a supplement to solar heating. The applicant estimates that heating the proposed pool would therefore require fewer than 3,000 therms annually (Grialou, 2014).

In addition, the estimate of the project's energy use does not account for energy savings that may result from the project's compliance with Title 24 requirements and other energy-saving features. Energy-saving features proposed to be incorporated in the project include the following (Reneson Hotels, 2014):

- Compact fluorescent lights in all guest room fixtures and throughout public spaces;
- A PTAC energy management system to reduce energy usage in unoccupied rooms;
- Photocells for exterior lights;
- Solar heating for the swimming pool;
- Occupancy sensors for lighting controls in closets and other storage areas;
- Energy Star-certified guest room refrigerators and dishwashers; and
- Compliance with Title 24 energy efficiency requirements (e.g., double-pane windows).

For these reasons, any increase in energy demand resulting from the project would not be expected to require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity.

Conflict with Applicable Energy Efficiency Policies or Standards

The project would not conflict with applicable energy efficiency policies or standards. The project would be required to comply with State of California Title 24 requirements. Compliance would be verified at the time of building permit applications. The project would contain energy-saving features as described above. The project therefore would not conflict with any applicable energy efficiency policies or standards (e.g., *Town of Corte Madera General Plan Policies RCS-2.6* and

RCS-5.1 and Implementation Program RCS-2.6.a). The impact would be less than significant, and no mitigation is necessary.

POTENTIALLY SIGNIFICANT IMPACTS

The project would not have any potentially significant impacts related to energy.

CUMULATIVE IMPACTS

For electrical and natural gas service, the geographic scope for assessing cumulative impacts is PG&E's northern and central California service area.

Despite annual statewide increases in energy consumption, the net increased energy demand from the project, combined with other past, present, and reasonably foreseeable future projects, would not result in a significant cumulative impact, for the following reasons:

- Urbanized portions of Corte Madera, including the project site, are already served by gas and electricity infrastructure, and the net increased energy demand from reasonably foreseeable projects, relative to the regional service area, would be minimal and would not require expanded or new energy facilities as a direct result of project development. As discussed in the project-specific analysis above, the proposed project would not result in any significant impacts on energy services. In addition, the project would be a relatively dense project located in an already-developed area close to other development and services; therefore, the proposed project would realize transportation-related energy savings compared to similar projects in a location at a distance from urban areas.
- The proposed project and other projects have been and would be required to comply with all standards of Title 24 of the California Code of Regulations.
- PG&E, which provides energy to the project site and vicinity, produces much of its energy from renewable sources and has plans in place to increase reliance on renewable energy sources. Because many agencies in California have adopted policies seeking increased use of renewable resources (and have established minimum standards for the provision of energy generated by renewable resources), it is expected that PG&E will continue to meet future demand for energy via a gradually increasing reliance on renewable resources, including small-scale sources such as photovoltaic panels and wind turbines, in addition to larger-scale facilities, such as wind farms. Therefore, although the proposed project and other anticipated projects may increase the demand for energy-producing facilities, this increase in demand would likely be met through the development of renewable resources that would have fewer environmental effects than the development of new conventional gas- or coal-fired power plants.

Thus, the project would not result in or contribute to any significant cumulative energy service impacts.

REFERENCES

Grialou, Garrett, Reneson Hotels, Inc., 2014. e-mail re. "GP and Zoning text amendment for CM Inn," July 10, 2014.

PG&E, 2014. telephone conversation with Kevin Cederquist, Building and Renovation Department, May 15, 2014.

Reneson Hotels, Inc., 2014. "Corte Madera Hotel Project, Energy consumption estimate."

Town of Corte Madera, 2008. *Town of Corte Madera General Plan Update Draft Environmental Impact Report*, Volume I, April, pages 4.11-39 through 4.11-40.

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