

Carlsbad Tomorrow Growth Management Committee

Dear Tomorrow Committee members.

I have a few short stories about sustainability.

Battery Leaf Blowers

2 cycle leaf blowers were banned a few years ago but are still being used by our city subcontractors on our public facilities daily. While the deadline for replacement seems to get extended annually why should we in Carlsbad be lagging in insisting our subcontractors use quieter and carbon saving battery powered leaf blowers and lawnmowers?

Microgrids.

Several years ago I owned a real estate office in Carlsbad Village at the corner of Grand and State Street in leased space. (Most commercial tenants are in leased space and 40% of residential Carlsbad citizens also)The building had old infrastructure and a main electrical connection running across the roof. Other power availability ran across other landowner's properties and they refused and easement for additional power from SDG&E. We needed upgraded tenants to draw more foot traffic and more electrical power was needed.

I was a long term tenant but has changed suites every few years and each had a separate electric meter. I added solar panels to my system at my expense and the landlord added a system to a vacant suites electric meter box that SDG&E had declined to upgrade substantially without a new, larger capacity service to the whole building. This allowed a restaurant to open in that spot increasing foot traffic and business for all of us.

A microgrid was born.

Most tenants would not do this with just a 5 year lease and since most landlords do not pay the utility bill we are behind on public policy and incentives to create

microgrids such as this. It cost the city nothing and was permitted but not encouraged.

Natural Gas

I eat lunch at Papagayo on Carlsbad Village Drive in the village a couple of times a month and last year, while the State of California was discussing not allowing natural gas service to residential homes, I noticed the gas service being upgraded to a larger pipe and meter. I figured they were adding natural gas connections to minimize the cost and labor of their many gas heaters.

A few months later I see this huge natural gas fire pit, which serves no one for heat but is advertising and ambiance. While the City Council discusses banning gas connections in new homes, SDG&E and our city staff is issuing an permit to inefficiently use or waste natural gas when electric fireplaces are readily available.



I recently removed a natural gas with ceramic log fireplace from my home as it was an inefficient, carbon spewing device, mostly for ambiance. Business would be just as good with electric heaters and an electric fireplace (or a belly dancer). I believe all of you have experienced electric space heaters at outdoor restaurants and perhaps a short delay in converting to them is appropriate. But a new gas

firepit is like burning coal for heat. We don't allow it and you don't have to inform staff not to allow a permit for a coal firepit or heating system.

A robust public policy to support investment in sustainability should and needs to be recommended by this committee and adopted by the city from top to bottom so that we thrive in the next 100 years

In order for staff to be aware and on board with our climate action plan, our City Manager needs to direct them in general and specific ways that we are actually enforcing it. Merchants won't choose the electric fireplace, solar panels, and battery leaf blowers unless we embrace our Climate Action Plan at the staff level.

Please ask the City Manager and City Council to do so in our updated Growth Management Plan.

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