

March 10, 2023

Carol Ziesenhenne
Community Development Department
110 South Pine Street, #101
Santa Maria, California 93458

Sent Via Email: cziesenhenne@cityofsantamaria.org

Re: Santa Barbara County Air Pollution Control District Comments on Betteravia Chevron, PD2021-0010

Dear Carol Ziesenhenne:

The Santa Barbara County Air Pollution Control District (District) has reviewed the *Santa Maria Gas Station AQGHG Memo* (Memo) updated on February 17, 2023 in response to District incompleteness items identified in our letter dated February 8, 2023. Our items have been addressed and we have no further incompleteness items at this time. However, new project advisories are provided below which have been identified after review of the updated Memo:

- 1. Greenhouse Gas Mitigation Measures:** The Memo's analysis of greenhouse gases for the proposed project assumes that the below mitigation measures are adopted. The City should ensure that these mitigation measures are implemented and enforced:
 - a. EV charging infrastructure;
 - b. Bike parking;
 - c. Require energy efficient appliances;
 - d. Require low-flow water fixtures; and
 - e. Design water-efficient landscaping.

- 2. Justification for Changes to CalEEMod Defaults:** The Memo includes a CalEEMod run entitled "Betteravia Plaza Existing Detailed Report, 2/16/2023" which is missing justification for changes from defaults for the "Land Use" and "Operations: Vehicle Data" modules. The District recommends all changes from CalEEMod defaults are given proper justification and backed by project-specific data and documentation.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org.

Sincerely,



Emily Waddington,
Air Quality Specialist
Planning Division

cc: Planning Chron File