



Permit to Operate 12918

Page 1 of 9

EQUIPMENT OWNER:

Sanchez Property

205573

EQUIPMENT OPERATOR:

PW Environmental

EQUIPMENT LOCATION:

526 Anacapa Street, Santa Barbara

STATIONARY SOURCE/FACILITY:

Anacapa Street, 526 (CSC)

SSID: 10870

FID: 11091

PROJECT/PROCESS DESCRIPTION:

This project involves the excavating, loading, and hauling of approximately 45 cubic yards of contaminated soil from the site of a previously excavated leaking underground storage tank. The contaminated soil is located at 526 Anacapa Street in Santa Barbara. The soil will be pre-profiled for disposal to minimize onsite storage time. Stockpiles will be covered with continuous heavy-duty plastic sheeting to reduce fugitive particulates and Reactive Organic Compound (ROC) emissions. The excavated soil will be removed from the site by covered dump trucks. This project is located within 1,000 feet of a school, so a school notice will be required.

CONDITIONS:

1. **Emission Concentration Action Levels.** The emission concentrations at the property boundary ¹ from this project herein are set forth as action levels:
 - a. 2 ppmv ROC as hexane over daily background, sustained for 30 seconds. ²

¹ Property boundary is defined in {Figure 2 of the *Corrective Action Plan*}.

Permit to Operate 12918

Page 2 of 9

- b. 50 µg particulate matter (dust) /m³ air over daily background, sustained for 30 seconds.²

If either of the above concentrations is exceeded, activities shall immediately cease and mitigation measures shall be taken to reduce the emissions and the permittee shall notify the APCD via phone (805-961-8800) *and* fax (805-961-8801, Attn: *CSC Project Manager*) within 4 hours of discovery or the start of the next business day. After the above actions are completed, the permittee may resume operations upon demonstration that the emission concentrations at the property boundary are below the action levels. Compliance shall be based on the operational, monitoring, recordkeeping and reporting requirements.

2. **Operation Limitations.** The permittee shall comply with the following operational limits:
- a. No chemical defined by APCD Rule 102 as a Reactive Organic Compound shall be used during the excavation.
 - b. No chemical designated as a Toxic Air Contaminant³ or Candidate Toxic Air Contaminant shall be used during the excavation.
 - c. In the event the project produces nuisance complaints from the general public, the project shall cease immediately and mitigation measures shall be taken to eliminate the nuisance potential. For the purpose of this permit, in addition to the APCD Rule 303 definition of nuisance, a nuisance shall be considered any one complaint to the APCD from a resident or business within 500 feet of the project or property boundary.
 - d. Excavated contaminated soil shall be temporarily stockpiled or directly loaded onto trucks or roll-off bins and covered with tarpaulins or heavy duty plastic sheeting and transported off site expeditiously. Stockpiling of contaminated soil in excess of 24 hours from removal from excavation work area is prohibited without written approval from the APCD.
3. **Odors.** Petroleum hydrocarbon odors⁴ shall not be detectable at or beyond the property boundary. If petroleum hydrocarbon odors are detected at or outside of the property boundary, the project shall cease immediately and mitigation measures shall be taken to eliminate the nuisance potential. These measures shall include applying heavy-duty plastic sheeting that is held securely to the ground over excavated areas. This sheeting shall be kept readily available onsite during the project. Operations may resume upon demonstration that odors are not detectable at or beyond the property boundary.

² A continuous measurement taken over no more than 30 seconds that exceeds the action level or multiple readings averaged over no more than 30 seconds that exceed the action level.

³ Substances identified as Toxic Air Contaminants by the Air Resources Board, pursuant to the provisions of AB 1807 and AB 2728.

⁴ For the purpose of this permit, petroleum hydrocarbon odors do not include combusted gasoline or diesel (e.g., mobile equipment exhaust).

Permit to Operate 12918

Page 3 of 9

4. **Visible Dust Emissions.** There shall be no visible dust emissions at the property boundaries due to the project activities. If visible dust emissions from removal and loading activities are detected at the property boundary, removal and loading activities shall cease and dust mitigation measures shall be implemented immediately.

5. **Vapor and Dust Suppression.** The permittee shall comply with the following vapor and dust suppression requirements:
 - a. The following shall be covered at all times when not being moved with continuous⁵ heavy-duty plastic sheeting:
 - i. Temporary soil stockpiles.⁶
 - ii. Open pits and exposed sidewalls. Exposed portions of the open excavation shall be covered with continuous heavy-duty plastic sheeting when not being worked for 4 hours or more. Exposed sidewalls shall be covered with clean fill dirt or continuous heavy-duty plastic sheeting when excavation activities are not being conducted.
 - iii. All excavated material loaded on transport trucks prior to exiting load-out area and during transit. No openings or holes in the covers shall be permitted.
 - b. Dust shall be controlled by use of water spray trucks to prevent any nuisances.
 - i. During excavation and backfilling activities and at the end of each workday, water trucks or hoses shall be used to prevent dust from being generated. Areas of vehicle movement shall be kept damp enough to prevent dust from leaving the site.
 - ii. During dry periods (defined here as no measurable precipitation during past three calendar days), water sprays or other adequate measures shall be applied twice daily to all areas disturbed by excavation with the potential to emit fugitive dust on any day that work activities occur.
 - iii. Loose dirt and dust shall be removed from all vehicular wheels using brushes, rumble strips, or water prior to leaving the site. If the permittee or the APCD inspector determines rumble strips are not effective, brushing or water washing shall be used as the primary method for cleaning wheels. If the permittee or the APCD inspector determines brushing is not effective, then water washing shall be used as the primary method for cleaning the wheels.

⁵ Multiple overlapping panels of plastic sheeting may be used to fulfill the “continuous” requirement.

⁶ This includes all temporary stockpiles that were created from excavated materials. Clean, imported-fill soil is not required to be covered.

Permit to Operate 12918

Page 4 of 9

- c. Contaminated or potentially contaminated soil shall not be spread offsite. This includes any unnecessary movement or agitation of soil that may cause the uncontrolled evaporation of ROC into the atmosphere.
- d. Upon completion of soil-disturbing activities in each area, soil shall be stabilized to prevent wind erosion.

The contractor shall designate a person or persons to monitor the dust control program and to order increased dust suppression, as necessary, to prevent transport of dust offsite. The name and telephone number of such persons shall be provided to the APCD prior to project start-up.

6. **Monitoring.** Upon initiating operations, the permittee shall implement an excavated soil monitoring program consistent with the following:
- a. Air monitoring for dust concentration shall be conducted at the property boundary once every hour during operations. Dust concentration readings shall be measured every 100 feet along the property boundary. If the dust concentration exceeds $50 \mu\text{g}/\text{m}^3$ above background level at the property boundary line, activities shall cease and water spray or other dust prevention measures shall be immediately used to control emissions. The applicant shall notify the APCD via phone (805-961-8800) *and* fax (805-961-8801, Attn: *CSC Project Manager*) within 4 hours of discovery of an exceedance or the start of the next business day.
 - b. The background dust and ROC concentration shall be measured once every hour during operations concurrent with the property boundary dust sampling. The wind direction and wind speed shall be recorded during each background reading. The background concentration shall be measured at 200 feet upwind of the active excavation site.

Alternatively, the background dust and ROC concentration may be established each day prior to daily work commencing by sampling and recording the property boundary concentration. Any other method to establish background concentrations must be approved in writing by the APCD prior to using the method.
 - c. Air monitoring for ROC concentration using an OVA shall be conducted at the property boundary once every hour during operations. ROC concentration readings shall be measured every 100 feet along the property boundary.⁷ The readings shall be taken at 1.5 meters from the ground (average breathing height). Record all ROC concentration readings in a format approved by the APCD. If the maximum observed meter reading is greater than 2 ppmv above background, activities shall cease and water spray or other vapor suppression measures shall be immediately used to control emissions. The permittee shall notify the APCD via phone (805-961-8800) *and* fax (805-961-8801, Attn: *CSC Project Manager*) within 4 hours of discovery of an exceedance or the start of the next business day.

Permit to Operate 12918

Page 5 of 9

- d. If the permittee receives written approval from the APCD to store stockpiles onsite for more than 24 hours, the permittee shall:
 - i. Monitor for ROC contamination of stockpiles onsite for more than 24 hours pursuant to conditions 6.e., at the beginning and end of every work day and at the beginning of each removal, loading or grading activity. For each stockpile 50 cubic yards or less, 4 readings shall be taken; one upwind, one downwind, one 90 degrees from the upwind position, and one 90 degrees from the downwind position. For any stockpile greater than 50 cubic yards, one additional reading shall be taken per every 50 cubic yards. The readings shall be evenly distributed throughout the pile. Record all ROC concentration readings in a format approved by the APCD.
- e. Measure contaminated soils for ROCs as volatile organic compounds to determine contamination by using an Organic Vapor Analyzer⁷ (OVA) calibrated to hexane, complying with 40 CFR Part 60 Appendix A, EPA Reference Method 21 Section 3 or any equivalent method with prior approval in writing by the APCD. If other calibrating gases are used, then the measured readings shall be correlated to and expressed as hexane. The following procedure shall be used to measure the ROCs:
 - i. Placing the probe inlet at a distance of no more than three inches from the surface of the contaminated soil and, while slowly moving the probe across the soil surface, observe the instrument readout. If an increased meter reading is observed, continue to sample the contaminated soil until the maximum meter reading is obtained. Leave the probe inlet at this maximum reading location for approximately double the instrument response time. Record all ROC concentration readings in a format approved by the APCD.
- f. Soil samples shall be analyzed in accordance with the *Corrective Action Plan*⁸. Test results shall be made available upon APCD request within 21 days of sampling. All test results shall be included in the compliance report.
- g. Odor monitoring around the perimeter of the project site shall be conducted at the beginning of each day and at least once per hour during excavation activities. If noticeable petroleum hydrocarbon odors⁹ are detected at the project boundary, the project shall cease immediately and mitigation measures shall be taken to eliminate the nuisance potential.

Upon showing reasonable need, the APCD may require an increased (or decreased) monitoring frequency. Backup documentation such as instrument calibration, equipment maintenance,

⁷ The APCD considers both photo ionization detectors and flame ionization detectors to be acceptable OVAs for contaminated soil clean-up (CSC) projects.

⁸ {Section 3.1 *Soil Analysis*}

⁹ For the purpose of this permit, petroleum hydrocarbon odors do not include combusted gasoline or diesel (e.g., mobile equipment exhaust).

Permit to Operate 12918

Page 6 of 9

chain of custody records and sampling logs shall be available for APCD review. If documentation is not onsite, the permittee shall produce the required documentation within 7 calendar days of request by the APCD. The instruments shall be maintained according to manufacturer's specifications.

7. **Recordkeeping.** The permittee shall record and maintain the following information. This data shall be maintained for a minimum of three (3) years from the date of each entry and made available to the APCD upon request:
 - a. Sampling lab analysis results required by condition 6.f.
 - b. ROC and dust concentration sampling results and odor monitoring results. An APCD-approved log shall be maintained (tabular format) that contains the following information on an ongoing basis: site location; permit number; sampling date; ROC concentration results at property boundary (in units of ppmv); dust concentration results at property boundary (units of $\mu\text{g}/\text{m}^3$); odor monitoring results (whether or not odors were detected).
 - c. Actions taken to remedy non-compliance based on sampling results and odor monitoring. These actions shall be documented in an APCD-approved *CSC Non-Compliance Reporting Form*.
 - d. Dates and number of hours per day of excavation activities.
 - e. Start and end times each day excavation activities occur and reasons for shutting down work (e.g., end of work day, visible dust offsite, ROC or dust concentration action levels exceeded, or detectable odors at or beyond property boundary).
 - f. Amount of soil excavated per day.
 - g. Description of type and engine size of onsite mobile excavation equipment used.
 - h. Records of treatment/disposal shall be maintained for all contaminated soil removed from this site. Such records shall include identification and location of the generator, the transporter and the receiving facility. In addition, such records shall be signed and dated by each of the above parties indicating the receipt or relinquishment of the contaminated soil at the time custody is transferred.
8. **Heavy Duty Plastic Sheeting.** Any heavy duty plastic sheeting required by this permit shall be at least 20 mil in thickness or shall be DURA SKRIM 10HUV, a 10 mil, polyester-reinforced polyethylene sheeting. If the APCD determines at any time that DURA SKRIM 10HUV sheeting is not effective at controlling dust or ROC emissions, the permittee shall apply 20 mil plastic sheeting.
9. **Reporting.** Within 60 days of the completion of the project, a written report documenting compliance with the terms and conditions of this permit shall be provided by the permittee to

Permit to Operate 12918

Page 7 of 9

the APCD (Attn: *CSC Project Manager*). The report shall contain information necessary to verify compliance with the emission limits and other requirements of this permit. The report shall be in a format approved by the APCD. Compliance with all limitations and restrictions shall be documented in the submittals. All logs and other basic source data not included in the report shall be made available to the APCD upon request. The report shall include all records required by condition 7a.– h. above.

10. **Permit Expiration.** This permit is valid for one year from the date of issuance. The APCD may extend the life of this permit for good cause. To obtain an extension, the permittee shall make the request in writing at least 15 days prior to the expiration of this permit.
11. **Discovery of Additional Contamination.** The amount of contaminated soil excavated under this permit shall not exceed 45 cubic yards. If additional contaminated soil is found that was not detailed in the *Corrective Action Plan* and a revised *Corrective Action Plan* is required by the Fire Department, the additional contaminated soil shall not be excavated under this permit. A new permit application shall be submitted for the work required by the revised *Site Restoration Plan* or *Remedial Action Plan*.
12. **Scope of Project.** The conditions of this permit are valid for the entire length of the project, including excavation, sampling, stockpiling and transportation offsite and backfilling with clean, imported-fill soil. This condition shall not be construed as allowing work beyond one year from issuance or allowing operations to continue beyond what was described in the permit application and *Site Restoration Plan*.
13. **Initial Operations and APCD Inspection.** The permittee shall:
 - a. Obtain APCD approval of the *Air Quality Monitoring Plan* prior to start up.
 - b. Notify the APCD in writing (Attn: *Compliance Supervisor - South County*) of the initial operation date. This notification shall be provided 7 days prior to initial operations.
 - c. Arrange for an inspection by contacting the APCD's *Compliance Supervisor - South County*, no later than 24 hours after initial operations commence. This inspection is required to verify that the project is in compliance with APCD Rules and Permit Conditions.
14. **Project Completion.** The permittee shall notify the APCD in writing (Attn: *CSC Project Manager*) upon completion of the project within one week of completion.
15. **Documents Incorporated by Reference.** The documents listed below, including any APCD-approved updates thereof, are incorporated herein by reference and shall have the full force and effect of a permit condition for this permit. These documents shall be implemented for the life of the Project and shall be made available to APCD inspection staff upon request.
 - a. *Air Quality Monitoring Plan* (upon APCD approval).

Permit to Operate 12918

Page 8 of 9

16. **Air Quality Monitoring Plan.** The purpose of this Plan is to ensure that dust and ROC emissions are minimized through monitoring, and dust and vapor suppression. Upon APCD approval, this Plan shall become an enforceable part of this permit. If any conflict arises between the requirements and limits of this permit and the Plan, the requirements or limits that are more protective of air quality shall apply.
17. **Consistency with Analysis.** Operation under this permit shall be conducted consistent with all data, specifications and assumptions included with the application and supplements thereof (as documented in the APCD's project file) and the APCD's analyses under which this permit is issued as documented in the Permit Analyses prepared for and issued with the permit.
18. **Compliance.** Nothing contained within this permit shall be construed as allowing the violation of any local, state or federal rules, regulations, air quality standards or increments.
19. **Severability.** In the event that any condition herein is determined to be invalid, all other conditions shall remain in force.
20. **Conflict Between Permits.** The requirements or limits that are more protective of air quality shall apply if any conflict arises between the requirements and limits of this permit and any other permitting actions associated with the equipment permitted herein.
21. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by the APCD or its agents, the permittee shall make such records available or provide access to such facilities upon notice from the APCD. Access shall mean access consistent with California Health and Safety Code Section 41510 and Clean Air Act Section 114A.
22. **Reimbursement of Costs.** All reasonable expenses, as defined in APCD Rule 210, incurred by the APCD, APCD contractors, and legal counsel for the activities listed below that follow the issuance of this permit, including but not limited to permit condition implementation, compliance verification and emergency response, directly and necessarily related to enforcement of the permit shall be reimbursed by the permittee as required by Rule 210. Reimbursable activities include work involving: permitting, compliance, CEMS, modeling/AQIA, ambient air monitoring and air toxics.
23. **Nuisance.** Except as otherwise provided in Section 41705 of the California H&SC, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Permit to Operate 12918

Page 9 of 9

24. **Grounds for Revocation.** Failure to abide by and faithfully comply with this permit or any Rule, Order, or Regulation may constitute grounds for revocation pursuant to California Health & Safety Code Section 42307 *et seq.*

AIR POLLUTION CONTROL OFFICER

DATE

Attachments:

- Permit Evaluation for Permit to Operate 12924

Notes:

- This permit expires one year from issuance.
- Stationary sources are subject to an annual emission fee (see Fee Schedule B-3 of Rule 210).

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PERMIT EVALUATION FOR PERMIT TO OPERATE 12918

Page 1 of 3

1.0 BACKGROUND

- 1.1 General: This project involves the removing, loading, and hauling of contaminated soil from 526 Anacapa Street. A 550 gallon underground storage tank was removed from the site in 2001, soil samples and groundwater monitoring at the site indicated the presence of TPH-G, BTEX, TCE, PCE, and lead.

A total of about 45 cubic yards of contaminated soil will be removed during the project. Excavated material will be loaded onto trucks for transportation offsite. Fugitive dust and ROC emissions will be monitored and mitigated through the use of water sprays, vapor suppressants, covering, and direct offsite removal of excavated soils. Stockpiles will be covered with continuous heavy-duty plastic sheeting and sprayed with vapor suppressant to reduce odors, fugitive particulates and Reactive Organic Compound (ROC) emissions.

- 1.2 Permit History: Conditional Exemption E-12847 was issued for this project with the condition that all work be conducted while no school activities are taking place. The operator was delayed and could not start the project before school resumed in the fall, therefore this permit is necessary because a school notice must be conducted.
- 1.3 Compliance History: None.

2.0 ENGINEERING ANALYSIS

- 2.1 Equipment/Processes: The contaminated soil will be excavated and removed from the site.
- 2.2 Emission Controls: Emission controls include soil stabilization using water, vapor suppressants and covering with continuous heavy-duty plastic sheeting (equal to or greater than 20 mil thickness or 10 mil thickness reinforced).
- 2.3 Emission Factors: Emissions factors were not used.
- 2.4 Reasonable Worst Case Emission Scenario: Emissions were not calculated for this project. See Section 2.5 for further discussion.
- 2.5 Emission Calculations: Emissions were not calculated for this project as there are no reliable methods for estimating emissions from small soil removal and loading projects such as this.

Permit to Operate 12918

Page 2 of 3

- 2.6 Special Calculations: There are no special calculations.
- 2.7 BACT Analyses: Best Available Control Technology was not required for this project.
- 2.8 Enforceable Operational Limits: The permit has enforceable operating conditions that ensure that visible dust emissions and odors (organic compounds) do not leave the site.
- 2.9 Monitoring Requirements: Monitoring of the operational limits is required to ensure that they are enforceable. Dust and ROC monitoring at the property boundary are required. Additional monitoring includes OVA readings of stockpiled soil and lab analysis of the soil as specified in the *Corrective Action Plan*.
- 2.10 Recordkeeping and Reporting Requirements: The permit requires that the data which is monitored be recorded and reported to the APCD.

3.0 REEVALUATION REVIEW (not applicable)

4.0 REGULATORY REVIEW

- 4.1 Partial List of Applicable Rules: This project is anticipated to operate in compliance with the following rules:

- Rule 201. Permits Required
- Rule 202. Exemptions to Rule 201
- Rule 301. Circumvention
- Rule 302. Visible Emissions
- Rule 303. Nuisance
- Rule 801. New Source Review
- Rule 802. Nonattainment Review
- Rule 803. Prevention of Significant Deterioration

- 4.2 Rules Requiring Review: None.
- 4.3 NEI Calculations: The net emission increase calculation is used to determine whether certain requirements must be applied to a project (e.g., offsets, AQIA, PSD BACT). This permit does not contribute to the NEI and so the NEI for this permit is zero.

5.0 AQIA

The project is not subject to the Air Quality Impact Analysis requirements of Regulation VIII.

6.0 OFFSETS/ERCs

- 6.1 Offsets: The emission offset thresholds of Regulation VIII are not exceeded.

6.2 ERCs: This source does not generate emission reduction credits.

7.0 AIR TOXICS

An air toxics health risk assessment was not performed for this permitting action.

8.0 CEQA / LEAD AGENCY

This project is categorically exempt from CEQA pursuant to Article 19, *Categorical Exemptions*, Section 15308, *Actions by Regulatory Agencies for Protection of the Environment*, of the CEQA Guidelines (Title 14, *California Code of Regulations*, Chapter 3, *Guidelines for Implementation of the California Environmental Quality Act*). The Santa Barbara County Fire Department is the lead agency and the APCD is a responsible agency.

9.0 SCHOOL NOTIFICATION

A school notice pursuant to the requirements of H&SC §42301.6 is required as the project site is located within 1,000 feet of a school. A notice will be mailed to the parents of the students, and residences and businesses within 1,000 feet of the project. The final permit will contain the APCD's response and the public's comments in the *School Notice Comments* Attachment to this Evaluation.

10.0 PUBLIC and AGENCY NOTIFICATION PROCESS/COMMENTS ON DRAFT PERMIT

10.1 This project was not subject to public notice.

10.2 The permittee submitted comments by phone on the draft permit on October 13, 2008. The draft PTO was for an excavation of up to 450 cubic yards, the expected size of the excavation is 45 cubic yards. The size of the excavation was corrected.

11.0 FEE DETERMINATION

Fees for the APCD's work efforts are assessed on a reimbursable basis. The Project Code is Anacapa St, 526 (CSC) (205573).

12.0 RECOMMENDATION

It is recommended that this permit be granted with the conditions as specified in the permit.

AQ Engineer

Date

Engineering Supervisor

Date