



air pollution control district
SANTA BARBARA COUNTY

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Authority to Construct 16592

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EQUIPMENT OWNER:

Turnpike Center, LLC.

EQUIPMENT OPERATOR:

Geosyntec Consultants, Inc.

EQUIPMENT LOCATION:

155 S. Turnpike Road, Santa Barbara

STATIONARY SOURCE/FACILITY:

Turnpike, 155 S. (CSC)

SSID: 11614
FID: 11868

AUTHORIZED MODIFICATION:

This permit grants approval to remediate contaminated soil at 155 South Turnpike Road in Santa Barbara. The contamination will be remediated using a soil vapor extraction system and treatment with a carbon adsorption system.

EQUIPMENT DESCRIPTION:

The equipment subject to this permit is listed in the table at the end of this permit.

PROJECT/PROCESS DESCRIPTION:

The permit grants approval for the operation of a soil vapor extraction system at a former dry-cleaning facility located at 155 South Turnpike Road in Santa Barbara. The contamination will be remediated using a soil vapor extraction system (SVE) and treatment with a carbon adsorption system. The vapors will be collected and sent to two (2) 2,000-pound carbon adsorption devices placed in series.

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EQUIPMENT DESCRIPTION:

1. Vacuum Extraction Air Blower: Manufacturer – Roots; Model – URAI 59; 20 horsepower electric motor; maximum flow capacity – 500 scfm.
2. Thirteen (13) vapor extraction wells, 8-inch diameter, maximum depth 5 feet; radius of influence approximately 40 feet.
3. Monitoring devices to monitor common manifold and vapor extraction system temperature, vacuum, and flows.
4. Piping, valves, fittings and connections.

Emission Controls:

5. Two (2) Activated Carbon Vessels: Manufacturer – Pure Effect; Model – PEV2000; 2,000 lbs of carbon per vessel, arranged in series.

PHASE III CONTROL PARAMETERS - CARBON ADSORPTION SYSTEM

Maximum influent gas flow rate:	500	scfm
Maximum exhaust gas flow rate:	500	scfm
Stack diameter:	4	inches
Minimum stack height:	18	feet
Minimum stack outlet temperature:	ambient	

CONDITIONS:

1. **Emission Limitations.** At no time shall emissions to the atmosphere exceed any of the following:

TABLE 1. PERMITTED EMISSIONS

<i>Pollutant</i>	<i>lb/hr</i>	<i>lb/day</i>	<i>TPY</i>	<i>ppmv</i>
ROC	0.22	5.33	0.97	50.0
Tetrachloroethene (PCE)	4.59E-03	1.10E-01	2.01E-02	0.35
Trichloroethylene (TCE)	2.60E-04	6.24E-03	1.14E-03	0.03

Note: PCE is not an ROC, as defined by Rule 102.

Compliance with these emission limits shall be determined by sampling and laboratory analysis required in the Monitoring Condition as well as the other conditions of this permit

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2. **Fugitive Emissions.** Contaminated excavated soils and soil borings shall be covered with 20-mil heavy duty plastic sheeting, or two sheets of 10-mil heavy duty plastic sheeting, or placed in a sealed container. The plastic sheeting shall be completely secured to prevent fugitive emissions. Contaminated excavated soils and soil borings shall be disposed of within ten days at an approved treatment/disposal facility unless an extension is requested and granted by the District.
 - a. ROC Emissions. All equipment that comes in contact with hydrocarbons shall not have detectable leaks. A leak is defined as any reading greater than 100 ppmv above background by a portable photoionization detector (PID) that is calibrated to isobutylene.
 - b. Particulate Matter Emissions. 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 construction with the potential to emit fugitive dust. Additionally, adequate dust control shall be used to prevent fugitive dust from being transmitted offsite. Upon completion of soil-disturbing activities in each area, soil shall be stabilized to prevent wind erosion.

3. **Operation Limitations.** The permittee shall comply with the following operational limits:

Phase III – Carbon Adsorption

- a. The stack exhaust gas flow rate shall not exceed 500 scfm.
- b. ROC removal efficiency across the carbon canisters shall be greater than 95 percent (mass basis), or outlet stack ROC concentrations shall be ≤ 10 ppmv, whichever is attainable.

Compliance with the above conditions shall be determined through monitoring, recordkeeping and reporting conditions of this permit.

4. **Monitoring.** The permittee shall implement a monitoring program consistent with the “Guidance Document for Emission Verification of Contaminated Soil/Groundwater Cleanup Process” (Guidance Document, August 1991 and all updates thereof) and the District-approved Emission Verification Test (EVT) Plan for this facility. The following components shall be monitored for the life of the project:

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- a. Carbon Breakthrough¹ Sampling. Conduct PID sampling of the carbon canisters during system operation from the “carbon in,” “carbon out” and “carbon mid” sampling ports within 15 minutes of one another at least once every 7 calendar days. Sampling shall test for the concentrations of ROC using a PID calibrated to isobutylene. The permittee shall immediately assess compliance with the requirements of this permit and shall initiate the required actions for carbon replacement and/or system shutdown if breakthrough is detected.
- b. Sampling - Lab Analysis. On a weekly basis, collect gas samples from the “carbon in,” and “carbon out” sampling ports using gas tedlar bags (or District approved equivalent) within 15 minutes of one another. The gas samples shall be analyzed by a state certified laboratory for the content of ROC and all constituents listed in Table 1 (in units of ppmv and lb/hr). Test results shall be available within 10 calendar days of sampling. The permittee shall immediately assess compliance with the requirements of this permit upon receipt of the test results and shall initiate the required actions for carbon replacement and/or system shutdown.
- c. Stack Exhaust Flow and Temperature. All system process parameters shall be monitored and recorded using District-approved methods while conducting weekly lab analysis sampling required by Condition 4.b. Process parameters include stack exhaust flow rates and temperature (in units of scfm and °F, respectively).

The permittee shall notify the District via e-mail (enfr@sbcapcd.org, Attn: *CSC Project Manager*) within 24 hours of discovery of being out of compliance with the requirements of this permit.

Upon showing reasonable need, the District may require an increased (or decreased) monitoring frequency. Backup documentation such as instrument calibration, equipment maintenance, chain of custody records and sampling logs shall be available for District review. If documentation is not onsite, the permittee shall produce the required documentation within 7 calendar days of request by the District. The instruments shall be maintained according to manufacturer's specifications.

5. **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 District upon request:
 - a. A copy of the manufacturer-designed or permittee-designed operations procedures for the process monitoring and control equipment and a copy of the District-approved EVT Plan. These records shall be maintained for the life of the project.

¹ Breakthrough is defined as the ROC outlet concentration of the carbon canister equaling (or exceeding) the inlet ROC concentration to that same canister.

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- b. Weekly PID breakthrough sampling results for ROC from the “carbon in,” “carbon out” and “carbon mid” sampling ports.
 - c. Weekly lab sampling results for ROC and all constituents listed in Table 1 from the “carbon in,” and “carbon out” vapor sampling in units of ppmv and lbs/hr as well as the calculated ROC control efficiency (mass basis). A District-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 the “carbon in,” and “carbon out” sampling ports of the control system in units of ppmv; stack exhaust flow rate in units of scfm; stack exhaust temperature; the mass emissions at the inlet and exhaust to the atmosphere of ROC and all constituents listed in Table 1 in units of lb/hr; the calculated system control efficiency for ROC; and whether the unit was in compliance (Y/N). The sampling results data shall be maintained using a District-approved tabular format that documents the weekly results on an ongoing basis. All lab reports, including chain of custody documentation, shall be maintained.
 - d. Actions taken to remedy non-compliance based on weekly lab analysis tests (ppmv, lb/hr, efficiency). These actions shall be documented in a District-approved *CSC Non-Compliance Reporting Form*.
 - e. A copy of the start-up EVT report.
6. **Reporting.** By March 1 of each year or within 60 days after completion of the project, whichever occurs first, a written report documenting compliance with the terms and conditions of this permit for the previous calendar year shall be provided by the permittee to the District (Attn: *Annual Report Coordinator*). 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 District. 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 District upon request. The report shall include the following information:
- a. Results of weekly sampling lab analyses. Include the District-approved reporting log.
 - b. Results from weekly PID sampling for ROC from the “carbon in,” “carbon out” and “carbon mid” sampling ports.
 - c. Copies of all *CSC Non-Compliance Reporting Forms* that documented the actions taken to remedy non-compliance based on weekly lab analysis tests (ppmv, lb/hr, efficiency).

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7. **Source Compliance Demonstration Period.** The equipment covered by this permit shall be allowed to temporarily operate for 90 calendar days after initial operations (subject to the requirements of this condition). This time period is termed the “Source Compliance Demonstration Period” (SCDP). During the SCDP, the permit holder is not considered in violation of this permit if the emission limits stated in this permit are exceeded while testing and/or debugging the system. However, enforcement action may be taken against operations that result in a violation of any emission limit stipulated by a prohibitory rule in the District’s Rules and Regulations.

The permit holder is responsible for ensuring the following actions are taken during the SCDP:

- a. Provide written notification to the District (enfr@sbcapcd.org, Attn: *CSC Project Manager*), prior to initial operations under the SCDP, of the startup date of the equipment permitted herein. Initial operations are defined as the first day vapors are introduced into the carbon canisters.
- b. Initiate all required monitoring and recordkeeping as required under this permit.
- c. Conduct daily PID sampling for ROC breakthrough during each of the first seven calendar days after the start of SCDP. After the first seven calendar days of operation, PID sampling shall revert to a weekly schedule (once every seven calendar days). All PID sampling shall be taken in accordance with the requirements of Condition 4.a.
- d. Arrange for District inspection not more than thirty (30) calendar days (or other mutually agreed to time period) after the SCDP begins. A minimum of three calendar days advance notice shall be given to the District. This inspection is required to verify that the equipment and its operation are in compliance with District Rules and Permit Conditions.
- e. Conduct an Emissions Verification Test and submit results of the test to the District. The District shall be notified by e-mail (sourcetest@sbcapcd.org) at least ten (10) calendar days prior to the start of EVT to arrange for a mutually agreeable EVT date when a District representative may observe the EVT.
- f. Submit an application for a Permit to Operate within 60 days of the start of SCDP. All records required by the Recordkeeping condition and a copy of the EVT Report shall be submitted to the District as an attachment to the Permit to Operate application (District Form -01). Facility operations beyond the SCDP without a PTO are considered a violation of District Rule 201.

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If items (a) through (f) of this condition are not satisfied within sixty (60) calendar days of the initiation of the SCDP, the SCDP shall terminate and the operation of any equipment covered by this permit will be considered a violation of District rules and regulations. If the District has determined that the application for the Permit to Operate is complete, the SCDP shall remain valid until the District issues (or denies) the Permit to Operate. The SCDP may be extended at either the District's discretion or at the request of the permittee provided such a request is submitted, in writing (Attn: *CSC Project Manager*) to the District two weeks prior to the end of the SCDP and sufficient justification is provided.

8. **Emission Verification Test and Report.** Within the first seven (7) calendar days after the start of SCDP, the permittee shall conduct system testing for a 3-hour time period. This testing is termed the "Emission Verification Test." The EVT shall be consistent in content and format with guidelines contained in the Guidance Document found here: <https://www.ourair.org/wp-content/uploads/apcd-07.pdf> and the District-approved EVT Plan for this permit. The permittee shall obtain written District approval of the EVT plan prior to performing the EVT. The District shall be notified at least ten (10) calendar days prior to the start of EVT to arrange for a mutually agreeable EVT date when a District representative may observe the EVT. The District, at its discretion, may participate in the sampling of the influent and effluent gases as well as the monitoring of other system parameters.

Test results shall be prepared and presented in the EVT Report, consistent in form and content with the Guidance Document and the District-approved EVT Plan submitted with the ATC application. Data shall be compiled using the tables provided in the Guidance Document (or equivalent). The EVT Report for each phase of equipment operation shall contain results of all testing and field monitoring performed to date. The EVT Report shall be received by the District within 10 days after test completion if continued equipment operations are desired. The permittee shall clearly state in the Executive Summary of the report whether or not the facility is in compliance with all permit and rule requirements.

If the EVT does not demonstrate compliance, operations may continue for no more than thirty days after the test date provided that time is used for testing, process debugging, or other activities required to bring the facility into compliance with the requirements of the permit (including providing documentation of compliance). During the 30-day period, the permit holder is not considered in violation of this permit if the emission limits stated in this permit are exceeded or the required control efficiency is not met due to testing and/or process debugging operations. However, enforcement action may be taken against operations which result in a violation of any emission limit stipulated by a prohibitory rule in the District's Rules and Regulations. The permittee shall notify the District via e-mail (enfr@sbcapcd.org, Attn: *CSC Project Manager*) within 24 hours of discovery of being out of compliance with the requirements of this permit.

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If the results of the EVT(s) indicate discrepancies in the data, specifications, or assumptions included with the application (and supplements thereof) or the District's Permit Evaluation under which this permit is issued, then the project may be subjected to reevaluation and require the permittee to apply for a permit modification or perform additional EVT(s).

9. **Odor Disturbance.** In the event that the District receives odor complaint(s) from nearby building occupants, the District may modify the allowable system operating hours or require a full system shutdown. If the system is required to be shut down, the permittee shall not resume system operations without District approval.
10. **IC Engines.** Any internal combustion engine with a rated brake horsepower of 50 or greater which is used on-site (i.e. drill rig engines) must have a valid District Permit to Operate, or must be registered in the Statewide Portable Equipment Registration Program. Engines used to propel vehicles do not require a permit.
11. **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 District's project file) and the District's analyses under which this permit is issued as documented in the Permit Analyses prepared for and issued with the permit.
12. **Equipment Maintenance.** The equipment listed in this permit shall be properly maintained and kept in good condition at all times. The equipment manufacturer's maintenance manual, maintenance procedures and/or maintenance checklists (if any) shall be kept on site.
13. **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.
14. **Severability.** In the event that any condition herein is determined to be invalid, all other conditions shall remain in force.
15. **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.
16. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by the District or its agents, the permittee shall make such records available or provide access to such facilities upon notice from the District. Access shall mean access consistent with California Health and Safety Code Section 41510 and Clean Air Act Section 114A.
17. **Emission Factor Revisions.** The District may update the emission factors for any calculation based on USEPA AP-42 or District emission factors at the next permit modification or permit reevaluation to account for USEPA and/or District revisions to the underlying emission factors.

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18. **Reimbursement of Costs.** All reasonable expenses, as defined in District Rule 210, incurred by the District, District 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.
19. **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.
20. **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.*
21. **Transfer of Owner/Operator.** This permit is only valid for the owner and operator listed on this permit unless a *Transfer of Owner/Operator* application has been applied for and received by the District. Any transfer of ownership or change in operator shall be done in a manner as specified in District Rule 203. District Form -01T and the appropriate filing fee shall be submitted to the District within 30 days of the transfer.

AIR POLLUTION CONTROL OFFICER

DATE

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Attachments:

- Permit Evaluation for Authority to Construct 16592

Notes:

- This permit is valid for one year from the date stamped above if unused.
- Stationary sources are subject to an annual emission fee (see Fee Schedule B of Rule 210).
- Annual reports are due by March 1st of each year.
- CSC monthly monitoring form ENF-89 and *CSC Non-Compliance Reporting Form* ENF-88 are available on the District website here: <https://www.ourair.org/csc-projects/>.



air pollution control district
SANTA BARBARA COUNTY

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**PERMIT EVALUATION FOR
AUTHORITY TO CONSTRUCT 16592**

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1.0 BACKGROUND

- 1.1 General: Geosyntec Consultants, LLC, on behalf of the property owner, submitted the application for Authority to Construct (ATC) 16592 for the operation of a soil vapor extraction system with carbon adsorption controls for the treatment of soil contaminated by a former dry-cleaning business. The application for Authority to Construct 16592 was received by the District on May 6, 2026 and deemed complete on July 24, 2026.

1.2 Permit History:

PERMIT	FINAL ISSUED	PERMIT DESCRIPTION
Exempt 16227	02/27/2024	Pilot test
Exempt 16323	11/13/2024	Pilot test

- 1.3 Compliance History: The permitted equipment has no compliance history.

2.0 ENGINEERING ANALYSIS

- 2.1 Equipment/Processes: The contaminated soil will be remediated using a soil vapor extraction system (SVE) to remove the contaminated vapor from the soil. The SVE extracts VOCs from the soil by applying a vacuum, causing volatilization of the VOCs into the soil gas. The soil vapors are extracted through the well to a knock-out tank where water vapor condenses. The dehydrated vapors are then sent to a carbon adsorption canister.
- 2.2 Emission Controls: There two (2) carbon canisters operating in series containing approximately 2,000 lbs of granular activated carbon which control the exhaust of the SVE system. Emissions are based on engineering calculations using inlet concentration data, flow rates and an emission control efficiency of 95%.
- 2.3 Emission Factors: Not used. Emissions will be tracked using mass balance techniques.
- 2.4 Reasonable Worst Case Emission Scenario: The emission operations scenario for this project is 24 hrs/day, 365 days/yr.

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PERMIT EVALUATION FOR AUTHORITY TO CONSTRUCT 16592

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- 2.5 Emission Calculations: Emissions were calculated using influent concentrations, flow rates and assumed control efficiencies. Detailed emission calculation spreadsheets may be found in the Emission Calculations Attachment A. These emissions define the Potential to Emit for the permitted equipment.
- 2.6 Special Calculations: The concentration of the effluent was calculated from the system exhaust flow rate. See the Emission Calculations Attachment A for details.
- 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 the equipment is operated properly.
- 2.9 Monitoring Requirements: Monitoring of the equipment's operational limits are required to ensure that these are enforceable. The monitoring includes weekly stack exhaust flow, stack temperature and lab analyses of samples for mass emission determinations.
- 2.10 Recordkeeping and Reporting Requirements: The permit requires that the data which is monitored be recorded and reported to the District.

3.0 REEVALUATION REVIEW (not applicable)

4.0 REGULATORY REVIEW

4.1 Partial List of Applicable Rules:

Rule 201.	Permits Required
Rule 202.	Exemptions to Rule 201
Rule 205.	Standards for Granting Permits
Rule 301.	Circumvention
Rule 302.	Visible Emissions
Rule 303.	Nuisance
Rule 345.	Control of Fugitive Dust from Construction and Demolition Activities
Rule 801.	New Source Review – Definitions and General Requirements
Rule 802.	New Source Review
Rule 809.	Federal Minor Source New Source Review
Rule 810.	Federal Prevention of Significant Deterioration

4.2 Rules Requiring Review:

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- 4.2.1 *Rule 345 - Control of Fugitive Dust from Construction and Demolition Activities:* This rule requires fugitive dust control for any activity associated with construction or demolition of a structure or structures. The soil vapor extraction activities allowed by this permit do not constitute construction or demolition, and are therefore not subject to the requirements of this rule. Any construction or demolition of structures (including but not limited to grading, excavating or paving) is subject to the requirements and standards of this rule.

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

A stationary source-wide air toxics Health Risk Assessment (HRA) screening was conducted by the Santa Barbara County Air Pollution Control District (District) for the contaminated soil cleanup (CSC) project located at 155 South Turnpike Road in Santa Barbara. The HRA screening was conducted using the USEPA-recommended screening model, AERSCREEN, with the Hotspots Analysis and Reporting Program (HARP) software, Version 2 (Build 22118). Cancer risk and chronic, 8-hour and acute non-cancer Hazard Index (HI) risk values were calculated and compared to the significance thresholds for cancer risk and chronic, 8-hour and acute non-cancer risk adopted by the District's Board of Directors. The calculated risk values and applicable thresholds are as follows:

	<u>155 S Turnpike CSC Max Risks</u>	<u>Significance Threshold</u>
Cancer risk:	7.64/million	≥10/million
Chronic non-cancer risk:	0.02	>1
8-Hour non-cancer risk:	N/A	>1
Acute non-cancer risk:	<0.01	>1

Based on these results, the proposed CSC project at 155 S Turnpike Rd does not present a significant risk to the surrounding community. More information can be found in the HRA Documentation in Attachment C.

8.0 CEQA / LEAD AGENCY

The District is the lead agency under CEQA for this project. This project is exempt from CEQA pursuant to the Environmental Review Guidelines for the Santa Barbara County APCD (revised April 30, 2015). Appendix A.2 (*Equipment or Operations Exempt from CEQA*) specifically exempts onsite remediation of contaminated groundwater or soil using vapor extraction and treatment or water extraction and treatment. No further action is required under CEQA.

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9.0 SCHOOL NOTIFICATION

A school notice pursuant to the requirements of Health and Safety Code Section 42301.6 will be issued for the draft permit on October 6th and the public comment period will conclude on November 6th. The notice will be mailed to all parents/guardians of children enrolled at San Marcos High School, El Camino School, and Hollister Elementary School, as well as to each address within a radius of 1,000 feet of the source.

10.0 PUBLIC and AGENCY NOTIFICATION PROCESS/COMMENTS ON DRAFT PERMIT

10.1 This project is subject to a public notice which begins on October 6th and concludes on November 6th.

10.2 Draft comments, if any, will appear in the final permit

11.0 FEE DETERMINATION

Fees for this permit are assessed under the cost reimbursement provisions of Rule 210. The Project Code is *205905 (CSC Turnpike, 155 S.)*.

12.0 RECOMMENDATION

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

AQ Engineer/Technician

Date

Supervisor

Date

13.0 ATTACHMENT(S)

- A. Emission Calculations
- B. IDS Tables
- C. HRA Documentation

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ATTACHMENT A
Emission Calculations

CALCULATION SUMMARY FOR PROJECT TOTAL ROC AND TOXIC EMISSIONS
ATC 16592 Contaminated Soil Remediation Project at 155 S. Turnpike Rd

Table 1: Maximum Projected ROC Emissions

Source	Total ROC Influent into Control Device (ppm as C ₄ H ₈)	System Flow Rate (scfm)	C ₄ H ₈ Molecular Weight (lb/lb-mol)	ROC Influent into Control Device (lb/hr)	Control Efficiency (%)	ROC Effluent from Control Device (lb/hr)	ROC Effluent Concentration from Control Device (ppm as C ₄ H ₈)	ROC Effluent from Control Device (lb/day)	ROC Effluent from Control Device (TPY)
Carbon Canister Ph III	1,000	500	56.11	4.441	95	0.22	50.0	5.33	0.97

Table 2: Maximum Projected Toxic Emissions

Toxic Pollutant	Molecular Weight (lb/lb-mol)	Control Device Influent Concentration (ppmv)	Flow Rate (scfm)	Pollutant Influent into Control Device (lb/hr)	Control Efficiency (%)	Pollutant Effluent from Control Device (lb/hr)	Pollutant Effluent Concentration from Control Device (ppm)	Pollutant Effluent from Control Device (lb/day)	Pollutant Effluent from Control Device (TPY)
Perchloroethylene (PCE)	165.83	7.0	500	9.19E-02	95	4.59E-03	0.35	1.10E-01	2.01E-02
Trichloroethylene (TCE)	131.40	0.5	500	5.20E-03	95	2.60E-04	0.03	6.24E-03	1.14E-03

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ATTACHMENT B
IDS Tables

PERMIT POTENTIAL TO EMIT

	NO _x	ROC	CO	SO _x	PM	PM ₁₀	PM _{2.5}
lb/day		5.33					
lb/hr							
TPQ							
TPY		0.97					

FACILITY POTENTIAL TO EMIT

	NO _x	ROC	CO	SO _x	PM	PM ₁₀	PM _{2.5}
lb/day		5.33					
lb/hr							
TPQ							
TPY		0.97					

STATIONARY SOURCE POTENTIAL TO EMIT

	NO _x	ROC	CO	SO _x	PM	PM ₁₀	PM _{2.5}
lb/day		5.33					
lb/hr							
TPQ							
TPY		0.97					

Notes:

- (1) Emissions in these tables are from IDS.
- (2) Because of rounding, values in these tables shown as 0.00 are less than 0.005, but greater than zero.

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ATTACHMENT C
HRA Documentation

Santa Barbara County Air Pollution Control District
Health Risk Assessment

Owner: Turnpike Center LLC
Operator: Geosyntec Consultants, Inc.
Facility: Turnpike, 155 S. (CSC)
Permit Type: ATC

PERMIT NO: 16592

FID No: 11868
SSID No: 11614

1.0 SUMMARY

A stationary source-wide air toxics Health Risk Assessment (HRA) screening was conducted by the Santa Barbara County Air Pollution Control District (District) for the contaminated soil cleanup (CSC) project located at 155 South Turnpike Road in Santa Barbara. The HRA screening was conducted using the USEPA-recommended screening model, AERSCREEN, with the Hotspots Analysis and Reporting Program (HARP) software, Version 2 (Build 22118). Cancer risk and chronic, 8-hour and acute non-cancer Hazard Index (HI) risk values were calculated and compared to the significance thresholds for cancer risk and chronic, 8-hour and acute non-cancer risk adopted by the District's Board of Directors. The calculated risk values and applicable thresholds are as follows:

	<u>155 S Turnpike CSC Max Risks</u>	<u>Significance Threshold</u>
Cancer risk:	7.64/million	≥10/million
Chronic non-cancer risk:	0.02	>1
8-Hour non-cancer risk:	N/A	>1
Acute non-cancer risk:	<0.01	>1

Based on these results, the proposed CSC project at 155 S Turnpike Rd does not present a significant risk to the surrounding community.

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ATTACHMENT C HRA Documentation

2.0 BACKGROUND

Health risk assessments are completed with computer modeling for all CSC projects. The USEPA-approved dispersion model AERSCREEN was used to determine the maximum hourly and the annual average ambient air pollutant concentrations under the worst-case meteorological conditions through Lakes AERSCREEN View Version 4.0.0. After the ambient concentrations were calculated by AERSCREEN View, the concentration of each pollutant was scaled based on actual emission rates. The Risk Assessment Standalone Tool (Build 22118) of Hotspots Analysis and Reporting Program Version 2 (HARP 2) was then used to calculate a screening risk value for cancer as well as chronic and acute non-cancer effects. The pollutants included in the health risk assessment were perchloroethylene and trichloroethylene.

Section 8.0 of this document contains a link to more information on health risk assessments.

3.0 MODELING INFORMATION

The stack parameter inputs to AERSCREEN View are outlined in Table 3.1.

Table 3.1 – Summary of Stack Parameter Inputs

Source ID	Source Type	Release Type	Release Height (ft)	Temperature (°F)	Velocity (ft/s)	Diameter (ft)
STCK1	POINT	Vertical	18.0	Ambient	95.11	0.334

The urban option was enabled and a flagpole height of 1.5 meters was used for all receptors. The AERSURFACE output file for the Santa Barbara Airport meteorological data for the years 2019-2023 was used. The inversion break-up fumigation and shoreline fumigation options were not enabled. Terrain effects were not included. The default minimum distance of 1 meter from the source to the property boundary was used. The closest residential receptor at 24 m and the closest worker receptor at 17 m from the source were included.

After the pollutant concentrations were entered into HARP 2, the cancer risk was calculated at the maximally exposed individual resident (MEIR) using the “individual resident” receptor type and the breathing rate from the “RMP using the Derived Method” for an exposure duration of 30 years. Under the inhalation pathway, the fraction of time at home (FAH) values were not applied for any age bins. The cancer risk was also calculated at the maximally exposed individual worker (MEIW) using the “worker” receptor type and the breathing rate from the “OEHHA Derived Method” for an exposure duration of 25 years. The chronic non-cancer hazard index was calculated for the MEIR using the “individual resident” receptor type and the breathing rate from the “OEHHA Derived Method.” The chronic non-cancer hazard index was also calculated for the MEIW using the “worker” receptor type and the breathing rate from the “OEHHA Derived Method.” The 8-hour chronic non-cancer hazard index was calculated for the MEIR using the “individual resident” receptor type and for the MEIW using the “worker” receptor type. The acute non-cancer hazard index was calculated at the point of maximum impact (PMI). The only exposure pathway analyzed was the inhalation pathway because none of the modeled pollutants are multipathway.

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A list of multipathway pollutants can be found in Table 5.1 of OEHHA's 2015 Guidance Manual which is included in Section 3.4 of the District's *Modeling Guidelines for Health Risk Assessments*, referenced in Section 8.0 of this document.

4.0 EMISSIONS

The facility's calculated annual and hourly emissions are shown in Table 4.1. These emissions were calculated based on a contaminated vapor flow rate of 500 scfm and assumed carbon canister control efficiency of 95%.

Table 4.1 –Facility Emissions Summary

Pollutant	Outlet Concentration (ppm)	Annual Emissions (lb/yr)	Hourly Emissions (lb/hr)
Perchloroethylene	0.35	40.2	4.59E-03
Trichloroethylene	0.025	2.28	2.60E-04

5.0 CALCULATIONS

Because AERSCREEN calculates maximum hourly pollutant concentrations based on a unit emission rate of 1 g/s, the resulting concentrations must be scaled based on actual emission rates before they are used to calculate cancer risks. Equation 1 below was used to calculate the maximum hourly concentrations of each emitted pollutant.

$$C_{\text{hourly}} = C_{\text{screening,h}} * \frac{E_h}{E} \quad (\text{Eq. 1})$$

where: C_{hourly} = maximum hourly concentration of a pollutant

$C_{\text{screening,h}}$ = maximum hourly concentration calculated by AERSCREEN

E_h = actual maximum hourly emission rate of the pollutant

E = unit emission rate (1 g/s)

Equation 2 below was used to calculate the average annual concentrations of each emitted pollutant. The scaling factor of 0.1 used for estimating the annual concentration comes from the USEPA's *AERSCREEN User's Guide*, referenced in Section 8.0 of this document.

$$C_{\text{annual}} = C_{\text{screening,a}} * \frac{E_a}{E} \quad (\text{Eq. 2})$$

where: C_{annual} = average annual concentration of a pollutant

$C_{\text{screening,a}}$ = average annual concentration = $C_{\text{screening,h}} * 0.1$

E_a = actual average annual emission rate of the pollutant

E = unit emission rate (1 g/s)

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6.0 RESULTS

Using the unit emission rate of 1 g/s, AERSCREEN predicted a maximum hourly concentration ($C_{\text{screening,h}}$) of 9121 $\mu\text{g}/\text{m}^3$. The predicted annual average concentration ($C_{\text{screening,a}}$) was 912.1 $\mu\text{g}/\text{m}^3$ at the MEIR and MEIW. The maximum concentration occurred at 24 m from the source; as the closest worker receptor was 17 m from the source, the more conservative result further out was used. The cancer and chronic non-cancer risks are higher at the MEIR than at the MEIW. Table 6.1 displays the cancer and chronic non-cancer risk results at the MEIR and the acute non-cancer risk results at the PMI. The 8-hour non-cancer risks are not displayed because neither of the pollutants included in this HRA have 8-hour RELs. All of the calculated risk values are below the District's significance thresholds.

Table 6.1 – Summary of Screening Model Results

Pollutant	C_{annual} at MEIR ($\mu\text{g}/\text{m}^3$)	C_{hourly} at PMI ($\mu\text{g}/\text{m}^3$)	Cancer Risk at MEIR (per million)	Chronic Non- Cancer Risk at MEIR (Hazard Index)	Acute Non- Cancer Risk at PMI (Hazard Index)
Perchloroethylene	0.5280	5.280	7.50	0.015	0.0003
Trichloroethylene	0.0299	0.299	0.14	n/a	n/a
Total:			7.64	0.015	0.0003

7.0 CONCLUSION

Per District guidelines, if a facility's toxic emissions result in a cancer risk equal to or greater than 10 in a million, it is considered a *significant risk* facility. For non-cancer risk, if a facility's toxic emissions result in a Hazard Index greater than 1.0, it is considered a *significant risk* facility. The risk assessment results show that the CSC project at 155 S Turnpike Road in Santa Barbara does not present a significant risk to the surrounding community.

8.0 REFERENCES

- Risk notification levels were adopted by the Santa Barbara County Air Pollution Control Board of Directors on June 1993. The risk notification levels were set at 10 per million for cancer risk and a Hazard Index of greater than 1.0 for non-cancer risk.
- Office of Environmental Health Hazard Assessment. February 2015. *Air Toxics Hot Spots Program: Risk Assessment Guidelines*. California Environmental Protection Agency. http://www.oehha.ca.gov/air/hot_spots/2015/2015GuidanceManual.pdf.
- Santa Barbara County Air Pollution Control District. November 2025. *Modeling Guidelines for Health Risk Assessments*. <http://www.ourair.org/wp-content/uploads/apcd-15i.pdf>.
- USEPA. April 2021. *AERSCREEN User's Guide*. https://gaftp.epa.gov/Air/aqmg/SCRAM/models/screening/aerscreen/aerscreen_userguide.pdf.

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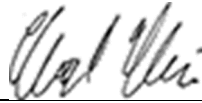
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9.0 PREPARER

This report was prepared by the Santa Barbara County Air Pollution Control District in August 2026.

Charlotte Mountain
Preparer


Signature

August 17, 2026
Date

10.0 ATTACHMENT

Source parameter data and the AERSCREEN and HARP 2 input and output files may be found in the following location:

\\sbcapcd.org\shares\Toxics\SourceFiles\CSC_Screenings\SSID_11614_Turnpike_155_S\ATC 16592