



air pollution control district  
SANTA BARBARA COUNTY

**DRAFT**

Permit to Operate 16542

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PROPERTY OWNER:

Red Tail Multifamily Land Development, LLC

EQUIPMENT OWNER

AMPCO Contracting, Inc

EQUIPMENT OPERATOR:

AMPCO Contracting, Inc

EQUIPMENT LOCATION:

125 S. San Marcos Road, Santa Barbara

STATIONARY SOURCE/FACILITY:

San Marcos Rd, 125 S. (CSC)

SSID: 11677

FID: 11929

EQUIPMENT DESCRIPTION:

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

PROJECT/PROCESS DESCRIPTION:

This project involves the excavating, loading, and hauling of up to approximately 1,750 cubic yards of arsenic contaminated soil located at 125 S. San Marcos Road in Santa Barbara. Stockpiles will be covered with continuous heavy-duty plastic sheeting or treated with the soil binder "Soil-Sement" to reduce fugitive particulates and Reactive Organic Compound (ROC) emissions. The excavated soil will be removed from the site by covered dump trucks.

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CONDITIONS:

1. **Operation Limitations.** The permittee shall comply with the following operational limits:
  - a. No chemical defined by District Rule 102 as a Reactive Organic Compound shall be used during the excavation.
  - b. No chemical designated a Toxic Air Contaminant<sup>1</sup> 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 District Rule 303 definition of nuisance, a nuisance shall be considered any one complaint to the District from a resident or business within 1,000 feet of the project or property boundary.
  - d. Contaminated soil shall be transported expeditiously to an approved off-site disposal facility. Stockpiling of contaminated soil in excess of 24 hours after removal from the excavation work area is prohibited without written approval from the District.
  - e. There shall be no visible dust emissions at the property boundaries due to the project activities. If visible dust emissions from project activities are detected at the property boundary, removal and loading activities shall cease and dust mitigation measures shall be implemented immediately.
  
2. **Vapor and Dust Suppression.** The permittee shall comply with the following vapor and dust suppression requirements. 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 District prior to project start-up.
  - a. Contaminated or potentially contaminated soil shall be stockpiled and covered with plastic sheeting or treated with the soil binder "Soil-Sement" at the end of each work day and at all times material is not being added to, or taken from, the stockpiles.<sup>2</sup>
  - b. Open pits and exposed sidewalls shall be covered with plastic sheeting or treated with the soil binder "Soil-Sement" at the end of each work day and 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.

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<sup>1</sup> Substances identified as Toxic Air Contaminants by the Air Resources Board, pursuant to the provisions of AB 1807 and AB 2728.

<sup>2</sup> This includes all stockpiles that were created from excavated materials. Clean, imported-fill soil is not required to be covered.

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- c. All excavated material loaded on transport trucks shall be covered with plastic sheeting prior to exiting the load-out area and during transit. No openings or holes in the covers shall be permitted.
  - d. All plastic sheeting used to fulfill the requirements of this permit shall be either 20 mil heavy duty plastic sheeting or DURA SKRIM 10HUV 10 mil polyester-reinforced polyethylene sheeting. If the District 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.
  - e. If Soil-Sement binder is used, it shall be applied at a rate of at least 0.28 gallons of concentrate per square yard of treated surfaces. The Soil-Sement binder shall be applied at a ratio of one (1) gallon of Soil-Sement to four (4) gallons of water. If the District determines at any time that the Soil-Sement binder is not effective at controlling dust or ROC emissions, the permittee shall apply heavy-duty plastic sheeting.
  - f. If there has been no measurable precipitation during the past three calendar days, water sprays or other adequate measures shall be applied each day that work activities occur to all disturbed areas with the potential to emit fugitive dust. The water sprays or other adequate measures shall be applied at least once during work activities and once at the end of the work day.
  - g. 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 District inspector determines rumble strips are not effective, brushing or water washing shall be the primary method for cleaning wheels. If the permittee or the District inspector determines brushing is not effective, water washing shall be the primary method for cleaning wheels.
  - h. Upon completion of soil disturbing activities in each area, soil shall be stabilized to prevent wind erosion.
3. **Monitoring.** Upon initiating operations, the permittee shall implement a monitoring program for dust concentrations, ROC concentrations, and odors.
- a. The background dust and ROC concentration shall be measured once every thirty minutes during operations concurrent with the excavation site air monitoring. 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 District prior to using the method.

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- b. Air monitoring for dust concentrations shall be conducted using an active-sampling real-time monitor in the excavation site at least once every thirty minutes. The excavation site includes any stockpiles, any areas of disturbed soil, and any active work areas. If any dust concentration in the excavation site is greater than  $50 \mu\text{g}/\text{m}^3$  above background for 30 seconds, air monitoring shall be conducted every 100 feet along the property boundary, within 1000 feet from the perimeter of the excavation site, as described in the *Air Quality Monitoring Plan*. If any dust concentration is greater than  $50 \mu\text{g}/\text{m}^3$  above background for 30 seconds at the property boundary, activities shall cease and water spray or other dust prevention measures shall be immediately used to control emissions. The applicant shall notify the District via phone (805-979-8050) and e-mail ([enfr@sbcapcd.org](mailto:enfr@sbcapcd.org), Attn: *CSC Project Manager*) within 4 hours of discovery of an exceedance at the property boundary. Operations may resume upon demonstration that dust concentrations are below  $50 \mu\text{g}/\text{m}^3$  above background.
- c. Air monitoring for ROC concentrations shall be conducted using a Photo Ionization Detector (PID) in the excavation site at least once every thirty minutes. The excavation site includes any stockpiles, any areas of disturbed soil, and any active work areas. If any ROC concentration in the excavation site is greater than 2 ppmv above background for 30 seconds, air monitoring shall be conducted every 100 feet along the property boundary, within 1000 feet from the perimeter of the excavation site, as described in the *Air Quality Monitoring Plan*. If any ROC concentration is greater than 2 ppmv above background for 30 seconds at the property boundary, activities shall cease and water spray or other vapor suppression measures shall be immediately used to control emissions. The permittee shall notify the District via phone (805-979-8050) and e-mail ([enfr@sbcapcd.org](mailto:enfr@sbcapcd.org), Attn: *CSC Project Manager*) within 4 hours of discovery of an exceedance at the property boundary. Operations may resume upon demonstration that ROC concentrations are below 2 ppmv above background.
- d. Odor monitoring shall be conducted in the excavation site at least once every thirty minutes during excavation activities. If odors are detected in the excavation site, monitoring shall be conducted along the property boundary. If odors<sup>3</sup> are detected at the property boundary, activities shall cease and water spray or other vapor suppression measures shall be immediately used to control emissions. The permittee shall notify the District via phone (805-979-8050) and e-mail ([enfr@sbcapcd.org](mailto:enfr@sbcapcd.org), Attn: *CSC Project Manager*) within 30 minutes of detection of odors at the property boundary. Operations may resume upon demonstration that odors are not detectable at or beyond the property boundary.

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<sup>3</sup> For the purpose of this permit, odors do not include engine exhaust.

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- e. Dust concentration, ROC concentration, and odor monitoring readings shall be taken every 100 feet along the property boundary as defined in the *Air Quality Monitoring Plan*. Air monitoring readings shall be taken at 1.5 meters from the ground (average breathing height).
- f. If the permittee receives written approval from the District to store stockpiles onsite for more than 24 hours, the permittee shall monitor for ROC any stockpile left onsite for more than 24 hours at the beginning and end of every work day and at the beginning of each removal, loading, or grading activity. At least 4 readings shall be taken for each stockpile: one upwind, one downwind, one 90 degrees from the upwind position, and one 90 degrees from the downwind position. For any stockpile with sides greater than 20 feet long, one reading shall be taken every 20 feet around the perimeter of the pile.

The stockpiles shall be monitored by 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, observing 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 District.

- g. ROC concentrations shall be measured by a Photo Ionization Detector (PID) calibrated to Isobutylene, 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 District.
- h. The concentrations of Total Petroleum Hydrocarbons (TPH) shall be sampled in accordance with the *Soil Corrective Action Plan* and *EHS Soil Corrective Action Plan Approval Letters*. Test results shall be made available upon District request within 21 days of sampling. All test results shall be included in the compliance report.

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.

- 4. **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. Sampling lab analysis results required by Condition 3.h.

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- b. ROC and dust concentration sampling results and odor monitoring results. 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 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 a District-approved *CSC Non-Compliance Reporting Form*.
  - d. Records of the daily amount of Soil-Sement binder applied, the Soil-Sement to water ratio, and the daily treated area.
  - e. Dates and number of hours per day of excavation activities.
  - f. 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 the property boundary).
  - g. Amount of soil excavated per day.
  - h. Description of type and engine size of onsite mobile excavation equipment used.
  - i. 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.
5. **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 the District (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 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 all records required by Condition 4.a. – i. above.
6. **Permit Expiration.** This permit is valid for one year from the date of issuance. The District 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.

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7. **Discovery of Additional Contamination.** If additional contaminated soil is found that was not detailed in the *Soil Corrective Action Plan* and a revised plan is required by the lead agency, 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 plan.
8. **Scope of Project.** The conditions of this permit are valid for the entire length of the project, including excavation, sampling, stockpiling, 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 *Soil Corrective Action Plan*.
9. **Initial Operations and District Inspection.** The permittee shall:
  - a. Notify the District in writing ([enfr@sbcapcd.org](mailto:enfr@sbcapcd.org), Attn: *Compliance Manager*) of the initial operation date. This notification shall be provided 7 days prior to initial operations.
  - b. Arrange for an inspection by contacting the District's Compliance Supervisor no later than 24 hours after initial operations commence. The Compliance Division may waive this inspection requirement if an initial inspection is deemed unnecessary to verify that the modifications authorized by this permit are in compliance with District rules and permit conditions.
  - c. As specified in Condition 2, prior to project start-up, provide the name and telephone number to the District for the person or persons designated by the contractor to monitor the dust control program and to order increased dust suppression, as necessary, to prevent transport of dust offsite.
10. **Project Completion.** The permittee shall notify the District in writing ([enfr@sbcapcd.org](mailto:enfr@sbcapcd.org), Attn: *CSC Project Manager*) within one week of completion of the project.
11. **Documents Incorporated by Reference.** The documents listed below, including any District-approved updates thereof, are incorporated herein by reference and shall have the full force and effect of a permit condition for this permit. If any conflict arises between the requirements and limits of this permit and the documents, the requirements or limits that are more protective of air quality shall apply. These documents shall be implemented for the life of the Project and shall be made available to District inspection staff upon request.
  - a. *Air Quality Monitoring Plan* (Dated February 4, 2026)
  - b. *Additional Site Assessment Activities and Closure Plan* (Dated January 16, 2026)

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12. **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.
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. **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.
18. **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.
19. **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.*

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20. **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.

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AIR POLLUTION CONTROL OFFICER

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DATE

Attachments:

- Permit Evaluation for Permit to Operate 16542

Notes:

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



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**PERMIT EVALUATION FOR  
PERMIT TO OPERATE 16542**

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**1.0 BACKGROUND**

- 1.1 General: This project involves the excavating, loading, and hauling of up to approximately 1,750 cubic yards of arsenic contaminated soil located at 125 S San Marcos Road in Santa Barbara. An application for a Permit to Operate was received on February 26, 2025 and deemed complete on March 27, 2025.

Excavated material will be loaded on 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 or treated with the soil binder “Soil-Sement” to reduce odors, fugitive particulates and Reactive Organic Compound (ROC) emissions. Contaminated soil will be removed from the site and sent to Simi Valley Landfill.

The project is located within 1,000 feet of El Camino Elementary School and San Marcos High School. A school notice was issued by the District on 5/5/2026.

- 1.2 Permit History: No permits issued in the last 3 years.
- 1.3 Compliance History: The permitted facility has no compliance history.

**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.
- 2.3 Emission Factors: Emission factors were not used.
- 2.4 Reasonable Worst Case Emission Scenario: Emissions were not calculated for this project.
- 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.
- 2.6 Special Calculations: There are no special calculations.

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- 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 PID readings of stockpiled soil and lab analysis of the soil.
- 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 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: None.

**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.

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**8.0 CEQA / LEAD AGENCY**

The County of Santa Barbara is the lead agency on the Tatum Multifamily Housing Development Project (Case No. 24ZCI-00000-00048). The County of Santa Barbara approved the project on November 4, 2025 and determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15268 (Ministerial Projects). A Notice of Exemption (NOE) was filed with the County Clerk on November 4, 2025. The actions taken by District are within the scope of the project considered by the Lead Agency. The Control Officer has reviewed and considered the Lead Agency’s CEQA determination and the environmental effects of the project prior to approving permits for the project. No further action is required.

**9.0 SCHOOL NOTIFICATION**

A school notice pursuant to the requirements of Health and Safety Code Section 42301.6 was not required.

**10.0 PUBLIC and AGENCY NOTIFICATION PROCESS/COMMENTS ON DRAFT PERMIT**

- 10.1 The permit was subject to public notice which began on 5/5/2026.
- 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 205900 (*CSC San Marcos Rd, 125 S.*).

**12.0 RECOMMENDATION**

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

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AQ Engineer/Technician	Date	Supervisor	Date
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