



01/12/2026

NOTICE OF INTENT TO ISSUE A PERMIT FOR CONSTRUCTION AND OPERATION OF A COFFEE ROASTER

ATTENTION: NEARBY RESIDENTS, BUSINESSES & PARENTS OR GUARDIANS OF CHILDREN ATTENDING SANDERLING WALDORF AND SANDERLING WALDORF-SHADOWRIDGE CAMPUS

Why am I receiving this notice?

San Diego Air Pollution Control District (SDAPCD) is the local air pollution control agency for the county of San Diego responsible for controlling emissions from equipment operated at various commercial and industrial facilities. SDAPCD, however, does not have any authority to make zoning decisions on where a facility or equipment can be located in the San Diego County. State law requires local air pollution control districts, such as the SDAPCD, to prior to approving permits for equipment that is located within 1,000 feet of a school and the equipment may increase release of ANY amount of toxic air contaminant into the air, regardless of the amount of toxic emissions and its health impacts, to notify all addresses within 1,000 feet of the equipment, as well as parents or guardians of children attending any schools located within a quarter mile radius of the equipment.

Project Description

An application has been filed with the SDAPCD by Better Buzz Coffee for a Permit to Construct and Operate one (1) coffee roaster equipped with air pollution control equipment (an afterburner) to be located at 1150 Joshua Way, Vista, CA 92081. The addition of this coffee roaster will be an expansion to an existing process at this location.

What are Toxic Air Contaminants (TACs) and description of emissions

TACs are chemicals in the form of gases, liquids, or particles that when released into the air may cause adverse health effects. The coffee roaster burns natural gas as fuel to roast coffee beans for packaging and consumption. During the roasting process, various substances such as alcohols, aldehydes, organic acids, and nitrogen and sulfur compounds may be released, along with carbon monoxide (CO) and carbon dioxide (CO₂) emissions from the combustion of natural gas. These substances are considered toxic air contaminants. The proposed coffee roaster is equipped with air pollution control equipment (an afterburner) to reduce odors and meet emission standards.

What regulations apply and how does SDAPCD Review the Project to Protect the Air Quality and Public Health

The SDAPCD is committed to improving air quality to protect public health and the environment by applying and enforcing local, state, and federal air quality rules and regulations in San Diego County. SDAPCD evaluates whether the equipment complies with all applicable air quality rules and regulations and that appropriate emission controls are utilized to ensure that the air quality and public health are protected. When SDAPCD issues a permit, the permit will impose operational and control requirements on the permit. Equipment is inspected by SDAPCD personnel on at least an annual basis and the operator is required to comply with all applicable air quality rules and regulations and permit requirements including any necessary monitoring and testing. Please note that if a project or equipment is compliant with all applicable rules and regulations, SDAPCD does not have the ability (discretionary authority) to deny a permit.

Does this project pose an impact on air quality or public health?

Based on SDAPCD's detailed evaluation of the equipment operation and its emissions, SDAPCD has determined that the equipment operation complies with all applicable air quality rules and regulations, and it is unlikely to negatively affect the health of nearby students, residents or workers in the community. Potential health impacts have been evaluated for the project using a health risk assessment which ensures that the community is not exposed to pollutants at concentrations which exceed health protective levels, and the project overall is expected to operate in compliance with all applicable air quality rules and regulations.

How can I contact SDAPCD to comment on the project or ask a question?

Written comments concerning the air quality issues associated with the SDAPCD's proposed action may be submitted to SDAPCD by February 25, 2026. Please refer to Application No. APCD2025-APP-008839 on all correspondence regarding this project. The SDAPCD's evaluation of this application and proposed permit conditions are available on the SDAPCD's website at: <https://www.sdapcd.org/content/sdapcd/permits/public-notice.html>. Questions regarding this notice may be directed to the SDAPCD's Engineering Division at (858) 586-2600 or APCDEngineering@sdapcd.org.

Sincerely,

Joe Herzig

Senior Air Pollution Control Engineer