



SAN DIEGO COUNTY
AIR POLLUTION CONTROL DISTRICT
10124 Old Grove Road, San Diego, CA 92131-1649
Office: (858) 586-2600; www.sdapcd.org

Sectors: 5, S
Site Record: APCD2025-SITE-04906

Application Record: APCD2025-APP-008870



Hamann Property Management
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1425 30th Street
San Diego, CA 92102

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AUTHORITY TO CONSTRUCT (Draft Version)

EXPIRES:

After examination of your Application for an Air Pollution Control District (hereinafter referred to as "the District") Authority to Construct and Permit to Operate for equipment located at the above location, the District has decided on the following actions:

Authority to Construct is granted pursuant to Rule 20 of the Air Pollution Control District Rules and Regulations for equipment to consist of:

Sub slab-depressurization system consisting of: Three (3) suction pits, three (3) 3-inch vertical ABS pipes as exhaust points located 25 ft above ground surface, each connecting to a circular area of crushed rocks placed beneath the slab-on-grade up and through the roof to a rooftop fan. Three (3) rooftop induced Radonaway HS-5000s fans, with blast gates, and flow rates of 1575 CFM, 1125CFM, and 1755 CFM with no controls; Three (3) Electric Boxes, and associated blast gates.

This Authority to Construct is issued with the following conditions:

1. The permittee shall install, maintain, and label a vapor sampling port at both the inlet and the exhaust of the emission points associated with this soil remediation equipment. (District Rule 1200)
2. There shall be no emissions of organic compounds into the atmosphere from the exhaust stack or any other portion of the vapor extraction system, the groundwater extraction system, the groundwater treatment system, or any material storage containers with a concentration equal to or greater than the following: 400 µg/m³ (about 0.059 ppmv) of perchloroethylene, 50 µg/m³ (about 0.0093 ppmv) of Trichloroethylene, 3.8 µg/m³ of Toluene (about 0.0010 ppmv), and 13 µg/m³ (about 0.0026 ppmv) of 1,2,4-Trimethylbenzene. This requirement shall not apply to organic compounds released during sampling, repair, maintenance, waste disposal, and/or equipment installation activities (District Rule 21)
3. The permittee shall sample, analyze, and record the organic compound concentration (in ppmv as perchloroethylene) of the inlet and exhaust vapors at least once every 1000 operating hours. Additionally, the permittee shall sample, analyze, and record the organic compound concentration (in ppmv as perchloroethylene) of the inlet and exhaust vapors after any manual air dilution valve installed in the header piping is opened, closed, or otherwise adjusted. Each inlet and exhaust vapor sample shall be collected during that portion of the vapor extraction cycle when all installed automatic air dilution valves are in the closed position. (District Rules 21 and 1200)
4. This Sub-Slab Depressurization (SSD) vapor intrusion mitigation system shall not be used for treating TACs containing vapors except those which are being extracted, as identified in the Permit application. (District Rule 1200)
5. At no time shall the subject equipment cause or contribute to a public nuisance as specified in District Rule 51. If compliance with Rule 51 cannot be demonstrated to the satisfaction of the District, the permittee will take whatever corrective action necessary to meet applicable requirements. If corrective action requires any physical change or modification to the subject equipment the permittee shall apply for and obtain an Authority to Construct for all such modifications prior to making any physical change. [Rule 51]
6. The permittee shall install, operate, modify, and adjust the soil vapor extraction system such that any automatic air dilution valve installed in the header piping is NOT continuously open to the atmosphere. All required air flow

rate measurements, inlet vapor samples, and exhaust gas vapor samples shall be taken during that portion of the vapor extraction cycle when all installed automatic air dilution valves are in the closed position. (District Rule 21)

7. The permittee shall install an air flow meter that continuously measures and displays the total air flow rate (in scfm) at the inlet associated with this soil remediation equipment. The air flow meters shall be operated, calibrated, and maintained in accordance with the manufacturer's specifications. (District Rule 21)
8. The maximum total air flow rate into the fan shall not exceed 1575 scfm, 1125 scfm, 1755 scfm during that portion of the vapor extraction cycle when all installed automatic air dilution valves are in the closed position. (District Rules 21 and 1200)
9. The permittee shall measure and record the air flow rate (in scfm) associated with this soil remediation equipment at least once every 1000 operating hours. Additionally, the permittee shall also measure and record this air flow rate after any manual air dilution valve installed in the header piping is opened, closed, or otherwise adjusted. Each recorded air flow rate measurement shall be taken during that portion of the vapor extraction cycle when all installed automatic air dilution valves are in the closed position. (District Rules 21 and 1200)
10. The permittee shall use EPA Methods 8260, 8260B, TO-15, or a similar equivalent analytical method as approved by the District to quantify the organic compound concentration of the inlet and exhaust vapor samples. All vapor sample analytical results and records shall be retained for at least three years and made available to District personnel upon request. (District Rules 21 and 1200)
11. The permittee shall record the corresponding date, and cumulative operating hours when each vapor sample is collected and each air flow rate is recorded. These operating records shall be retained for at least three years and made available to District personnel upon request. (District Rules 21 and 1200)
12. Access, facilities, utilities and any necessary safety equipment for source testing and inspection shall be provided upon request of the Air Pollution Control District. [Rule 19]
13. This Air Pollution Control District Permit does not relieve the holder from obtaining permits or authorizations required by other governmental agencies.
14. The permittee shall, upon determination of applicability and written notification by the District, comply with all applicable requirements of the Air Toxics "Hot Spots" Information and Assessment Act [California Health and Safety Code Section 44300 et seq.]

This Authority to Construct does not authorize operation of the above-specified equipment until written notification has been provided to the District indicating that construction (or modification) has been completed in accordance with this Authority to Construct. Upon submission of this notification, temporary Permit to Operate shall take effect and will remain in effect, unless withdrawn or modified by the District, until the equipment is inspected by the District and a revised temporary permit (Startup Authorization) is issued or a Permit to Operate is granted or denied.

This Authority to Construct shall be posted on or within 25 feet of the above described equipment or maintained readily available at all times on the operating premises.

Upon completion of construction (or modification) in accordance with this Authority to Construct, and prior to commencing operation, the applicant must complete and mail, deliver or email to apcdpermits@sdapcd.org the enclosed Construction Completion Notice to the District. After mailing, delivering or emailing the notice, the applicant may commence operation of the equipment. Operation must be in compliance with all the conditions of this Authority to Construct and applicable District Rules.

This Authority to Construct does not relieve the holder from obtaining permits or authorizations, which may be required by other governmental agencies. This Authority to Construct is not authority to exceed any applicable emission standard established by this District or any other governmental agency. This authorization is subject to cancellation if any emission standard or condition is violated.

Within 30 days after receipt of this Authority to Construct, the applicant may petition the Hearing Board for a hearing on any conditions imposed herein in accordance with Rule 25.

This Authority to Construct will expire on unless an extension is granted in writing.

This is not a Permit to Operate. Please be advised that installation or operation of this process or equipment without written authorization may be a misdemeanor subject to fines and penalties.

If you have any questions regarding this action, please contact me at () - or via email at Jannys.Meza@sdapcd.org.

Jannys Meza
Asst APC Engineer

