

### NOTICE OF EXEMPTION

**To:** Office of Planning and Research  
 State Clearinghouse  
 P.O. Box 3044, 1400 Tenth Street, Room 212  
 Sacramento, CA 95812-3044

**From:** Department of Toxic Substances Control  
 Site Mitigation and Restoration Program  
 5796 Corporate Avenue  
 Cypress, CA 90630

<b>Project Title:</b> Removal Action Work Plan and Work Plan for Additional Subsurface Investigation, Perris Town Center		
<b>Project Address:</b> 75 West Nuevo Road	<b>City:</b> Perris	<b>County:</b> Riverside
<b>Approval Action Under Consideration by DTSC:</b>		
<input checked="" type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input type="checkbox"/> Other (specify):		
<b>Statutory Authority:</b>		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

**Project Description:** The project involves approval of the Removal Action Work Plan and Work Plan for Additional Subsurface Investigation, Perris Town Center, for the continued operation of an existing soil vapor extraction (SVE) system at the Perris Valley Dry Cleaners (Site). The removal action work plan (RAW) summarizes the installation of the SVE system as a self-directed cleanup measure to reduce elevated concentrations of the volatile organic compounds (VOCs), perchloroethylene (PCE) and trichloroethylene (TCE), in soil gas beneath the Site to concentrations below Regional Screening Levels (RSLs) provided by U.S. Environmental Protection Agency (EPA) and modified by the Department of Toxic Substances Control (DTSC) (HERO Note 3, April 2019).

**Background:** The Site is a dry cleaner suite located within the Perris Town Center, which comprises eight single story buildings constructed in 1988. The shopping center is situated on a rectangular shaped property bordered to the north by West Nuevo Road with additional commercial land uses beyond, to the east by North Perris Boulevard with the Perris High School beyond, to the south by residences, and to the west by a vacant parcel.

The dry cleaner has operated at its current location since the shopping center was built in 1988. Previous investigations found PCE in soil at concentrations up to 50 micrograms per kilogram (µg/kg) and in soil vapor at concentrations up to 238 micrograms per liter (µg/L). Detections of PCE and its daughter products TCE and cis-1,2-dichloroethene (cis-1,2-DCE) exceeded commercial exposure scenario screening levels.

An SVE system was installed as a self-directed cleanup measure. Operation of the SVE system began in December 2016 and continued until April 16, 2018, when the system was shut down for rebound testing. Results of rebound samples indicated more extraction was warranted and the system was restarted on May 16, 2019. Operation of the SVE system currently continues today.

**Project Activities:** Remediation will be accomplished with infrastructure installed prior to a Voluntary Cleanup Agreement (HSA-FY 17/18-134) being established with the DTSC. Vapor discharge from the SVE system is currently required to comply with emission standards specified by South Coast Air Quality Management District (SCAQMD). In addition, well installation and building permits were obtained prior to the start of the SVE system. The SVE system has been operated on a continuous basis (24 hours per day). Currently, the estimated duration of the treatment period is less than twelve months.

The cleanup will be considered complete, and the Site will be closed with no further action required, if concentration trends for VOCs in soil gas become asymptotic after the SVE system is shut down and rebound sampling indicate concentrations are below residential RSLs (15.3 µg/m<sup>3</sup> for PCE). If the residual concentrations remain above residential RSLs but below commercial RSLs (66 µg/m<sup>3</sup> for PCE), the Site will be closed with a Land Use Covenant prohibiting certain land uses (e.g., residential). If residual concentrations remain above commercial RSLs, additional removal and/or mitigation will be required and will be considered in a separate decision document (e.g., RAW).

**Name of Public Agency Approving Project:** Department of Toxic Substances Control

**Name of Person or Agency Carrying Out Project:** Rubio Holdings, LLC

**Exempt Status:** (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]
- Categorical Exemption: [CCR Title 14, Sec. 15330]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

**Exemption Title:** Minor Actions Taken to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substances.

**Reasons Why Project is Exempt:**

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements including a SCAQMD various-locations permit to operate.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. The project is a small scaled in-situ soil vapor extraction and treatment system which is permitted by the SCAQMD.
7. The exceptions pursuant to California Code Regulations, Title 14 § 15300.2 have been addressed as follows:
  - a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term final remedy that would not lead to a succession of projects of the same type in the same place over time.
  - b. Significant Effect. The project does not involve any unusual circumstances so that there is no possibility that the project will have a significant effect on the environment.
  - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within a highway officially designated as a state scenic highway.
  - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
  - e. Historical Resources. The project will not cause the substantial adverse change in the significance of an historical resource at the Site because there are none at the Site.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control  
File Room  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630-4700

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002651](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002651)

Angela Turner Project Manager	Senior Environmental Scientist Title	714-484-5477 Phone No.
 Branch Chief's Signature		11-20-19 Date
Javier Hinojosa Branch Chief	Branch Chief, Brownfields Restoration and Schools Evaluation Title	714-484-5484 Phone No.

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Date Received for Filing and Posting at OPR:

