

CALIFORNIA ENVIRONMENTAL QUALITY ACT 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

Project Title: Borders Cleaners Removal Action Workplan

Project Location: 298 North San Jacinto Street Hemet, California 92543

County: Riverside

Project Applicant: Wynn Borders - 1069 Flag Hollow Road Lakeside, 85929

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Department of Toxic Substances (DTSC) approved the Borders Cleaners (Project Site) Removal Action Workplan (RAW) (Genesis Engineering and Redevelopment, July 3, 2024) for the Site. The Cleanup decision document, referred to as a RAW, summarized the environmental conditions at the Project Site and identified the remediation to address the constituents of primary concern (COPC) in soil vapor of tetrachloroethene (PCE) and trichloroethene (TCE).

The RAW concluded that the installation and operation of a Soil Vapor Extraction (SVE) system is required to reduce COPC concentrations in soil vapor to protect human health and the environment.

Background: The Project Site is located at the southeast corner of the intersection of North San Jacinto Street and East Devonshire Avenue, Hemet, CA. The property is approximately 0.16 acres (6,969 square feet) and consists of a residential structure divided into 2 apartments (approximately 1,300 square feet combined for both apartments) and a commercial structure (approximately 1,400 square feet). The buildings are slab-on-grade structures with the rest of the Site paved for parking.

The Project Site was first developed approximately 1950 with the construction of the residential structure. The commercial structure was built in 1960 and had operated as a dry cleaner which ceased operation in late 2016. The dry-cleaning machines were removed, and the building is currently vacant.

DTSC and Borders Cleaners entered into a Standard Voluntary Agreement on May 24, 2023 (Docket No. HSA-FY22/23-109) to address the contamination on the Project Site.

Project Activities: The selected remedy in the RAW to address the COPCs is soil vapor will consist of the installation of a Soil Vapor Extraction (SVE) System:

- Installation of seven vapor extraction wells and transport piping connecting to a manifold to operate and monitor each extraction well individually
- Installation of a Water knockout pot with transfer pump
- A 500 standard cubic foot per minute (“scfm”) blower and 2 2,000-pound carbon adsorption vessels to remove VOC from the extracted soil vapor
- Required valves, gauges, hosing, and sample ports for the SVE systems

A 500 scfm blower will be used to extract soil vapor from beneath the Site. The system would be designed to extract soil vapor at flow rates up to approximately 50 scfm per well with a corresponding differential pressure of up to approximately 100-in. H₂O. Piping trenches will be constructed to connect each extraction to the manifold in the remedial equipment enclosure (Figure 10). The manifold will be configured with individual valves to adjust the flow from individual extraction wells and a sampling port so that measurements and samples can be collected individually from each well.

The entire network of soil vapor probes will be sampled on a semi-annual basis to evaluate the progress of the cleanup and to adjust the system operation as necessary. Soil vapor sampling will be performed using a mobile lab and samples will be analyzed for VOC using EPA Method 8260B.

In the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to Health and Safety Code Chapter 2, Section 7050.5.

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

Name of Person or Agency Carrying Out Project:

Exempt Status: Categorical Exemption: Title 14, Section 15330, Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of 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 does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.6 (except a small scale in-situ soil vapor extraction and treatment system which have been permitted by the local Air Pollution Control District or Air Quality Management District).
4. The project is consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards and approved by the regulatory body with jurisdiction over the site. Prior to implementing field activities, all necessary permits will be obtained from SCAQMD.
5. The exceptions pursuant to Cal. Code Regs., 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 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 environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring 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 historic 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.
 - (e) Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource at the Site because there are none at the Site.

The administrative record for this project is available to the public by appointment at the following location:

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

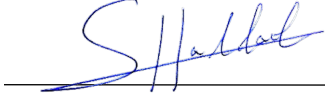
Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person
Ali Hobballah

Contact Title
Hazardous Substances Engineer

Phone Number
657-777-9823

Approver's Signature:



Date:

9/24/2024

Approver's Name
Shahir Haddad

Approver's Title
Supervising Hazardous Substance Eng.
II

Approver's Phone Number
(714) 484-5368

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: