

**NOTICE OF EXEMPTION**

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

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

<b>Project Title:</b> Removal Action Workplan for Driftwood Village Station Sunshine Cleaners and Former Safeway Plaza Cleaners		
<b>Project Address:</b> 2234-2254 South Euclid Avenue	<b>City:</b> Ontario	<b>County:</b> San Bernardino
<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 a Removal Action Workplan (RAW) for the installation and operation of a Soil Vapor Extraction (SVE) System at the Sunshine Cleaners and Former Safeway Cleaners (Site). The SVE system will address elevated concentrations of tetrachloroethylene (PCE) in soil gas beneath the Site.

**Background:** The Site is located within the approximately 8.0-acre Driftwood Village shopping center. Sunshine Cleaners currently occupies Unit 2238 F and Former Safeway Cleaners occupied Unit 2250 C. The shopping center was constructed in 1982 and is bounded by West Philadelphia Street and residences to the north, Euclid Avenue and commercial businesses to the east, and residences to the south and west.

Environmental investigations identified that the Site is impacted with PCE. On December 12, 2016, the Department of Toxic Substances Control (DTSC) and Driftwood Village Station, LLC entered into a Voluntary Cleanup Agreement for the investigation and remediation of the Site. Site characterization was conducted under DTSC oversight between 2017 and 2019. Soil, soil vapor, and indoor air sampling activities were conducted, and results indicated that elevated levels of PCE were present in soil vapor at the Site. Additional soil vapor investigations were conducted in 2020 and based on sampling results, DTSC determined that existing onsite data is adequate to develop a RAW for the Site.

**Project Activities:** The project activities consist of installation and operation of a SVE system including installation of an estimated 22 vapor extraction wells up to a depth of 25 feet and 60 feet below ground surface (bgs). Seven wells will be installed in the northern portion of the Site in the vicinity of Sunshine Cleaners and 15 wells will be installed in the southern portion of the Site in the vicinity of the Former Safeway Cleaners. The final number and location of the SVE wells will be based on a SVE pilot test that will be conducted for the Site which will install 4 SVE wells located outside the shopping center building next to the former Safeway Cleaners.

The SVE wells will be constructed with multiple extraction screen intervals from approximately 5 feet bgs to 25 feet bgs and from approximately 45 to 60 feet bgs. Each well will be constructed of polyvinyl chloride (PVC) piping with slotted screen size of 0.02 inches in the treatment area based on soil types encountered. All SVE wells will be installed using a hollow steam auger.

During operation of the SVE system, soil vapor will be extracted from the SVE wells using a positive displacement 25 hp blower equipment with a sound reduction cabinet. Extracted vapors will be treated above ground using water/vapor separator(s) and granular activated carbon (GAC) for vapor treatment and then discharged to the atmosphere. The SVE system will be permitted by South Coast Air Quality Management District (SCAQMD). The equipment will be in a gated site enclosure. Piping to the treatment system will consist of 2-inch and 4-inch PVC which will be placed above grade and along the building walls where possible and below grade where necessary.

The cleanup will be considered complete when PCE soil gas concentration trends indicate that the cleanup goal (2,000 micrograms per cubic meter (ug/m<sup>3</sup>) at the Site and 460 ug/m<sup>3</sup> at the Site boundaries next to residences) has been achieved and maintained after the SVE system is shut down and rebound sampling conducted. The site will be monitored weekly for flow rates, vacuum, and vapor concentrations in accordance with SCAQMD permit requirements and to ensure maximum operating and extraction efficiency. The SVE system will operate for an estimated three years. Approximately 30 days will be needed for drilling and well installation and another 30 days for SVE trenching/system installation. The City

of Ontario Noise Ordinance will also limit construction activities (e.g., drilling) to between 7:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends (City of Ontario Municipal Code Section 5-29.09).

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will ensure that impacts to the environment will be less than significant.

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

**Name of Person or Agency Carrying Out Project:** Driftwood Village Station, 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, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substance.

**Reasons Why Project is Exempt:**

1. The project is a minor cleanup action to be taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste and substance.
2. The project is a removal action costing \$1 million or less.
3. The project will not have a significant effect on the environment due to unusual circumstances.
4. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
5. The project will not cause a substantial adverse change in the significance of a historical resource.
6. The project will not require onsite use of a hazardous waste incinerator or thermal treatment unit.
7. The project will not require the relocation of residences or businesses.
8. The project will not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6. (Permits for the SVE system will be obtained from SCAQMD).
9. The cumulative impact of successive projects of the same type on the same place, over time, if there are any, will not be significant.
10. The project will be consistent with applicable State and local environmental permitting requirements.

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

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 Site Mitigation and Restoration Branch  
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DTSC EnviroStor website: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002433](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002433)

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 Branch Chief's Signature		10/15/21 Date
Javier Hinojosa Branch Chief	Senior Environmental Scientist (Sup) Title	(714) 484-5484 Phone No.

**TO BE COMPLETED BY OPR ONLY**

Date Received for Filing and Posting at OPR: