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SENT VIA ELECTRONIC MAIL

April 15, 2024

Danielle Harper-Scott

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City of Moreno Valley

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Governor's Office of Planning & Research

April 15 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE PENSKE SALES, LEASING, AND MAINTENANCE FACILITY PROJECT, DATED MARCH 14 2024
STATE CLEARINGHOUSE NUMBER [2024030523](#)

Dear Danielle Harper-Scott:

As a Responsible Agency, the Department of Toxic Substances Control (DTSC) received a MND for the Penske Sales, Leasing and Maintenance Facility Project (Proposed Project). The Proposed Project consists of a Plot Plan review for a proposed truck sale, rental, service, fueling facility, and a surface parking lot on a 9.63-acre site located at 21839 Alessandro Boulevard in Moreno Valley, California 92553. The Proposed Project includes new construction of the following two buildings: 1) a service and wash building with office space in the middle of the Proposed Project site; and 2) a rental and sales office building in the northern part of the Proposed Project site.

DTSC is providing lead regulatory oversight for the [Alessandro Properties](#) cleanup (site) located at 14044 Old 215 Frontage Road and 21839 and 21921 Alessandro Boulevard in Moreno Valley, California which encompasses the Proposed Project site. Results of the assessments indicate that the northern portion of the Proposed Project site is

impacted with volatile organic compounds (VOCs) and tetrachloroethene (PCE) in groundwater and soil vapor exceeding regulatory screening levels.

Currently, there are existing data gaps and environmental concerns at the Proposed Project site which require further assessment by the Proposed Project's environmental consultant. Final remedial alternatives cannot be evaluated until onsite impacts have been fully characterized. In the interim, DTSC approved a [Soil-Vapor Extraction Pilot Test Workplan](#) in April 2023, which has an anticipated scheduled start date of Spring 2024.

After review of the MND, DTSC has the following comments for consideration:

1. Site characterization is ongoing to determine the nature and extent of contamination at the Proposed Project site. Once site characterization is completed, a Cleanup Decision Document (i.e. Removal Action Workplan [RAW], Remedial Action Plan [RAP]) will be prepared. The Cleanup Decision Document will identify the contaminants of concern (COCs) at the Proposed Project site and will summarize cleanup alternatives and the proposed selected remedy. Prior to DTSC's final decision on the remedy and offsite areas, if any, to which hazardous substances have or may have migrated from the site, this document will be circulated for a 30-day public comment period.
2. As the agency overseeing the [Alessandro Properties](#), DTSC has an active [Standard Volunteer Agreement \(SVA\)](#) for this site. The contaminated soil, groundwater, and soil vapor beneath the Proposed Project site are currently being investigated in accordance with the SVA. Site assessment is ongoing under the supervision of the DTSC and cleanup of the contamination to regulatory action levels is required. Further assessment and cleanup are required by DTSC pursuant to state laws and regulations.
3. The SVA with DTSC must be completed or a Land Use Covenant (LUC) must be in place before the Proposed Project can take place. There are pending cleanup activities for the property which also include the Proposed Project site. Therefore, as there is a pending SVA and the remediation of the property has not been

completed, any California Environmental Quality Act (CEQA) analysis of the site cannot accurately describe the present and probable future environmental conditions. After the completion of the SVA, DTSC recommends drafting a CEQA document that would be reflective of the environmental setting to create an accurate project baseline.

DTSC believes the City of Moreno must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC appreciates the opportunity to comment on the Penske Sales, Leasing, and Maintenance Facility's MND. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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