



Community Development Department
Planning Division
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NOTICE OF AVAILABILITY
Moreno Valley Mall Redevelopment Project
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
PEN21-0168, PEN22-0061, PEN22-0075
SCH No. 2022040136

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Moreno Valley has prepared a Draft Subsequent Environmental Impact Report (DSEIR) for the proposed Moreno Valley Mall Redevelopment Project (Project). The Project site is bounded by Town Circle on all sides, south of State Route 60, and east of Interstate 215.

The Project includes the following applications:

PEN21-0168 (Specific Plan Amendment): The Project proposes revitalization and redevelopment of a portion of the existing MoVal Mall (excluding the existing JCPenney and Macy's parcels). The approval of the Specific Plan Amendment (SPA) would amend and supersede the existing Towngate Specific Plan (SP-200) for the portion of the SP-200 planning area that encompasses the Project site. Planning Area 2, within which the Project site is situated, would be modified by the SPA to comprise planning areas PA 2A and PA 2B. The proposed Project's guidelines and standards apply to only PA 2A (information for PA 2B is provided for informational purposes only as no changes are proposed within the new PA 2B portion of the MoVal Mall).

Key features of the Project include remodeling the overall mall site and mall interior, adding four multi-family residential communities totaling 1,627 DU, two new hotel operations (approximately 270 keys), a new three-story office building of approximately 60,000SF, re-purposing the existing food court into a pavilion style food market, re-purposing the existing Sears building to allow for multi-tenant retail and related uses, redesigning the existing Theater area to include outdoor patio dining, adding a central plaza and park integrated into the southeastern multi-family communities, relocating the existing transit stops, and providing related infrastructure improvements including off-site traffic and utility improvements.

PEN22-0061 (Tentative Parcel Map): The Project Applicant has submitted a Tentative Parcel Map (TPM) for the Project. The TPM proposes the subdividing of the existing Project site parcels into 22 separate parcels as detailed in the conceptual land use plan of the SPA.

Significant Environmental Impacts: Analysis presented in the DSEIR indicates that implementation of the Project would result in significant and unavoidable adverse impacts to Air Quality and Greenhouse Gas Emissions. The significant and unavoidable

impacts are described in detail within the DSEIR. All other environmental effects evaluated in the DSEIR are considered to be less-than-significant or can be reduced to less-than-significant levels with the application of proposed SPA design guidelines and mitigation measures specified in the DSEIR.

Cortese List Notice: Pursuant to Public Resources Code §21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

45-day Public Review Period: November 27, 2022, through January 11, 2023.

Document Availability: The DSEIR and its technical appendices are available for review on the City's website (<http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>) and in person at City Hall located at 14177 Frederick Street, Moreno Valley, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.).

In addition, the Draft SEIR is available for review at the City's three Library Branches located at:

- Main Branch, 25480 Alessandro Boulevard
- Mall Branch, 22500 Town Circle
- Iris Plaza Branch, 16170 Perris Boulevard

Submission of Written Comments: Members of the public, responsible and trustee agencies, and other interested parties may submit written comments (including emailed comments) on the DEIR during the 45-day public review period. Written comments must be received at the City of Moreno Valley Community Development Department by ***no later than the conclusion of the 45-day review period, 5:30 p.m. on January 11, 2023.*** Please submit written comments to:

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For additional information, please contact Julia Descoteaux at (951) 413-3206 or juliad@moval.org.