

Community Development Department
Planning Division
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

Date: April 27, 2022

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

Subject: **RECIRCULATED** Notice of Preparation of a Draft Subsequent Environmental Impact Report Moreno Valley Mall Redevelopment

Lead Agency:

CITY OF MORENO VALLEY
Community Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, California 92552
(951) 413-3206 / Email: juliad@moval.org
Contact: Julia Descoteaux, Senior Planner

EIR Consulting Firm:

KIMLEY-HORN & ASSOCIATES
3880 Lemon St, Ste. 420
Riverside CA 92501
(951) 543-9868
Contact: Kevin Thomas

The City of Moreno Valley (City), as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Moreno Valley Mall (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or May 27, 2022.

Please send your response to Ms. Julia Descoteaux at the City of Moreno Valley address listed above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

State Clearinghouse Number: 2022040136

Project Title: Moreno Valley Mall Redevelopment

Location: Moreno Valley Mall; 58.6± acres west of the intersection of Centerpoint Drive and Town Circle, Moreno Valley, CA

Description: The Project includes the following discretionary actions under consideration by the City of Moreno Valley (note that the "Project" excludes the parcels currently occupied by the JC Penny and Macy's department stores and the parking areas associated with those parcels):

- 1) **PEN21-0168 (Specific Plan Amendment):** The proposed Specific Plan Amendment would amend Specific Plan No. 200 - Towngate Specific Plan, previously approved July 5, 1991, to allow a mix of retail and residential land uses within Planning Area 2 of the Specific Plan.

Note that the Specific Plan and EIR will include language allowing flexibility in ultimate land uses developed (such as equivalency tables comparing equivalent amount of residential and retail or hotel).

- 2) **PEN22-0061 (Tentative Parcel Map):** The applicant has submitted Tentative Parcel Map No. 38420 (TPM) application for subdivision of the Project site into multiple parcels pursuant to the Subdivision Map Act and City municipal code.
- 3) **PEN22-0075 (Development Agreement):** The applicant has submitted an application for a Development Agreement pursuant to Government code commencing at Section 65864.

Project Setting: The Project site consists of the existing Moreno Valley Mall (excluding the JC Penny and Macy's parcels), including the following APNs: 291-110-032, 291-110-033, 291-110-034, and 291-110-035. Town Circle is a loop road surrounding the mall site. The mall has primary access via Frederick Street and Day Street from SR-60 and Eucalyptus Avenue from I-215 (refer to **Figure 1, Vicinity Map**).

Proposed Project: The Project proposes revitalization and redevelopment of a portion of the existing Moreno Valley Mall (excluding the existing JC Penny and Macy's parcels). Key features of the concept plan are noted in the following summary (refer to **Figure 2, Concept Site Plan**). The applicant's proposed parcel map is shown in **Figure 3, Tentative Parcel Map**. Note that the Concept Site Plan and TPM are currently in City review, and as such may be modified during the City's discretionary Project review process.

- **Mall Revitalization** – the existing mall will be re-modeled with enhanced interiors elements and certain facade improvements, in addition to repurposing the existing Gottschalks building as new retail, and repurposing the existing Sears building for multi-tenant retail and related uses (see below).
- **Multifamily Units** – approximately 1,627 multi-family (MF) dwelling units, including four MF communities in the southeastern mall area totaling 1,377 DU and a Multi-family community in the northwest mall area totaling 250 DU.
- **Hospitality District** – two hotel operations (Hotel A and Hotel B) totaling 270 hotel rooms, a restaurant, and a conference center in the eastern mall entrance area.
- **Office** – to define the primary entry from Centerpoint Drive, one office building

consisting of 60,000 square feet on three floors, or more is proposed to allow for the expansion of employment opportunities within the City of Moreno Valley. The office space provides the potential for medical offices, educational, or professional services development.

- **Food Market** – the existing “food court” will be redeveloped into a new interior and exterior “pavilion” style food market, in conjunction with redesigning the existing Sears building to allow for multi-tenant retail and related uses.
- **Theater and Dining District** – the existing interior and exterior area between the existing cinema and the former Gottschalks building will be redesigned to include outdoor dining on a patio.
- **New Parking Structures** – new parking structures are proposed adjacent to or incorporated within proposed residential buildings in addition to a single-level podium-style parking structure within Parcel 4, east of the existing theater. The existing single-level podium parking east of the theater will remain.
- **Open Space Improvements** – A central plaza and publicly accessible open space will be developed to provide for a community gathering place and connect pedestrian access to the existing mall and surrounding proposed buildings.
- **Infrastructure Updates** – multiple transit stations are proposed to be dispersed and relocated to the north perimeter of the property to serve and connect various user destinations. Type and number may be adjusted with the intent to maintain ring road transfer stops and pedestrian connections. The Project will also include various improvements to existing drainage, sewer, water, and circulation systems.

Construction/Operation. Construction is expected to be initiated in 2023, with a targeted opening year of 2026. Hours of operation would be specified in the Specific Plan and EIR, generally anticipated to be 24/7 for the hotel and residential uses, late night for the theater and dining area (similar to current theater operations), with typical retail store hours for the interior mall and food market.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The City of Moreno Valley has determined that an EIR will be prepared for the Project based on its scale and potential to cause significant environmental effects. The EIR will be prepared as a “Subsequent” EIR pursuant to CEQA Guidelines Section 15162.

The following issues are anticipated to be addressed (additional issues may be identified through the NOP scoping and EIR preparation process, and some of these issues may be determined to result in less than significant impact in light of the previously certified EIR and recently certified Final EIR for the MoVal2040 General Plan, SCH#2020039022).

• Aesthetics	• Greenhouse Gas Emissions	• Public Services
• Agriculture and Forestry Resources	• Hazards & Hazardous Materials	• Recreation
• Air Quality	• Hydrology & Water Quality	• Transportation
• Biological Resources	• Land Use & Planning	• Tribal Cultural Resources
• Cultural Resources	• Mineral Resources	• Utilities & Service Systems
• Energy	• Noise	• Wildfire
• Geology & Soils	• Population & Housing	• Mandatory Findings of Significance

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A mitigation monitoring program also will be developed as required by Section 15150 of the CEQA Guidelines. This NOP is subject to a minimum 30-day review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the review period, certain public agencies have the opportunity to submit written comments on the scope and content of the environmental information that is germane to the statutory responsibilities of the respective agency, and which should be addressed in the EIR.

SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. The scoping meeting will be held on **May 18, 2022, at 6:00 PM via a teleconference only**. The Public may observe the meeting as follows:

STEP 1: Install the Free Zoom App or Visit the Free Zoom Website at <<https://zoom.us/>>

STEP 2: Get Meeting ID Number and Password by emailing zoom@moval.org or calling (951) 413-3206, no later than 5:30 p.m. on May 18, 2022.

STEP 3: Select Audio Source (Computer Speakers/Microphone or Telephone).

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).

Special Assistance: Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to James Verdugo, ADA Coordinator, at (951) 413-3350 at least 72-hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Please contact the Community Development Department, Planning Division at (951) 413-3206 if you have any questions.

Sincerely,



Sean P. Kelleher
Planning Division Manager

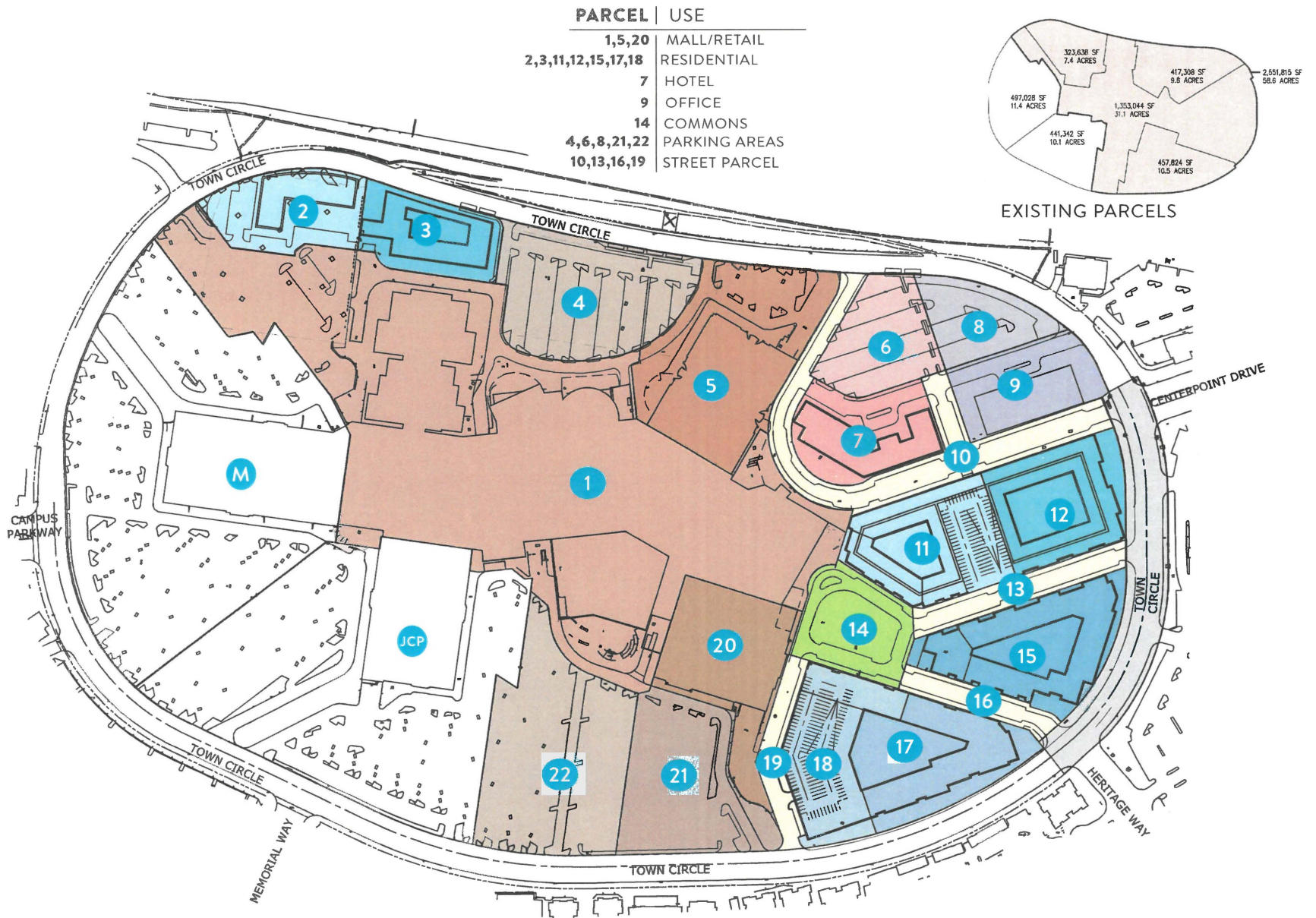


Source: Nearmap, 9/18/2021

FIGURE 3-2: Project Vicinity
Moreno Valley Mall Redevelopment Project

 Not to scale

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Source: Nelson, 04/25/2022

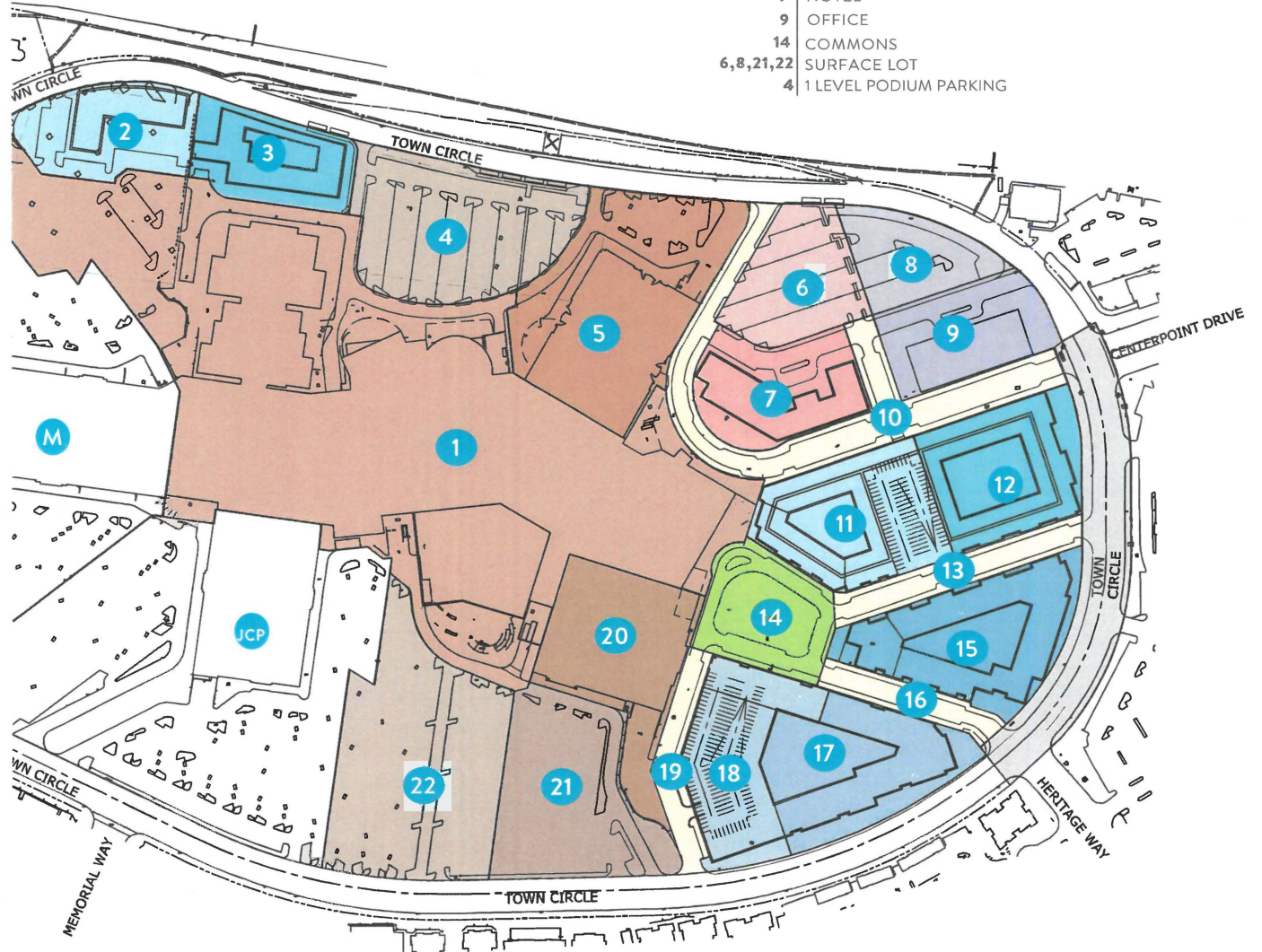
FIGURE 2: Conceptual Land Use Plan
 Moreno Valley Mall Redevelopment Project

 Not to scale

Kimley»Horn

MALL GLA	PARCEL	GLA	PARKING
LEVEL 1	1	226,215 SF	
LEVEL 2	1	202,153 SF	
FOOD HALL (REDEVELOPED)	1	24,000 SF	
RETAIL (FORMER SEARS)	20	146,140 SF	
RETAIL (FORMER GOTTHALKS)	5	152,600 SF	
RETAIL (PLAZA LEVEL)	1	40,000 SF	
RETAIL (AUTO CENTER)	17,18	-16,344 SF	
REDEVELOPED RETAIL		774,764 SF	3,099 SPACES 4 SPACES/1000
EXISTING THEATER	1	68,200 SF	
EXISTING MACY'S	EXISTING	155,105 SF	
EXISTING JC PENNEY	EXISTING	154,289 SF	
EXISTING RETAIL		377,594 SF	
TOTAL RETAIL		1,152,358 SF	
NEW DEVELOPMENT	PARCEL	GLA	PARKING
OFFICE	9	60,000 SF	240 SPACES
3 LEVELS			4 SPACES/1000
HOTEL A - 150 KEYS	7	110,000 GBA	135 SPACES
RESTAURANT & CONFERENCE CENTER			.9 SPACE/KEY
5 LEVELS			
HOTEL B - 120 KEYS	7	72,000 GBA	108 SPACES
3 LEVELS			.9 SPACE/KEY
NEW DEVELOPMENT			483 SPACES
NEW RESIDENTIAL DISTRICT	PARCEL	GLA	PARKING
RESIDENTIAL	17,18	689,400 SF	685 SPACES
7 LEVELS/596 UNITS			1.15A/UNIT
RESIDENTIAL	15	252,200 SF	248
5 LEVELS/216 UNITS			1.15A/UNIT
RESIDENTIAL	11,12	646,100 SF	650
7 LEVELS/565 UNITS			1.15A/UNIT
RESIDENTIAL	2,3	280,000 SF	288
4 LEVELS/250 UNITS			1.15A/UNIT
RESIDENTIAL			1,871 SPACES
PARKING DATA	PARCEL	PARKING	
REQUIRED RETAIL PARKING		3,099 SPACES	
PROVIDED RETAIL PARKING		3103 SPACES	
SURFACE PARKING	6,8,21,22	2,138 SPACES	
RESIDENTIAL BLOCK	15	50 SPACES (SURFACE)	
RESIDENTIAL BLOCK	17	105 SPACES (SURFACE)	
STRUCTURED PODIUM	4, 11,18	810 SPACES	
1 LEVEL PODIUM		360 SPACES	
RESIDENTIAL BLOCK "C"		450 SPACES (STRUCTURE)	
HOTEL PARKING		243 SPACES REQUIRED	
50% SURFACE LOT, 50% STRUCTURE PARKING		243 SPACES PROVIDED	
OFFICE PARKING		240 SPACES REQUIRED	
50% SURFACE LOT, 50% STRUCTURE PARKING		240 SPACES PROVIDED	
ALL RESIDENTIAL PARKING PROVIDED IN STRUCTURED DECKS			
MACY'S PARKING		620 SPACES REQUIRED	
		820 SPACES PROVIDED	
JC PENNEY PARKING		616 SPACES REQUIRED	
		723 SPACES PROVIDED	
		327 SPACES SURPLUS	
LOCATION	PARCEL	GLA	
EXTERIOR PATIO/PLAZA:	1		
MALL/RESTAURANT PATIO		15,096 SF	
PLAZA/LANDSCAPE PARCEL	14		
SURFACE AREA TOTAL		64,265 SF	
FOOD HALL PATIO	1		
SURFACE AREA TOTAL		7,413 SF	

PARCEL	USE
1,5,20	MALL/RETAIL
2,3,11,12,15,17,18	RESIDENTIAL
7	HOTEL
9	OFFICE
14	COMMONS
6,8,21,22	SURFACE LOT
4	1 LEVEL PODIUM PARKING



Source: Nelson, 04/25/2022

FIGURE 3: Conceptual Site Plan
Moreno Valley Mall Redevelopment Project

 Not to scale

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