



Date: November 14, 2025

To: Revised Notice of Preparation of a Draft Environmental Impact Report for Rancho Belago Estates Specific Plan and Annexation Project

Lead Agency:

CITY OF MORENO VALLEY
Community Development Department
14177 Frederick Street
P.O. Box 88005
Moreno Valley, California 92552
Contact: Julia Descoteaux, Principal Planner
(951) 413-3206
Planningnotices@moval.org

EIR Consulting Firm:

PSOMAS
1650 Spruce Street, Suite 400
Riverside, California
(951) 300-2820
Contact: Charles Holcombe III
charles.holcombe@psomas.com

The City of Moreno Valley, as Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Rancho Belago Estates Specific Plan (Specific Plan) and proposed Annexation (collectively, the Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this revised Notice of Preparation (NOP) of the EIR to provide responsible agencies, trustee agencies, and other interested parties with information describing the 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 December 17, 2025, whichever is later.

Please send your response to Julia Descoteaux, Principal Planner, 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.

Project Title: Rancho Belago Estates Specific Plan and Proposed Annexation Project

Project Location: The Rancho Belago Estates Specific Plan and Proposed Annexation Project area (Project Area) consists of approximately 2,378 acres located in the City of Moreno Valley's Sphere of Influence (SOI) within western Riverside County, in southern California's Inland Empire region. The Project Area is located east of Gilman Springs Road, south of California State Route (SR)-60, west of Beaumont Avenue/SR-79, and north of Ramona Expressway. Locally, the Project Area is situated west of Gilman Springs Road; south of McGehee Drive; north of Olive Avenue, Bridge Street and Knoch Road; and northwest of Kennedy Hill Road. The Project Area is depicted by **Exhibit 1, Vicinity Map**.



The Rancho Belago Estates Specific Plan (Specific Plan) site comprises approximately 1,820 acres located in the center of the Project Area, as shown on **Exhibit 2, Land Use Plan**.

Project Description: The Project is comprised of two primary components: (1) annexation into the City of Moreno Valley of approximately 2,378 acres located in western Riverside County within the City’s Sphere of Influence (SOI), as shown on **Exhibit 1, Vicinity Map**, and related detachments, documentation, and utility reorganization actions; and (2) the Rancho Belago Estates Specific Plan residential and mixed-use community, as shown on **Exhibit 2, Land Use Plan**.

Annexation

The Project proposes annexation, and related detachments, documentation, and reorganization, of approximately 2,378 acres within the City’s SOI into the City of Moreno Valley and related utility districts. The Annexation area would be subject to pre-annexation and pre-zoning by the City of Moreno Valley, as the Lead Agency, and processed subsequently for annexation (and related detachments/reorganization) as required by the Riverside County LAFCO.

Approximately 1,820 acres of the Annexation area consists of the Rancho Belago Specific Plan site, the approval of which would result in the development of a residential and mixed-use community, as discussed below.

The remaining approximately 558 acres of the Annexation area, as shown on attached **Exhibit 1, Vicinity Map**, consists of multiple parcels that would be subject to pre-annexation/pre-zoning/rezoning action, but are not included in the Specific Plan. No land use entitlements are being sought for these parcels such that there would be no physical changes anticipated for said parcels as a result of annexation. Further, there is no proposed development, nor any reasonably foreseeable future development within said parcels. However, potential environmental and policy issues associated with the proposed annexation will be considered in the EIR.

A single EIR is being prepared to evaluate the Specific Plan, proposed annexation, and related reorganization actions in an effort to provide a consistent and comprehensive analysis of the potential environmental and policy considerations associated with the annexation of these unincorporated areas by the City. Although no development is proposed for the multiple parcels consisting of approximately 558 acres, their inclusion in the EIR ensures that the full extent of the proposed annexation is appropriately considered by both the City and LAFCO.

Both the City and LAFCO are anticipated to utilize the EIR to consider the Project’s impacts. Following the City’s Project review and EIR certification, the proposed annexation and related actions would be considered by LAFCO in accordance with its reorganization procedures and policies, which promote orderly growth and the reduction of jurisdictional islands.



Rancho Belago Estates Specific Plan

The Specific Plan will permit development of a planned residential and mixed-use community comprised of up to 3,150 single-family residences (3,000 single-family and 150 multi-family homes), centered around approximately 1,143 acres of natural open space, golf course or other open space, restored open space, or other park and recreation uses on approximately 1,820 acres of the Project Area.

The Specific Plan includes the following characteristics: (a) approximately 37 acres of mixed-uses, including an elementary school site, hotel, retail, and 150 multi-family residential uses; (b) park/clubhouse uses; (c) revived use of the existing 18-hole golf course or other open space, restored open space, or other park and recreation uses; (d) water quality basins; (e) drought-tolerant native plant revegetated slopes; (f) roadways; and (g) other amenities as shown on **Exhibit 2**, Land Use Plan.

Exhibit 2 shows the proposed Specific Plan **Land Use Plan**, which envisions development across the following three Planning Areas (PAs):

- Planning Area 1 (152 acres), located at the northern end;
- Planning Area 2 (844 acres), situated towards the center; and
- Planning Area 3 (824 acres), located on the southern portion.

The Specific Plan also establishes the land uses and plans, development standards, design guidelines, and implementation measures necessary to implement this residential and mixed-use community. Project buildout under the Specific Plan is currently estimated to occur in six phases over several years, with full buildout expected in approximately 2035.

Tentative tract maps and other discretionary approvals, described below, are being sought related to the Specific Plan.

Discretionary Approvals:

The Project includes requests for the following discretionary approvals:

1. Annexation (PEN25-0102) – to initiate proceedings for the annexation of approximately 2,378 acres of land from Riverside County into the City of Moreno Valley (see **Exhibit 1**, Vicinity Map). Approval by Riverside LAFCO, a responsible agency under CEQA, would be required for the proposed annexation and reorganization, as needed, of the Project Area. Discretionary annexation and reorganization actions are anticipated to include, and not be limited to:

- Annexation of the Project Area to the City's land use boundary,
- Annexation of the Specific Plan area to the City's Community Service District and detachment from the Valley-Wide Recreation and Park District,



- Annexation of the Specific Plan area to the Moreno Valley Utility District and detachment from Southern California Edison as the electric utility provider,
- Annexation of 190-acres of the Specific Plan area into Eastern Municipal Water District's Service Area, and
- Documentation of land annexation into the City of Moreno Valley by minor amendment to the Multiple Species Habitat Conservation Plan (MSHCP).

2. Specific Plan (PEN25-0104) – to establish the Rancho Belago Estates Specific Plan (SP - 224), a residential and mixed-use development, consisting of residential, mixed-use, commercial, school, park, and open space uses.

3. General Plan Amendment (PEN25-0103) – to change the General Plan designation of the Specific Plan area to Residential, Mixed Use, and Open Space.

4. Change of Zone/Prezone (PEN25-0105) – to change the Specific Plan zoning designation/pre-zone to SP-224, and to pre-zone the additional annexation areas to City zoning.

5. Tentative Tract Map No. 39215 (PEN25-0106) – to subdivide the Specific Plan area into 25 parcels for finance and conveyance purposes, pursuant to the Subdivision Map Act and Moreno Valley Municipal Code.

6. Tentative Tract Map No. 39216 (PEN25-0107) – to subdivide the Specific Plan area into 45 parcels for finance and conveyance purposes pursuant to the Subdivision Map Act and City Municipal Code.

7. Tentative Tract Map No. 39260 (PEN25-0109) – to subdivide the Specific Plan area into 1,221 parcels pursuant to the Subdivision Map Act and City Municipal Code.

8. Tentative Tract Map No. 39261 (PEN25-0111) – to subdivide the Specific Plan area into 1,779 parcels pursuant to the Subdivision Map Act and City Municipal Code.

9. Development Agreement (PEN25-0113) – to enter into a statutory development agreement between the City and the Project applicants for the Specific Plan component of the Project.

The Project qualifies as a housing development project under the Housing Accountability Act and Senate Bill No. 330 (SB 330), and is therefore subject only to the ordinances, policies, fees, and standards adopted and in effect when the preliminary application was filed, except as provided by statute.

Cortese List Notice: Pursuant to Public Resources Code section 21092.6(a), the entirety of the Project Area 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).



ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE DRAFT EIR

The City of Moreno Valley has determined that an EIR is required for the Project based on its scale and potential to cause significant environmental effects; therefore, no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081).

The following environmental topics will be addressed in the Draft EIR:

- Aesthetics • Greenhouse Gas Emissions • Public Services
- Agriculture & 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 will be completed as required by Section 15150 of the CEQA Guidelines. This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082.

During the public review period, public agencies, interested organizations, individuals, and any interested parties have the opportunity to comment on the Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City as Lead Agency in the Draft 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 and the CEQA process. 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 oral comments at the Scoping Meeting not exceeding three minutes. However, members of the public and relevant agencies are



City of Moreno Valley

COMMUNITY DEVELOPMENT

requested to provide their comments in writing, via email or mail, to the contact address shown above.

The Scoping Meeting will be held on December 1, 2025, at 6:00 p.m. at the City Council Chambers in the City of Moreno Valley, City Hall, located at 14177 Frederick Street, Moreno Valley, California 92552.

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

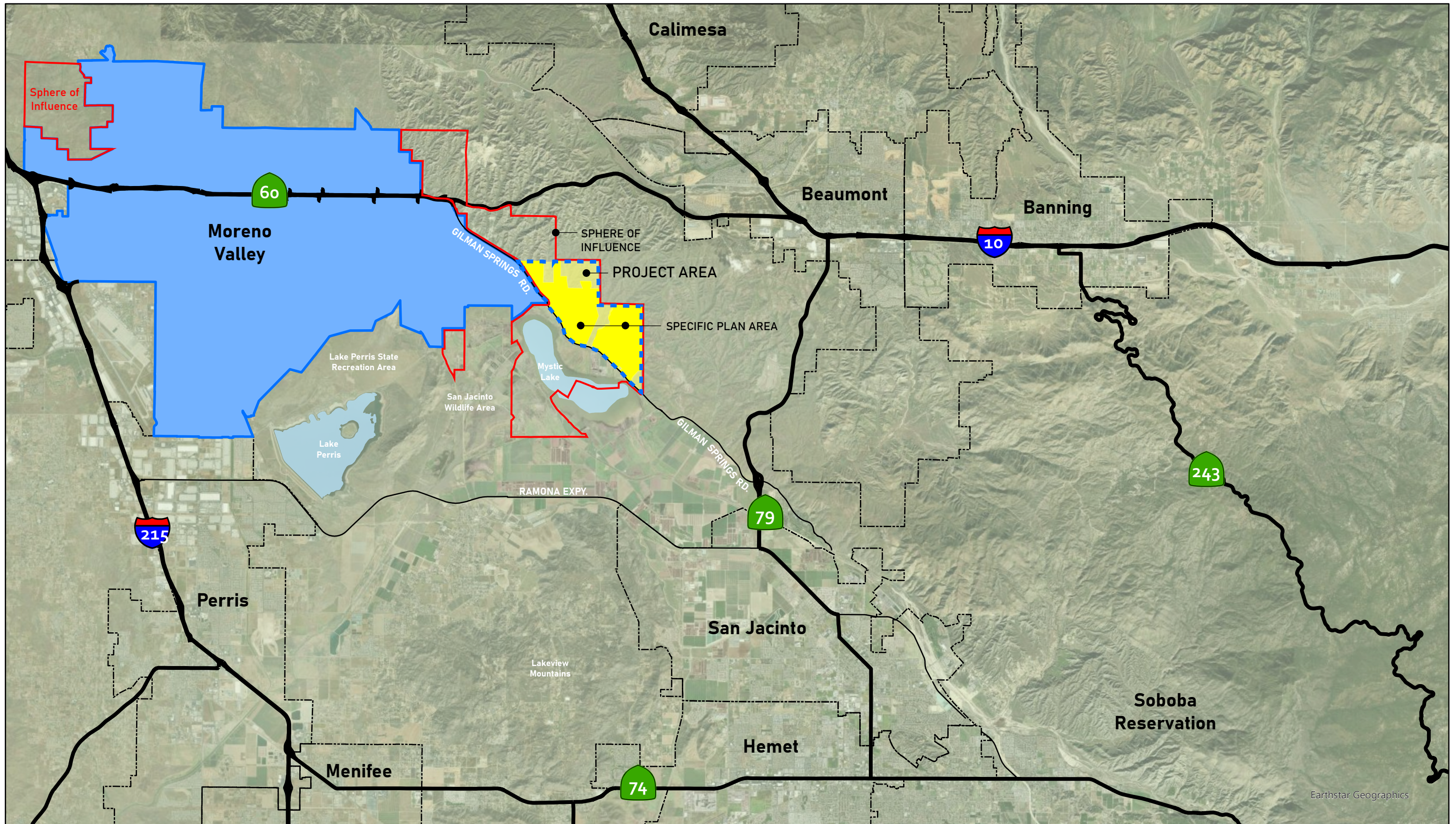
Sincerely,

Julia Descoteaux,
Principal Planner

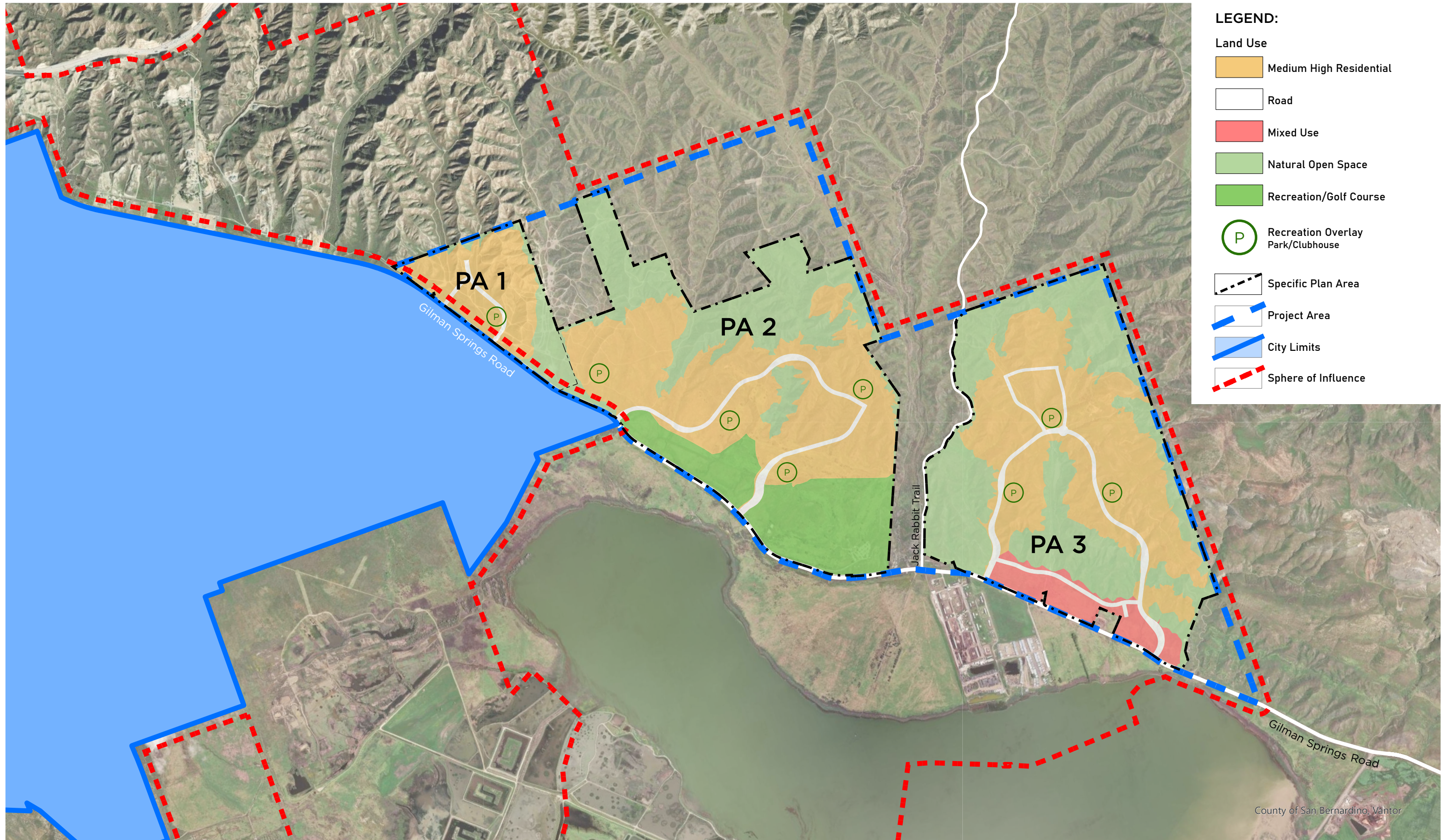
Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 - Specific Plan Land Use Plan



RANCHO BELAGO ESTATES SPECIFIC PLAN & ANNEXATION PROJECT



RANCHO BELAGO ESTATES SPECIFIC PLAN & ANNEXATION PROJECT