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Date: July 28, 2025

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

Subject: **Notice of Preparation of a Draft Environmental Impact Report for  
Rancho Belago Estates Specific Plan Project**

**Lead Agency:**

CITY OF MORENO VALLEY  
Community Development Department  
14177 Frederick Street  
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**EIR Consulting Firm:**

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Contact: Charles Holcombe III

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 Project (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 August 27, 2025, whichever is later.

Please send your response to Danielle Harper-Scott 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 Project

**Project Location:** The Project is located on an approximately 1,820-acre site in unincorporated Riverside County within the Sphere of Influence (SOI) of the City of Moreno Valley, in southern California's Inland Empire region, as shown on **Exhibit 1** -

**Aerial Photo.** The Project site is situated east of Gilman Springs Road, south of California State Route (SR)-60, west of Beaumont Avenue/SR-79, and north of Ramona Expressway. More locally, the Project site is located along Gilman Springs Road, south of McGehee Drive, north of Olive Avenue, Bridge Street and Knoch Road, and west of Kennedy Hill Road. Jack Rabbit Trail runs north-south through the center of the Project site, as shown on **Exhibit 2 - Vicinity Map.**

The Project site comprises the following three Planning Areas (PA), as shown on attached **Exhibit 3 - Proposed Project Land Use Plan:**

- 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.

**Annexation:** The Project area is situated within the City of Moreno Valley's SOI, and as such, a component of the Project, if approved, would involve annexation of the Project area into the City of Moreno Valley through coordination with the Riverside County Local Agency Formation Commission (LAFCO). Overall, the broad mission of the Riverside County LAFCO is to provide for an orderly pattern of growth. The Project would conform to the City of Moreno Valley's SOI and the Riverside County LAFCO Land Use Objectives, and the annexation would reduce jurisdictional islands and be consistent with other Riverside County LAFCO policies and objectives.

**Discretionary Approvals:** The Project would include the following discretionary actions under consideration by the City of Moreno Valley.

- 1. Annexation (PEN25-0102)** – to initiate proceedings for the expansion of the City boundary for an approximate 1,820-acre of land located east of Gilman Springs Road, south of California State Route (SR)-60, west of Beaumont Avenue/SR-79, and north of Ramona Expressway, within unincorporated Riverside County, within the Sphere of Influence (SOI) of the City of Moreno Valley.
- 2. Specific Plan (PEN25-0104)** – to establish the Rancho Belago Estates Specific Plan (SP - 224), a residential and mixed-use development, consisting of residential, commercial, school, park, and open space uses.
- 3. General Plan Amendment (PEN25-0103)** – to change the General Plan designation to Residential, Mixed Use, and Open Space.
- 4. Change of Zone (PEN25-0105)** – to change the zoning designation (pre-zone) to Specific Plan (SP - 224) for the Project.
- 5. Tentative Tract Map No. 39215 (PEN25-0106)** – to subdivide the Project site into 25 parcels for finance and conveyance purposes, pursuant to the Subdivision Map Act and City Municipal Code.
- 6. Tentative Tract Map No. 39216 (PEN25-0107)** – to subdivide the Project site 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 Project site 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 Project site into 1,779 parcels pursuant to the Subdivision Map Act and City Municipal Code.
9. **Development Agreement (PEN25-0113)** – to establish a development agreement for the proposed Project.

**Proposed Project.** The proposed Specific Plan would permit development of approximately 3,000 single family homes, approximately 41 acres of mixed-uses with up to 150,250 sq ft of commercial uses, hotel uses, 150 multi-family residential units, elementary school; park/clubhouse uses; revived use of the existing 18-hole golf course and/or other park/recreational uses; water quality basins; manufactured slopes; roadways and related infrastructure and approximately 1,100 acres of open space, including more than 650 acres in natural open space. The proposed Specific Plan would establish the land uses and plans for Project development, development standards, design guidelines, and implementation measures necessary to implement this residential and mixed-use community. Project buildout currently is estimated to occur in six phases over several years, with full buildout expected in approximately 2035.

The Housing Accountability Act and Senate Bill No. 330 (SB 330) allow a Project applicant to have a housing development project, as defined, to be subject only to the ordinances, policies, fees, and standards adopted and in effect when a preliminary application and fee were submitted. The Project is a SB 330 housing development project.

**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).

**ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE 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).

• 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 also will be developed 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, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley 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 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 may 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 August 20, 2025, at 6:00 PM at the City Council Chambers within 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 have any questions.

Sincerely,



Danielle Harper-Scott  
Principal Planner

**Exhibits**

- Exhibit 1 - Aerial Photo
- Exhibit 2 - Vicinity Map
- Exhibit 3 - Proposed Project Land Use Plan



**LEGEND:**

 Project Boundary

Source: Highland Fairview 2025

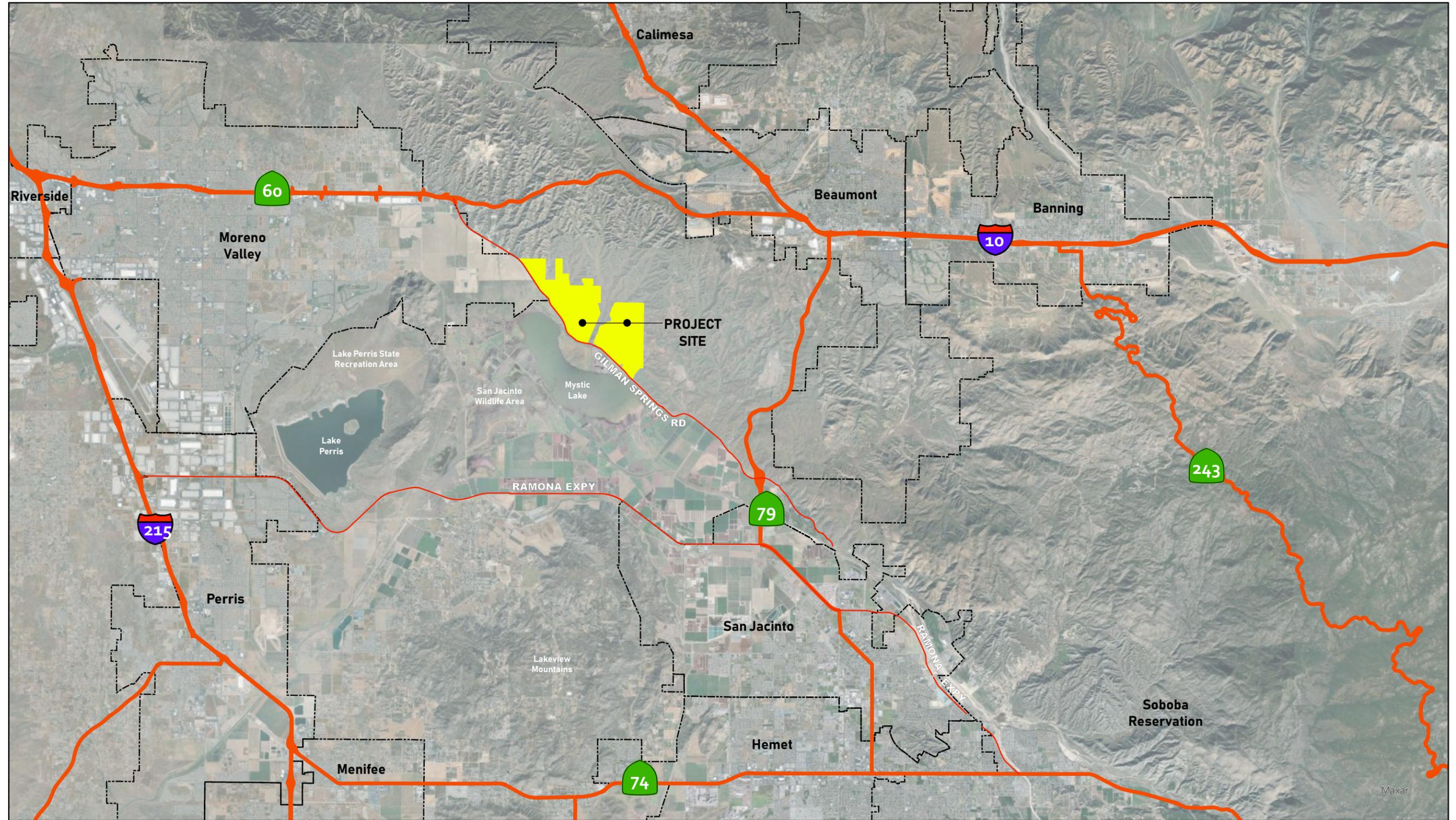
**Aerial Photo**

*Rancho Belago Estates Project*



**Exhibit 1**





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Source: Highland Fairview 2025

### Vicinity Map

Rancho Belago Estates Project



Map not to scale

### Exhibit 2



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**LEGEND:**

Land Use	Acres
Medium High Residential	818.7
Mixed Use	53.3
Road	79.1
Golf Course	210.3
Natural Open Space	658.6
<b>Total:</b>	<b>1,820.0</b>

898.9

(P) Park Overlay

Project Boundary

**Proposed Project Land Use Plan**

*Rancho Belago Estates Project*



Source: Highland Fairview 2025

**Exhibit 3**

