

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025071280**Project Title:** Rancho Belago Estates Specific Plan & Annexation ProjectLead Agency: City of Moreno ValleyContact Person: Julia DescoteauxMailing Address: 14177 Frederick StreetPhone: (951) 413-3206City: Moreno ValleyZip: 92552County: Riverside**Project Location:** County: RiversideCity/Nearest Community: Moreno ValleyCross Streets: Gilman Springs Road, south of McGehee Drive, north of Olive Avenue, Bridge Street, and Knoch Road, and west of Kennedy Hill Road Zip Code: 92555Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 12 " N / 117 ° 04 ' 32 " W Total Acres: 2,378Assessor's Parcel No.: See AttachmentSection: 15, 16, 21, 22, 23 Twp.: 03 South Range: 02 West Base: El CascoWithin 2 Miles: State Hwy #: SR-60Waterways: Lake Perris and Mystic LakeAirports: N/ARailways: N/ASchools: Riverside County Education Academy**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☒ Other: Revised NOP☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Development Agreement (PEN25-011)**Development Type:**☒ Residential: Units 3,150 Acres 561☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☒ Commercial: Sq.ft. 150,250 Acres 37 Employees 561☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW☒ Educational: One elementary school site (w/in Mixed Use area)☐ Waste Treatment: Type _____ MGD☒ Recreational: Golf course and/or other park, open space, and recreation☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☒ Other: Mixed uses; 1,143 acres of open space; roadways**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Estate Density Res., Low Density Res. Rural Res., Rural Mountainous, Conservation, Agricultural, OS-Rural, OS-Recreation, Mineral Resources

Project Description: (please use a separate page if necessary)

The proposed Rancho Belago Estates Specific Plan & Annexation Project proposes (1) annexation into the City of Moreno Valley of approximately 2,378 acres located in western Riverside County and (2) development of the Rancho Belago Estates Specific Plan residential and mixed-use community on approximately 1,820 acres of the Project site. The proposed Specific Plan would establish the land uses and plans development standards, design guidelines, and implementation measures to develop up to 3,150 single-family residences (3,000 single-family and 150 multi-family homes); 37 acres of mixed-use, including an elementary school site, hotel, retail, and the multi-family residential uses; and approximately 1,143 acres of natural open space, golf course or other open space, restored open space, or other park and recreation uses. Other characteristics include water quality basins, roadways, infrastructure, and other amenities. Specific Plan buildout currently is estimated to occur in six phases and be completed in approximately 2036. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 21, 2025 Ending Date December 22, 2025

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>Psomas</u> | Applicant: <u>Highland Fairview Environmental Foundation, LLC/HF Rad, LLC</u> |
| Address: <u>1650 Spruce Street, Suite 400</u> | Address: <u>29000 Eucalyptus Street</u> |
| City/State/Zip: <u>Riverside, CA 92507</u> | City/State/Zip: <u>Moreno Valley, CA 92555</u> |
| Contact: <u>Charles Holcombe III</u> | Phone: <u>951-867-5300</u> |
| Phone: <u>951-300-2820</u> | |

Signature of Lead Agency Representative: _____

Date: 11/18/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

EXHIBIT 1- Assessor's Parcel Numbers

| Specific Plan Parcels |
|-------------------------------|
| APN |
| 422180002 |
| 422190001 |
| 422190002 |
| 422190003 |
| 422200001 |
| 422200005 |
| 422210005 |
| 422210008 |
| 422210010 |
| 422210011 |
| 422210012 |
| 422230001 |
| 422230009 |
| 422230013 |
| 422230027 |
| 422230034 |
| 422230035 |
| 422230036 |
| 422240006 |
| 422240013 |
| 422240015 |
| 422240018 |
| 423080019 |
| 423080020 |
| 423080021 |
| 423100023 |
| 423100024 |
| 423190032 |
| 423190033 |
| 423190034 |
| 423310007 |
| Approx. Sub Total: 1820 acres |

| Other Annexation Parcels |
|------------------------------|
| APN |
| 422180002 |
| 422180005 |
| 422180006 |
| 422180007 |
| 422180008 |
| 422200001 |
| 422200002 |
| 422200003 |
| 422200004 |
| 422200006 |
| 422200007 |
| 422200008 |
| 422200009 |
| 422200010 |
| 422200011 |
| 422200013 |
| 422200014 |
| 422210003 |
| 422210004 |
| 422210009 |
| 422210011 |
| 422230006 |
| 422230008 |
| 422230012 |
| 422230014 |
| 422230027 |
| 422230034 |
| 422240001 |
| 422240015 |
| 422240018 |
| 423080021 |
| 423100023 |
| 423100024 |
| 423180002 |
| 423180003 |
| 423180012 |
| 423190011 |
| 423190014 |
| 423190016 |
| 423190017 |
| 423190021 |
| 423190028 |
| 423190029 |
| 423190031 |
| 423190032 |
| 423190034 |
| 423190035 |
| 423190036 |
| 423230013 |
| 423230014 |
| 423230015 |
| 423230016 |
| Approx. Sub Total: 558 acres |
| Grand Total: 2,378 acres |