

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025071280

Project Title: Rancho Belago Estates Specific Plan & Annexation Project

Lead Agency: City of Moreno Valley

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Project Location: City of Moreno Valley
City

Riverside County
County

Project Description (Proposed actions, location, and/or consequences).

The 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 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. 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR has not yet been prepared. However, the Draft EIR shall address the following environmental subject areas: aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards, hydrology, land use, noise, public services, recreation, transportation, tribal cultural resources, utilities, and wildfire, and identify potentially significant project effects. Mitigation measures, if required, will be identified in the forthcoming EIR. Project design features will also be identified where they reduce potential project effects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the Lead Agency. The opinions of the public and other agencies will be solicited during the public Scoping Meeting and through preparation of the Draft EIR.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee agencies will be identified as part of the forthcoming draft EIR. The responsible and trustee agencies are anticipated to include the following, subject to change based on the analysis in the draft EIR:

- (a) Riverside County Local Agency Formation Commission (LAFCO)
- (b) California Regional Water Quality Control Board (RWQCB)
- (c) California Department of Fish and Wildlife (CDFW)
- (d) California Public Utilities Commission (CPUC)
- (e) South Coast Air Quality Management District (SCAQMD)
- (f) U.S. Fish and Wildlife Service (USFWS)
- (g) US Army Corps of Engineers (USACE)
- (h) Western Riverside Regional Conservation Authority (RCA)
- (h) Riverside County
- (i) State Water Resources Control Board
- (j) Santa Ana Regional Water Quality Control Board
- (k) Department of Toxic Substances Control