

### 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 # 2023080356**

**Project Title:** Belago Park Project

Lead Agency: City of Moreno Valley Contact Person: Claudia Manrique  
 Mailing Address: 14177 Frederick Street, PO Box 88005 Phone: (951) 413-3224  
 City: Moreno Valley Zip: 92553 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Moreno Valley  
 Cross Streets: Redlands Boulevard and Cactus Avenue Zip Code: 92553

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 42 " N / 117 ° 09 ' 33 " W Total Acres: 44.42  
 Assessor's Parcel No.: 478-100-035, 478-100-012; 478-110-001 to 007; 478-120-001, -002, -005, -006; 478-120-025, 478-120-027 Section: 14 Twp.: 3S Range: 3W Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: SR-60 Waterways: N/A Airports: N/A Railways: N/A Schools: Ridgecrest Elementary School, La Jolla Elementary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 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 Type:**

Residential: Units 310 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD  
 Recreational: 3.84-acre City Park  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: 9.72 acres of roadway improvements

**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:**

LU: Public Facilities (P), Residential-R5, R10,R15,R20 and Open Space (OS); Zoning: Public Facilities (P), Residential-R5, RS10, R15,R20, and Open Space (OS)

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

The Project proposes the development of 310 single-family residential units within four Planning Areas (identified as Planning Areas 1, 2A, 2B and 3) on 14 applicant-owned parcels, a public park on the City-owned parcel, a vacation of a paper roadway (Richards Ave.), 2.41 acres of flood control channel improvements, an extension of a potable water line along Wilmot St., and 9.72 acres of offsite roadway improvements.

The Project would construct 310 residential units of varying densities over approximately 32.73 net acres on the applicant owned parcels. The Proposed Project would include two (2) neighborhood park areas, landscaping, parking, private onsite roadways, and utility/stormwater improvements.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" 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 # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                 |
| <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 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 checked="" 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 # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input 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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date September 4, 2024 Ending Date October 4, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions Applicant: Pacifica Investments and Development, LLC  
Address: 3333 Michelson Drive, Suite 500 Address: 333 City Boulevard West, Suite 1700  
City/State/Zip: Irvine, CA 92612 City/State/Zip: Orange, CA 92868  
Contact: Konnie Dobreva Phone: \_\_\_\_\_  
Phone: (949) 794-1183

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Signature of Lead Agency Representative:  Date: 9/3/24

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