

**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

<b>SCH #</b>
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**Project Title:** Rancho Belago Estates Specific Plan Project

Lead Agency: City of Moreno Valley Contact Person: Danielle Harper-Scott  
 Mailing Address: 14177 Frederick Street Phone: (951) 413-3206  
 City: Moreno Valley Zip: 92553 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Moreno Valley

Cross 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: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 12 " N / 117 ° 04 ' 32 " W Total Acres: 1,820

Assessor's Parcel No.: 422-180-002, 422 190-001, -002, -003; 422-200-001, -005; 422-210-005, -008, -010, - Section: 15, 16, 21, 22, 23 Twp.: 03 South Range: 02 West Base: El Casco

Within 2 Miles: State Hwy #: SR-60 Waterways: Lake Perris and Mystic Lake  
 Airports: N/A Railways: N/A Schools: Riverside County Education Academy

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                            | <input checked="" type="checkbox"/> Annexation                                      |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input checked="" type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit   |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan     | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Development Agreement (FEN28-011)</u> |

**Development Type:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>3,150</u> Acres <u>444.6</u>                                  | <input type="checkbox"/> Transportation: Type _____                                       |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____   | <input type="checkbox"/> Mining: Mineral _____  |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>150,250</u> Acres <u>41.3</u> Employees <u>561</u>            | <input type="checkbox"/> Power: Type _____ MW _____                                       |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____   | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                            |
| <input checked="" type="checkbox"/> Educational: <u>One elementary school site</u>                                      | <input type="checkbox"/> Hazardous Waste: Type _____                                      |
| <input checked="" type="checkbox"/> Recreational: <u>approx. 44.3 ac park/clubhouse; 201.5 ac for golf course/park;</u> | <input checked="" type="checkbox"/> Other: <u>Mixed uses, 658.5 ac natural open space</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____   |   |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input checked="" type="checkbox"/> Fiscal                     | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> 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 Project 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 project is a housing development proceeding under the SB 330 preliminary application process and, accordingly, is subject only to the ordinances, policies, fees, and standards adopted and in effect when a preliminary application and fee were submitted.

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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 28, 2025 Ending Date August 27, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Psomias</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:  Digitally signed by Danielle Harper-Scott Date: 2025.07.28 10:08:18 -0700 Date: 07/28/25

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