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August 12, 2025

Brian Mohan, City Manager
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

Re: Letter Agreement Concerning Lead Agency Status Rancho Belago Estates (aka Gilman Hills)

Dear Mr. Mohan,

Thank you for your correspondence of August 4 requesting the County's concurrence for the City to proceed as the lead agency for Pre-Annexation environmental review and consideration of the Rancho Belago Estates (Gilman Hills) project. This project is in the unincorporated area of Riverside County, within the City's Sphere of Influence, and abuts Gilman Springs Road. It is our understanding that the project applicant has also previously submitted similar land use applications with the County Planning Department for processing under County jurisdiction.

This letter acknowledges that the County has no objection to the City serving as the lead agency for consideration of this pre-development application, which the City is authorized to do in conformance with the LAFCO pre-zoning process. Under that process, the pre-zoning has no regulatory effect until the City completes the annexation process.

The County reserves the right to comment through the City's environmental review process and consideration of the project, as well as the related LAFCO consideration of annexation. We have an interest in coordinating closely with the City as the project moves forward on areas of potential impact to the County, particularly regarding improvements on Gilman Springs Road. We respectfully request that you send the County notices of any planned actions, and our staff from the Transportation and Land Management Agency (which includes our Transportation and Planning Departments) will serve as the point of contact. Our TLMA Director, Rania Odenbaugh, is copied herein.

We also note and reference the existing Master Property Tax Transfer Agreement governing City annexations, which sets forth the provision of property tax disbursements upon annexation.

Thank you for reaching out to start early coordination on this process. It is our understanding that the applicant will withdraw their land use applications submitted to the County at the appropriate time.

Regards,

Juan C. Perez
Chief Operating Officer

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cc: Supervisor Yxstian Gutierrez
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