

Rancho Belago Estates Annexation

Study Session October 14, 2025

PRESENTATION BY:

Brian Mohan, City Manager



Background/Timeline



- April 28, 2025
 - Transportation Division received a project scoping request due to possible traffic impacts of city intersections from the County of Riverside. Also, the project is in the City's sphere of influence
- May 5, 2025
 - Assistant City Manager (Development) updated the City Manager of said request above
- May 20, 2025
 - City Manager provided an update of potential impacts of the Rancho Belago Estates project on the City in Closed Session, as a potential litigation matter. There was concern over the scope of the impacts of the project on the City with the County taking the lead on the project. The Council directed the City Manager and City Attorney to reach out to the County regarding the project and authorized the City Manager to negotiate a possible solution regarding the potential impacts of the project.

Background/Timeline



- May 27, 2025
 - City Attorney engaged the legal counsel of the developer to discuss the impacts of the project with the developer and how to offset or mitigate the potential impacts of the project on the City.
- June 2025
 - Developer's legal counsel proposed a pre-annexation/development memorandum of understanding to authorize the City to be the lead agency on the project (instead of the County) so that the City would determine the proper mitigation measures needed to protect the City and eliminate the possibility of having to initiate any litigation to protect the City's interests.
 - Executed June 27, 2025
- July 22, 2025
 - Planning Division received the developer application

Background/Timeline



- July 28, 2025
 - City issued a Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed development and its potential environmental effects. Written responses must be received by August 27, 2025
- August 4, 2025
 - City Manager sends letter agreement concerning lead agency status for said development
- August 12, 2025
 - City Manager receives Riverside County response letter
- August 19, 2025
 - City receives notification from developer that they have officially requested a withdrawal of their pending County applications
- August 20, 2025
 - Scoping meeting held at 6:00 PM in the City Hall Council Chambers

Public Records Act Requests Received



- **2025-08-5163 Jeff Modrzejewski (CARE CA)**
 - Received 8/28/25
 - Description of request: Rancho Belago Estates Specific Plan Project, Gilman Springs and CA-60, SCH# 2025071280
 - Requestor seeks the following:
 1. CARE CA is writing to request a copy of any and all records related to the Rancho Belago Estates Specific Plan Project, located at Gilman Springs and CA-60 in Moreno Valley in Riverside County. The project will be the specific plan to construct 3,000 single family homes, 150,250 sf of commercial use space, hotel uses, 150 multi-family units, an elementary school, park/clubhouse space, revived use of the existing 18-hole golf course and/or other park/rec use, and 1,100 acres of open space.

We are also writing to request copies of all mailed notice of any and all hearings and/or actions related to the Project.

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Public Records Act Requests Received



- **2025-08-5163 Jeff Modrzejewski (CARE CA)(Continued)**

- Received 8/28/25
- Description of request: Rancho Belago Estates Specific Plan Project, Gilman Springs and CA-60, SCH# 2025071280
- Requestor seeks the following:

Our request for mailed notice of all hearings includes hearings, study sessions and community meetings related to the Project, certification of the MND (or recirculated DEIR), and approval of any Project entitlements. This request is made pursuant to Public Resources Code Sections 21092.2, 21080.4, 21083.9, 21092, 21108 and 21152 and Government Code Section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. Our request includes notice to any City actions, hearings or other proceedings regarding the Project, Project approvals and any actions taken, or additional documents released pursuant to the California Environmental Quality Act.

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Public Records Act Requests Received



- **2025-08-5163 Jeff Modrzejewski (CARE CA) (Continued)**

- Received 8/28/25
- Description of request: Rancho Belago Estates Specific Plan Project, Gilman Springs and CA-60, SCH# 2025071280
- Requestor seeks the following:

Our request for all records related to the Project is made pursuant to the California Public Records Act. (Government Code § 6250 et seq.) This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We will pay for any direct costs of duplication associated with filling this request up to \$200. However, please contact me at (951) 540-1290 with a cost estimate before copying/scanning the materials.

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Public Records Act Requests Received



- **2025-08-5163 Jeff Modrzejewski (CARE CA) (Continued)**
 - Received 8/28/25
 - Description of request: Rancho Belago Estates Specific Plan Project, Gilman Springs and CA-60, SCH# 2025071280
 - Requestor seeks the following:

Pursuant to Government Code Section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into sections of 10 MB or less), please email them to me as attachments.

Public Records Act Requests Received



- **2025-08-5223 Lindsay Robinson**
 - Received 8/28/25
 - Description of request: Email Correspondence
 - Requestor seeks the following:
 1. I am requesting copies of all correspondence between riverside county staff, highland Fairview representatives, county supervisors and Moreno Valley city staff regarding annexation of unincorporated county land along Gilman Springs, especially as related to, but not limited to, highland Fairview and Rancho Belago estates.
- **2025-08-5227 Marshall Locke (Nuevo Resident)**
 - Received 8/20/25
 - Description of request: Rancho Belago Estates
 - Requestor seeks the following:
 1. Would like a copy of the letter agreement concerning Lead Agency Status for Rancho Belago Estates.

Public Records Act Requests Received



- **2025-08-5228 Christopher Baca**
 - Received 8/20/25
 - Description of request: Comments Received by the City on the NOP (Draft EIR) for Rancho Belago Estates, from Aug. 1 thru Aug
 - Requestor seeks the following:
 - 1. Letter agreement concerning Lead Agency Status for Rancho Belago estates.

Public Records Act Requests Received



- **2025-09-5235 Oscar Alvarez**
 - Received 9/2/25
 - Description of request: Comments Received by the City on the NOP (Draft EIR) for Rancho Belago Estates, from Aug. 1 thru Aug
 - Requestor seeks the following:
 1. Please send me via email me all public (including organizations) comments received by the City (e.g. emails, letters, etc.) August 1 thru August 31, 2025 related to the Notice of Preparation of a Draft EIR for Rancho Belago Estates Specific Plan Project, as detailed in your email dated July 28, 2025.

Please acknowledge receipt of this request. If there are any questions, please contact me.
Thank you.

Public Records Act Requests Received



- **2025-09-5237 Christopher Baca**
 - Received 9/2/25
 - Description of request: Lead Agency Status for Rancho Belago Estates
 - Requestor seeks the following:
 1. Please provide mentioned correspondence from Mr Mohan (August 04) to Mr Perez and any and all pertaining information (meetings with Highland Fairview, Ranch Belago Builders, ECT) leading, resulting in Mr Mohan's action in such request.
- **2025-09-5257 Lindsay Robinson**
 - Received 9/5/25
 - Description of request: 1990 Quail Lake Golf Resort Specific Plan #213 | 1992 Moreno Highlands Project Specific Plan #212
 - Requestor seeks the following:
 1. All documents, communications, etc. related to the 1990 Quail Lake Golf Resort Specific Plan #213, especially any initial EIR documents.
 2. All documents, communications, EIR etc. related to the 1992 Moreno Highlands Project Specific Plan #212.

Public Records Act Requests Received



- **2025-09-5301 Marshall Locke (Nuevo Resident)**

- Received 9/17/25
- Description of request: Rancho Belago Estates Lead Agency Letter Emails
- Requestor seeks the following:

1. As discussed during our phone call the afternoon of Wednesday September 17th 2025, I am interested in getting a copy of correspondence from Brian Mohan, City Manager of the City of Moreno Valley to Juan Perez, Chief Operations Officer of Riverside County (see attached letter addressed to Mohan from Perez dated August 12th 2025).

In Perez' letter to Mohan, he indicates he is responding to Mohan's correspondence of August 4th.

Public Records Act Requests Received



- **2025-10-5357 Marshall Locke (Nuevo Resident)**
 - Received 10/7/25
 - Description of request: Rancho Belago (A.k.a. Gilman Hills) Project
 - Requestor seeks the following:
 1. All emails sent and received between the City of Moreno Valley and Iddo Benzevi/Highland Fairview, related to the Rancho Belago (A.K.A. Gilman Hills) project.

Public Records Act Requests Received



- **2025-10-5367 Lindsay Robinson**
 - Received 10/8/25
 - Description of request: Gilman Springs
 - Requestor seeks the following:
 - 1). Please provide all communications, emails, memos etc between Highland Fairview representatives (including but not limited to Benzeevi and Daymude), and Moreno Valley staff and council regarding the annexation of Gilman Springs area from unincorporated Riverside county into the city of Moreno Valley.
 - 2). Please provide the dates, times and locations of all meetings between parties listed above regarding the annexation of Gilman Springs.
 - 3). Please provide dates and times of all telephone calls between the same parties regarding the annexation and a summary of the phone conversations.
 - 4). Please provide the date and location when the council directed Mr. Mohan to begin the annexation process.

Public Records Act Requests Received



- **2025-10-5391 Christopher Baca**
 - Received 10/14/25
 - Description of request: Rancho Belago Annexation
 - Requestor seeks the following:
 1. Would like any and all emails pertaining to the annexation of Gilman Springs for the Rancho Belago Estates Project, as well as emails pertaining to the MOU between the City and Highland Fairview.
 2. Would also like the August 4, 2025 letter from Brian Mohan to the County and include all attachments.

Questions?