City of Moreno Valley
Project Review Process for Major Development

This outline includes the general process for review of the following projects:
Legislative Actions (Specific Plan Amendments, Change of Zone, General Plan Amendments)
Subdivision Tract Maps
Major Conditional Use Permits/Planned Unit Developments
Major Plot Plans

The Project Review Process can take between four to nine months to complete.

APPLICATION SUBMITTAL
Case is screened and assigned to a Planner
Project Planner completes initial review, sends completeness letter to applicant.
2-7 Days

PROJECT REVIEW STAFF COMMITTEE (PRSC)
City staff from the Planning and Land Development Departments review the project
PRSC ensures the project conforms with zoning, General Plan etc.
PRSC minutes/comments sent out to applicant, possible meeting with applicant
Multiple reviews may be necessary depending on project
Review of Architecture, environmental impact
21-30 days

ENVIRONMENTAL REVIEW
Applicant completes required revisions, studies and reports
Studies/Reports may include: Habitat Assessment, Burrowing Owl Survey,
Preliminary Water Quality Management Plan, Hydrology Study,
Initial Study completed
* **30-60 days
* Note: Time frame is per review. Additional reviews may be required based on extent of review comments.
**Note: Time frames may vary based on timeliness and completeness of response to review comments.

NOTICING OF PROJECT
Occurs after conditions of approval are received from all City departments
Project scheduled for Planning Commission
Project Planner prepares Planning Commission Staff Report
10-20 days

PUBLIC HEARINGS
Planning Commission Public Hearing
Legislative Actions and appeals forwarded to City Council
Project Planner notices project for City Council
Public Hearing at City Council meeting

PROJECT DETERMINATION