

# 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