



Community Development Department Application Fees

The tables below provide the initial deposits and application fees collected for processing Planning applications. Please contact the Community Development Department at (951) 723-3761 for an application type not listed below or if you have any questions.

Please note: The City of Menifee has contracts with various County departments (Riverside County Flood and Riverside County Environmental Health) to provide review of entitlement projects and of those departments require separate deposits. The checks for Riverside County Flood and Environmental Health must be made out to those specific departments. The Community Development Department will transmit your exhibit and deposit to the corresponding County departments.

Flat Fees

The fees below are flat fees that cover three plan checks: one review of the initial project submittal and two additional reviews for resubmittals. Additional plan checks will required ¼ of the initial flat fee.

APPLICATION TYPE	FLAT FEES	
● ACCESSORY DWELLING UNIT REVIEW*	\$2,235	
● CONDITIONAL USE PERMITS*		
○ MINOR		Additional Costs: - Engineering Review: \$2,230 - Fire Review: \$490
▪ General	\$2,665	
▪ Minor Wireless Facility (Co-locations, Modifications)	\$3,815	
○ MAJOR	\$13,496	
○ REVISIONS		
▪ Minor Revision	\$2,395	
▪ Major Revision	\$6,748	
● FILM PERMITS (3 days or less)	\$815	Additional Costs: - In a right of way: \$575
● FINAL SITE DEVELOPMENT REVIEW	\$5,845	Note: FSD generally includes architecture and plotting review. Other plans can be processed concurrently but require additional fees as noted below.
● HEARINGS		
○ PLANNING COMMISSION	\$2,440	Additional Costs: - Noticing Costs
○ APPEALS PROCESSING		
▪ First Hearing	\$2,050	
▪ Second Hearing	\$1,515	
● HOME OCCUPATION APPLICATION	\$155	
● LAND DIVISION PHASING MAP S	\$5,395	
● LANDSCAPE INSPECTION S	\$460	Additional Costs: - Consultant Actual Costs - Initial deposit for outside costs



APPLICATION TYPE	FLAT FEES	
● LARGE FAMILY DAY CARE PERMIT S	\$775	
● NEW BUSINESS REGULATION REVIEW	\$40	Note: To be collected for business licenses only.
● PLOT PLANS*		
○MINOR		
▪ New Development Minor Plot Plan	\$4,275	
▪ Detached Accessory Structure	\$2,335	
▪ Wall/Fence Plans	\$2,700	
Landscape Plan Review		
▪ Commercial	\$2,545	Additional Costs: Consultant Actual Costs
▪ Industrial	\$1,475	
▪ Model Home Complex	\$2,325	
▪ Front Yard Typical	\$1,540	
▪ Open Space	\$4,040	
○MAJOR	\$26,992	
○REVISIONS		
▪ Minor Revision	\$2,395	
▪ Major Revision	\$13,496	
● PUBLIC USE PERMIT S*	\$13,496	
● PRE-APPLICATION REVIEW	\$1,442	
● PRE-EXISTING NON-CONFORMING USE (Verification)	\$1,160	Additional Costs: - City Attorney Costs
● SET BACK ADJUSTMENT S	\$715	
● SIGNAGE		
○SIGN PROGRAM	\$2,610	
○SIGN PROGRAM AMENDMENT	\$735	
○PLANNING SIGN REVIEW		
▪ Affixed Signs	\$225 per sign	
▪ Monument Signs	\$650 per sign	
○TEMPORARY SIGN REVIEW	\$155	
○SIGN ADMINISTRATIVE RELIEF REVIEW	\$550	Note: Planning Commission hearing fees may be applicable.
● TEMPORARY OUTDOOR EVENT PERMITS (TUP)		
○MINOR	\$695	
○MAJOR	\$1,735	Additional Costs: - In right of way: \$565 - At a City Park: \$370
○Community events hosted by nonprofit 501(c)(3) corporations		
▪ Minor	\$347.50	
▪ Major	\$867.50	
● TEMPORARY USE OF LAND (18.33)*		
○MINOR	\$1,705	



APPLICATION TYPE	FLAT FEES	
○ MAJOR	See deposit-based fees	
● TENTATIVE PARCEL MAPS*		
○ RESIDENTIAL	\$11,040	
○ COMMERCIAL/INDUSTRIAL	\$12,490	
○ REVISED MAPS	\$7,740	
● TENTATIVE TRACT MAP*		
○ Minor condition change	\$3,340	Additional Costs: - Engineering Review: \$905
○ All other	See deposit-based fees	
● TIME EXTENSIONS*		
○ For projects approved by the City of Menifee	\$3,510	
○ For projects approved by the County of Riverside	\$12,250	
○ For PLOT PLANS (5-10 years)	\$12,250	
● VARIANCES*		
○ Accompanied by other applications	\$2,605	
○ Stand-alone application	\$5,205	
● ZONING INFORMATION LETTER S	\$375	



Deposit-Based Fees

The fees below are **Deposit Based Fees (DBF)** and the amount indicated is the minimum **initial** deposit. If your project requires multiple corrections and plan reviews, is particularly complex, or requires multiple public hearings, you can expect to pay additional fees beyond the initial deposit.

APPLICATION TYPE	INITIAL DEPOSIT FEES (Plus outside costs)
● Agriculture Preserve Cancellations*	\$5,000
● Annexation Requests*	\$20,000
● Development Agreements*	\$10,000
● Film Permits (longer than 3 days)	\$1,000
● General Plan Amendments*	\$10,000
● Hazardous Waste Facility Siting Permits*	\$20,000
● Historic Property Preservations	\$5,000
● Hog Ranch Processing*	\$10,000
● Noise Exceptions	\$5,000
● Planned Unit Developments*	\$10,000
● Pre-Existing Non-Conforming Use (Extension)	\$10,000
● Study Review	\$1,000
● SPECIFIC PLANS*	
○ Specific Plan	\$20,000
○ Specific Plan Amendment	\$10,000
○ Specific Plan Substantial Conformance	\$5,000
● Sphere Of Influence/Amendments*	\$10,000
● Surface Mining & Reclamation Acts*	\$20,000
● TEMPORARY USE OF LAND (18.33)*	
○ MINOR	See flat fees
○ MAJOR	\$5,000
● TENTATIVE TRACT MAPS*	
○ Tentative Tract Map	\$20,000
○ Revisions	\$10,000
○ Minor condition change	See flat fees
● Zone Changes*	\$5,000
● Miscellaneous Planning / Engineering Review	Based on hourly rates



Environmental Fees

Applications subject to CEQA Environmental Fees are denoted with an asterisk (*) in this document. The different types of environmental fees are listed in the table below:

CEQA & ENVIRONMENTAL FEES		
Environmental Determination/ Exemption	\$235	Additional Costs: - Filing Fees
Environmental Initial Study / Negative Declaration (IS)	\$4,210 flat fee AND \$7,500 initial deposit	Additional Costs: - Outside costs
Environmental Impact Report Review (EIR)	\$20,000 initial deposit	Additional Costs: - Outside costs
Environmental Mitigation Monitoring Report (MMRP)	\$2,000 initial deposit	Additional Costs: - Outside costs
Expedited Environmental Habitat Review (ERP)	\$380 flat fee AND \$1,000 initial deposit	Additional Costs: - Outside costs
Habitat Acquisition Negotiation Strategy	\$2,000 initial deposit	Additional Costs: - Outside costs