



CITY OF MENIFEE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

DATE: July 1, 2019

TO: Applicants of Building Permits for New Residential and Commercial/Industrial Projects

RE: **Planning Division Development Impact Fees, Multi-Species Habitat Conservation Plan Fees, Stephen's Kangaroo Rat Fees, School Fees and Quimby/Park Fees**

Dear Applicants,

The following memo has been developed to provide a summary of the typical fees collected by the Planning Division prior to issuance of grading permits, building permits and final occupancy.

Development Impact Fees (DIF) Ordinance No. 17-232

On December 20, 2017, the City Council adopted Ordinance No. 17-232, updating Development Impact Fees. The new Development Impact Fees became effective on **July 1, 2018**. Please see the attached sheets for fee information.

Development impact fees for residential developments are generally paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. In the case of mobilehome parks, the fee for all potential units within the entire park shall be paid prior to the first mobilehome being placed within the park. Development impact fees for nonresidential developments are generally paid prior to the issuance of a building permit. Please refer to Ordinance No. 17-232 for additional information on the timing of DIF payments.

In any scenario, the fees may be paid at the time application is made for a building permit.

The developer is responsible for notifying and supplying documentation related to any adopted Development Agreements that affect DIF fees to the City.

Multi-Species Habitat Conservation Plan Fees (MSHCP) Ordinance No. 810

All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having an approved land development permit for the City of Meniffee Planning Division (ex: conditional use permit, public use permit, plot plan) AND have also paid for building permit plan review or permit fees. These fees are paid to the City, but are transferred to the Regional Conservation Authority (RCA). The developer is responsible for notifying and supplying documentation regarding any credits to the City.

<u>Fee Category</u>	<u>Fee</u>
Residential density less than 8.0 dwelling units per acre	\$2,168 per dwelling unit
Residential density equal to and greater than 8.0 and less than or equal to 14.0 dwelling units per acre	\$1,388 per dwelling unit
Residential density greater than 14.0 dwelling units per acre	\$1,127 per dwelling unit
Commercial	\$7,382 per acre
Industrial	\$7,382 per acre

Stephen's Kangaroo Rat Fees Ordinance No. 663

Stephen's Kangaroo Rat Fees are collected prior to grading permit issuance or final inspection/occupancy, whichever occurs first.

<u>Fee Category</u>	<u>Fee</u>
Discretionary permit other than single family residential on greater than ½ (0.5) acres	\$500 per gross acre
Single Family Residential on lots greater than ½ (0.5) acre	\$250 per gross acre
Agriculture	\$100 or 1% of calculation of a building whichever is greater, not to exceed \$500 per gross acre
Non-Profit	Fee Reduced by 75%

School Fees

Payment of school fees is required prior to building permit issuance. The school districts determine the required fees. All properties within the City of Menifee are located within the Perris Union High School District and either the Menifee Union School District or Romoland School District. Please contact the Planning Division or use the City's GIS system to determine the school districts for your property.

Contact for School Districts:

Romoland Unified School District.....(951) 926-9244

Menifee Union School District.....(951) 672-1851
Perris Union High School District.....(951) 943-6369

Quimby/Park Fees

Payment of Quimby/Park fees are due prior to final inspection/occupancy. Please contact the City's Community Services Department to determine these fees.

CITY OF MENIFEE:	
Dwelling Unit (DU) Type	Quimby Fees per Dwelling Unit
Single Family DU	
Regular	\$1,204
Senior	\$801
Multifamily DU	
Regular	\$1,052
Senior	\$526
Mobile Home DU	\$1,056

Transportation Uniform Mitigation (TUMF), Road and Bridge Benefit District (RBBD) and Area Drainage Plan (ADP) fees

Please contact Christopher Heron, Engineering Technician with the City's Public Works and Engineering Department for information regarding TUMF, RBBD and ADP fees.



CITY OF MENIFEE
MEMO -
Updated
Community Development
Department

DATE: July 1, 2019

SUBJECT: UPDATED DEVELOPMENT IMPACT FEE (DIF) SCHEDULE & SUMMARY

On December 6, 2017 the City Council adopted Resolution No. 17-656 approving updated Development Impact Fees. On December 20, 2017, the City Council adopted Ordinance No. 17-232, Development Impact Fees. A summary of the action and new fee schedule is below:

MENIFEE DIF FEE SCHEDULE – ADOPTED DECEMBER 6, 2017

RESIDENTIAL FEES EFFECTIVE JULY 1, 2018 (PER DWELLING UNIT)			
	Fee <u>outside</u> MDP South/Encanto Drive SD zones	Fee <u>w/in</u> <u>Encanto</u> <u>Drive SD</u> zone	Fee <u>w/in</u> <u>MDP South</u> zone
Single Family Unit*	\$ 7,803	\$ 8,839	\$ 10,089
Multi-Family Unit*	\$ 5,567	\$ 6,137	\$ 6,825
Accessory Dwelling Unit*	\$ 3,510	\$ 4,080	\$ 4,768
Senior / Assisted Living*	\$ 3,020	\$ 3,590	\$ 4,278
*If subject to Quimby subtract Parks Land Acquisition Fee shown in Table E.1 below.			

NON-RESIDENTIAL FEES EFFECTIVE JULY 1, 2019 (PER 1,000 SF)			
100% of the Maximum Justified Fee			
	Fee outside MDP South/Encanto SD areas	Fee w/in Encanto SD Area	Fee w/in MDP South Area
Retail Commercial	\$ 8,612	\$ 9,347	\$ 10,235
Service Commercial	\$ 7,091	\$ 7,350	\$ 7,662
Industrial/Business Park	\$ 4,366	\$ 4,791	\$ 5,303

Land Use Categories Defined:

Single family: Detached and attached one-unit dwellings on individually owned lots. Multi-family: All attached multi-family dwellings including duplexes and condominiums.

Accessory Dwelling Units: Secondary dwelling unit with complete independent living facilities for one or more persons.

Senior / Assisted Living: All age restricted housing units. Also includes housing for elderly or disabled people that provides care and other necessary services for residents.

Commercial / Retail: All commercial and retail development.

Commercial / Service / Office: All educational, hotel/motel and general, professional, and medical office development.

Industrial / Business Park: All business park, manufacturing and other industrial development.

For additional information please contact Brandon Cleary, Community Development Department at 951- 723-3761 or bcleary@cityofmenifee.us

Figure 1: Menifee Storm Drain Fee Zones

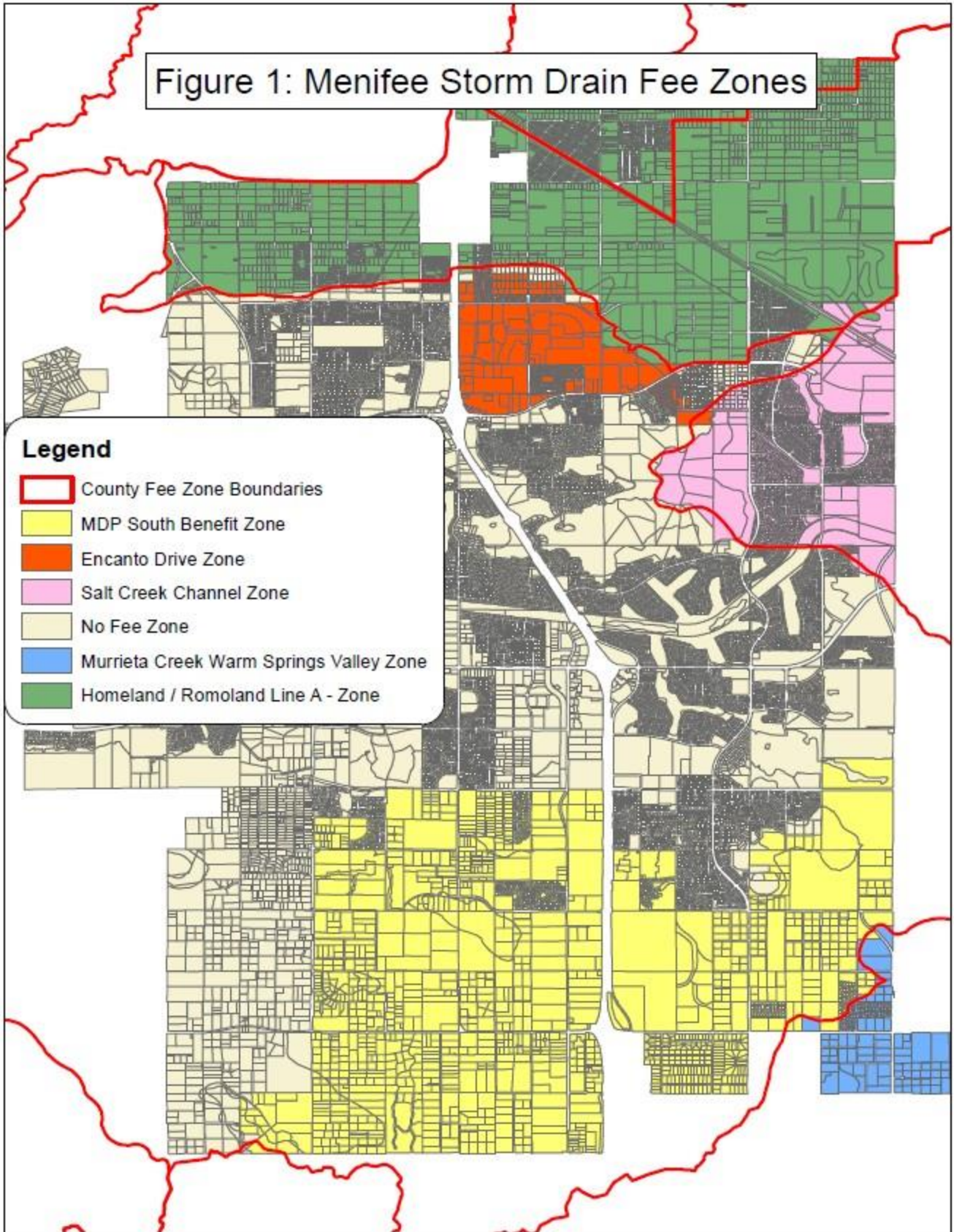


Table E.1: Maximum Justified Impact Fee Summary

Land Use	Law Enforcement		Fire	Circulation	Storm Drainage ¹	Animal Shelter	General Government	Public Use Facilities	Parks - Land Acquisition		Parks - Improvements	Master Planning and Nexus Analyses		Total - Maximum Justified
	Enforcement	Fire							Parks - Land Acquisition	Parks - Improvements		Master Planning and Nexus Analyses	Total - Maximum Justified	
<i>Residential - Fee per Dwelling Unit</i>														
Single Family Unit	231	\$ 614	\$ 4,670	\$ 2,286	\$ 148	\$ 1,021	\$ 154	\$ 215	\$ 661	\$ 23	\$ 66	\$ 10,089		
Multi-family Unit	169	452	3,261	1,258	109	752	113	159	487	17	48	6,825		
Accessory Dwelling Unit	120	320	1,878	1,258	77	532	80	113	344	12	34	4,768		
Senior / Assisted Living	89	239	1,802	1,258	57	398	59	84	257	9	26	4,278		
<i>Nonresidential - Fee per 1,000 Sq. Ft.</i>														
Commercial / Retail	58	\$ 428	\$ 7,736	\$ 1,623	\$ 123	\$ 262	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ 10,235		
Commercial / Service / Office	77	560	5,946	571	160	342	-	-	-	6	-	7,662		
Industrial / Business Park	29	208	3,941	937	59	127	-	-	-	2	-	5,303		

¹ Fee shown for MDP South Benefit Area. See Table 6.5 for Encanto Benefit Area fees.

Sources: Tables 3.4, 4.5, 5.7, 6.5, 7.4, 8.5, 9.4, 10.7, 11.4 and 12.5.