



FEES FOR DISCRETIONARY PERMITS

City of Murrieta – Development Services Department
1 Town Square, Murrieta CA 92562

July 2020

This Information Bulletin describes the *typical* fees collected by the Development Service Department for Discretionary Permits.

The information within this bulletin helps explain how the fee schedule, as adopted by the City Council, is applied. If you have any questions on how to calculate fees for your project, please contact the Community & Project Assistance Center at (951) 461-6061.

I. WHY DO I HAVE TO PAY FOR THE PROCESSING OF MY PERMIT?

The Development Services Department (DSD) is operated with limited City General Fund subsidy and must generate its own revenue through fees. DSD's customers pay for the Department's operating costs similar to most businesses. The fees charged shall not exceed the estimated reasonable cost of providing the service. The level of service the Department is able to provide is directly related to the fees charged.

II. PLANNING FEES – FLAT

To ensure consistency and predictability, the City Council recently adopted a flat fee schedule for virtually all discretionary permits; including, but not limited to the following:

- Conditional Use Permits
- Master Development Plan
- Street Names/Signs
- Development Plan Permits
- Subdivision Maps
- Specific Plans
- Variances

Flat fees are only charged once; irrespective of the number of staff hours spent processing the permit application. Refer to the Planning Division Section of the City's Annual Fee Schedule for fee breakdown.

III. PLANNING FEES – DEPOSIT

Due to the uniqueness and complexity of legislative changes, environmental review and development agreements, the following fees are deposit based:

Documents Referenced in this Information Bulletin

- [City Comprehensive Fee Schedule](#)
- [Multiple Species Habitat Conservation Plan](#)
- [Transportation Uniform Mitigation Fee](#)
- [Downtown Fee Reduction Program](#)
- [Downtown Specific Plan Area \(TD-226\)](#)

Annexations.....	\$10,000
Development Agreement	\$15,000
Development Agreement Amendment	\$10,000
Development Code Amendment.....	\$10,000
Environmental Impact Report Review	\$15,000
General Plan Amendment	\$10,000
Zone Change.....	\$10,000

IV. HOW DOES THE DEPOSIT SYSTEM WORK?

Applicants are responsible for all costs associated with the processing of their discretionary approval. When a deposit account is established for your discretionary project, funds from the applicant's deposit account are used to pay all City staff labor charges associated with project review. As the initial deposit is drawn down, applicants will be required to deposit additional funds to maintain a minimum balance. Payments may be made to the cashier at the Community and Project Assistance Center.

V. WHAT IF I DON'T AGREE WITH THE CHARGES MADE AGAINST THE DEPOSIT ACCOUNT?

Please contact your project planner and/or their respective supervisor to discuss any questions pertaining to charges made against your deposit account.

VI. WHAT HAPPENS WHEN MY DEPOSIT ACCOUNT BALANCE GOES INTO DEFICIT?

If an applicant fails to resolve the deposit account deficit balance in a timely manner (90 days from first request), all City staff processing of the application will be suspended until such time as the requested funds are received by the City. Failure to respond to requests for payment within 90 days could result in a number of collection effort consequences including but not limited to the following:

Penalties and interest for late payers; Collection letters and telephone calls; Credit reporting; Liens on property; Interception of State Income tax refund and or lottery winnings; Litigation/Legal action; Treble damages, court costs, service of process fees and or attorney fees.

VII. FEE'S FOR MITIGATION

Under the California Environmental Quality Act (CEQA), projects must mitigate for direct and cumulative impacts resulting from their project. Even when a project is found exempt from CEQA, there are required fee's that are for local and regional impacts, as found in A. through E. below. These fees account for direct and cumulative CEQA impacts via programmatic analysis, and allow for project streamlining benefits by payment of a fee instead of requiring individual project review.

For all fees under this section, refer to the Mitigation Fee Section of the City's Annual Fee Schedule for fee breakdown. Note that the fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a building or grading permit. Fees may vary due to exemptions, credit or other variables.

A. Development Impact Fees

Development Impact Fees (DIF) are fees applied to address the cumulative impact a project has on several public services including law enforcement, fire protection, traffic signals, storm drainage, park facilities, open space acquisition, community center and public library.

In June 2018, the Murrieta City Council approved the "Downtown Fee Reduction Program" in an effort to stimulate growth and development in the Downtown Area. Qualifying applicants are eligible for up to a 30% reduction in DIF. Access the links on the first page to see if your project qualifies.

B. Kangaroo Rat Habitat

The Stephens' kangaroo rat (*Dipodomys stephensi*) is a nocturnal rodent that is unique to southwestern California. The species was listed as federally endangered in 1988 after half of the habitat it historically occupied was lost to residential, commercial, and agricultural development. While kangaroo rat populations have dwindled over the years, the species remains in portions of western Riverside County and parts of northern and central San Diego County. Projects that impact habitat for the Stephen's kangaroo rat are charged an impact fee based on lot number or gross acre.

C. Multiple Species Habitat Conservation Plan

The Western Riverside County Regional Conservation Authority (RCA) was created in 2004 to achieve one of America's most ambitious environmental efforts, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Plan protects 146 native species of plants, birds, and animals, and preserves a half-million acres of their habitats. Fees are applied to discretionary projects to cover costs associated with land acquisition and management of this regional program.

D. Transportation Uniform Mitigation Fee

Future development within Western Riverside County will result in traffic volumes exceeding the capacity of the Regional System of Highways and Arterials (RSA or Regional System) as it presently exists. The Regional System needs to be expanded to accommodate anticipated future growth; current funds are inadequate to construct the Regional System needed to avoid the unacceptable levels of traffic congestion and related adverse impacts.

The TUMF Program provides significant additional funds from new development to make improvements to the Regional System, complementing funds generated by Measure A, local transportation fee programs, etc.

E. Area Drainage Fee

The City collects Area Drainage Fees on behalf of the [Riverside County Flood Control and Water Conservation District](#). The funds are used by the District for programs, services and floodplain management that protect people and property from damage and destruction from flood and storm waters.