

# CITY of TEMECULA

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	46,550
Annual Single-Family Units Permitted (1996-98, Avg.):	767
Annual Multi-Family Units Permitted (1996-98, Avg.):	244
Total Annual Residential Units Permitted (1996-98, Avg.):	1,011

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	All fees may be reduced or waived by council action

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-Ordinance 97-09 (1997) - development impact fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

**i. Project Typical for Jurisdiction?** No-the development is smaller than what is typically built (100-300 units/tract)

**ii. Expected Location of New Subdivision in this Jurisdiction:** Margarita Road @ Santiago Road

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-none
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps front yard landscaping
-Common Amenities / Open Space:	-optional
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association if nec. for maint of any common amenities
-Typical Reporting:	-soils, flood plain, traffic, noise

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	48.41
Private Garage Valuation Price per Sq. Ft.	17.20
Total Valuation per Unit	127,905
Total Valuation per 25 Unit Subdivision Model	3,197,625

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		5,671
Zone Change Application Fee	flat		3,678
Planned Unit Development Fee	none		-
Tentative Map Fee	8515 flat + 148/lot + 22/acre		12,325
Final Map Fee	851 flat + 21/lot		1,376
Landscape Review Fee	flat		200
Certificate of Compliance	1231/parcel		30,775
Negative Declaration Fee	613 flat + 5/acre		638
<b>Subtotal Planning Fees</b>			<b>54,663</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	flat	300	7,500
Building Plan Check Fee	per valuation	503	12,575
Building Permit Issuance Fee	per valuation	671	16,775
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		16,600
Landscape Inspection Fee	flat		225
Rough Grading Plan Check Fee	flat		750
Precise Grading Plan Check Fee	5/lot		125
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	12.79	320
EMWD <sup>1</sup> - Improve. Pln Ck. Fee(Water & Sewer)	schedule based on number of sheets		2,500
EMWD <sup>1</sup> - Water Main Inspection Fee	10% of water main improvement val'n (28,925)		2,893
EMWD <sup>1</sup> - Sewer Main Inspection Fee	10% of sewer main improvement val'n (26,700)		2,670
EMWD <sup>1</sup> - Sewer Lateral Inspection Fee	125/lateral		3,125
RCFC <sup>2</sup> - Drainage Plan Check Fee	50/lot + 2% of storm drain improvement val'n (24,375)		1,764
RCFC <sup>2</sup> - Storm Drain Connect'n Inspection Fee	schedule based on pipe size (0-60")		1,117
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>54,870</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Temecula Valley USD - School Impact Fee <sup>5</sup>	3.01/sf	7,525	188,125
EMWD <sup>1</sup> - Water Capacity Charge <sup>3</sup>	1510/lot	1,510	37,750
EMWD <sup>1</sup> - Sewer Capacity Charge	flat per unit	3,845	96,125
RCFC (TVDA) <sup>4</sup> - Drainage Impact Fee	5 acres @ 2291/acre		11,455
City - Fire Services Fee	flat per unit	56	1,400
City - Traffic Impact Fee	flat per unit	737	18,425
City - Traffic Signals & Control Systems Fee	flat per unit	110	2,750
City - Local Facilities Management Fee	flat per unit	224	5,600
City - Library Fees	flat per unit	210	5,250
City - Park Facilities Fees	flat per unit	1,629	40,725
Edison - Electrical Connection Fee	flat per unit	10	250
So Cal Gas - Gas Connection Fee	flat per unit	25	625
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>408,480</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>518,013</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>20,721</b>

**C. SINGLE-FAMILY INFILL UNIT MODEL**

- i. Project Typical for Jurisdiction?** No-the majority of individual single family constr. occurs on 1 - 3 acre parcels
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Avenida del Reposo
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards; street trees, driveway, front yard landscaping?
- Typical Reporting: -soils, flood plain

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	48.41
Private Garage Valuation Price per Sq. Ft.	17.20
Total Valuation per Model	127,905

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
None			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	flat	325	325
Building Plan Check Fee	per valuation	503	503
Building Permit Issuance Fee	per valuation	671	671
Grading Plan Check Fee	flat		500
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	12.79	13
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,012</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Temecula Valley USD - School Impact Fee <sup>5</sup>	3.01/sf	7,525	7,525
EMWD <sup>1</sup> - Water Capacity Charge <sup>3</sup>	1510/lot	1,510	1,510
EMWD <sup>1</sup> - Sewer Capacity Charge	flat per unit	3,845	3,845
RCFC (TVDA) <sup>4</sup> - Drainage Impact Fee	0.14 acres @ 2291/acre		321
City - Fire Services Fee	flat per unit	56	56
City - Traffic Impact Fee	flat per unit	737	737
City - Traffic Signals & Control Systems Fee	flat per unit	110	110
City - Local Facilities Management Fee	flat per unit	224	224
City - Library Fees	flat per unit	210	210
City - Park Facilities Fees	flat per unit	1,629	1,629
Edison - Electrical Connection Fee	flat per unit	10	10
So Cal Gas - Gas Connection Fee	flat per unit	25	25
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>16,202</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>18,214</b>
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**D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** No - this model is smaller than what is typically built (last 3 MF devts were 314, 200 & 344 units)

**ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Solana Way @ Margarita Road

**iii. Expected Environmental Assessment Determination:** Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

- Off-Site Improvements: -none
- Internal Site Improvements: -dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
- Common Amenities / Open Space: -on-site recreation areas, pools, exercise rooms, tot lots
- Affordable Housing Dedication: -none required
- Project Management Requirements: -Conditions of Approval
- Typical Reporting: -soils, flood plain, traffic, noise

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	46.81
Private Garage Valuation Price per Sq. Ft.	17.20
Total Valuation per Unit	50,250
Total Valuation per 45 Unit Subdivision Model	2,261,250

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		5,671
Zone Change Application Fee	flat		3,678
Development Plan Fee (PUD)	flat		5,880
Landscape Review Fee	flat		200
Negative Declaration Fee	613 flat + 5/acre		628
<b>Subtotal Planning Fees</b>			<b>16,057</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	flat	180	8,100
Building Plan Check Fee	per valuation	214	9,630
Building Permit Issuance Fee	per valuation	284	12,780
Fire Department Plan Check Fee	flat		582
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		16,600
Landscape Inspection Fee	flat		225
Rough Grading Plan Check Fee	flat		750
Precise Grading Plan Check Fee	5/lot		125
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.02	226
EMWD <sup>1</sup> - Improve. Pln Ck. Fee(Water & Sewer)	schedule based on number of sheets		2,500
EMWD <sup>1</sup> - Water Main Inspection Fee	10% of water main improvement val'n (32,500)		3,250
EMWD <sup>1</sup> - Sewer Main Inspection Fee	10% of sewer main improvement val'n (30,000)		3,000
EMWD <sup>1</sup> - Sewer Lateral Inspection Fee	125/lateral		5,625
RCFC <sup>2</sup> - Drainage Plan Check Fee	50/acre + 2% of storm drain improvement val'n (29,900)		759
RCFC <sup>2</sup> - Storm Drain Connect'n Inspection Fee	schedule based on pipe size (0-60")		1,117
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>65,269</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Temecula Valley USD - School Impact Fee <sup>5</sup>	3.01/sf	3,010	135,450
EMWD <sup>1</sup> - Water Capacity Charge	flat per unit	1,131	50,895
EMWD <sup>1</sup> - Sewer Capacity Charge	flat per unit	3,845	173,025
RCFC (TVDA) <sup>4</sup> - Drainage Impact Fee	3 acres @ 2291/acre		6,873
City - Fire Services Fee	flat per unit	42	1,890
City - Traffic Impact Fee	flat per unit	517	23,265
City - Traffic Signals & Control Systems Fee	flat per unit	78	3,510
City - Local Facilities Management Fee	flat per unit	119	5,355
City - Library Fees	flat per unit	158	7,110
City - Park Facilities Fees	flat per unit	1,222	54,990
Edison - Electrical Connection Fee	flat per unit	10	450
So Cal Gas - Gas Connection Fee	flat per unit	25	1,125
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>463,938</b>

### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>545,264</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>12,117</b>

**Notes:** <sup>1</sup> EMWD refers to Eastern Municipal Water District.

<sup>2</sup> RCFC refers to Riverside County Flood Control. Fees include a 1.5% County surcharge for the computer tracking system.

<sup>3</sup> Includes Fire Flow and Landscape Irrigation.

<sup>4</sup> TVDA refers to the Temecula Valley Drainage Area.

<sup>5</sup> The state mandated \$1.93/sf fee is only charged on projects whose tentative map was approved before November 1998. Otherwise, \$3.01/sf is collected if the state has bond money, which it does right now. If the state does not have bond money the school district collects \$6.01/sf.