CITY OF MERCED
PLANNING AND DEVELOPMENT FEE SCHEDULE

[Effective January 1, 2014, per Annual Adjustment (CPI = 1.55%) allowed per City Council Resolution #09-74]

Application Type	Application Fee
ANNEXATION & PRE-ZONING (See Note #3)	
Single R-1 Lot (1 acre or less) (See Note #2)	$1,091
All Other Annexations	$2,182
	+$163/acre
	5Actual Cost w/ $30,000 Deposit (Over 200 ac)
Pre-Annex Development Agmt (Payable to Planning Dept)	$3,273
Pre-Annex Development Agmt (Payable to City Atty)	$5,454
APPEALS (See Note #10)	
Conditional Use Permits (CUP)	$327
Tentative Subdivision Map	$327
Design Review Commission (Appeal to Council)	$218
Appeal of Certification of Alteration	$55
Minor Subdivisions:	
Lot Splits/Parcel Maps	$218
Site Plan Review Committee	$245
Miscellaneous Appeals	$245
CONDITIONAL USE PERMITS (CUP)	
Admin CUP's for Signs (Staff Approval only)	$218
Minor: (Signs, walls, etc. if goes to Planning Commission)	$545
Regular CUP (R-1 type uses, churches, Land use or design only; interface overlay, etc.)	$2,727
Major CUP (Land use and design; P-D's)	$2,727
	+$109/ac
DESIGN REVIEW COMMISSION (DRC) & HISTORIC PRESERVATION COMMISSION (HPC)	
Painting and Small Signs (Staff)	$27
Signs, Awnings, and Simple Modifications (Staff)	$82
Remodels and Site Improvements (DRC)	$545
New Developments (DRC)	$1,309
Historic Preservation Applications (DRC/HPC)	
Application for Historic Resource (DRC & Council)	$273
Certificate of Alteration for an Historic Resource	$164
DETERMINATIONS/INTERPRETATIONS	
By Planning Commission	
Single R-1 Lot	$545
Other	$545
By Staff	$55

Application Type	Application Fee
ENVIRONMENTAL REVIEW	
Categorical Exemption	$109
Negative Declaration	$1,091
Mitigated Negative Declaration	$5,454
Expanded Initial Study	$5,454
Environmental Impact Report	Based on Cost (See Note #5) (Deposit Required)
Additional Related Fees	
Merced County Clerk Filing Fee (Required of all)	$50 check made out to "Merced County"
EIR/EIS Contract Management Fee	10% of Cost
State Fish & Game Fees: (Check needs to be made out to Merced County and must accompany the NOD) (See Note #8)	
For Negative Declarations	$2,181.25
For EIR's	$3,029.75
EXTENSIONS	
Tentative/Final Subdivision Maps	$218
Minor Subdivisions	$82
Variances	$109
FINAL SUBDIVISION MAPS	
Final Subdivision Map	$4,363
Final Subdivision Map Extensions/Amendment to Agreement	$818
Reversion to Acreage (Requires a Final Map)	$4,363
Engineering Plan Check	3/4% of the public improvement value
GENERAL PLAN AMENDMENTS	$2,182 +$109/ac
MINOR SUBDIVISIONS	
Lot Splits/Parcel Maps	$873
Lot Line Adjustment	$436
Lot Mergers	$436
Subdivision Map Exemption Investigation	$218
Reversion to Acreage	See Final Maps (Above)
Certificate of Compliance	$164

Application Type	Application Fee
MISCELLANEOUS	
Administrative Revision to Site Plans or Elevations	$164
Abandonment (Street)	$164
Building Permit--Planning Site Plan Review Only	
Residential/Remodals/Tenant Improvements/Pools/Signs	$55
Commercial (New Construction)	$218
Industrial (New Construction)	$218
Continuance Requests - Planning Commission Public Hearings (After agenda is published)	$164
Covenants of Easement	$327
Encroachment Permits (If have to go to City Council)	$327
Home Occupation Permits	$27
Restaurant Encroachment Permit (See Note #9)	$164
Staff Research Time	$52 per 1/2 hour
Street Closures: (See Note #9)	
Staff Review	$55
Council Review	$327
Temporary Outdoor Uses	$55
Will Serve Letter (Utilities)	$109
Zoning Compliance Letter (Involves City Atty)	$436
Zoning Verification Letter (Planning Staff Only)	$82
NAME CHANGES	
Subdivision Names (once public hearing notice has been published)	$273
Street Names (for subdivisions, once final subdivision map has been submitted to City Council)	$1,091
PRE-APPLICATION REVIEW (See Note #1)	
Minor (CUP's, Site Plan Approval, etc.)	$136
Major (Zone Changes, General Plan Amendments, Annexations, SUP Revisions, Tentative Maps, etc.)	$218
SERVICE (WATER & SEWER) REQUESTS	
(County Property)	
Staff Review	$164
City Council Review	$218
	+ $15/acre or portion thereof

Application Type	Application Fee
SITE PLAN REVIEW	
Minor (Minor change in existing site or change in use with minor design adjustments)	$655
Major (Major redesign of existing site or design of vacant site) *(Large projects may be charged on an hourly basis) (See Note #6)*	$1,091
Other:	
Second Residential Units	No Charge
Recycling Centers	$218
SITE UTILIZATION PLAN ESTABLISHMENT	
Residential Planned Development (RP-D) and	$3,273
Planned Development (P-D)	+$109/ac
SITE UTILIZATION PLAN REVISIONS	$1,636
(See Note #4)	+$109/ac
TENTATIVE SUBDIVISION MAPS	
1-50 Lots	$3,273
50+ Lots	$5,454
VARIANCE	
Single R-1 lot	$927
All Others	$1,091
Multiple on one application	$1,636
ZONE CHANGES	$3,273
(Including to Planned Developments)	+$109/ac
ZONING TEXT AMENDMENTS	
(Amendments to Title 20 of Merced Municipal Code)	
Re: Standards (Setbacks, signs, etc.)	$1,091
Re: Land Use (Adding a land use to a zone, adjusting requirements for a specific land use, etc.)	$1,636

NOTES

1. Pre-Application Review Charge may be assessed on any request to consider a particular piece of property for development activity, including change of zoning, preliminary site plan review, preliminary review of a subdivision layout, or as otherwise determined by the Director of Development Services. This charge will be credited against any "Application Fee" subsequently received from the applicant for the subject project.

2. R-1 Type Uses. Those uses eligible for consideration as conditional uses in an R-1 residential zone or any R-1 use (principally permitted or otherwise) when considered for a conditional use permit in another zone.

Application Type	Application Fee

3. Annexations. Fees paid at time of application are for processing by the City. If approved by the City Council, additional fees (payable to LAFCO) will be required with the new application due to the Local Agency Formation Commission (LAFCO) at that time. The final step in a completed annexation is submission to the California State Board of Equalization, which will require an additional fee (payable to the State). The base fee, a minimum of several hundred dollars, is tied to acreage and increases as the size of the annexation increases. (If an applicant wants more information on these prospective fees, please call the Merced County Planning Department at 385-7654.)

4. Site Utilization Plan Revisions. A Conditional Use Permit is also required before construction.

5. Based on Cost (Deposit Required). Application fee is based on the actual cost of time, services, and materials incurred in processing the application. With the exception of environmental reviews, the deposit is due upon application. Any costs above the deposit are due and payable prior to final Planning Commission/City Council action. The deposit and actual cost for environmental reviews will be determined on a case by case basis after the application is accepted, and the deposit is due before work commences.

6. Fee Increases or Waivers. Per MMC 20.78.020 and 20.78.030, the Director of Development Services shall have the authority to increase the fee in any individual case, not to exceed the actual cost of sfaff time, or waive the payment for another government agency, or non-profit, tax exempt organization, or where good cause appears.

7. Refunds. Refunds can be given if applications are withdrawn prior to public hearing. However, the cost of actual staff time spent on the application will be deducted from the original amount prior to a refund being granted. Please note that refunds can only be given within 1 year after application submittal due to budgeting constraints.

8. State Fish & Game Fees: These are fees charged by the State of California to fund programs for the CA Department of Fish & Game. This is not a City or County fee but the City is obliged to comply with the State law in order to complete your environmental review process. The project planner will ask the project applicant to submit these fees at least 5 days prior to the final Planning Commission or City Council action on the project, so the Notice of Determination (which limits the time frame for filing CEQA lawsuits) can be filed with these fees. These fees are subject to an annual increase each January 1st. Please check with the City Planning Division for the most current fee before submitting.

9. Fees Established By Code: Certain Applications are set by the Merced Municipal Code (M.M.C.): Restaurant Encroachment Permit (MMC Title 12.36.060) and Street Closure (MMC Title 12.42.050)

10. Appeal Fee: If a decision is made in the appellant's favor, the City will refund the appeal fee.