

**CITY OF MERCED**  
**PLANNING AND DEVELOPMENT FEE SCHEDULE**

[Effective January 1, 2017, per Annual Adjustment (CPI = 3.56%) allowed per City Council Resolution #09-74]

<u>Application Type</u>	<u>Application Fee</u>
<b>ANNEXATION &amp; PRE-ZONING</b> (See Note #3)	
Single R-1 Lot (1 acre or less) (See Note #2)	\$1,196
All Other Annexations (See Note #5)	\$2,391
	+\$178/acre
	5 Actual Cost w/ \$30,000
	Deposit (Over 200 ac)
Pre-Annex Development Agmt (Payable to Planning Dept)	\$3,587
Pre-Annex Development Agmt (Payable to City Atty)	\$5,978
<b>APPEALS</b> (See Note #10)	
Conditional Use Permits (CUP)	\$359
Tentative Subdivision Map	\$359
Design Review Commission (Appeal to Council)	\$239
Appeal of Certification of Alteration	\$60
<i>Minor Subdivisions:</i>	
Lot Splits/Parcel Maps	\$239
Site Plan Review Committee	\$269
Miscellaneous Appeals	\$269
<b>CONDITIONAL USE PERMITS (CUP)</b>	
Admin CUP's for Signs (Staff Approval only)	\$239
Minor: (Signs, walls, etc. if goes to Planning Commission)	\$598
Regular CUP (R-1 type uses, churches, Land use or design only; interface overlay, etc.)	\$2,989
Major CUP (Land use and design; P-D's)	\$2,989
	+\$119/acre
<b>DESIGN REVIEW &amp; HISTORIC PRESERVATION</b>	
Painting and Small Signs (Staff )	\$30
Signs, Awnings, and Simple Modifications (Staff)	\$90
Remodels and Site Improvements (DRC)	\$598
New Developments (DRC)	\$1,435
<u>Historic Preservation Applications (DRC/HPC)</u>	
Application for Historic Resource (DRC & Council)	\$299
Certificate of Alteration for an Historic Resource	\$179
<b>DETERMINATIONS/INTERPRETATIONS</b>	
By Planning Commission	
Single R-1 Lot	\$598
Other	\$598
By Staff	\$60

<u>Application Type</u>	<u>Application Fee</u>
<b>ENVIRONMENTAL REVIEW</b>	
Categorical Exemption	\$120
Negative Declaration	\$1,196
Mitigated Negative Declaration	\$5,978
Expanded Initial Study	\$5,978
Environmental Impact Report	Based on Cost (See Note #5) (Deposit Required)
<u>Additional Related Fees</u>	
Merced County Clerk Filing Fee (Required of all)	\$50 check made out to "Merced County"
EIR/EIS Contract Management Fee	10% of Cost
<i>State Fish &amp; Game Fees:</i> (Check needs to be made out to Merced County and must accompany the NOD) (See Note #8)	
For Negative Declarations	\$2,216.25
For EIR's	\$3,078.25
<b>EXTENSIONS</b>	
Tentative/Final Subdivision Maps	\$239
Minor Subdivisions	\$90
Variances	\$120
<b>FINAL SUBDIVISION MAPS</b>	
Final Subdivision Map	\$4,782
Final Subdivision Map Extensions/Amendment to Agreement	\$897
Reversion to Acreage (Requires a Final Map)	\$4,782
Engineering Plan Check	3/4% of the public improvement value
<b>GENERAL PLAN AMENDMENTS</b>	
	\$2,391 +\$119/acre
<b>MINOR SUBDIVISIONS</b>	
Lot Splits/Parcel Maps	\$956
Lot Line Adjustment	\$478
Lot Mergers	\$478
Subdivision Map Exemption Investigation	\$239
Reversion to Acreage	See Final Maps (Above)
Certificate of Compliance	\$179

<u>Application Type</u>	<u>Application Fee</u>
<b>MISCELLANEOUS</b>	
Administrative Revision to Site Plans or Elevations	\$179
Abandonment (Street)	\$179
<i>Building Permit--Planning Site Plan Review Only</i>	
Residential/Remodals/Tenant Improvements/ Pools/Signs	\$60
Commercial (New Construction)	\$239
Industrial (New Construction)	\$239
Continuance Requests - Planning Commission Public Hearings (After agenda is published)	\$179
Covenants of Easement	\$359
Encroachment Permits (If have to go to City Council)	\$359
Home Occupation Permits	\$30
Restaurant Encroachment Permit (See Note #9)	\$179
Staff Research Time	\$54 per 1/2 hour
<i>Street Closures: (See Note #9)</i>	
Staff Review	\$60
Council Review	\$359
Temporary Outdoor Uses	\$60
Will Serve Letter (Utilities)	\$120
Zoning Compliance Letter (Involves City Atty)	\$478
Zoning Verification Letter (Planning Staff Only)	\$90
<b>NAME CHANGES</b>	
Subdivision Names (once public hearing notice has been published)	\$299
Street Names (for subdivisions, once final subdivision map has been submitted to City Council)	\$1,196
<b>PRE-APPLICATION REVIEW</b> (See Note #1)	
Minor (CUP's, Site Plan Approval, etc.)	\$149
Major (Zone Changes, General Plan Amendments, Annexations, SUP Revisions, Tentative Maps, etc.)	\$239
<b>SERVICE (WATER &amp; SEWER) REQUESTS</b>	
(County Property)	
Staff Review	\$179
City Council Review	\$239
	+ \$16/acre or portion thereof

<u>Application Type</u>	<u>Application Fee</u>
<b>SITE PLAN REVIEW</b> Minor (Minor change in existing site or change in use with minor design adjustments) Major (Major redesign of existing site or design of vacant site) ( <i>Large projects may be charged on an hourly basis</i> ) ( <i>See Note #6</i> ) <i>Other:</i> <i>Second Residential Units</i> <i>Recycling Centers</i>	      \$717 \$1,196 No Charge \$239
<b>SITE UTILIZATION PLAN ESTABLISHMENT</b> Residential Planned Development (RP-D) and Planned Development (P-D)	  \$3,587 +\$119/acre
<b>SITE UTILIZATION PLAN REVISIONS</b> (See Note #4)	 \$1,793 +\$119/acre
<b>TENTATIVE SUBDIVISION MAPS</b> 1-50 Lots 50+ Lots	  \$3,587 \$5,978
<b>VARIANCE</b> Single R-1 lot All Others Multiple on one application	  \$1,016 \$1,196 \$1,793
<b>ZONE CHANGES</b> (Including to Planned Developments)	 \$3,587 +\$119/acre
<b>ZONING TEXT AMENDMENTS</b> (Amendments to Title 20 of Merced Municipal Code) Re: Standards (Setbacks, signs, etc.) Re: Land Use (Adding a land use to a zone, adjusting requirements for a specific land use, etc.)	   \$1,196 \$1,793

#### 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.

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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 staff 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.