

CITY OF MERCED
PLANNING AND DEVELOPMENT FEE SCHEDULE

[Effective January 1, 2019, per Annual Adjustment (CPI = 4.36%) per City Council Resolution #09-74]

<u>Application Type</u>	<u>Application Fee</u>
ANNEXATION & PRE-ZONING <i>(See Note #3)</i>	
Single R-1 Lot (1 acre or less) <i>(See Note #2)</i>	\$1,281
All Other Annexations <i>(See Note #5)</i>	\$2,562
	+\$191/acre
	Actual Cost w/ \$30,000
	Deposit (Over 200 ac)
Pre-Annex Development Agmt (Payable to Planning Dept)	\$3,844
Pre-Annex Development Agmt (Payable to City Atty)	\$6,406
APPEALS <i>(See Note #10)</i>	
Conditional Use Permits (CUP)	\$384
Tentative Subdivision Map	\$384
Design Review Commission (Appeal to Council)	\$256
Appeal of Certification of Alteration	\$64
<i>Minor Subdivisions:</i>	
Lot Splits/Parcel Maps	\$256
Site Plan Review Committee	\$288
Miscellaneous Appeals	\$288
COMMERCIAL CANNABIS BUSINESS PERMITS (CCBP) <i>(See Note #11)</i>	
<i>City Council Resolution #2017-67 (Adopted 12/18/17)</i>	
<u>CCBP Application Fees</u>	
Phase 1 (All Types)	\$1,006
Phase 2 (Merit-Based)	\$8,951
Phase 2 (Non-Merit Based)	\$6,523
Annual CCBP Renewal	\$2,329
Appeal of a CCBP	\$390
Appeal of a CCBP Renewal	\$494
<u>Annual Regulatory Fees</u>	
Cultivation--Up to 10,000 SF (4 Inspections/Year)	\$18,986
Cultivation--Nursery Only (4 Inspections/Year)	\$15,941
Distribution (4 Inspections/Year)	\$13,103
Manufacturing (4 Inspections/Year)	\$34,016
Retail Sales (6 Inspections/Year)	\$21,832
Testing (2 Inspections/Year)	\$6,532
CONDITIONAL USE PERMITS (CUP)	
Admin CUP's for Signs and Minor Use Permits (Staff Approval only)	\$256
Minor: (Signs, walls, etc. if goes to Planning Commission)	\$641
Regular CUP (R-1 type uses, churches, Land use or design only; interface overlay, etc.)	\$3,203
Major CUP (Land use and design; P-D's)	\$3,203
<i>Note: No Charge for CUP's for Community Gardens</i>	+\$127/acre

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DESIGN REVIEW & HISTORIC PRESERVATION	
Painting and Small Signs (Staff)	\$32
Signs, Awnings, and Simple Modifications (Staff)	\$96
Remodels and Site Improvements (DRC)	\$641
New Developments (DRC)	\$1,537
<u>Historic Preservation Applications (DRC/HPC)</u>	
Application for Historic Resource (DRC & Council)	\$320
Certificate of Alteration for an Historic Resource	\$192
DETERMINATIONS/INTERPRETATIONS	
By Planning Commission	
Single R-1 Lot	\$641
Other	\$641
By Staff	\$64
ENVIRONMENTAL REVIEW	
Categorical Exemption	\$128
Negative Declaration	\$1,281
Mitigated Negative Declaration	\$6,406
Expanded Initial Study	\$6,406
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 & Game Fees:</i> (Check needs to be made out to Merced County and must accompany the NOD) (See Note #8)	
For Negative Declarations	\$2,354.75
For EIR's	\$3,271.00
EXTENSIONS	
Tentative/Final Subdivision Maps	\$256
Minor Subdivisions	\$96
Variances	\$128
FINAL SUBDIVISION MAPS	
Final Subdivision Map	\$5,125
Final Subdivision Map Extensions/Amendment to Agreement	\$961
Reversion to Acreage (Requires a Final Map)	\$5,125
Engineering Plan Check	3/4% of the public improvement value
GENERAL PLAN AMENDMENTS	
	\$2,562 +\$127/acre

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MINOR SUBDIVISIONS	
Lot Splits/Parcel Maps	\$1,025
Lot Line Adjustment	\$512
Lot Mergers	\$512
Subdivision Map Exemption Investigation	\$256
Reversion to Acreage	See Final Maps (Above)
Certificate of Compliance	\$192
MISCELLANEOUS	
Administrative Revision to Site Plans or Elevations (Or Minor Modification Permits)	\$192
Abandonment (Street)	\$192
<i>Building Permit--Planning Site Plan Review Only</i>	
Residential/Remodals/Tenant Imp/Pools/Signs	\$64
Commercial (New Construction)	\$256
Industrial (New Construction)	\$256
Continuance Requests - Planning Commission Public Hearings (After agenda is published)	\$192
Covenants of Easement	\$384
Encroachment Permits (If have to go to City Council)	\$384
Home Occupation Permits (Minor) [Major Home Occupations are charged the Minor Use Permit Fee]	\$32
Restaurant Encroachment Permit (<i>See Note #9</i>)	\$192
Staff Research Time	\$57 per 1/2 hour
Street Closures: (<i>See Note #9</i>)	
Staff Review	\$64
Council Review	\$384
Temporary Outdoor Use Permit	\$64
Will Serve Letter (Utilities)	\$128
Zoning Compliance Letter (Involves City Atty)	\$512
Zoning Verification Letter (Planning Staff Only)	\$96
NAME CHANGES	
Subdivision Names (once public hearing notice has been published)	\$320
Street Names (for subdivisions, once final subdivision map has been submitted to City Council)	\$1,281
PRE-APPLICATION REVIEW (See Note #1)	
Minor (CUP's, Site Plan Approval, etc.)	\$160
Major (Zone Changes, General Plan Amendments, Annexations, SUP Revisions, Tentative Maps, etc.)	\$256

<u>Application Type</u>	<u>Application Fee</u>
SERVICE (WATER & SEWER) REQUESTS (County Property) Staff Review City Council Review	\$192 \$256 + \$17/acre or portion thereof
SITE PLAN REVIEW 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>Accessory Dwelling Units (Minor Use Permit) & Community Gardens</i> <i>Recycling Centers</i>	\$769 \$1,281 No Charge \$256
SITE UTILIZATION PLAN ESTABLISHMENT Residential Planned Development (RP-D) and Planned Development (P-D)	\$3,844 +\$127/acre
SITE UTILIZATION PLAN REVISIONS (<i>See Note #4</i>) (Fee also applies to Special Project Permits)	\$1,922 +\$127/acre
TENTATIVE SUBDIVISION MAPS 1-50 Lots 50+ Lots	\$3,844 \$6,406
VARIANCE Single R-1 lot All Others Multiple on one application	\$1,089 \$1,281 \$1,922
ZONE CHANGES (Including to Planned Developments)	\$3,844 +\$127/acre
ZONING TEXT AMENDMENTS (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.)	\$1,281 \$1,922

NOTES

- 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.
- 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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NOTES (Continued)

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 Site Plan Review Permit is also required before construction. A Special Project Permit has a similar review process as SUP Revisions, so the fee would be the same.
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 Adjustments. Per MMC 20.66.030(D), the Director of Development Services shall have the authority to lower or 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. In the case where no application fee has been adopted, the Director will determine which adopted fee to charge that would be equivalent based on the similar level of effort and review required.
7. Refunds. Partial refunds can be given if applications are withdrawn prior to public hearing. However, the cost of actual staff time or direct costs 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.

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NOTES (Continued)

11: Commercial Cannabis Business Permits (CCBP): Per City Council Resolution #2017-67, adopted 12/18/17, CCBP Application fees are due and payable upon submittal of a Commercial Cannabis Business Permit Application. The amount of the fees shall be adjusted annually (starting on January 1, 2019) to account for inflation by using the Consumer Price Index (CPI). In no event, shall the fees in any year be less than the preceding year. The Regulatory Fee is to be due and payable prior to opening the business and thereafter on or before the anniversary date. The Regulatory Fee may be amended from time to time based upon actual costs. The amount of the fees shall be adjusted annually (starting on January 1, 2019) to account for inflation by using the Consumer Price Index (CPI). In no event, shall the fees in any year be less than the preceding year.