

CITY OF MERCED
PLANNING AND DEVELOPMENT FEE SCHEDULE

*[Effective January 1, 2025, per Annual Adjustment (CPI = 2.39%) per City Council Resolution #09-74],
Updated 2/25/2025]*

<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>	\$1,545.31
All Other Annexations <i>(See Note #5)</i>	\$3,090.63
	+ \$229.35/acre
	⁵ Actual Cost w/ \$30,000 Deposit (Over 200 ac)
Pre-Annex Development Agmt (Payable to Planning Dept)	\$4,635.94
Pre-Annex Development Agmt (Payable to City Atty)	\$7,726.56
APPEALS <i>(See Note #10)</i>	
Conditional Use Permits (CUP)	\$463.83
Tentative Subdivision Map	\$463.83
Design Review Commission (Appeal to Council)	\$309.22
Appeal of Certification of Alteration	\$76.79
<i>Minor Subdivisions:</i>	
Lot Splits/Parcel Maps	\$309.22
Site Plan Review Committee	\$348.13
Miscellaneous Appeals	\$348.13
COMMERCIAL CANNABIS BUSINESS PERMITS (CCBP) <i>(See Note #11)</i>	
<i>City Council Resolutions #2017-67 & #2021-43</i>	
<u>CCBP Application Fees</u>	
Phase 1 (All Types)	\$1,213.32
Phase 2 (Merit-Based)	\$10,796.00
Phase 2 (Non-Merit Based)	\$7,866.62
Background Checks for Owners of 5%+ Over 1 Owner (Phase 2)	\$1,803.09
Annual CCBP Renewal	\$2,809.58
Appeal of a CCBP	\$470.99
Appeal of a CCBP Renewal	\$594.89
<u>Annual Regulatory Fees</u>	
Cultivation--Up to 10,000 SF (2 Inspections/Yr)	\$9,573.47
Cultivation--Nursery Only (2 Inspections/Year)	\$9,573.47
Distribution (2 Inspections/Year)	\$9,155.71
Manufacturing (2 Inspections/Year)	\$9,573.47
Retail Sales (2 Inspections/Year)	\$9,155.71
Testing (2 Inspections/Year)	\$7,680.27
CONDITIONAL USE PERMITS (CUP)	
Admin CUP's for Signs and Minor Use Permits (Staff Approval only)	\$309.22
Minor: (Signs, walls, etc. if goes to Planning Commission)	\$773.04
Regular CUP (R-1 uses, churches, Land use or design only, etc.)	\$3,863.17
Major CUP (Land use and design; P-D's)	\$3,863.17
<i>Note: No Charge for CUP's for Community Gardens</i>	+ \$152.56/acre

<u>Application Type</u>	<u>Application Fee</u>
DESIGN REVIEW & HISTORIC PRESERVATION	
Painting and Small Signs (Staff)	\$38.91
Signs, Awnings, and Simple Modifications (Staff)	\$115.70
Remodels and Site Improvements (DRC)	\$773.04
New Developments (DRC)	\$1,854.28
<u>Historic Preservation Applications (DRC/HPC)</u>	
Application for Historic Resource (DRC & Council)	\$386.01
Certificate of Alteration for an Historic Resource	\$231.40
DETERMINATIONS/INTERPRETATIONS	
By Planning Commission	
Single R-1 Lot	\$773.04
Other	\$773.04
By Staff	\$76.79
ENVIRONMENTAL REVIEW	
Categorical Exemption	\$154.61
Negative Declaration	\$1,545.07
Mitigated Negative Declaration	\$7,726.35
Expanded Initial Study	\$7,726.35
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	\$2,968.75
For EIR's	\$4,123.50
EXTENSIONS	
Tentative/Final Subdivision Maps	\$313.31
Minor Subdivisions	\$117.75
Variances	\$156.66
FINAL SUBDIVISION MAPS	
Final Subdivision Map	\$6,261.15
Final Subdivision Map Extensions/Amendment to Agreement	\$1,174.41
Reversion to Acreage (Requires a Final Map)	\$6,261.15
Engineering Plan Check	3/4% of the public improve- ment value
GENERAL PLAN AMENDMENTS	\$3,130.06 +\$152.56/acre

<u>Application Type</u>	<u>Application Fee</u>
MINOR SUBDIVISIONS	
Lot Splits/Parcel Maps	\$1,235.85
Lot Line Adjustment	\$618.44
Lot Mergers	\$618.44
Subdivision Map Exemption Investigation	\$309.22
Reversion to Acreage	See Final Maps
Certificate of Compliance	\$231.40
MISCELLANEOUS	
Administrative Revision to Site Plans or Elevations (Or Minor Modification Permits)	\$231.40
Abandonment (Street)	\$231.40
<i>Building Permit--Planning Site Plan Review Only</i>	
Residential/Remodals/Tenant Imp/Pools/Signs	\$76.79
Commercial (New Construction)	\$309.22
Industrial (New Construction)	\$309.22
Continuance Requests - Planning Commission Public Hearings (After agenda is published)	\$231.40
Covenants of Easement	\$463.83
Encroachment Permits (If have to go to City Council)	\$463.83
Home Occupation Permits (Minor) [Major Home Occupations are charged the Minor Use Permit Fee]	\$38.91
Restaurant Encroachment Permit (<i>See Note #9</i>)	\$231.40
Staff Research Time	\$66.55 per 1/2 hour
Street Closures: (<i>See Note #9</i>)	
Staff Review	\$76.79
Council Review	\$463.83
Temporary Outdoor Use Permit	\$76.79
Will Serve Letter (Utilities)	\$154.61
Zoning Compliance Letter (Involves City Atty)	\$618.44
Zoning Verification Letter (Planning Staff Only)	\$115.70
NAME CHANGES	
Subdivision Names (once public hearing notice has been published)	\$386.01
Street Names (for subdivisions, once final map has been approved)	\$1,545.07
PRE-APPLICATION REVIEW (See Note #1)	
Annexation Pre-Applications (Includes City Council Review-Note #12)	\$1,545.07
Minor (CUP's, Site Plan Review, etc.)	\$193.52
Major (Zone Changes, General Plan Amendments, SUP Revisions, Tentative Maps, etc.)	\$309.22

<u>Application Type</u>	<u>Application Fee</u>
SERVICE (WATER & SEWER) REQUESTS (County Property) Staff Review City Council Review	 \$231.40 \$309.22 + \$20.48/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>) Other: <i>Accessory Dwelling Units (Minor Use Permit) & Community Gardens</i> <i>Recycling Centers</i>	 \$927.65 \$1,545.07 No Charge \$309.22
SITE UTILIZATION PLAN ESTABLISHMENT Residential Planned Development (RP-D) and Planned Development (P-D)	 \$4,636.22 +\$152.56/acre
SITE UTILIZATION PLAN REVISIONS (<i>See Note #4</i>) (Fee also applies to Special Project Permits)	 2,318.11 +\$152.56/acre
TENTATIVE SUBDIVISION MAPS 1-50 Lots 50+ Lots	 \$4,636.22 \$7,726.35
VARIANCE Single R-1 lot All Others Multiple on one application	 \$1,313.66 \$1,545.07 \$2,318.11
ZONE CHANGES (Including to Planned Developments)	 \$4,636.22 +\$152.56/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.)	 \$1,545.07 \$2,318.11

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.

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.

<u>Application Type</u>	<u>Application Fee</u>
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NOTES (Continued)

11: Commercial Cannabis Business Permits (CCBP): Per City Council Resolutions #2017-67 (adopted 12/18/17) and #2021-43 (adopted 6/7/21), CCBP Application fees are due and payable upon submittal of a Commercial Cannabis Business Permit Application. The amount of the fees are adjusted annually 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 are adjusted annually 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.

12: Annexation Pre-Application (Includes City Council Review): Annexation Pre-applications are different from regular pre-applications that are only reviewed by City Staff in that Annexation Pre-applications are also reviewed by the City Council and Merced County Local Agency Formation Commission (LAFCO) staff to provide early guidance on annexation requests. Please see the separate "Annexation Pre-Application" application form for details regarding submittals and process. Fee charged is the same as a "Major Site Plan Review" permit and can be credited toward an official annexation application.