

City of Manteca
Community Development Department, Planning Division
Fee Schedule

Fee Type	Fee Code Building	Fee Code Planning	100%	63%	60%	50%	25%	13%
ANNEXATION: 034-0000-353-05-00								
Annexation		A1	\$12,482.00	\$7,863.66	\$7,489.20	\$6,241.00	\$3,120.50	\$1,622.66
LAFCO Fees -- ref. LAFCO fee schedule		A3						
Prezone 0-5 acres		A6	\$5,578.00	\$3,514.14	\$3,346.80	\$2,789.00	\$1,394.50	\$725.14
Prezone 6-20 acres		A7	\$6,508.00	\$4,100.04	\$3,904.80	\$3,254.00	\$1,627.00	\$846.04
Prezone 21 acres or more		A8	\$9,368.00	\$5,901.84	\$5,620.80	\$4,684.00	\$2,342.00	\$1,217.84
APPEALS: 034-0000-353-04-00								
Appeal (applicant or non-applicant)		A4	\$2,916.00					
BUILDING PLAN CHECK & INSPECTION:								
Commercial , Multi-Family, Mixed	OS		\$384.00					
Commercial (TI - Occupancy)	OT		\$45.00					
Residential (Addition - Minor)	OQ		\$22.00					
Single Family Dwelling (Tract - Plot Plan)	OR		\$11.00					
DEVELOPMENT AGREEMENT: 034-0000-353-01-00								
Development Agreement		D1	\$6,858.00	\$4,320.54	\$4,114.80	\$3,429.00	\$1,714.50	\$891.54
DA Amendment (Admin.)		D8	\$891.00	\$561.33	\$534.60	\$445.50	\$222.75	\$115.83
DA Amendment (PH)		D3	\$1,392.00	\$876.96	\$835.20	\$696.00	\$348.00	\$180.96
DA Annual Review		D4	\$843.00					
ENVIRONMENTAL ASSESSMENT: 034-0000-353-02-00								
EIR (City Admin Fee on top of Consultant)		E2	\$17,109.00	\$10,778.67	\$10,265.40	\$8,554.50	\$4,277.25	\$2,224.17
Initial Study - Negative Declaration/MND		E3	\$3,150.00	\$1,984.50	\$1,890.00	\$1,575.00	\$787.50	\$409.50
GENERAL PLAN: 034-0000-353-01-00								
General Plan Amendment		G1	\$7,116.00	\$4,483.08	\$4,269.60	\$3,558.00	\$1,779.00	\$925.08
MISCELLANEOUS: 034-0000-353-04-00								
Business License Application Fee		BL	\$25.00					
Certificate of Compliance		C1	\$628.00					
Condo Conversion		M1	\$6,203.00	\$3,907.89	\$3,721.80	\$3,101.50	\$1,550.75	\$806.39
Legal Fees Deposit (DA, EIR, etc.) 001-0000-206-1700			\$2,500.00					
Mapping, Mailing, Miscellaneous			\$15.00					
Home Occupation Permit		HO	\$77.00					
Lot Line Adjustment/Reversion to Acreage		M3/M5	\$717.00	\$451.71	\$430.20	\$358.50	\$179.25	\$93.21
Williamson Act Cancellation		WA	\$6,585.00	\$4,148.55	\$3,951.00	\$3,292.50	\$1,646.25	\$856.05
PLANNED DEVELOPMENT: 034-0000-353-01-00								
Planned Development 0-10 Acres		H4	\$8,518.00	\$5,366.34	\$5,110.80	\$4,259.00	\$2,129.50	\$1,107.34
Planned Development 10.1-20 Acres		H5	\$11,502.00	\$7,246.26	\$6,901.20	\$5,751.00	\$2,875.50	\$1,495.26
Planned Development 20.1+ Acres		H6	\$13,287.00	\$8,370.81	\$7,972.20	\$6,643.50	\$3,321.75	\$1,727.31
Planned Development Amend. Major		H2	\$5,580.00	\$3,515.40	\$3,348.00	\$2,790.00	\$1,395.00	\$725.40
Planned Development Amend. Minor		H3	\$5,580.00	\$3,515.40	\$3,348.00	\$2,790.00	\$1,395.00	\$725.40
SEWER ALLOCATION: 034-0000-353-01-00								
Point Rating Application Residential		J1	\$560.00	\$352.80	\$336.00	\$280.00	\$140.00	\$72.80
Point Rating Application Non-Residential		J3	\$560.00	\$352.80	\$336.00	\$280.00	\$140.00	\$72.80
SIGN PERMITS: 034-0000-353-01-00								
Subdivision Temporary Sign Permit		T1	\$198.00					
Master Sign Program		SM	\$1,946.00	\$1,225.98	\$1,167.60	\$973.00	\$486.50	\$252.98
Major Sign Permit	OU	S3	\$34.00					
Temporary Sign Permit		ST	\$10.00					
SITE PLAN REVIEW: 034-0000-353-03-00								
Preliminary Site Plan Review		BA	\$1,518.00	\$956.34	\$910.80	\$759.00	\$379.50	\$197.34
Site Plan Review - Res. 2-4 units		AE	\$3,199.00	\$2,015.37	\$1,919.40	\$1,599.50	\$799.75	\$415.87
Site Plan Review - Res. 5-15 units		AF	\$5,102.00	\$3,214.26	\$3,061.20	\$2,551.00	\$1,275.50	\$663.26
Site Plan Review - Res. 16 or more units		AG	\$8,800.00	\$5,544.00	\$5,280.00	\$4,400.00	\$2,200.00	\$1,144.00
Site Plan Review - Comm./Ind. One acre or less		AB	\$5,824.00	\$3,669.12	\$3,494.40	\$2,912.00	\$1,456.00	\$757.12
Site Plan Review - Comm./Ind. 1.1-12 acres		AC	\$7,950.00	\$5,008.50	\$4,770.00	\$3,975.00	\$1,987.50	\$1,033.50
Site Plan Review - Comm./Ind. 12.1 acres or more		AD	\$14,202.00	\$8,947.26	\$8,521.20	\$7,101.00	\$3,550.50	\$1,846.26
Minor Plan Modification		AA	\$1,553.00	\$978.39	\$931.80	\$776.50	\$388.25	\$201.89
SPECIFIC PLANS: 034-0000-353-01-00								
Specific Plan/Master Plan Amendment Major		CA	\$10,907.00	\$6,871.41	\$6,544.20	\$5,453.50	\$2,726.75	\$1,417.91
Specific Plan/Master Plan Amendment Minor		CB	\$2,413.00	\$1,520.19	\$1,447.80	\$1,206.50	\$603.25	\$313.69
Specific Plan/Master Plan Prep., Processing & Review		CC	\$27,502.00	\$17,326.26	\$16,501.20	\$13,751.00	\$6,875.50	\$3,575.26
SUBDIVISIONS: 034-0000-353-01-00								
Tentative Parcel Map		SA	\$4,160.00	\$2,620.80	\$2,496.00	\$2,080.00	\$1,040.00	\$540.80
Tentative Map 5-50 lots		SB	\$7,210.00	\$4,542.30	\$4,326.00	\$3,605.00	\$1,802.50	\$937.30
Tentative Map 51-100 lots		SD	\$13,065.00	\$8,230.95	\$7,839.00	\$6,532.50	\$3,266.25	\$1,698.45
Tentative Map 101 lots or more		SF	\$13,219.00	\$8,327.97	\$7,931.40	\$6,609.50	\$3,304.75	\$1,718.47
Tentative Map Extension		SC	\$2,022.00					
USE PERMITS: 034-0000-353-01-00								
Large Family Daycare		UA	\$22.00					
Major Use Permit		UB	\$4,455.00	\$2,806.65	\$2,673.00	\$2,227.50	\$1,113.75	\$579.15
Minor Use Permit		UC	\$2,261.00	\$1,424.43	\$1,356.60	\$1,130.50	\$565.25	\$293.93
Temporary Use Permit		UD	\$157.00					
ZONING: 034-0000-353-01-00								
Minor Zone Modification		ZA	\$1,630.00	\$1,026.90	\$978.00	\$815.00	\$407.50	\$211.90
Rezone 0-5 acres		B1	\$5,578.00	\$3,514.14	\$3,346.80	\$2,789.00	\$1,394.50	\$725.14
Rezone 6-20 acres		B2	\$6,508.00	\$4,100.04	\$3,904.80	\$3,254.00	\$1,627.00	\$846.04
Rezone 21 acres or more		B3	\$9,368.00	\$5,901.84	\$5,620.80	\$4,684.00	\$2,342.00	\$1,217.84
Variance		ZC	\$4,306.00	\$2,712.78	\$2,583.60	\$2,153.00	\$1,076.50	\$559.78
Zoning Code Text Amendment		ZD	\$5,354.00	\$3,373.02	\$3,212.40	\$2,677.00	\$1,338.50	\$696.02
Zoning Research Letter		ZF	\$65.00					

For multiple entitlement applications, there is a discount based on the application type.

All entitlements that do not include a Tentative Subdivision Map for residential development shall receive a multiple entitlement discount for all entitlements that are applied for at the same time at the following rate: 100% of the most expensive entitlement (per the fee chart above), all additional entitlements applied for at the same time shall be charged 63% of the subsequent entitlement fee (per the fee chart above).

Residential Tentative Subdivision Map applications shall receive multiple entitlement discounts for all entitlements that are applied for at the same time. A project shall pay 100% of the most expensive entitlement (per the fee chart above), all additional entitlements applied for at the same time shall be charged at the following percentages:

part of a 5-100 Lot Tentative Map application:	13%
part of a 101-300 Lot Tentative Map application:	25%
part of a 301-600 Lot Tentative Map application:	50%
part of a 601 Lot or more Tentative Map application:	60%

Effective 04/05/2011