

City of Manteca
Community Development Department, Planning Division
Fee Schedule

Fee Type	Amount
ANNEXATION:	
Annexation	\$12,482
LAFCO Fees -- ref. LAFCO fee schedule	
Prezone/Rezone 0-5 acres	\$5,578
Prezone/Rezone 6-20 acres	\$6,508
Prezone/Rezone 21 acres or more	\$9,368
APPEALS:	
Appeal (applicant or non-applicant)	\$2,916
BUILDING PLAN CHECK & INSPECTION:	
Commercial , Multi-Family, Mixed	\$384
Commercial (TI - Occupancy)	\$45
Residential (Addition - Minor)	\$22
Single Family Dwelling (Tract - Plot Plan)	\$11
DEVELOPMENT AGREEMENT:	
Development Agreement	\$6,858
DA Amendment (Admin.)	\$891
DA Amendment (PH)	\$1,392
DA Annual Review	\$843
ENVIRONMENTAL ASSESSMENT:	
EIR (City Admin Fee on top of Consultant)	\$17,109
Initial Study - Negative Declaration/MND	\$3,150
GENERAL PLAN:	
General Plan Amendment	\$7,116
MISC:	
Business License Application Fee	\$25
Certificate of Compliance	\$628
Condo Conversion	\$6,203
Home Occupation Permit	\$77
Lot Line Adjustment/Reversion to Acreage	\$717**
Mapping, Mailing, Miscellaneous	\$15
Williamson Act Cancellation	\$6,585
Legal Fees Deposit (DA, EIR, etc.)	\$2,500
PLANNED DEVELOPMENT:	
Planned Development 0-10 Acres	\$8,518
Planned Development 10.1-20 Acres	\$11,502
Planned Development 20.1+ Acres	\$13,287
Planned Development Amend. Major/Minor	\$5,580

Fee Type	Amount
SEWER ALLOCATION:	
Point Rating Application Residential	\$560
Point Rating Application Non-Residential	\$560
SIGN PERMITS:	
Subdivision Temporary Sign Permit	\$198
Master Sign Program	\$1,946
Major Sign Permit	\$34
Temporary Sign Permit	\$10
SITE PLAN REVIEW:	
Preliminary Site Plan Review	\$1,518
Site Plan Review - Res. 2-4 units	\$3,199
Site Plan Review - Res. 5-15 units	\$5,102
Site Plan Review - Res. 16 or more units	\$8,800
Site Plan Review - Comm./Ind. One acre or less	\$5,824
Site Plan Review - Comm./Ind. 1.1-12 acres	\$7,950
Site Plan Review - Comm./Ind. 12.1 acres or more	\$14,202
Minor Plan Modification	\$1,553
SPECIFIC PLANS:	
Specific Plan/Master Plan Amendment Major	\$10,907
Specific Plan/Master Plan Amendment Minor	\$2,413
Specific Plan/Master Plan Prep. Processing & Review	\$27,502
SUBDIVISIONS:	
Tentative Parcel Map	\$4,160
Tentative Map 5-50 lots	\$7,210
Tentative Map 51-100 lots	\$13,065
Tentative Map 101 lots or more	\$13,219
Tentative Map Extension	\$2,022
USE PERMITS	
Large Family Daycare	\$22
Major Use Permit	\$4,455
Minor Use Permit	\$2,261
Temporary Use Permit	\$157
ZONING:	
Minor Zone Modification	\$1,630
Variance	\$4,306
Zoning Code Text Amendment	\$5,354
Zoning Research Letter	\$65

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%

** Multiple entitlement discount does not apply to Lot Line Adjustment/Reversion to Acreage