



CITY OF MANTECA ENTITLEMENT FEE SCHEDULE

Community Development Department, Planning Division

ANNEXTION:	Planning	Engineering	Parks & Rec	TOTAL
Annexation (LAFCo Fees Not Included)	\$9,855	N/A	N/A	\$9,855
Prezone/Rezone 0-5 acres	\$7,718	N/A	N/A	\$7,718
Prezone/Rezone greater than 5 acres	\$14,120	N/A	N/A	\$14,120
APPEALS:				
Appeal (applicant or non-applicant)	\$2,520	N/A	N/A	\$2,520
BUILDING PLAN CHECK & INSPECTION:				
Commercial , Multi-Family, Mixed	\$962	N/A	N/A	\$962
Commercial (TI - Occupancy)	\$210	N/A	N/A	\$210
Residential (Addition - Minor)	\$93	N/A	N/A	\$93
Single Family Dwelling (Tract - Plot Plan)	\$43	N/A	N/A	\$43
Signs	\$140	N/A	N/A	\$140
Residential Master Plan	\$392	N/A	N/A	\$392
DEVELOPMENT AGREEMENT:				
Development Agreement	\$2,491	N/A	N/A	\$2,491
DA Amendment (Administrative Review)	\$1,591	N/A	N/A	\$1,591
DA Amendment (Public Hearing)	\$1,986	N/A	N/A	\$1,986
ENVIRONMENTAL:				
Mitigation Monitoring and Reporting Program - EIR Only	\$4,614	N/A	N/A	\$4,614
Environmental Impact Report (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$21,911	\$1,152	N/A	\$23,063
Initial Study - ND/MND (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$13,960	N/A	N/A	\$13,960
Initial Study - ND/MND (Staff Prepared. Does Not Include Consultant Cost of Supporting Studies*)	\$21,006	N/A	N/A	\$21,006
Environmental Determination: (Documents Not Listed Above)	\$481	N/A	N/A	\$481
GENERAL PLAN:				
General Plan Amendment	\$12,351	N/A	N/A	\$12,351
LONG RANGE PLANNING:				
Long Range Planning Surcharge (Per Square Foot, All New Construction)	\$0.20 Per Sq. Ft.	N/A	N/A	N/A
MISCELLANEOUS:				
Business License Planning Review Fee	\$70	N/A	N/A	\$70
Certificate of Compliance	\$507	\$864	N/A	\$1,371
Condo Conversion	\$8,817	N/A	N/A	\$8,817
Home Occupation Permit	\$105	N/A	N/A	\$105
Lot Line Adjustment/Merger/Reversion to Acreage	\$1,557	\$1,200	N/A	\$2,757
Williamson Act Cancellation	\$12,982	N/A	N/A	\$12,982
Large Family Day Care Permit	\$140	N/A	N/A	\$140
PLANNED DEVELOPMENT:				
Planned Development 0-10 Acres	\$11,731	\$438	N/A	\$12,169
Planned Development 10.1-20 Acres	\$13,305	\$438	N/A	\$13,743
Planned Development Amendment (Administrative Decision)	\$3,532	N/A	N/A	\$3,532
Planned Development Amendment (Public Hearing)	\$7,323	N/A	N/A	\$7,323
SEWER ALLOCATION:				
Point Rating Application Residential	\$853	N/A	N/A	\$853
SIGN PERMITS:				
Subdivision Temporary Sign Permit	\$140	N/A	N/A	\$140
Master Sign Program	\$1,161	N/A	N/A	\$1,161
Temporary Sign Permit	\$47	N/A	N/A	\$47
Portable Sign Permit	\$47	N/A	N/A	\$47
SITE PLAN AND DESIGN REVIEW:				
Preliminary Site Plan Review (Amount Credited to Project Application)	\$753	\$456	\$370	\$1,579
Site Plan Review - Residential (2-4 Units)	\$4,601	\$1,180	\$300	\$6,081
Site Plan Review - Residential (5-15 Units)	\$8,463	\$1,180	\$300	\$9,943
Site Plan Review - Residential (16 or More Units)	\$8,463	\$1,408	\$300	\$10,171
Site Plan Review - Non-Residential (One acre or Less)	\$6,245	\$1,180	\$300	\$7,725
Site Plan Review - Non-Residential (1.1 to 12 acres)	\$6,245	\$1,792	\$300	\$8,337
Site Plan Review - Non-Residential (Greater Than 12 acres)	\$11,013	\$2,247	\$300	\$13,560
Minor Plan Modification / Minor Site Plan	\$2,997	\$381	\$300	\$3,678
SPECIFIC PLAN / MASTER PLAN:				
Specific Plan/Master Plan Amendment Major (Public Hearing)	\$7,952	\$3,210	N/A	\$11,162
Specific Plan/Master Plan Amendment Minor (Administrative Decision)	\$5,123	\$1,479	N/A	\$6,602
Specific Plan/Master Plan (Staff Admin. Fee Only. Does Not Include Consultant Costs*)	\$32,477	\$11,309	N/A	\$43,786
SUBDIVISIONS:				
Tentative Parcel Map	\$4,633	\$768	\$499	\$5,900
Tentative Subdivision Map 5 to 50 Lots	\$11,376	\$876	\$499	\$12,751
Tentative Subdivision Map 51 to 100 Lots	\$13,500	\$990	\$499	\$14,989
Tentative Subdivision Map Greater Than 100 Lots	\$13,500	\$1,336	\$499	\$15,335
Tentative Map Extension	\$2,804	N/A	N/A	\$2,804
USE PERMITS:				
Conditional Use Permit	\$8,475	\$281	N/A	\$8,756
Minor Use Permit	\$2,777	\$281	N/A	\$3,058
Temporary Use Permit	\$311	\$175	N/A	\$486
ZONING:				
Minor Zone Modification	\$2,079	N/A	N/A	\$2,079
Variance	\$10,195	N/A	N/A	\$10,195
Zoning Text Amendment	\$11,447	N/A	N/A	\$11,447
Zoning Research Letter	\$210	N/A	N/A	\$210
ENGINEERING PLAN CHECK AND INSPECTION:				
Final Map / Improvement Plan Review	\$885	N/A	N/A	\$885
PLANNING PRODUCTIVE HOURLY RATES BY POSITION				
FOR SERVICES REQUIRED BUT NOT LISTED ABOVE (AT APPLICABLE HOURLY RATES)				
Planning Manager	\$260	N/A	N/A	\$260
Senior Planner	\$241	N/A	N/A	\$241
Associate Planner	\$202	N/A	N/A	\$202
Assistant Planner	\$140	N/A	N/A	\$140

* Consultant Fees at Cost Plus 15% Administrative Fee