



CITY OF MANTECA ENTITLEMENT FEE SCHEDULE

Community Development Department, Planning Division

	Planning	Engineering	Parks & Rec	TOTAL
ANNEXATION:				
Annexation (LAFCo Fees Not Included)	\$10,300	N/A	N/A	\$10,300
Prezone/Rezone 0-5 acres	\$9,295	N/A	N/A	\$9,295
Prezone/Rezone greater than 5 acres	\$15,605	N/A	N/A	\$15,605
APPEALS:				
Appeal (applicant or non-applicant)	\$3,083	N/A	N/A	\$3,083
BUILDING PLAN CHECK & INSPECTION:				
Commercial , Multi-Family, Mixed	\$1,038	N/A	N/A	\$1,038
Commercial (TI - Occupancy)	\$249	N/A	N/A	\$249
Residential (Addition - Minor)	\$111	N/A	N/A	\$111
Single Family Dwelling (Tract - Plot Plan)	\$48	N/A	N/A	\$48
Residential Master Plan	\$408	N/A	N/A	\$408
DEVELOPMENT AGREEMENT:				
Development Agreement	\$3,383	N/A	N/A	\$3,383
DA Amendment (Administrative Review)	\$1,973	N/A	N/A	\$1,973
DA Amendment (Public Hearing)	\$2,821	N/A	N/A	\$2,821
ENVIRONMENTAL:				
Mitigation Monitoring and Reporting Program - EIR Only	\$4,775	N/A	N/A	\$4,775
Environmental Impact Report (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$22,532	\$1,182	N/A	\$23,714
Initial Study - ND/MND (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$14,489	N/A	N/A	\$14,489
Initial Study - ND/MND (Staff Prepared. Does Not Include Consultant Cost of Supporting Studies*)	\$21,737	N/A	N/A	\$21,737
Environmental Determination: (Documents Not Listed Above)	\$557	N/A	N/A	\$557
GENERAL PLAN:				
General Plan Amendment	\$13,172	N/A	N/A	\$13,172
LONG RANGE PLANNING:				
Long Range Planning Surcharge (Per Square Foot, All New Construction)	\$0.20 Per Sq. Ft.	N/A	N/A	N/A
Long Range Planning Surcharge (Commercial, New Construction)	\$0.20 Per Sq. Ft.	N/A	N/A	N/A
MISCELLANEOUS:				
Business License Planning Review Fee	\$73	N/A	N/A	\$73
Certificate of Compliance	\$532	\$886	N/A	\$1,418
Condo Conversion	\$9,836	N/A	N/A	\$9,836
Home Occupation Permit	\$109	N/A	N/A	\$109
Lot Line Adjustment/Reversion to Acreage	\$2,200	\$1,231	N/A	\$3,431
Williamson Act Cancellation	\$13,724	N/A	N/A	\$13,724
Large Family Day Care Permit	\$146	N/A	N/A	\$146
Entitlement Extension	\$3,521	N/A	N/A	\$3,521
PLANNED DEVELOPMENT:				
Planned Development 0-10 Acres	\$12,525	\$472	N/A	\$12,997
Planned Development Greater than 10 Acres	\$14,184	\$472	N/A	\$14,656
Planned Development Amendment (Administrative Decision)	\$3,927	N/A	N/A	\$3,927
Planned Development Amendment (Public Hearing)	\$7,834	N/A	N/A	\$7,834
SEWER ALLOCATION:				
Point Rating Application Residential	\$1,022	N/A	N/A	\$1,022
SIGN PERMITS:				
Subdivision Temporary Sign Permit	\$312	N/A	N/A	\$312
Master Sign Program	\$1,630	N/A	N/A	\$1,630
Major Sign Permit	\$166	N/A	N/A	\$166
Temporary Sign Permit	\$85	N/A	N/A	\$85
Portable Sign Permit	\$85	N/A	N/A	\$85
SITE PLAN AND DESIGN REVIEW:				
Preliminary Site Plan Review (Amount Credited to Project Application)	\$1,011	\$497	\$370	\$1,878
Site Plan Review - Residential (2-4 Units)	\$5,423	\$1,273	\$300	\$6,996
Site Plan Review - Residential (5 or More Units)	\$9,863	\$1,273	\$300	\$11,436
Site Plan Review - Non-Residential (5 Acres or Less)	\$7,320	\$1,273	\$300	\$8,893
Site Plan Review - Non-Residential (Greater than 5 Acres)	\$11,991	\$1,916	\$300	\$14,207
Minor Plan Modification / Minor Site Plan	\$3,792	\$409	\$300	\$4,501
SPECIFIC PLANS:				
Specific Plan/Master Plan Amendment Major (Public Hearing)	\$8,481	\$3,244	N/A	\$11,725
Specific Plan/Master Plan Amendment Minor (Administrative Decision)	\$5,683	\$1,770	N/A	\$7,453
Specific Plan/Master Plan (Staff Admin. Fee Only. Does Not Include Consultant Costs*)	\$34,056	\$11,399	N/A	\$45,455
SUBDIVISIONS:				
Tentative Parcel Map	\$5,420	\$788	\$499	\$6,707
Tentative Subdivision Map 5 to 50 Lots	\$12,181	\$944	\$499	\$13,624
Tentative Subdivision Map Greater Than 50 Lots	\$14,592	\$1,068	\$499	\$16,159
Tentative Map Extension	\$3,521	N/A	N/A	\$3,521
USE PERMITS:				
Conditional Use Permit	\$9,247	\$267	N/A	\$9,514
Minor Use Permit	\$3,507	\$267	N/A	\$3,774
Temporary Use Permit	\$404	\$164	N/A	\$568
ZONING:				
Minor Zone Modification	\$2,708	N/A	N/A	\$2,708
Variance	\$10,726	N/A	N/A	\$10,726
Zoning Text Amendment	\$11,573	N/A	N/A	\$11,573
Zoning Research Letter	\$219	N/A	N/A	\$219
ENGINEERING PLAN CHECK AND INSPECTION:				
Final Map / Improvement Plan Review	\$930	N/A	N/A	\$930
PLANNING PRODUCTIVE HOURLY RATES BY POSITION				
FOR SERVICES REQUIRED BUT NOT LISTED ABOVE (AT APPLICABLE HOURLY RATES)				
Planning Manager	\$271	N/A	N/A	\$271
Senior Planner	\$240	N/A	N/A	\$240
Associate Planner	\$224	N/A	N/A	\$224
Assistant Planner	\$166	N/A	N/A	\$166
Administrative Assistant III	\$146	N/A	N/A	\$146

* Consultant Fees at Cost Plus 15% Administrative Fee