

# ATTACHMENT "A"

## CITY OF MENDOTA

### 2010 PLANNING, ENGINEERING, & BUILDING FEE SCHEDULE

Mendota City Council Resolution No. 10-07

Rates effective April 24, 2010

#### PLANNING FEES

All planning fee amounts indicated are a *minimum fee required for the City to initiate processing*. Should actual processing costs exceed the deposit amount, the City may suspend processing or withhold issuance of a certificate of occupancy until such overage is paid. The two exceptions to this rule are Environmental Impact Reports and new Specific Plans, for which a flat fee comprising 20% in addition to the cost of the document cost is required. Unless otherwise noted, processing fees include time and materials necessary for research, correspondence, preparation of reports and report exhibits, resolutions, ordinances, public noticing, and attendance at Planning Commission and City Council meetings. Fees for processes not listed will be assessed as actual costs, and will require a minimum deposit of \$500.

Administrative	
Abandonment of Right-of-Way	\$1,210
Address Change	\$190
Covenants, Deeds, Legal Descriptions	\$125-\$160/hr
Director Review & Approval	\$920
Amplified Music Permit	\$50
Appeal Decision of Planning Director	\$510
Appeal Decision of Planning Commission	\$510
Classification of Permitted Uses	\$800
Development Agreement	\$3,390
Fence Permit	\$75
Home Occupation Permit	\$150
Rear Yard Encroachment	\$130
Sign Permit	\$110

Annexation	
Annexation	\$3,270

Environmental	
Notice of Exemption	\$150
Negative Declaration	\$2,630
Mitigated Negative Declaration	\$3,170
Finding of Conformity	\$2,050
Environmental Impact Report	Base + 20%
Mitigation Monitoring	\$115/hr

General Plan & Zoning	
General Plan Amendment	\$1,990
Specific Plan (New)	Base + 20%
Specific Plan Amendment	\$1,740
Rezone	\$1,510
Rezone with General Plan Amendment	\$970
Zoning Text Amendment	\$1,550

<b>Land Division</b>	
Certificate of Compliance	\$830
Lot Line Adjustment	\$1,680
Lot Merger	\$950
Tentative Parcel Map	\$2,830
Tentative Parcel Map Revision	\$1,430
Final Parcel Map	\$2,710
Parcel Map Waiver	\$1,550
Tentative Subdivision Map	\$4,470
Tentative Subdivision Map Revision	\$1,430
Final Subdivision Map	\$3,840
Extension to Approved Tentative or Parcel Map	\$600
Reversion to Acreage Map	\$1,460

<b>Land Use Entitlements</b>	
Conditional Use Permit (Minor)	\$1,010
Conditional Use Permit (Major)	\$2,130
Conditional Use Permit Revision	\$580
Conditional Use Permit Extension	\$580
Minor Deviation	\$250
Variance	\$980
Site Plan Review	\$1,840
Site Plan Review (Director Review)	\$780
Site Plan Review Revision	\$940
Site Plan Review Extension	\$420
Temporary Use Permit	\$220
Williamson Act Initiation	\$1,430
Williamson Act Cancellation	\$2,430
Williamson Act Amendment	\$930

**ENGINEERING FEES**

The fee types listed contain a *minimum fee required for the City to initiate processing*. The total fee amount payable by the applicant shall consist of actual costs plus 15%. The exception to this rule is for Encroachment Permits, for which a flat fee is charged.

<b>Public Improvements</b>		
Plan Check (Based on estimated cost)	First \$70,000 of estimated cost	6%
	\$70,000.01 to \$500,000	3%
	\$500,000.01 to \$1,000,000	2%
	All estimated cost over \$1,000,000	1%
Inspection	Up to \$100,000 value	2.50%
	From \$100,000.01 to \$200,000 value	1.80% + \$2,566
	Over \$200,000 value	1.60% + \$4,583
Encroachment Permit	\$205.00	

**BUILDING PERMIT FEES**

Minimum fee based on hourly rate of \$65.00 with a one-hour minimum, unless otherwise indicated.

**New Construction**

Total Valuation	Fee
\$1.00 to \$500.00	\$65.00
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00, plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00, plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00, plus \$5.60 for each \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00, plus \$4.75 for each \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00, plus \$3.15 for each \$1,000.00, or fraction thereof

**Other Inspections and Fees**

Inspections outside of normal business hours	\$65.00 per hour (2-hour minimum) <sup>1</sup>
Reinspection fees assessed pursuant to MMC Section 15.04.080(B)	\$65.00 per hour (\$100.00 minimum) <sup>1</sup>
Inspection for which no fee is specifically indicated	\$65.00 per hour, determined by Building Official (1/2-hour min.)
Additional plan review required by changes, additions, or revisions to plans	\$65.00 per hour (1/2-hour minimum) <sup>1</sup>
Residential additions, remodeling, re-roofing, patios, or repair of termite, dry-rot, fire, or similar damage	Fee based on the greater of: 1. The written contract estimate; 2. 50% of the building valuation based on square footage and using the latest edition of the ICC Building Standards Journal
Commercial, industrial, and office tenant improvements	Fee based on the greater of: 1. The written contract estimate; 2. 50% of the building valuation based on square footage and using the latest edition of the ICC Building Standards Journal

**Plan Review Fees**

New commercial, industrial, office, or multifamily residential construction	95% of building permit fee
Tenant Improvements	95% of building permit fee
Single-family dwellings	65% of building permit fee
Single-family dwellings with master plans (production housing)	100% of building permit fee <sup>2</sup>
Residential remodels	25% of building permit fee

<sup>1</sup> Or the total hourly cost to the City, whichever is greater (includes supervision, overhead, wages, benefits, etc.). May include use of consultants as needed or requested by applicant.

<sup>2</sup> A master plan for production housing will expire with the adoption of a new model code.