



CITY OF MANTECA ENTITLEMENT FEE SCHEDULE

Development Services Department, Planning Division

Effective July 1, 2026

ANNEXATION:	Planning	Engineering	Parks & Rec	TOTAL
Annexation	\$11,364	\$3,457	N/A	\$14,821
LAFCO Fees - Ref. LAFCO Fee Schedule				
Prezone/Rezone 0-5 acres	\$10,066	N/A	N/A	\$10,066
Prezone/Rezone greater than 5 acres	\$17,016	N/A	N/A	\$17,016
APPEALS:				
Appeal (applicant or non-applicant)	\$3,407	N/A	N/A	\$3,407
BUILDING PLAN CHECK & INSPECTION:				
Commercial , Multi-Family, Mixed	\$1184	N/A	N/A	\$1,184
Commercial (TI - Occupancy)	\$313	N/A	N/A	\$313
Residential (Addition - Minor)	\$139	N/A	N/A	\$139
Single Family Dwelling (Tract - Plot Plan)	\$56	N/A	N/A	\$56
Residential Master Plan	\$443	N/A	N/A	\$443
DEVELOPMENT AGREEMENT:				
Development Agreement	\$23,575	\$3,236	N/A	\$26,811
DA Amendment (Administrative Review)	\$8,201	\$1,547	N/A	\$9,748
DA Amendment (Legislative Review)	\$15,792	\$2,084	N/A	\$17,876
DA Annual Review	\$3,280	N/A	N/A	\$3,280
ENVIRONMENTAL:				
Mitigation Monitoring and Reporting Program - EIR Only	\$5,208	N/A	N/A	\$5,208
Environmental Impact Report (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$24,848	\$2,098	N/A	\$26,946
Initial Study - ND/MND (Staff Admin Fee Only. Does Not Include Consultant Cost*)	\$15,970	N/A	N/A	\$15,970
Initial Study - ND/MND (Staff Prepared. Does Not Include Consultant Cost of Supporting Studies*)	\$24,001	N/A	N/A	\$24,001
Environmental Determination	\$657	N/A	N/A	\$657
GENERAL PLAN:				
General Plan Amendment	\$14,560	N/A	N/A	\$14,560
LONG RANGE PLANNING:				
Long Range Planning Surcharge (Per Square Foot, All New Construction)	\$0.19 Per Sq. Ft.	N/A	N/A	N/A
MISCELLANEOUS:				
Business License Planning Review Fee	\$139	N/A	N/A	\$139
Certificate of Compliance	\$1,266	\$1580	N/A	\$2,846
Condo Conversion	\$10,765	N/A	N/A	\$10,765
Home Occupation Permit	\$214	N/A	N/A	\$214
Lot Line Adjustment/Reversion to Acreage	\$2,544	\$1,553	N/A	\$4,097
Williamson Act Cancellation	\$15,180	N/A	N/A	\$15,180
Large Family Day Care Permit	\$209	N/A	N/A	\$209
Entitlement Extension	\$3,822	\$862	N/A	\$4,684
PLANNED DEVELOPMENT:				
Planned Development 0-10 Acres	\$13,824	\$1091	N/A	\$14,915
Planned Development Greater than 10 Acres	\$15,696	\$1091	N/A	\$16,787
Planned Development Amendment (Administrative Decision)	\$4,345	\$612	N/A	\$4,957
Planned Development Amendment (Legislative Decision)	\$8,660	\$999	N/A	\$9,659
SEWER ALLOCATION:				
Point Rating Application Residential	\$1173	N/A	N/A	\$1,173
SIGN PERMITS:				
Subdivision Temporary Sign Permit	\$377	N/A	N/A	\$377
Master Sign Program	\$1,971	N/A	N/A	\$1,971
Major Sign Permit	\$209	N/A	N/A	\$209
Temporary Sign Permit	\$112	N/A	N/A	\$112
Portable Sign Permit	\$112	N/A	N/A	\$112
SITE PLAN AND DESIGN REVIEW:				
Preliminary Staff Review (Amount Credited to Project Application)	\$1169	\$858	\$600	\$2,627
Site Plan Review - Residential (2-4 Units)	\$6,267	\$1,796	\$300	\$8,363
Site Plan Review - Residential (5 or more units)	\$11,392	\$2,779	\$460	\$14,631
Site Plan Review - Non-Residential (5 acres or Less)	\$8,478	\$1,796	\$765	\$11,039
Site Plan Review - Non-Residential (Greater than 5 acres)	\$12,998	\$2,779	\$520	\$16,297
Minor Plan Modification / Minor Site Plan	\$4,475	\$598	\$765	\$5,838
Major Plan Adjustment	\$555	Pending	\$1285	\$1,840
Minor Plan Adjustment	\$285	Pending	\$520	\$805
SPECIFIC PLANS:				
Specific Plan / Master Plan Amendment Major (Public Hearing)	\$9,381	\$4,508	N/A	\$13,889
Specific Plan / Master Plan Amendment Minor (Administrative Decision)	\$6,253	\$2,509	N/A	\$8,762
Specific Plan / Master Plan (Staff Admin. Fee Only. Does Not Include Consultant Costs*)	\$37,558	\$15,475	N/A	\$53,033
STORAGE CONTAINER PERMITS				
Permanent Storage Container Permit	\$180	N/A	N/A	\$180
Temporary Storage Container Permit	\$92	N/A	N/A	\$92
SUBDIVISIONS:				
Tentative Parcel Map	\$6,204	\$1883	\$765	\$8,852
Tentative Subdivision Map 5 to 50 Lots	\$13,310	\$3920	\$1065	\$18,295
Tentative Subdivision Map Greater Than 50 Lots	\$15,851	\$5,949	\$1530	\$23,330
Tentative Map Extension	\$3,822	\$862	2255	\$6,939
USE PERMITS:				
Conditional Use Permit - New Construction	\$10,055	\$387	N/A	\$10,442
Conditional Use Permit - Existing	\$1,656	\$387	N/A	\$2,043
Minor Use Permit	\$4,024	\$387	N/A	\$4,411
Temporary Use Permit	\$517	\$247	N/A	\$764
ZONING:				
Minor Zone Modification	\$3,146	N/A	N/A	\$3,146
Variance	\$11,672	N/A	N/A	\$11,672
Zoning Text Amendment	\$12,791	N/A	N/A	\$12,791
Zoning Research Letter	\$313	N/A	N/A	\$313
ENGINEERING PLAN CHECK AND INSPECTION:				
Final Map / Improvement Plan Review for services required but not listed above (at applicable hourly rate)	\$1006	N/A	N/A	\$1,006
PLANNING PRODUCTIVE HOURLY RATES BY POSITION (For services required but not listed above)				
CD Director	\$328	N/A	N/A	\$328
Planning Manager	\$305	N/A	N/A	\$305
Senior Planner	\$263	N/A	N/A	\$263
Associate Planner	\$240	N/A	N/A	\$240
Assistant Planner	\$209	N/A	N/A	\$209
Administrative Assistant III	\$168	N/A	N/A	\$168
* Consultant Fees at Cost Plus 15% Administrative Fee				
City Council Resolution R2023-60 w/Annual CPI Adjustment				