



# **Board of Supervisors Agenda Planning Service, Building Service, and County Fire Marshal Fee Schedule Updates**

presented by Planning & Building Department and County Fire  
November 19, 2024

**COUNTY** OF **SAN MATEO**



# Recommendation

**Public hearing to consider amendment to the Planning and Building Department's Planning Service Fee Schedule and Building Service Fee Schedule and County Fire Marshal Service Fee Schedule:**

- A) Open public hearing**
- B) Close public hearing**
- C) Adopt a resolution amending the Planning and Building Department Planning Service Fee Schedule, Building Service Fee Schedule, and County Fire Marshal Service Fee Schedule to be effective January 1, 2025, and authorizing the automatic annual adjustment of fees pursuant to increases in the Consumer Price Index.**

# Background

- **Under State law, County is authorized to charge service fees for land development and planning services, if fees align with estimated reasonable costs of providing the services.**
- **This fee study effort was prompted by Department's Accela technology upgrade.**
- **Last comprehensive Planning Service Fee Schedule update approved by this Board in 2004.**
- **Last comprehensive Building Service Fee Schedule update approved by this Board in 2020.**
- **Last Fire Fee Schedule update approved by this Board in 2005.**
- **Since 2004, Consumer Price Index 12-month percentage change has increased by 56.1% (US Bureau of Labor Statistics).**

# Planning Service Fee Schedule


## Improvements:

- **Added fees** for permitting services not included on current fee schedule.
- **Eliminated fees** for permits that are no longer processed.
- **Simplified calculation of fees** by shifting from per unit rates to fixed fees.
- **Ensure fees align** with the current estimated reasonable cost to provide each service.

# Planning Service Fee Schedule

Redesigned fee schedule for clarity and transparency:

- Created “Other Agency Review Fees” section.
- Created “Mitigation/Impact/Filing Fees” section.
- Clarified when Fire and Geotechnical review fees may apply.

 <span style="float: right;">Planning Service Fee Schedule</span>	
455 County Center, 2 <sup>nd</sup> Floor   Mail Drop PLN 122 Redwood City, CA 94063 (650) 363-4161 planning.smcgov.org	
Established by Board of Supervisors Resolution Number XXXXXX (Adopted November 19, 2024). Effective January 1, 2025.	
PERMIT	FEE
Appeal of Any Permit	\$1,962
<b>Agricultural Preserve and Farmland Security</b>	
New Contract	\$9,796
Non-Renewal	\$861
Amendment or Immediate Cancellation	\$4,201
Agritourism Permit	\$1,962
Archeological/Historical Research	Cost plus 20%
Architectural Review in State Scenic Highway Corridor	
Exemption	\$1,962
Any New Use	\$6,041
Addition to an Existing Use	\$3,770
<b>Planning Review of Building Permit Plans</b>	
Plan Review and 1 Resubmittal	\$861
Additional Resubmittal(s) or Plan Revision (each)	\$431
<b>Cannabis Licensing</b>	
Initial License	\$9,796
Renewal/Amendment	\$3,770
Termination of Operations	\$431
<b>Child Care Permit</b>	\$1,962
<b>Coastal Development Permit</b>	
Exemption ( <a href="#">See Note 1</a> )	\$431
Staff Level	\$1,962
Public Hearing	\$6,041
Biologic Report	\$431
With a Lot Line Adjustment or Certificate of Compliance (Type B)	\$3,770
<b>Confined Animal Permit</b>	
Certificate of Exemption	\$431
Initial Permit - No Hearing Required	\$3,770
Initial Permit - Hearing Required	\$6,041
Permit Review (three years)	\$431
<b>Density Analysis - PAD, RM, TPZ Districts</b>	\$1,023
<b>Density (Slope) Analysis - S-11, RH, S-104 Districts</b>	\$754
<b>Design Review (DR District)</b>	
Exemption (Admin)	\$646
Review by Design Review Committee - New Use	\$6,041
Review by Design Review Committee - Major Revision or Addition to Existing Use	\$3,770
<b>Development Footprint Analysis (DFA)</b>	\$861
<b>Drainage Review</b>	\$495
<b>Environmental Review</b>	
Categorical Exemption	\$331

# Planning Service Fee Schedule

## Methodology:

- Fees calculated based on the average planner staff time, administrative staff time, and any materials costs (eg newspaper advertisement, mailings) required to process each permit type.
- Staff reviewed other jurisdictions for comparability: Santa Clara, Marin, Contra Costa, and Sonoma Counties.
- Outliers or anomalies in proposed fees were adjusted as appropriate.

# Planning Service Fee Schedule

## Fiscal Impact:

- Proposed fee schedule ensures the department is able to cover actual costs associated with providing services to the public.
- Many Planning service fees increased, 14 decreased, 11 stayed the same.
- Average change across all planning permit fees = \$532 (69% net average percent change over current fees).
- Overall revenue increased 36% when proposed fees were applied to 2023 planning permits issued.

# Building Service Fee Schedule

## General Plan Update Surcharge

- Shift current flat fee to the Building Service Fee Schedule and change amount to be 10% of building permit fees
- Covers maintenance and updates to the County's General Plan and other documents that guide development and growth Countywide
- Ensures more fair and balanced distribution of the cost burden throughout the County and on projects that drive growth
- Applicable to residential and non-residential new and/or major additions, non-residential changes of occupancy
- Not applicable to standalone minor permits (solar, plumbing, water heaters, kitchen remodels)



# Building Service Fee Schedule

- Adjusted all building fee schedule items by cumulative change in CPI since 2020
- To bring consistency with the planning service fee schedule:
  - updated title and format of the building service fee schedule
  - director authorized to waive up to 35% of building fees for projects undertaken by another public agency or community-based non-profit providing public benefit.
- For transparency, added “other agency fee” and “mitigation/impact fee” sections
- Property addressing changed to a flat fee (rather than hourly)

# County Fire Marshal Service Fee Schedule

## Background and Methodology

- Fee study conducted by Matrix Consulting Group to determine full cost to provide each service
- Used “bottom up” approach to determine time spent per unit of fee activity for each position with any other material costs added
- Changing from current project valuation fee assessment to project type and square footage/unit fixture assessment

# County Fire Marshal Service Fee Schedule

## Notable Changes:

- Addition and expansion of fire system fees and separate categories for Plan Review and Inspection fees for transparency
- Proposed fee differentiations based on new fire alarm systems versus existing systems
- New categories and fees added for solar systems and special event permits

Established by Board of Supervisors Resolution Number XXXXXX (Adopted September 10, 2024). Effective January 1, 2025.

Request to Charge Fees San Mateo County Fire Department		Date:	
		Permit:	
		APN:	
Fee Name	Unit	Total Cost	Quantity
<b>LAND USE / ENTITLEMENT APPLICATION REVIEW</b>			
Single Family	Flat	\$187	
Multi-Family	Flat	\$374	
New Commercial	Flat	\$748	
Commercial TI	Flat	\$187	
<b>BUILDING (FIRE &amp; LIFE SAFETY)</b>			
<b>Single Family Residential Plan Review</b>			
<u>New Construction</u>			
3,600 sq ft and less	Flat	\$280	
3,601 sq ft and over	Per 3,600 sq ft	\$187	
<u>Remodel / Addition</u>			
1,000 sq ft and less	Flat	\$187	
1,001 sq ft and over	Per 1,000 sq ft	\$187	
<b>Single Family Residential Inspection</b>			
<u>New Construction</u>			
3,600 sq ft and less	Flat	\$280	
3,601 sq ft and over	Per 500 sq ft	\$280	
<u>Remodel / Addition</u>			
500 sq ft and less	Flat	\$187	
501 sq ft and over	Per 500 sq ft	\$187	
<b>Multi-Family Plan Review</b>			
<u>New Construction</u>			
10 units or less	Flat	\$374	
11-49 units	Flat	\$561	
50 or more units	Per 10 Units	\$187	
Tenant Improvement	Flat	\$187	
<b>Multi-Family Inspection</b>			
<u>New Construction</u>			
10 units or less	Flat	\$187	
11-49 units	Flat	\$374	
50 or more units	Per 10 Units	\$187	
Tenant Improvement	Flat	\$187	

# Example County Fire Fee Comparison

## SAN MATEO COUNTY FIRE EXAMPLE FEE COMPARISON

Scenario				Fee Comparison			
Project Type	Valuation	Square Footage	# of Heads	Current Fee	Proposed Fee	Increase/Decrease	
Single Family Residential New Construction	\$750,000	3,400	-	\$5,962	\$560	(\$5,402)	-91%
Residential Fire Sprinklers	\$30,000	-	37	\$533	\$938	\$405	76%
Residential Photovoltaic Installation	\$35,000	-	-	\$597	\$436	(\$161)	-27%
Commercial Fire Alarm	\$20,000	3,000		\$599	\$748	\$149	25%

**Current Fee:** Based on Board of Supervisors Resolution No. 067300 adopted May 17, 2005, effective July 18, 2005

**Proposed Fee:** Full cost of services, based on FY23/24 budget and staffing; total of all applicable County Fire fees

# Thank you

Any questions?

**COUNTY** OF **SAN MATEO**



# Example Planning Service Fee Comparisons

PROJECT TYPE	CURRENT FEE STRUCTURE			PROPOSED FEE STRUCTURE			Increase/Decrease	
	FEE ITEM	AGENCY	FEES	FEE ITEM	AGENCY	FEES		
EXAMPLE 1: Design Review, Grading Permit, and Coastal Development Permit Exemption for a new 2,187-sq. ft., two-story, single-family residence with an attached 398 sq. ft. 2 car garage, including 495 cubic yards of grading and no tree removal, on a legal 6,250 sq. ft. lot in El Granada	Design Review Permit - New	P&B	\$ 3,489.00	Design Review Permit - New	P&B	\$ 6,041.46		
	Grading Permit	P&B	\$ 3,489.00	Grading Permit*	P&B	\$ 2,833.63		
	Coastal Development Permit Exemption	P&B	\$ 287.00	Coastal Development Permit Exemption*	P&B	\$ 430.56		
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56		
	Public Notice	P&B	\$ 136.00					
	Planning Fees Subtotal			\$ 7,688.00	Planning Fees Subtotal			\$ 9,636.22
	Planning Fee Note Adjustments (Not Fee Cap)			\$ -	Planning Fees Note Adjustments (Not Fee Cap) Note 12 - 25% reduction of subsequent base permit fee (*)			P&B \$ 8,820.17
	Planning Fee Cap Adjustment			\$ 5,614.00	Planning Fee Cap Adjustment - Note 10			P&B \$ 7,500.00
	Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00		
	Geotechnical Review	P&B	\$ 622.00					
	Information Technology Surcharge (4%)	P&B	\$ 265.44	Information Technology Surcharge (4%)	P&B	\$ 319.80		
	General Plan Update Surcharge	P&B	\$ 40.00					
	Planning & Building Fees Total			\$ 6,941.44	Planning & Building Fees Total			\$ 8,314.80
	Legal Counsel Surcharge (5%)	SMC	\$ 311.80	County Attorney Surcharge (5%)	SMC	\$ 399.75		
	Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00		
Other Agency Total			\$ 711.80	Other Agency Total			\$ 799.75	
Grand Total Application Fees			\$ 7,653.24	Grand Total Application Fees			\$ 9,114.55	
				Planning & Building			\$ 1,373.36	
							19.8%	
				Grand Total			\$ 1,461.31	
							19.1%	

**Proposed Fee Total: \$9,114.55**

Cost of Service Total: \$10,523.87

Current Fee Total: \$7,653.24

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEES	FEE ITEM	AGENCY	FEES	Increase/Decrease	
<b>EXAMPLE 2:</b> Design Review Permit and Grading Permit to allow an 1,148 sq. ft., 500 sq. ft. of new deck, and major remodel to an existing 1,629 sq. ft. single-family residence, including 400 cubic yards of grading and removal of 8 significant trees, on a legal 16,400 sq. ft. lot in Emerald Lake Hills	Design Review Permit - Addition	P&B	\$ 1,782.00	Design Review Permit - Addition	P&B	\$ 3,770.46		
	Grading Permit	P&B	\$ 3,489.00	Grading Permit*	P&B	\$ 2,833.63		
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56		
	Public Notice	P&B	\$ 136.00					
		Planning Fees Subtotal		\$ 5,694.00			\$ 6,934.66	
		Planning Fee Note Adjustments (Not Fee Cap)	P&B	\$ -	Planning Fee Note Adjustments (Not Fee Cap) Note 12 - 25% reduction of subsequent base permit fee (*)	P&B	\$ 6,226.25	
		Planning Fee Cap Adjustment	P&B	\$ 5,614.00				
		Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00	
		Geotechnical Review	P&B	\$ 622.00				
		Information Technology Surcharge (4%)	P&B	\$ 265.44	Information Technology Surcharge (4%)	P&B	\$ 268.85	
		General Plan Update Surcharge	P&B	\$ 40.00				
		Planning & Building Fees Total		\$ 6,941.44	Planning & Building Fees Total		\$ 6,990.10	Planning & Building \$ 48.66 0.7%
		Legal Counsel Surcharge (5%)	SMC	\$ 311.80	County Attorney Surcharge (5%)	SMC	\$ 336.06	
		Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00	
		County Fire Review	SMC	\$ 173.00	County Fire Review	SMC	\$ 187.00	
	Other Agency Total		\$ 884.80	Other Agency Total		\$ 923.06	Grand Total	
	<b>Grand Total Application Fees</b>		<b>\$ 7,826.24</b>	<b>Grand Total Application Fees</b>		<b>\$ 7,913.16</b>	<b>\$ 86.92 1.1%</b>	

**Proposed Fee Total: \$7,913.16**

Cost of Service Total: \$10,347.18

Current Fee Total: \$7,826.24

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEEES	FEE ITEM	AGENCY	FEEES	Increase/Decrease	
<b>EXAMPLE 3:</b> Planned Agricultural District Permit, Coastal Development Permit, Coastal Grading Permit, and Initial Study/Mitigated Negative Declaration and Public Notice for a new 3,658 sq. ft. single-family residence, attached 1,358 sq. ft. garage/workshop, 718 sq. ft. greenhouse, conversion of an agricultural well to domestic, new septic system, water tanks, and 1,800 c.y. of grading on a legal 36-acre parcel in Pescadero	Planned Agricultural District Permit	P&B	\$ 4,574.00	Planned Agricultural District Permit (fc)	P&B	\$ 9,795.99		
	Coastal Development Permit	P&B	\$ 3,489.00	Coastal Development Permit* (fc)	P&B	\$ 6,041.46		
	Grading Permit	P&B	\$ 5,333.00	Grading Permit* (fc)	P&B	\$ 6,791.46		
	Initial Study/Mitigated Negative Declaration	P&B	\$ 2,234.00	Initial Study/Mitigated Negative Declaration	P&B	\$ 6,041.46		
	Public Notice	P&B	\$ 136.00					
		Planning Fee Subtotal		\$15,766.00		Planning Fee Subtotal	\$28,670.38	
		Planning Fee Note Adjustments (Not Fee Cap)	P&B	\$ -	Planning Fee Note Adjustments (Not Fee Cap) Note 12 - 25% reduction of subsequent base permit fee (*)	P&B	\$25,462.15	
		Planning Fee Cap Adjustment	P&B	\$ 5,614.00	Planning Fee Cap Adjustment - Note 10 (fc)	P&B	\$13,541.46	
		Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00	
		Geotechnical Review	P&B	\$ 622.00				
		Information Technology Surcharge (4%)	P&B	\$ 265.44	Information Technology Surcharge (4%)	P&B	\$ 561.46	
		General Plan Update Surcharge	P&B	\$ 40.00				
		<b>Planning &amp; Building Fees Total</b>		<b>\$ 6,941.44</b>	<b>Planning &amp; Building Fees Total</b>		<b>\$14,597.92</b>	<b>Planning &amp; Building</b>
		Legal Counsel Surcharge (5%)	SMC	\$ 311.80	County Attorney Surcharge (5%)	SMC	\$ 701.82	<b>\$ 7,656.48</b>
		Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00	<b>110.3%</b>
		Environmental Health Services Review	SMC	\$ 1,245.00	Environmental Health Services Review	SMC	\$ 1,245.00	
		County Fire Review	SMC	\$ 173.00	County Fire Review	SMC	\$ 187.00	
	<b>Other Agency Total</b>		<b>\$ 2,129.80</b>	<b>Other Agency Total</b>		<b>\$ 2,533.82</b>	<b>Grand Total</b>	
	<b>Grand Total Application Fees</b>		<b>\$ 9,071.24</b>	<b>Grand Total Application Fees</b>		<b>\$17,131.75</b>	<b>\$ 8,060.51</b>	
							<b>88.9%</b>	

**Proposed Fee Total: \$17,131.75**

**Cost of Service Total: \$22,839.42**

**Current Fee Total: \$9,071.24**



# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEES	FEE ITEM	AGENCY	FEES	Increase/Decrease	
<b>EXAMPLE 4:</b> Resource Management Permit, Grading Permit, and Architectural Review for a new single-family residence, pool house, attached garage, and ADU with 3,880 c.y. of grading and removal of 6 trees on a 4.8-acre parcel on Skyline Boulevard	Resource Management Permit	P&B	\$ 572.00	Resource Management Permit* (fc)	P&B	\$ 1,962.46		
	Grading Permit	P&B	\$ 5,333.00	Grading Permit (fc)	P&B	\$ 6,791.46		
	Architectural Review Permit	P&B	\$ 3,489.00	Architectural Review Permit* (fc)	P&B	\$ 6,041.46		
	Initial Study/Mitigated Negative Declaration	P&B	\$ 2,234.00	Initial Study/Mitigated Negative Declaration	P&B	\$ 6,041.46		
	Public Notice	P&B	\$ 136.00					
		Planning Fee Subtotal		\$11,764.00		Planning Fee Subtotal	\$20,836.86	
		Planning Fee Note Adjustments (Not Fee Cap)	P&B	\$ -	Planning Fee Note Adjustments (No Fee Cap) Note 12 - 25% reduction of subsequent base permit fee (*)	P&B	\$18,835.88	
	Planning Fee Cap Adjustment	P&B	\$ 5,614.00	Planning Fee Cap Adjustment - Note 10 (fc)	P&B	\$13,541.46		
	Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00		
	Geotechnical Review	P&B	\$ 622.00					
	Information Technology Surcharge (4%)	P&B	\$ 265.44	Information Technology Surcharge (4%)	P&B	\$ 561.46		
	General Plan Update Surcharge	P&B	\$ 40.00					
		<b>Planning &amp; Building Fees Total</b>		<b>\$ 6,941.44</b>	<b>Planning &amp; Building Fees Total</b>		<b>\$14,597.92</b>	<b>Planning &amp; Building</b>
								<b>\$ 7,656.48</b>
								<b>110.3%</b>
	Legal Counsel Surcharge (5%)	SMC	\$ 311.80	County Attorney Surcharge (5%)	SMC	\$ 701.82		
	Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00		
	Environmental Health Services Review	SMC	\$ 1,245.00	Environmental Health Services Review	SMC	\$ 1,245.00		
	County Fire Review	SMC	\$ 173.00	County Fire Review	SMC	\$ 187.00		
		<b>Other Agency Total</b>		<b>\$ 2,129.80</b>	<b>Other Agency Total</b>		<b>\$ 2,533.82</b>	<b>Grand Total</b>
	<b>Grand Total Application Fees</b>		<b>\$ 9,071.24</b>	<b>Grand Total Application Fees</b>		<b>\$17,131.75</b>	<b>\$ 8,060.51</b>	
							<b>88.9%</b>	

**Proposed Fee Total: \$17,131.75**

**Cost of Service Total: \$19,642.50**

**Current Fee Total: \$9,071.24**

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEE	FEE ITEM	AGENCY	FEE	Increase/Decrease
EXAMPLE 5: Off-street Parking Exception to allow a one-car garage (where two covered parking spaces are required) in association with a 624 sq. ft. single-family residence addition and remodel in Broadmoor	Off-street Parking Exception	P&B	\$ 2,648.00	Off-street Parking Exception	P&B	\$ 3,477.46	
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56	
	Public Notice	P&B	\$ 136.00				
	Planning Fee Subtotal		\$ 3,071.00	Planning Fee Subtotal		\$ 3,808.02	
	Information Technology Surcharge (4%)	P&B	\$ 122.84	Information Technology Surcharge (4%)	P&B	\$ 152.32	
	General Plan Update Surcharge	P&B	\$ 40.00				
	<b>Planning &amp; Building Fees Total</b>		<b>\$ 3,233.84</b>	<b>Planning &amp; Building Fees Total</b>		<b>\$ 3,960.35</b>	<b>Planning &amp; Building</b>
	Legal Counsel Surcharge (5%)	SMC	\$ 153.55	County Attorney Surcharge (5%)	SMC	\$ 190.40	<b>\$ 726.51</b>
	Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00	<b>22.5%</b>
	<b>Other Agency Total</b>		<b>\$ 553.55</b>	<b>Other Agency Total</b>		<b>\$ 590.40</b>	<b>Grand Total</b>
<b>Grand Total Application Fees</b>		<b>\$ 3,787.39</b>	<b>Grand Total Application Fees</b>		<b>\$ 4,550.75</b>	<b>\$ 763.36</b>	
						<b>20.2%</b>	

**Proposed Fee Total: \$4,550.75**

Cost of Service Total: \$4,667.32

Current Fee Total: \$3,787.39

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEE\$	FEE ITEM	AGENCY	FEE\$	Increase/Decrease
EXAMPLE 6: Non-conforming Use Permit to add a 430 sq. ft. addition to an existing non-conforming single-family residence that will encroach 3 ft. into the side yard setback in North Fair Oaks	Non-conforming Use Permit	P&B	\$ 4,650.00	Non-conforming Use Permit	P&B	\$ 6,041.46	
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56	
	Public Notice	P&B	\$ 136.00				
	Planning Fee Subtotal		\$ 5,073.00	Planning Fee Subtotal		\$ 6,372.02	
	Information Technology Surcharge (4%)	P&B	\$ 202.92	Information Technology Surcharge (4%)	P&B	\$ 254.88	
	General Plan Update Surcharge	P&B	\$ 40.00				Planning & Building
	Planning & Building Fees Total		\$ 5,315.92	Planning & Building Fees Total		\$ 6,626.91	\$ 1,310.99 24.7%
	Legal Counsel Surcharge (5%)	SMC	\$ 253.65	County Attorney Surcharge (5%)	SMC	\$ 318.60	
	Other Agency Total		\$ 253.65	Other Agency Total		\$ 318.60	Grand Total
	Grand Total Application Fees		\$ 5,569.57	Grand Total Application Fees		\$ 6,945.51	\$ 1,375.94 24.7%

**Proposed Fee Total: \$6,945.51**

Cost of Service Total: \$7,403.16

Current Fee Total: \$5,569.57

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEES	FEE ITEM	AGENCY	FEES	Increase/Decrease	
<b>EXAMPLE 7:</b> Minor Subdivision to create two 8,000 sq. ft. lots from an existing 16,000 sq. ft. lot in Weekend Acres	Minor Subdivision	P&B	\$10,371.00	Minor Subdivision	P&B	\$11,510.29		
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56		
	Public Notice	P&B	\$ 136.00					
		Planning Fee Subtotal		\$10,794.00		Planning Fee Subtotal	\$11,840.85	
	Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00		
	Geotechnical Review	P&B	\$ 622.00	Geotechnical Review	P&B	\$ 750.00		
	Information Technology Surcharge (4%)	P&B	\$ 472.64	Information Technology Surcharge (4%)	P&B	\$ 523.43		
	General Plan Update Surcharge	P&B	\$ 40.00					
		<b>Planning &amp; Building Fees Total</b>		<b>\$12,328.64</b>		<b>Planning &amp; Building Fees Total</b>	<b>\$13,609.28</b>	<b>Planning &amp; Building</b>
								<b>\$ 1,280.64</b>
								<b>10.4%</b>
		Legal Counsel Surcharge (5%)	SMC	\$ 570.80	County Attorney Surcharge (5%)	SMC	\$ 654.29	
	Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00		
	<b>Other Agency Total</b>		<b>\$ 970.80</b>	<b>Other Agency Total</b>		<b>\$ 1,054.29</b>	<b>Grand Total</b>	
	<b>Grand Total Application Fees</b>		<b>\$13,299.44</b>	<b>Grand Total Application Fees</b>		<b>\$14,663.58</b>	<b>\$ 1,364.14</b>	
							<b>10.3%</b>	

**Proposed Fee Total: \$14,663.58**

Cost of Service Total: \$15,041.89

Current Fee Total: \$13,299.44

# Example Planning Service Fee Comparisons

	FEE ITEM	AGENCY	FEEES	FEE ITEM	AGENCY	FEEES	Increase/Decrease	
EXAMPLE 8: Certificate of Compliance Type B to legalize a 6,700 sq. ft. parcel in Los Trancos Woods	Certificate of Compliance Type B	P&B	\$ 6,796.00	Certificate of Compliance Type B	P&B	\$ 4,077.46		
	CEQA Exemption	P&B	\$ 287.00	CEQA Exemption	P&B	\$ 330.56		
	Planning Fee Subtotal			\$ 7,083.00	Planning Fee Subtotal		\$ 4,408.02	
	Civil/Drainage Review	P&B	\$ 400.00	Civil/Drainage Review	P&B	\$ 495.00		
	Information Technology Surcharge (4%)	P&B	\$ 299.32	Information Technology Surcharge (4%)	P&B	\$ 196.12		
	General Plan Update Surcharge	P&B	\$ 40.00					
	Planning & Building Fees Total			\$ 7,822.32	Planning & Building Fees Total		\$ 5,099.15	Planning & Building \$ (2,723.17) -34.8%
	Legal Counsel Surcharge (5%)	SMC	\$ 354.15	County Attorney Surcharge (5%)	SMC	\$ 245.15		
	Department of Public Works Review	SMC	\$ 400.00	Department of Public Works Review	SMC	\$ 400.00		
	Other Agency Total			\$ 754.15	Other Agency Total		\$ 645.15	Grant Total
Grand Total Application Fees			\$ 8,576.47	Grand Total Application Fees		\$ 5,744.30	\$ (2,832.17) -33.0%	

**Proposed Fee Total: \$5,744.30**

Cost of Service Total: \$5,817.07

Current Fee Total: \$8,576.47