

Planning Service Fee Schedule

Established by Board of Supervisors Resolution number 63452, (adopted March 14, 2000), and Resolution number 64883, (adopted November 6, 2001). Effective July 1, 2002 through June 30, 2003.

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit		Initial Study and Negative Declaration	993	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	792
.....	201	Environmental Impact Report		.....	792
Agricultural Preserve		Processing Fee	2,570	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	3,021
Contract - Less Than 40 Acres	3,086	Preparation	Cost plus 10%	.....	3,021
Contract - 40 Acres or More	2,570	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 21081.6)	Cost plus 10%	Lot Line Adjustment	1,180
Non-Renewal	792	Environmental Document		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	591
Cancellation - Immediate	2,570	Recording Fee	36	.....	591
Archeological/Historical Research		Exceptions		Major Subdivision	
.....	66	Fence Height	298	First 5 Lots or Units	6,911
Architectural Review in State Scenic Highway Corridor		Off-Street Parking	1,550	Each Additional Lot or Unit	128
Exemption	254	Street Improvement	1,550	Minor Subdivision	4,610
Any New Use	1,550	Tandem Parking (new second dwelling unit)	792	Merger (by request of property owner)	0
Addition to an Existing Use	792	Home Improvement	792	Unmerger (Government Code Section 66451.30)	1,180
CA Department of Forestry		w/Public Hearing, add	758	Landscape Plan Review	
Review Fee	97	Extension of any Permit	391	Up to 10,000 sq. ft. parcel	128
(See note # 7)		.....	391	10,001 to 25,000 sq. ft. parcel	201
Coastal Development Permit		General Plan Amendment	6,911	25,001 sq. ft. to 1 acre parcel	254
Exemption	128	.....	6,911	Over 1 acre	558
Staff Level	792	General Plan Conformity	1,550	Revised plans	75
Public Hearing	1,550	.....	1,550	Large Family Day Care Facility Permits	
Biologic Report	128	Geotechnical Review		.....	248
Confined Animal Permit		Basic Fee (no report)	276	w/Staff Level Coastal Development Permit, add	248
Certificate of Exemption	50	Basic Fee (report required)	1,181	Major Development Pre-Application Procedure	681
Initial Permit		Review by Geologist (basic fee)	418	.....	681
No Hearing Required	400	(See note #4 below)		Natural Resource Permits	
Hearing Required	800	Grading Permits		Drilling Permit	
Permit Self-Renewal (six years)	None	Exemption	254	Exploratory	5,126
Permit Review (three years)	200	1 - 100 cubic yards (cby)	658	Production	2,570
Density Analysis		101 - 1,000 cby	1,550	Inspection	529
PAD, RM, TPZ Districts		1,001 - 5,000 cby	2,370	Surface Mining Permit (less than 200 tons/day)	
Less Than 40 Acres	357	5,001 - 10,000 cby	2,570	Initial/Renewal	2,570
40 to 200 Acres	717	10,001 - 100,000 cby	3,650	Inspection	529
201 Acres or More	1,377	100,001 - cby and above	4,282	Surface Mining Permit (200 tons/day and up)	
S-11, RH, SS-104 Districts	201	Land Clearing Permit		Initial/Renewal	5,126
Design Review (DR District)		State or County Scenic		Inspection	529
Exemption	69	Road Corridor	1,550	Surface Mining Reclamation Plan	1,275
Second Units	201	Other	792	Inspection	529
Review by Design Review Committee New Use	1,550	Land Division		Environmental Review	
Addition to Existing Use	792	CA Dept. of Forestry Review		Categorical Exemption	128
Environmental Review		First 4 lots	111		
Categorical Exemption	128	Each additional 4 lots	111		

San Mateo County Planning & Building Division

Permit	Fee	Permit	Fee
Timber Harvesting Permit		Tree Permits	
Initial	2,570	Significant Trees	
Inspection	529	Removal	
Renewal	1,939	1st 3 trees .....	.69 ea.
Topsoil Permit		4th thru 6th trees .....	.40 ea.
Initial	1,550	Trees beyond 6th .....	.27 ea.
Inspection	529	Trimming (RH/DR District only)	.....One-half of the above
Noise Report Review	.....128	Heritage Trees	
Planned Agricultural Permit	.....2,033	Removal, per tree	201
Farm Labor Housing	0	Trimming	102
Public Noticing	.....60	Text Amendment	.....6,911
Research		Use Permit - Standard	
Per hour over 1.5 hours	54	Initial	2,067
Resource Management District (RM, RM-CZ)		Renewal/Amendment	1,550
Minor Development Review - Certificate of Compliance	254	Inspection	254
Development Review Procedure		Farm Labor Housing	0
Environmental Setting Inventory (ESI)		4-H Projects	See Note #6
Previous ESS Approval	792	Second Dwelling Units	2,080
No Previous ESS	1,550	Use Permits - Special	
Final Development Plan	1,550	Auto Wrecking Permit	
Rezoning	.....6,911	Initial	2,570
Sewage Capacity Transfer	.....130	Renewal/Amendment	1,550
Specific Plan		Inspection	254
BART Station Area Specific Plan (per gross square feet of development).....	.029	Kennel/Cattery Permit	
County to obtain reimbursement in accordance with Government Code Section 65453		Initial	1,550
Stormwater Pollution Prevention Program		Renewal/Amendment	254
Basic Fee.....	114	Inspection	254
(See note #5)		Stable Permit - First 2 Horses	
Street Name Change	.....1,550	Initial	1,550
Timberland Preserve Zone (TPZ, TPZ-CZ)		Renewal/Amendment	254
Minor Development Permit	390	Inspection	254
Concept Plan	1,550	Each Additional Horse	
Development and Timber Management Plan (DTM)	1,513	Initial .....	.27
Timber Management Plan	254	Renewal/Amendment .....	.27
		Inspection	—
		Variance	
		Administrative	792
		w/Public Hearing, add	758
		NOTES:	
		1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be double the fee amount shown, except for	
		grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown.	
		2. Notwithstanding the fee schedule listed above, total costs of all fees for permits, excluding a Variance Permit fee, required to: (1) construct a new single-family residence or a second dwelling unit (new or legalized); or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel, excluding a Variance Permit fee, shall not exceed \$2,285 in FY 2000/01, \$2,376 in FY 01/02, and \$2,495 in FY 02/03, provided that all permits are applied for and processed concurrently.	
		3. The Planning Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Planning Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Planning Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Planning Director in writing.	
		4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis.	
		5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County time beyond will be charged at the hourly rate of staff involved.	
		6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project.	
		7. CA Department of Forestry (CDF) Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Stable Permits.	