



PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 13, 2018 – August 13, 2019)

Department of Public Works, Development Services
 200 East Santa Clara Street, San Jose, CA 95113
<http://www.sanjoseca.gov/index.aspx?NID=2246>
 (408) 535-3555

PUBLIC WORKS FEES FOR REVIEW OF PLANNING PERMIT APPLICATIONS

TIME AND MATERIALS

Any service for which there is no fee, or for additional service provided above and beyond the services included in the standard fees, will be billed on a time and materials basis.

Time and Materials (T&M) rate is \$149 per hour

Application Type	Category	Fee
<u>Environmental Clearance</u>	EIR Initial Study	\$4,834 \$1,933
<u>Flood Review of Planning Application</u>	Base Fee CLOMR/LOMR Review Flood Study Review NSJ Flood Blockage Review Public Outreach – T&M	\$186 per application \$967 \$744 \$558 \$149/HR
<u>Geologic Hazard Zone Clearance:**</u>	<u>Geohazard or Landslide:</u>	
Addition to Existing Single Family Home	<u>Investigation</u> <u>Application</u> <u>Assessment</u>	\$1,190 per review \$297 per review \$595 per review
New Development	<u>Investigation</u> <u>Application</u> <u>Assessment</u>	\$3,570 per review \$1,636 per review \$1,487 per review
One New Single Family Home	<u>Investigation</u> <u>Application</u> <u>Assessment</u>	\$2,231 per review \$1,190 per review \$1,487 per review
<u>Geologic Clearance:**</u> Seismic Hazards Review	<u>Liquefaction Review</u>	See engineering permit fee schedule
<u>NPDES (C.3 Requirements)</u>	<u>Impervious Area</u>	
a. Land use of Concern	5,000 SF – 9,999 SF	\$1,264
b. All other projects <u>required</u> to submit numeric sizing	10,000 SF – 1 Acre 1 Acre – 5 Acres 5 acres and higher	\$1,264 \$1,562 \$1,933
c. Additional Review(s)	Time and Materials Basis	\$149/HR
d. For projects <u>not required</u> to submit numeric sizing	All	\$186
e. HMP Analysis/Review	Time and Materials Basis	\$149/HR



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Application Type	Category	Fee
<u>Zoning</u>		
Conventional Zoning		\$595 per zoning
PD Zoning (PDC)		
Non-Residential	1 to 500 square feet (SF)	\$1,080
	501 to 4,999 SF	\$1,190
	5,000 to 49,999 SF	\$1,190 + \$0.10/SF
	50,000 to 99,999 SF	\$5,577 + \$0.03/SF
	100,000 SF and Greater	\$7,102 + \$0.01/SF
Residential	1 to 2 Dwelling Units (DU)	\$1,078
	3 to 24 DU	\$1,190 + \$199.43/DU
	25 to 99 DU	\$5,577 + \$20/DU
	100 to 499 DU	\$7,102 + \$7.44/DU
	500 DU and Greater	\$10,076 + \$7.44/DU
<u>PD Permit (PD)</u>		
Non-Residential	No Construction*	\$297 per project
	1 to 500 square feet (SF)	\$446
	501 to 4,999 SF	\$1,487
	5,000 to 49,999 SF	\$1,487 + \$0.03/SF
	50,000 to 99,999 SF	\$2,826 + \$0.03/SF
	100,000 SF and Greater	\$4,164 + \$0.01/SF
Residential	No Construction*	\$297 per project
	1 to 2 Dwelling Units (DU)	\$446
	3 to 24 DU	\$595 + \$116/DU
	25 to 99 DU	\$3,160 + \$13/DU
	100 to 499 DU	\$4,164 + \$5/DU
	500 DU and Greater	\$6,544 + \$5/DU
<u>Preliminary Review</u>		
Enhanced	Each, T&M for additional reviews	\$1,339
Focused (Does not include a Public Works memo but does include a meeting with Applicant and Planning).	Each, T&M for additional reviews	\$892



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Application Type	Category	Fee
<u>Conditional Use Permit (CP), Site Development (H), Special Use Permit (SP)</u> Non-Residential Residential	No Construction* 1 to 500 square feet (SF) 501 to 49,999 SF 50,000 to 99,999 SF 100,000 SF and Greater	\$234 per project \$825 \$2,978 + \$0.164/SF \$4,459 + \$0.016/SF \$6,043 + \$0.01/SF
	No Construction* 1 to 2 Dwelling Units (DU) 3 to 24 DU 25 to 99 DU 100 DU and Greater	\$234 per project \$825 \$2,848 + \$71/DU \$4,136 + \$19/DU \$6,043 + \$6/DU
<u>Special Permits</u> Drive Thru Use Day Care/Private School Miscellaneous Permits (A2, V, AT, etc.)		\$1,190 each + Permit Fee \$1,487 each + Permit Fee \$297 each
<u>Tentative Map (T/PT)</u> PT Map T Map		\$1,078 each \$2,305 each
<u>General Plan Amendment (GPA)</u>		\$595 per amendment
<u>Sanitary Sewer Model Analysis</u>	T&M	\$149/HR
<u>Streamside Protection</u>	Basic Review Comprehensive Review	\$297 per review \$744 per review



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Application Type	Category	Fee
<u>Traffic Analysis**</u>		
In-House Analysis		\$1,264 per analysis
Traffic Impact Analysis (TIA): Workscope	1 to 99 Peak Hour Trips (PHT)	\$3,123 + DOT Fee \$318
	100-198 PHT	\$3,123 + \$5/PHT >99 PHT + DOT Fee \$530
	199 + PHT	\$3,718 + \$5/PHT >199 PHT + DOT Fee \$636 + \$2/PHT >199 PHT (\$1,590 Maximum)
Traffic Impact Analysis (TIA): Report Review	1 to 99 PHT	\$3,570 + DOT Fee \$424
	100-198 PHT	\$3,570 + \$11/PHT >99 PHT + DOT Fee \$636+\$2/PHT
	199+ PHT	\$4,685 + \$9/PHT >199 PHT + DOT Fee \$954 + \$2/PHT >199 PHT (\$1,900 Maximum)
Local Transportation Analysis (LTA): Workscope	1 to 99 PHT	\$2,008 + DOT Fee \$318
	100-198 PHT	\$2,008 + \$2/PHT >99 PHT + DOT Fee \$530
	199+ PHT	\$2,305 + \$1/PHT >199 PHT + DOT Fee \$636 + \$2/PHT >199 PHT (\$1,590 Maximum)
Local Transportation Analysis (LTA): Report Review	1 to 99 PHT	\$2,157 + DOT Fee \$318
	100 to 198 PHT	\$2,157 + \$7/PHT >99 PHT + DOT Fee \$636
	199 to 498 PHT	\$2,900 + \$4/PHT >199 PHT + DOT Fee \$636 + \$2/PHT >199 PHT (\$1,590 Maximum)
	499 PHT and Greater	\$4,164 + T&M + DOT Fee \$636 + \$2/PHT (\$1,590 Maximum)

Notes:

*	Zero square footage construction includes any improvements such as parking lot reconfiguration, façade improvements, interior additions, etc. Master PD Permits are not included in this fee category and will be billed on a time and materials basis. Permit Amendments will use this as a base fee and depending on the scope of the amendment, the fee may increase up to a maximum fee of as if a completely new permit application was filed.
**	These permits are subject to Public Works Record Retention fee. Record Retention Fee is 4% of total permit / application fees. \$15 minimum fee, \$1,500 maximum fee.