



PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 13, 2019 – August 14, 2020)

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 \$155 per hour

Application Type	Category	Fee
<u>Environmental Clearance</u>	EIR Initial Study	\$5,036 \$2,014
<u>Flood Review of Planning Application</u>	Base Fee CLOMR/LOMR Review Flood Study Review NSJ Flood Blockage Review Public Outreach – T&M	\$193 per application \$1,007 \$774 \$581 \$155 /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>	\$1,239 per review \$309 per review \$619 per review
New Development	<u>Investigation</u> <u>Application</u> <u>Assessment</u>	\$3,719 per review \$1,704 per review \$1,549 per review
One New Single Family Home	<u>Investigation</u> <u>Application</u> <u>Assessment</u>	\$2,324 per review \$1,239 per review \$1,549 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	\$1,317
b. All other projects <u>required</u> to submit numeric sizing	10,000 SF – 1 Acre 1 Acre – 5 Acres 5 acres and higher	\$1,317 \$1,627 \$2,014
c. Additional Review(s)	Time and Materials Basis	\$155 /HR
d. For projects not required to submit numeric sizing	All	\$193
e. HMP Analysis/Review	Time and Materials Basis	\$155 /HR



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Application Type	Category	Fee
<u>Zoning</u>		
Conventional Zoning		\$619 per zoning
PD Zoning (PDC)		
Non-Residential	1 to 500 square feet (SF) 501 to 4,999 SF 5,000 to 49,999 SF 50,000 to 99,999 SF 100,000 SF and Greater	\$1,123 \$1,239 \$1,239 + \$0.11 /SF \$5,811 + \$0.03/SF \$7,399 + \$0.01/SF
Residential	1 to 2 Dwelling Units (DU) 3 to 24 DU 25 to 99 DU 100 to 499 DU 500 DU and Greater	\$1,123 \$1,239 + \$207.79 /DU \$5,811 + \$21.18 DU \$7,399 + \$7.75 /DU \$10,498 + \$7.75 /DU
<u>PD Permit (PD)</u>		
Non-Residential	No Construction* 1 to 500 square feet (SF) 501 to 4,999 SF 5,000 to 49,999 SF 50,000 to 99,999 SF 100,000 SF and Greater	\$309 per project \$464 \$1,549 \$1,549 + \$0.03/SF \$2,944 + \$0.03/SF \$4,338 + \$0.01/SF
Residential	No Construction* 1 to 2 Dwelling Units (DU) 3 to 24 DU 25 to 99 DU 100 to 499 DU 500 DU and Greater	\$309 per project \$464 \$619 + \$121 /DU \$3,292 + \$13/DU \$4,338 + \$5/DU \$6,818 + \$5/DU
<u>Preliminary Review</u>		
Enhanced	Each, T&M for additional reviews	\$1,394
Focused (Does not include a Public Works memo but does include a meeting with Applicant and Planning).	Each, T&M for additional reviews	\$929



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Application Type	Category	Fee
<u>Conditional Use Permit (CP), Site Development (H), Special Use Permit (SP)</u>		
Non-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	\$243 per project \$858 \$3,097 + \$0.17 /SF \$4,637 + \$0.017 /SF \$6,284 + \$0.01/SF
Residential	No Construction* 1 to 2 Dwelling Units (DU) 3 to 24 DU 25 to 99 DU 100 DU and Greater	\$243 per project \$858 \$2,961 +\$73 /DU \$4,301 + \$19/DU \$6,284 + \$6/DU
<u>Special Permits</u>		
Drive Thru Use		\$1,239 each + Permit Fee
Day Care/Private School		\$1,549 each + Permit Fee
Miscellaneous Permits (A2, V, AT, etc.)		\$309 each
<u>Tentative Map (T/PT)</u>		
PT Map		\$1,123 each
T Map		\$2,401 each
<u>Certificate of Compliance</u>	Per Certificate	\$813 per certificate
<u>General Plan Amendment (GPA)</u>		\$619 per amendment
<u>Sanitary Sewer Model Analysis</u>	Time & Materials	\$155 /HR
<u>Streamside Protection</u>	Basic Review Comprehensive Review	\$309 per review \$774 per review



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Application Type	Category	Fee
Traffic Analysis**		
In-House Analysis		\$1,317 per analysis
Traffic Impact Analysis (TIA): Workscope	1 to 99 Peak Hour Trips (PHT) 100-198 PHT 199 + PHT	\$3,254 + DOT Fee \$431 \$3,254 + \$5/PHT >99 PHT + DOT Fee \$718 \$3,874 + \$5/PHT >199 PHT + DOT Fee \$862 + \$2/PHT >199 PHT (\$1,610 Maximum)
Traffic Impact Analysis (TIA): Report Review	1 to 99 PHT 100-198 PHT 199+ PHT	\$3,719 + DOT Fee \$431 \$3,719 + \$11/PHT >99 PHT + DOT Fee \$862+\$2/PHT \$4,881 + \$9/PHT >199 PHT + DOT Fee \$1,293 + \$2/PHT >199 PHT (\$1,940 Maximum)
Local Transportation Analysis (LTA): Workscope	1 to 99 PHT 100-198 PHT 199+ PHT	\$2,091 + DOT Fee \$431 \$2,091 + \$2/PHT >99 PHT + DOT Fee \$718 \$2,401 + \$1/PHT >199 PHT + DOT Fee \$862 + \$2/PHT >199 PHT (\$1,610 Maximum)
Local Transportation Analysis (LTA): Report Review	1 to 99 PHT 100 to 198 PHT 199 to 498 PHT 499 PHT and Greater	\$2,246 + DOT Fee \$318 \$2,246 + \$7/PHT >99 PHT + DOT Fee \$636 \$3,021 + \$4/PHT >199 PHT + DOT Fee \$636 + \$2/PHT >199 PHT (\$1,590 Maximum) \$4,338 + T&M + DOT Fee \$636 + \$2/PHT (\$1,590 Maximum)
Vehicle Miles Travel (VMT Analysis	Time & Materials	\$155/HR

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 the maximum fee, 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.