

EXHIBIT A

**Development Fee Schedule
For Santa Clara City**

Fees may be reviewed annually by the City Council and are subject to change to accurately cover City costs.

Category of Fee	Description	Fees
Annexation		\$500
Board of Adjustment	Variances & Appeals	\$100 + 1.00 per notice to be sent
Conditional Use Permits	Per 17.40 of City's Zoning Code- including Home Occupations.	\$50 Home Occ Conditional Use Permit \$200 C.U.P. for Zoning (\$150 for Public Hearing Notice and \$50 for Administrative Costs).
Sign Permit		\$2 per square foot
General Plan Amendment	Includes amendments to Transportation Map and General Plan Document.	\$500 + Acreage Fee Less than 1 acre: No charge 1 - 100 acres: \$50 per acre 101 - 500 acres: \$25 per acre Over 500 acres: \$10 per acre
Hillside Review	Compliance review with City's Hillside Protection Overlay Zone Ordinance.	\$500 plus hourly cost of \$120 for every hour of review exceeding initial 2 hours of review time.
Lot Line Adjustment / Easement	Includes action associated with lot line adjustment and corresponding lot line easement.	\$200 (\$150 For Public Hearing Notice and \$50 for Administrative Costs)
Plat Amendment		\$300 + certified mailing costs
Fence Permit		\$5
City Standards Manual Copy		\$40
Zoning Ordinance Copy		\$40
General Plan Copy		\$40
Cell Tower Application Fee	Per 17.42.130 and 17.42.150	•Application Use Permit fee: \$200 •Review Fee: All costs of review (legal, engineering, city staff)
Zoning Ordinance Text Change	Request for change(s) to City's Zoning or Subdivision Ordinances.	\$150 per requested change
Extension of Time	Request for extension of time for completion of improvements or completing platting requirements.	\$75
Additional Dwelling Unit Filing Fee	Process additional dwelling unit occupancy permit applications in R1-10 & RA zoning designations	\$100

Category of Fee	Description	Fees
Subdivision Fees		
Subdivision Filing Fees	Filing fee covers preliminary and final plat submittals. Minor subdivision is 9 or less lots.	<ul style="list-style-type: none"> •Major subdivision: \$650 + \$35 per lot (No Lot Credit) •Minor subdivision or lot split: \$550
Fees for Subdivisions	Fees charged at Grading Permit.	<ul style="list-style-type: none"> •Impact Fees: (see impact fee schedule); •Eng. Review Fee: (hourly reimbursable fee); •Inspection Fee: 1% of Engineer's estimate of Construction Costs; •Performance bond: 125% of Eng. Estimated costs per subdivision ordinance.
Zone Change Fees		
Standard Designation	All zoning requests excluding PD Designation	<ul style="list-style-type: none"> •\$300 + Acreage Fee •Acreage fee same as that for PD Project Plan Initial Acreage fee
PD Project Plan Initial	Includes costs associated with the use of a Development Agreement if used.	<ul style="list-style-type: none"> \$500 + Acreage Fee Less than 1 acre-No acreage fee 1-100 acres: \$50 per acre 101-500 acres: \$25 per acre Over 500 acres: \$10 per acre •Note: For acreage designated undevelopable open space, no acreage fee if open space is over 10 acres. See Ordinance for definition.
PD Project Plan Amendment (Requiring Zone Change)	Includes master plan and/or development agreement amendment.	\$500 per amendment + hourly costs (city attorney, city engineer, city planner)
Misc. PD Fees		
Changes to Project Plan and/or Development not requiring an amendment (no zone change required)	Costs for review of proposed changes verifying compliance with master plans and ordinance.	\$200 per request + hourly costs (city attorney and city engineer)
Site Plan Review	Site plan review associated with Planned Development Ordinance.	\$400 + \$25 per lot/building unit after 16 lots
Commercial Plan Review Fee	Plan review for Commercial Building Permit Applications	25% of Building Permit Fee
Storm Water Inspection Fees	Inspections for Storm Water	\$350 Full Subdivision / \$175 for One-Lot Subdivisions

Adopted: October 27, 2004

1st Amendment: June 14, 2006 - Increased subdivision fees to account for costs of advertising.

2nd Amendment: August 27, 2009 - Established review fee for hillside review permits.

3rd Amendment April 23, 2014-

Established review fee for Commercial Plan review. Update Subdivision fee to cover Admin./services

Updated 4/23/2014