

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 |
| 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 | Includes action associated with lot line adjustment and corresponding lot line easement. | \$150 |
| 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 | <ul style="list-style-type: none"> •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 |
| 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 + \$25 per lot/building unit after 16 lots •Minor subdivision or lot split: \$550 |

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|-----------------------|---------------------------------------|--|
| Fees for Subdivisions | Fees charged prior to recording plat. | <ul style="list-style-type: none"> •Impact Fees: (see impact fee schedule); •Eng. Review Fee: (hourly reimbursable fee); •Inspection Fee: \$75 per lot or 2% of Engineer's estimate of Construction Costs which ever is lesser; •Performance bond: 125% of Eng. Estimated costs per subdivision ordinance. |
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| Category of Fee | Description | Fees |
|---|--|--|
| 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. | \$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 <ul style="list-style-type: none"> •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 |

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.

Updated June 8, 2011