



Community Development Department
 9291 Old Redwood Highway
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 Windsor, CA 95492-0100
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 Website: townofwindsor.com

Planning Application Fees

Town Council Resolution 2347-08
 Update effective July 1, 2022 through June 30, 2023

File Number: _____

Date: _____

Application Type ¹	Adopted Fee ¹	Description
Addressing (010-61-00-0000-3640-000)		
Addressing Amendment	\$111	Requested by property owner(s).
Road Name Change	\$881	Public or private. Requires public hearing.
Annexation (010-61-00-0000-3801-000)		
Annexation	\$2,340	In addition to rezoning or environmental determination. Does not include any fees from other agencies (i.e. LAFCO).
Appeal (010-61-00-0000-3640-000)		
Appeal	\$445	All types. Community Development Director and Planning Commission decisions.
Development Agreement (010-61-00-0000-3801-000)		
Development Agreement	\$5,781	Where authorized for preparation by the Town Council.
Environmental Review (California Environmental Quality Act) (010-61-00-000-3230-000)		
Categorical Exemption	\$660	Preliminary studies required resulting in a determination of Categorical Exemption.
Initial Study	\$1,983	For projects which are not statutorily or categorically exempt under CEQA. Includes projects which result in Negative Declaration or Mitigate Negative Declaration.
Environmental Impact Report	Calculate fee	12% of the consultant's cost to prepare the EIR. If Initial Study results in a determination that an EIR is required, Initial Study fee may be applied to the EIR fee.
Lot Line Adjustment (010-61-00-0000-3243-000)		
Administrative	\$741	No parcel completely relocated or reduced in size by more than 30% or enlarged by more than 100%. Exempt from CEQA. No public hearing.
Standard	\$1,621	All others, including parcel reconfiguration of up to four parcels.
Plan Amendment (010-61-00-0000-3231-000)		
General Plan	\$5,580	Map or text.
Specific Plan / Area Plan	\$5,580	Map or text. Includes the Downtown Plan and Shiloh Vision Plan.
Plan / Ordinance Cost Recovery – Maintenance Fee		
General Plan / Zoning (010-61-00-000-3641-000)	Calculate Fee	\$554 / acre. All new development applications. One time per acreage requirement.
Shiloh Road Village Vision Plan (010-61-00-000-3239- 000)	Calculate Fee	\$1,974 / acre. All new development within the Shiloh Road Village Vision Plan area. One time per acreage requirement.
Site Plan and Design Review (010-61-00-0000-3640-000)		
Administrative	\$1,630	Administrative hearing officer review. Residential and non-residential.
Commercial/Industrial 1	\$3,702	New buildings or additions up to 10,000 sf. Planning Commission review.
Commercial/Industrial 2	\$5,375	New buildings or additions 10,000 to 50,000 sf. Planning Commission review.
Commercial/Industrial 3	\$7,051	New buildings or additions over 50,000 sf. Planning Commission review.
Residential 1	\$3,102	New construction or additions of 4 or fewer units.
Residential 2	\$5,750	New construction or additions of 5 or more units.
Signs – commercial	\$440	Individual business signs. May involve field work or research. Includes comprehensive sign programs, not part of original project approval.
Signs – non commercial	\$28	Includes political signs.
Pre-Application Review	\$364	Staff Review Committee/Staff Review only. No public hearing.

Application Type¹	Adopted Fee¹	Description
Workshop, Merit Process, Pre-Application	\$1,426	Public hearing review before Town Council or Planning Commission.
Subdivision (010-61-00-0000-3240-000)		
Minor	\$4,340	Four (4) or fewer lots or condominium units.
Major	Calculate Fee	Five (5) or more lot or condominium units. Calculation: \$6,389 + (x \$28 / lot) =
Certificate of Modification	\$1,401	Modification of restrictions on a recorded map. Requires public hearing. Distinguished from a "Certificate of Correction" which is administrated by the Town Engineer and limited to errors and omissions.
Use Permit (010-61-00-0000-3232-000)		
Minor Use Permit	\$1,630	Specified in Zoning Ordinance.
Use Permit	\$4,963	All others, includes residential and non-residential.
Variance (010-61-00-0000-3640-000)		
Variance	\$881	Deviations from code not otherwise delegated to the Community Development Director.
Zone Change/Prezoning (010-61-00-0000-3231-000)		
Zone Change/Prezoning	\$4,680	Map or text. Includes prezoning associated with annexation.
Zoning Permits (010-61-00-0000-3232-000)		
Zoning Permit-No Posting	\$220	Home Occupation Permit /Permits with No Posting Required /Other permits as determined by the Community Development Director
Zoning Permit-Posting Required	\$551	Permits Requiring Posting
Other Fees (010-61-00-0000-3640-000)		
ABC Letter of Public Convenience and Necessity	\$331	When requested by the Dept. of Alcoholic Beverage Control. For new licenses (off-sales or bars) or transfers to new locations. Not for restaurant or same location transfers. See Town Council resolution 765-98.
Extension of Time	\$1,212	Per zoning or subdivision ordinance (or Subdivision Map Act).
Public Noticing	\$400	Per application (mailing, posting and publication).
Northwest Information Center	\$75	Per application (project review).
Massage Operator's Permit	\$231	New permit and 1 st renewal, subsequent renewals \$77 / year.
Mobile Home Rent Stabilization	\$24 / space	Annual administration fee (per space per year).
Revision to File	\$1,212	Post entitlement approval. Can be pre or post construction or establishment of use.
Other – Planning	\$220/hour	For items not listed in this fee schedule, such as Zoning Verification Letters, the hourly Planning Staff Rate shall apply.
SUB - TOTAL		
Town Attorney Cost Recovery (660-1570-XXX)		20% deposit of subtotal of all Planning Application Fees.
TOTAL PLANNING		

Notes

- Multiple Planning applications.** The Town's processing fees are cumulative. For example, if an application for a Lot Line Adjustment also requires a Variance, both fees shall be charged. Unusually large or complex projects may be subject to an hourly rate in addition to the basic application fees, at the discretion of the Director. *Zoning Ordinance Section 27.40.040(B)*