

# CITY OF WINDSOR

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	19,900
Annual Single-Family Units Permitted (1996-98, Avg.):	129
Annual Multi-Family Units Permitted (1996-98, Avg.):	40
Total Annual Residential Units Permitted (1996-98, Avg.):	169

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	Y
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> Y	Y
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> Y	Y
<input type="checkbox"/> Y	Y	<input type="checkbox"/> Y	N
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> Y	Y
<input type="checkbox"/> N	-	<input type="checkbox"/> Y	Y
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-CC Resolutions (92, 95, 96, 99) - fire, roads, parks, drainage, water, pub facils	
-AB 1600 Fee Study (1999) - all impact fees	
-CC Annual Report on Developers' Funds (1999) - all impact fees	

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

**i. Project Typical for Jurisdiction?** Yes - but under allocation procedures of growth management ordinance

**ii. Expected Location of Model in this Jurisdiction:** Southeast Windsor  
Old Redwood Highway & Merner

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-conditional upon site; payment of impact fees typically cover these
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, st. trees and tree preservation, planting strips along street, bikeways, trails, curbs, gutters, sidewalks
-Common Amenities / Open Space:	-land dedication @ 5 acres per 1000 residents w/ 2.85 residents per dwelling unit
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Distr; participation in Assessment Distr. for any conditional offsite improvements
-Typical Reporting:	-geotechnical, traffic, noise, arborist, wetlands, drainage

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.81
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	247,013
Total Valuation per 25 Unit Subdivision Model	6,175,325

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		966
Zone Change Application Fee	flat		1,019
Planned Development Use Permit Fee	flat per lot	35	875
Use Permit	flat		741
Tentative Map Fee	840 flat + 37 / lot		1,765
Final Map Fee	750 flat + 25 / lot		1,375
Design Review Fee	506 flat + 5 / unit		631
Environmental Assessment / Neg Dec Fee	flat		195
<b>Subtotal Planning Fees</b>			<b>7,567</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Processing Fee	flat per unit	865	21,625
Building Permit Fee	schedule based on val'n	1,556	38,900
Building Plan Check Fee	schdule based on val'n	752	18,800
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	618
Improvements Inspection Fee	schedule based on val'n		16,500
Grading Plan Check Fee	flat		44
Grading Permit Fee	flat		264
Electrical Permit Fee	per fixture count	147 ea - included in Building Permit	-
Plumbing Permit Fee	per fixture count	170 ea - included in Building Permit	-
Mechanical Permit Fee	per fixture count	82 ea - included in Building Permit	-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>96,751</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maint. District	flat per unit	105.52	2,638
Fire Services Distr. Fee (2 districts w/ dif. fees)	flat per unit	237	5,925
School District	1.93 / sf	4,825	120,625
City - Sanitary Sewer Connection Fee (reclamation)	flat per unit	7,500	187,500
City - Sanitary Sewer Permit (reclamation)	flat per unit	200	5,000
City - Water Connection Fee	flat per unit	1,229	30,725
City - Water Service Permit	flat per unit	200	5,000
City - Water Backflow Inspection & Test	flat per unit	50	1,250
City - Water Meter	flat per unit	70	1,750
City - Local Traffic Impact Fee	per unit/trips	5,788	144,700
City - Drainage Mitigation Fee	flat per unit	1,804	45,100
City - Public Facilities Fee	flat per unit	1,258	31,450
City - Park Development Fee	flat per unit	1,254	31,350
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>613,013</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>717,331</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>28,693</b>

## C. SINGLE-FAMILY INFILL UNIT MODEL

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of Model in this Jurisdiction:** Cornell @ Hembree

**iii. Expected Environmental Assessment Determination:** Categorical Exemption

**iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-upgrade to current citywide infrastructure standards
-Typical Reporting	-geotechnical, wetlands & drainage (conditional)

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.81
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Model	247,013

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Administrative Review Fee	flat		14
<b>Subtotal Planning Fees</b>			<b>14</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Processing Fee	flat per unit	865	865
Building Permit Fee	schedule based on val'n	1,556	1,556
Building Plan Check Fee	schdule based on val'n	752	752
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	25
Grading Plan Check Fee	flat		44
Electrical Permit Fee	per fixture count	147 ea - included in Building Permit	-
Plumbing Permit Fee	per fixture count	170 ea - included in Building Permit	-
Mechanical Permit Fee	per fixture count	82 ea - included in Building Permit	-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,242</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maint. District	flat per unit	50	50
Fire Services Distr. Fee (2 districts w/ dif. fees)	flat per unit	237	237
School District	1.93 / sf	4,825	4,825
City - Sanitary Sewer Connection Fee (reclamation)	flat per unit	7,500	7,500
City - Sanitary Sewer Permit (reclamation)	flat per unit	200	200
City - Water Connection Fee	flat per unit	1,229	1,229
City - Water Service Permit	flat per unit	200	200
City - Water Backflow Inspection & Test	flat per unit	50	50
City - Water Meter	flat per unit	70	70
City - Local Traffic Impact Fee	per unit/trips	5,788	5,788
City - Drainage Mitigation Fee	flat per unit	1,804	1,804
City - Public Facilities Fee	flat per unit	1,258	1,258
City - Park Development Fee	flat per unit	1,254	1,254
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>24,465</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>27,721</b>
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## D. 45 UNIT MULTI-FAMILY MODEL

**i. Project Typical for Jurisdiction?** Yes - but under allocation procedures of growth management ordinance

**ii. Expected Location of Model in this Jurisdiction:** Downtown Windsor  
Windsor River Road @ Windsor Road

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-conditional upon site; payment of impact fees typically cover these
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, st. trees and tree preservation, planting strips along street, bikeways, trails, curbs, gutters, sidewalks, off-street parking
-Common Amenities / Open Space:	-land dedication @ 5 acres per 1000 residents w/ 2.85 residents per dwelling unit
-Project Management Requirements:	-Conditions of Approval; multi-year management guarantee; on-site manager req'd
-Typical Reporting:	-geotechnical, traffic, noise, arborist, wetlands, drainage

### v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.70
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	79,694
Total Valuation per 45 Unit Multi-Family Development Model	3,586,230

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		966
Zone Change Application Fee	flat		1,019
Planned Development Use Permit Fee	flat per lot	35	1,575
Use Permit	flat		665
Tentative Map Fee	840 flat + 37 / lot		2,505
Design Review Fee	599 flat + 5 / unit		824
Environmental Assessment / Neg Dec Fee	flat		195
<b>Subtotal Planning Fees</b>			<b>7,749</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Processing Fee	flat per unit	295	13,275
Building Permit Fee	schedule based on val'n	908	40,860
Building Plan Check Fee	schdule based on val'n	372	16,740
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18	810
Improvements Inspection Fee	schedule based on val'n		16,500
Grading Plan Check Fee	flat		44
Grading Permit Fee	flat		264
Electrical Permit Fee	per fixture count	103 ea - included in Building Permit	-
Plumbing Permit Fee	per fixture count	150 ea - included in Building Permit	-
Mechanical Permit Fee	per fixture count	83 ea - included in Building Permit	-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>88,493</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maint. District	flat per unit	50	2,250
Fire Services Distr. Fee (2 districts w/ dif. fees)	flat per unit	237	10,665
School District	1.93 / sf	1,930	86,850
City - Sanitary Sewer Connection Fee (reclamation)	flat per unit	7,500	337,500
City - Sanitary Sewer Permit (reclamation)	flat per unit	200	9,000
City - Water Connection Fee	flat per unit	1,229	55,305
City - Water Service Permit	flat per unit	200	9,000
City - Water Backflow Inspection & Test	flat per unit	50	2,250
City - Water Meter	flat per unit	70	3,150
City - Local Traffic Impact Fee	per unit/trips	3,552	159,840
City - Drainage Mitigation Fee	flat per unit	1,804	81,180
City - Public Facilities Fee	flat per unit	865	38,925
City - Park Development Fee	flat per unit	1,254	56,430
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>852,345</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)	<b>948,587</b>
<b>Total Fees per Unit</b> (total from above / 45 units)	<b>21,080</b>