

CITY of EL MONTE

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	116,400
Annual Single-Family Units Permitted (1996-98, Avg.):	49
Annual Multi-Family Units Permitted (1996-98, Avg.):	92
Total Annual Residential Units Permitted (1996-98, Avg.):	141

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"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input type="checkbox"/> 2. Environmental Assessment / Review Fees	-	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input type="checkbox"/> 26. Special Assessment District Fees	-

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:	N

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? No

ii. Expected Location of New Subdivision in this Jurisdiction: Ferris Rd. & Cogswell Rd.
Eastern El Monte

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-possible street landscaping
-Internal Site Improvements:	-dedication of streets
-Common Amenities / Open Space:	-no common amenities; 600 sf open space per unit. 200 sf of the 600 sf must be private open space
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, geotechnical, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	158,000
Total Valuation per 25 Unit Subdivision Model	3,950,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	3,000
Zone Change Application Fee	flat	3,000
Planned Unit Development Permit		-
Use Permit	flat	1,200
Tentative Map Fee	flat	1,250
Final Map Fee	included in engineering plan check fee	-
Environmental Asses't/ Neg Dec Fee		-
Subtotal Planning Fees		8,450

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1145
Engineering Plan Check Fee	flat per unit	750.00
Grading Plan Check Fee	flat	30
Plot Plan Fee	flat per unit	178
Fire Department Plan Check Fee	flat per unit	50
Strong Motion Instrumentation Fee (SMIP)	.001 x val'n x .07	11.04
Blueprint, Microfilm, Copy Fees	flat per unit	10.00
Electrical Permit and Issuance Fee	20 flat + per fixture count @ 166/unit	4,100
Plumbing Permit and Issuance Fee	20 flat + per fixture count @ 188/unit	4,650
Mechanical Permit and Issuance Fee	20 flat + per fixture count @ 120/unit	3,000
Grading Permit Fee	flat	198
Title XXIV Energy Compliance Fee	flat per unit	45
EQD ¹	flat per unit	15
Subtotal Plan Check, Permit & Inspection Fees		67,079

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Sanitary Sewer Connection Fee	20 flat/unit + 15/meter	35	875
Water Connection Fee	flat per unit	50	1,250
Edison - Electricity Connection Fee	10/meter	10.00	250
So. Cal. Gas - Gas Connection Fee	25/meter	25	625
Sanitary Sewer District Fees	flat per unit	750	18,750
City - Park Fees	flat per unit	1,623	40,575
El Monte USD - School Impact Fee	1.93 / sf	4,825	120,625
City - Local Traffic Impact Fee	flat per unit	67.90	1,698
Storm Drainage Fee	flat per unit	307	7,675
Sanitary Sewer Fee	flat per unit	307	7,675
City - Street Facilities Fee	flat per unit	815	20,375
Subtotal Infrastructure, Impact & District Fees			220,373

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	295,902
Total Fees per Unit (total from above / 25 units)	11,836

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Infill Unit in this Jurisdiction:	Lexington Ave. @ Garvey Ave. South-Central El Monte
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

- Site Improvements -match current neighborhood infrastructural standards; garage, driveway, landscaped yard
- Typical Reporting -soils, seismic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Model	158,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1145	1,145
Engineering Plan Check Fee	flat per unit	750.00	750
Grading Plan Check Fee	flat		30
Plot Plan Fee	flat per unit	178	178
Fire Department Plan Check Fee	flat per unit	50	50
Strong Motion Instrumentation Fee (SMIP)	.001 x val'n x .07	11.04	11
Blueprint, Microfilm, Copy Fees	flat per unit	10	10

Electrical Permit and Issuance Fee	20 flat + per fixture count @ 164/unit	164
Plumbing Permit and Issuance Fee	20 flat + per fixture count @ 186/unit	186
Mechanical Permit and Issuance Fee	20 flat + per fixture count @ 120/unit	120
Grading Permit Fee	flat	198
Title XXIV Energy Compliance Fee	flat per unit 45	45
EQD ¹	flat per unit 15	15
Subtotal Plan Check, Permit & Inspection Fees		2,902

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Sanitary Sewer Connection Fee	20 flat/unit + 15/meter	35	35
Water Connection Fee	flat per unit	50	50
Edison - Electricity Connection Fee	10/unit	10.00	10
So. Cal. Gas - Connection Fee	25/unit	25	25
Sanitary Sewer District Fees	flat per unit	1,250	1,250
City - Park Fees	flat per unit	1,623	1,623
Local Traffic Impact Fee	flat per unit	67.90	68
Storm Drainage Fee	flat per unit	307	307
Sanitary Sewer Fee	flat per unit	307	307
City - Street Facilities Fee	flat per unit	815	815
El Monte USD - School Impact Fee	1.93 / sf	4,825	4,825
Subtotal Infrastructure, Impact & District Fees			9,315

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	12,217
--	---------------

D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No-city is built out and the density is too high.
- ii. Expected Location of 45 Unit Multi-Family Model in this Jurisdiction:** Gilman Rd. & Exline St.
- iii. Expected Environmental Assessment Determination:** Mitigated Negative-Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-possible street landscaping
-Internal Site Improvements:	-dedication of streets
-Common Amenities / Open Space:	-no common amenities; 600 sf open space per unit. 200 sf of the 600 sf must be private open space
-Project Management Requirements:	-Conditions of Approval; Management Agreement, CC & Rs
-Typical Reporting:	-soils, geotechnical, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	60.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	64,000
Total Valuation per 45 Unit Multi-Family Development Model	2,880,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	3,000
Zone Change Application Fee	flat	3,000
Planned Unit Development Permit		-
Use Permit	flat	1,200
Environmental Asses't/ Neg Dec Fee		-
Subtotal Planning Fees		7,200

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1145
Engineering Plan Check Fee	flat per unit	750.00
Grading Plan Check Fee	flat	30
Plot Plan Fee	flat per unit	178
Fire Department Plan Check Fee	flat per unit	50
Strong Motion Instrumentation Fee (SMIP)	.001 x val'n x .07	4.48
Blueprint, Microfilm, Copy Fees	flat per unit	10.00
Electrical Permit and Issuance Fee	20 flat + per fixture count @ 138/unit	6,210
Plumbing Permit and Issuance Fee	20 flat + per fixture count @ 186/unit	8,370
Mechanical Permit and Issuance Fee	20 flat + per fixture count @ 110/unit	4,950
Grading Permit Fee	flat	198
Title XXIV Energy Compliance Fee	flat per unit	45
EQD ¹	flat per unit	15
Subtotal Plan Check, Permit & Inspection Fees		118,628

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
Sanitary Sewer Connection Fee	20 flat/unit + 15/meter	35
Water Connection Fee	flat	50
Edison - Electricity Connection Fee	10/meter	10
So. Cal. - Gas Connection Fee	25/meter	25
Sanitary Sewer District Fees	flat	750
City - Park Fees	flat	1,623
City - Local Traffic Impact Fee	flat per unit	66
Storm Drainage Fee	flat per unit	307
Sanitary Sewer Fee	flat per unit	307
City - Street Facilities Fee	flat per unit	815
El Monte USD - School Impact Fee	1.93 / sf	1,930
Subtotal Infrastructure, Impact & District Fees		266,310

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	392,138
Total Fees per Unit (total from above / 45 units)	8,714

Notes: ¹Earthquake Reasearch Fee