

EL MONTE PLANNING DIVISION FEES (effective 7/1/2020) (a)	TOTAL (b)	BASE HOUR ALLOCATION	HOURLY FEE FOR ADDITIONAL SERVICES (c)
IPR PROCESS			
Residential 2 to 9 units	\$ 6,757.16	22	Direct Cost
Residential 10 to 49 units	\$ 8,160.54	32	Direct Cost
Residential 50+ units	\$ 11,118.90	42	Direct Cost
Non-Residential, Less than 20,000 SF	\$ 6,399.36	22	Direct Cost
Non-residential, 20,000 SF to 59,999 SF	\$ 8,507.04	32	Direct Cost
Non-residential, 60,000+ SF	\$ 10,464.83	42	Direct Cost
CITY COUNCIL ENTITLEMENTS			
Code Amendment	\$ 13,751.63	124	\$107 / hour
General Plan Amendment	\$ 5,798.56	53	\$107 / hour
Zone Change	\$ 5,798.56	53	\$107 / hour
Development Agreement	\$ 5,798.56	53	\$107 / hour
PLANNING ENTITLEMENTS			
Tentative Tract Map (Base Fee)	\$ 2,582.03	29	\$107 / hour
Tentative Tract Map (Per Parcel)	\$ 35.64	N/A	N/A
Parcel Map	\$ 2,591.02	25	\$107 / hour
Planned Residential Development	\$ 2,837.41	27	\$107 / hour
Conditional Use Permit	\$ 2,837.41	27	\$107 / hour
Conditional Use Permit (Special Use)	\$ 3,259.01	31	\$107 / hour
Design Review (1st 20,000 sf)	\$ 2,713.62	26	\$107 / hour
Design Review (each additional 5,000 sf)	\$ 307.68	N/A	N/A
Director Level Design Review	\$ 1,122.72	12	\$107 / hour
Variance	\$ 3,577.69	34	\$107 / hour
Development Opportunity Reserve	\$ 1,295.04	N/A	N/A
Affordable Housing Concession	\$ 1,295.04	N/A	N/A
Park-in-lieu Permit	\$ 778.22	N/A	N/A
Alternating Use Agreement For Parking	\$ 370.16	N/A	N/A
Combination Fees (2+ entitlement)	100% Highest Planning Entitlement Fee; 60% Each Add. Planning Entitlement Fee		
Rev. to Approved Project (Major)	\$ 1,295.04		\$107 / hour
Rev. to Approved Project (Minor)	\$ 778.22		\$107 / hour
Time Extension of an Approved Project	\$ 740.29		\$107 / hour
Re-Noticing Public Hearing	\$ 223.45		\$107 / hour

EL MONTE PLANNING DIVISION FEES (effective 7/1/2020) (a)	TOTAL (b)	BASE HOUR ALLOCATION	HOURLY FEE FOR ADDITIONAL SERVICES (c)
ENVIRONMENTAL (for Planning Entitlements only)			
Environmental Compliance Fee (at submittal, to City)	\$1,713.29	N/A	N/A
Environmental County Fee (at submittal, check to County)	\$75	N/A	N/A
Environmental Reports & Studies (portion now, to City)	25% of cost	N/A	N/A
Peer Review for Environmental Reports & Studies (later, to City)	At cost	N/A	N/A
MODIFICATION PERMITS			
Modification (SF)	\$ 769.44	8	\$107 / hour
Modification (2+ units & non-residential)	\$ 973.42	8	\$107 / hour
Modification Time Extension	\$ 262.35	7	\$107 / hour
Revision to an Approved Modification	\$ 839.41	9	\$107 / hour
WIRELESS APPLICATIONS			
Non-6409 (Non-Public Right-of-Way)	\$ 454.77	4	\$107 / hour
Non-6409 (Public ROW)	\$ 798.78	4	\$107 / hour
Non-6409, Consultant Fee (Public ROW)	\$ 3,202.22		
6409 (Non-Public ROW)	\$ 341.11	3	\$107 / hour
6409 (Public ROW)	\$ 570.71	3	\$107 / hour
Site License Application Fee	\$ 798.78	4	\$107 / hour
Master License Application Fee	\$ 342.88	1	\$107 / hour
LANDSCAPE REVIEW & TREE REMOVALS			
Landscape Plan Review (500 to 1,499 sf)	\$ 370.16	5	\$107 / hour
Landscape Plan Review (1,500 to 2,499 sf)	\$ 788.22	8	\$107 / hour
Tree Inspection (1st tree)	\$ 57.70	N/A	N/A
Tree Inspection (each additional tree)	\$ 28.86	N/A	N/A
Tree Removal Permit (per tree)	\$ 185.06	N/A	N/A
In Lieu Tree Contribution	\$ 431.44	N/A	N/A
After the fact removal	\$ 370.16	N/A	N/A

EL MONTE PLANNING DIVISION FEES (effective 7/1/2020) (a)	TOTAL (b)	BASE HOUR ALLOCATION	HOURLY FEE FOR ADDITIONAL SERVICES (c)
OTHER STAFF REVIEW ITEMS			
Certificate of Occupancy (Commercial)	\$ 338.33	N/A	N/A
Certificate of Occupancy (Home Office)	\$ 172.10	N/A	N/A
Certificate of Occupancy (Name Change only)	\$ 30.64	N/A	N/A
Sign Permit	\$ 338.33	4	\$107 / hour
Zoning Clearance (first 3 reviews)	\$ 370.16	5	\$107 / hour
Zoning Clearance (each review after the 3rd)	\$ 161.77	N/A	N/A
Zoning Clearance (time extension)	\$ 161.77	N/A	N/A
Collection Bin	\$ 370.16		N/A
Preliminary Review for Zoning Standards	\$ 370.16		N/A
APPEALS			
Appeals to the Director (Tree Removal)	\$ 370.16	N/A	N/A
Appeals to the Director	\$ 370.16	N/A	N/A
Appeals to the Planning Commission (SF)	\$ 925.37	N/A	N/A
Appeals to the Planning Commission (non-SF)	\$ 1,665.67	N/A	N/A
Appeals to City Council	\$ 2,080.96	N/A	N/A
OTHER ITEMS			
CC&R	\$ 861.55	N/A	\$107 / hour
Maintenance Agreement Review	\$ 505.79	N/A	\$107 / hour
Covenant for Recordation	\$ 161.77	N/A	N/A
General Plan Map or Zoning Map	\$ 5.30	N/A	N/A
Zoning Letter (Complex)	\$ 370.16	N/A	N/A
Zoning Letter (Simple)	\$ 161.77	N/A	N/A
Copies	\$ 0.15	N/A	N/A

(a) Fees adjusted per the Employee Cost Index for State and Local Government Employees,
Total Compensation (through March 2020)

(b) Includes a 2.09% Tech Fee and a 0.923% General Plan fee

(c) Hourly fee for additional services for time in excess of the base hourly allocation.