



City of Emeryville Development Impact Fees

Fiscal Year 2015-2016 (valid July 1, 2015 through December 18, 2015)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$3,834	\$2,570	\$6,404 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$20,491	\$3,691	\$1,593	\$25,775 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$20,491	\$3,691	\$1,542	\$25,724 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$3,691	\$1,336	\$5,027 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,691	\$1,285	\$4,976 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$3,834	\$1,336	\$5,170 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,834	\$1,285	\$5,119 / dwelling unit
Domestic Violence Shelter	\$0	\$1,444	\$566	\$2,010 / bed
Group Residential	\$0	\$1,444	\$566	\$2,010 / bed
Mobile Home Park				
<i>Rental</i>	\$20,491	\$3,691	\$1,593	\$25,775 / dwelling unit
<i>Owner</i>	\$0	\$3,834	\$1,336	\$5,170 / dwelling unit
Residential Care Facility	\$4.10	\$6.00	\$1.91	\$12.01 / square foot
Supportive Housing	\$0	\$1,444	\$566	\$2,010 / bed
Transitional Housing	\$0	\$1,444	\$566	\$2,010 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
<i>Performance</i>	\$4.10	\$1.55	\$99.37	\$105.02 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.10	\$1.85	\$3.73	\$9.68 / square foot
<i>Kennel/Animal Care</i>	\$4.10	\$2.89	\$14.27	\$21.26 / square foot
<i>Pet Stores</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
<i>Veterinary Services</i>	\$4.10	\$1.85	\$12.13	\$18.08 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.10	\$0.31	\$0.46	\$4.87 / square foot
<i>Indoor Entertainment</i>	\$4.10	\$1.24	\$12.62	\$17.96 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.10	\$2.06	\$10.91	\$17.07 / square foot
Business Services	\$4.10	\$2.06	\$19.05	\$25.21 / square foot
Colleges and Trade Schools	\$0.00	\$1.85	\$6.53	\$8.38 / square foot
Community Assembly	\$0.00	\$0.51	\$7.04	\$7.55 / square foot
Day Care Centers	\$0.00	\$2.89	\$14.27	\$17.16 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.10	\$5.15	\$8.74	\$17.99 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.10	\$5.15	\$5.78	\$15.03 / square foot
High Turnover (ITE Land Use 932)	\$4.10	\$5.15	\$7.59	\$16.84 / square foot
Fast Food (ITE Land Use 933)	\$4.10	\$5.15	\$33.60	\$42.85 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.10	\$5.15	\$41.96	\$51.21 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,444	\$566	\$2,010 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.10	\$0.51	\$1.41	\$6.02 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	
Health Care				
<i>Clinics and Medical Offices</i>	\$4.10	\$3.75	\$9.17	\$17.02 / square foot
<i>Hospitals</i>	\$4.10	\$2.99	\$2.39	\$9.48 / square foot
<i>Medical Laboratories (non research)</i>	\$4.10	\$1.85	\$8.09	\$14.04 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.10	\$0.61	\$2.49	\$7.20 / square foot
<i>Group Instruction</i>	\$4.10	\$0.61	\$2.49	\$7.20 / square foot
Libraries and Museums				
<i>Libraries</i>	\$4.10	\$1.44	\$18.76	\$24.30 / square foot
<i>Museums</i>	\$4.10	\$0.31	\$0.46	\$4.87 / square foot
Live/Work Unit	\$4.10	\$1.55		\$5.65 / square foot plus
plus			\$1,670	\$1,670 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.10	\$1.03		\$5.13 / square foot plus
plus			\$1,079	\$1,079 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.10	TBD	TBD	TBD / square foot
Marina	\$0	\$1,031	\$488	\$1,519 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.10			\$4.10 / square foot plus
plus		\$258	\$7,118	\$7,376 / stall
<i>Rentals</i>	\$4.10	\$1.55	\$2.57	\$8.22 / square foot
<i>Sales and Leasing</i>	\$4.10	\$1.34	\$6.73	\$12.17 / square foot
<i>Repair and Service</i>	\$4.10	\$1.03	\$11.46	\$16.59 / square foot
<i>Service Station</i>	\$4.10			\$4.10 / square foot plus
plus		\$258	\$7,129	\$7,387 / pump
<i>Towing and Impounding</i>	\$4.10	\$1.03	\$12.85	\$17.98 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.10	\$3.75	\$3.83	\$11.68 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.10	\$3.75	\$3.63	\$11.48 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.10	\$2.06	\$3.73	\$9.89 / square foot
Public Safety Facilities	\$0.00	\$2.06	\$3.10	\$5.16 / square foot
Recreation				
<i>Gaming</i>	\$4.10	\$2.06	\$34.52	\$40.68 / square foot
<i>All Other</i>	\$4.10	\$2.06	\$9.07	\$15.23 / square foot
Repair Services	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.10	\$2.06	\$10.96	\$17.12 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.10	\$2.06	\$40.41	\$46.57 / square foot
<i>All Other</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
Schools	\$0.00	\$1.03	\$3.08	\$4.11 / square foot
Social Service Facilities	\$0.00	\$3.30	\$3.83	\$7.13 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - All	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Commercial Kitchens	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Construction and Maintenance	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
Crematories	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Food Production and Assembly - All	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Hazardous Waste Facilities - All	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Laundry and Dry Cleaning Services	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.10	\$1.03	\$2.49	\$7.62 / square foot
<i>Custom</i>	\$4.10	\$1.03	\$1.67	\$6.80 / square foot
<i>Light</i>	\$4.10	\$1.03	\$2.49	\$7.62 / square foot
<i>General</i>	\$4.10	\$1.03	\$1.87	\$7.00 / square foot
<i>Heavy</i>	\$4.10	\$1.03	\$1.87	\$7.00 / square foot
Recycling Facilities - All	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Research and Development	\$4.10	\$2.58	\$2.75	\$9.43 / square foot
Salvage and Wrecking	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
<i>Personal</i>	\$4.10	\$0.04	\$0.67	\$4.81 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Outdoor Agriculture	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Animal Husbandry	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Communication, Transportation and Utilities				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$4.10	\$0.05	\$0.24	\$4.39 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.10	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.10	\$1.34	\$2.13	\$7.57 / square foot
<i>Human-Powered</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
<i>Light Fleet</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
Utility Services	\$4.10	\$7.52	\$1.96	\$13.58 / square foot



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Fiscal Year 2015-2016 (valid December 19, 2015 through June 30, 2016)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$3,834	\$2,570	\$6,404 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$28,000	\$3,691	\$1,593	\$33,284 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$28,000	\$3,691	\$1,542	\$33,233 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$3,691	\$1,336	\$5,027 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,691	\$1,285	\$4,976 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$3,834	\$1,336	\$5,170 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,834	\$1,285	\$5,119 / dwelling unit
Domestic Violence Shelter	\$0	\$1,444	\$566	\$2,010 / bed
Group Residential	\$0	\$1,444	\$566	\$2,010 / bed
Mobile Home Park				
<i>Rental</i>	\$28,000	\$3,691	\$1,593	\$33,284 / dwelling unit
<i>Owner</i>	\$0	\$3,834	\$1,336	\$5,170 / dwelling unit
Residential Care Facility	\$4.10	\$6.00	\$1.91	\$12.01 / square foot
Supportive Housing	\$0	\$1,444	\$566	\$2,010 / bed
Transitional Housing	\$0	\$1,444	\$566	\$2,010 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
<i>Performance</i>	\$4.10	\$1.55	\$99.37	\$105.02 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.10	\$1.85	\$3.73	\$9.68 / square foot
<i>Kennel/Animal Care</i>	\$4.10	\$2.89	\$14.27	\$21.26 / square foot
<i>Pet Stores</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
<i>Veterinary Services</i>	\$4.10	\$1.85	\$12.13	\$18.08 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.10	\$0.31	\$0.46	\$4.87 / square foot
<i>Indoor Entertainment</i>	\$4.10	\$1.24	\$12.62	\$17.96 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
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Business Services	\$4.10	\$2.06	\$19.05	\$25.21 / square foot
Colleges and Trade Schools	\$0.00	\$1.85	\$6.53	\$8.38 / square foot
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Day Care Centers	\$0.00	\$2.89	\$14.27	\$17.16 / square foot
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High Turnover (ITE Land Use 932)	\$4.10	\$5.15	\$7.59	\$16.84 / square foot
Fast Food (ITE Land Use 933)	\$4.10	\$5.15	\$33.60	\$42.85 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.10	\$5.15	\$41.96	\$51.21 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,444	\$566	\$2,010 / bed
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Libraries	\$4.10	\$1.44	\$18.76	\$24.30 / square foot
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Live/Work Unit	\$4.10	\$1.55		\$5.65 / square foot plus
plus			\$1,670	\$1,670 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.10	\$1.03		\$5.13 / square foot plus
plus			\$1,079	\$1,079 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
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Public Safety Facilities	\$0.00	\$2.06	\$3.10	\$5.16 / square foot
Recreation				
<i>Gaming</i>	\$4.10	\$2.06	\$34.52	\$40.68 / square foot
<i>All Other</i>	\$4.10	\$2.06	\$9.07	\$15.23 / square foot
Repair Services	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.10	\$2.06	\$10.96	\$17.12 / square foot
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<i>All Other</i>	\$4.10	\$2.06	\$4.80	\$10.96 / square foot
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Social Service Facilities	\$0.00	\$3.30	\$3.83	\$7.13 / square foot

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Commercial Kitchens	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Construction and Maintenance	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
Crematories	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Food Production and Assembly - All	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Hazardous Waste Facilities - All	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Laundry and Dry Cleaning Services	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.10	\$1.03	\$2.49	\$7.62 / square foot
<i>Custom</i>	\$4.10	\$1.03	\$1.67	\$6.80 / square foot
<i>Light</i>	\$4.10	\$1.03	\$2.49	\$7.62 / square foot
<i>General</i>	\$4.10	\$1.03	\$1.87	\$7.00 / square foot
<i>Heavy</i>	\$4.10	\$1.03	\$1.87	\$7.00 / square foot
Recycling Facilities - All	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Research and Development	\$4.10	\$2.58	\$2.75	\$9.43 / square foot
Salvage and Wrecking	\$4.10	\$2.26	\$1.87	\$8.23 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
<i>Personal</i>	\$4.10	\$0.04	\$0.67	\$4.81 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Outdoor Agriculture	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Animal Husbandry	\$4.10	\$1.34	\$2.49	\$7.93 / square foot
Communication, Transportation and Utilities				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$4.10	\$0.05	\$0.24	\$4.39 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.10	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.10	\$1.34	\$2.13	\$7.57 / square foot
<i>Human-Powered</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
<i>Light Fleet</i>	\$4.10	\$0.72	\$0.82	\$5.64 / square foot
Utility Services	\$4.10	\$7.52	\$1.96	\$13.58 / square foot