



**City of Emeryville**  
**Development Impact Fees**  
 Fiscal Year 2016-2017 (valid July 1, 2016 through June 30, 2017)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
<b>Residential Use Types</b>				
Single Unit	\$0	\$3,970	\$2,661	\$6,631 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$28,000	\$3,822	\$1,650	\$33,472 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$28,000	\$3,822	\$1,597	\$33,419 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$3,822	\$1,383	\$5,205 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,822	\$1,331	\$5,153 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$3,970	\$1,383	\$5,353 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,970	\$1,331	\$5,301 / dwelling unit
Domestic Violence Shelter	\$0	\$1,495	\$586	\$2,081 / bed
Group Residential	\$0	\$1,495	\$586	\$2,081 / bed
Mobile Home Park				
<i>Rental</i>	\$28,000	\$3,822	\$1,650	\$33,472 / dwelling unit
<i>Owner</i>	\$0	\$3,970	\$1,383	\$5,353 / dwelling unit
Residential Care Facility	\$4.25	\$5.77	\$1.98	\$12.00 / square foot
Supportive Housing	\$0	\$1,495	\$586	\$2,081 / bed
Transitional Housing	\$0	\$1,495	\$586	\$2,081 / bed
<b>Commercial and Institutional</b>				
Adult Oriented Businesses				
<i>Retail</i>	\$4.25	\$2.13	\$4.97	\$11.35 / square foot
<i>Performance</i>	\$4.25	\$1.61	\$102.90	\$108.76 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.25	\$1.92	\$3.86	\$10.03 / square foot
<i>Kennel/Animal Care</i>	\$4.25	\$2.99	\$14.78	\$22.02 / square foot
<i>Pet Stores</i>	\$4.25	\$2.13	\$4.97	\$11.35 / square foot
<i>Veterinary Services</i>	\$4.25	\$1.92	\$12.56	\$18.73 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.25	\$0.32	\$0.48	\$5.05 / square foot
<i>Indoor Entertainment</i>	\$4.25	\$1.28	\$13.07	\$18.60 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.25	\$2.13	\$11.30	\$17.68 / square foot
Business Services	\$4.25	\$2.13	\$19.73	\$26.11 / square foot
Colleges and Trade Schools	\$0.00	\$1.92	\$6.76	\$8.68 / square foot
Community Assembly	\$0.00	\$0.53	\$7.29	\$7.82 / square foot
Day Care Centers	\$0.00	\$2.99	\$14.78	\$17.77 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.25	\$5.33	\$9.05	\$18.63 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.25	\$5.33	\$5.99	\$15.57 / square foot
High Turnover (ITE Land Use 932)	\$4.25	\$5.33	\$7.86	\$17.44 / square foot
Fast Food (ITE Land Use 933)	\$4.25	\$5.33	\$34.79	\$44.37 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.25	\$5.33	\$43.45	\$53.03 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,495	\$586	\$2,081 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.25	\$0.53	\$1.46	\$6.24 / square foot

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Health Care				
<i>Clinics and Medical Offices</i>	\$4.25	\$3.88	\$9.50	\$17.63 / square foot
<i>Hospitals</i>	\$4.25	\$3.10	\$2.47	\$9.82 / square foot
<i>Medical Laboratories (non research)</i>	\$4.25	\$1.92	\$8.38	\$14.55 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.25	\$0.63	\$2.58	\$7.46 / square foot
<i>Group Instruction</i>	\$4.25	\$0.63	\$2.58	\$7.46 / square foot
Libraries and Museums				
Libraries	\$4.25	\$1.49	\$19.43	\$25.17 / square foot
Museums	\$4.25	\$0.32	\$0.48	\$5.05 / square foot
Live/Work Unit	\$4.25	\$1.61		\$5.86 / square foot plus
plus			\$1,729	\$1,729 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.25	\$1.07		\$5.32 / square foot plus
plus			\$1,117	\$1,117 / room
<i>Bed &amp; Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.25	TBD	TBD	TBD / square foot
Marina	\$0	\$1,067	\$505	\$1,573 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.25			\$4.25 / square foot plus
plus		\$267	\$7,372	\$7,639 / stall
<i>Rentals</i>	\$4.25	\$1.61	\$2.66	\$8.52 / square foot
<i>Sales and Leasing</i>	\$4.25	\$1.39	\$6.97	\$12.61 / square foot
<i>Repair and Service</i>	\$4.25	\$1.07	\$11.87	\$17.19 / square foot
<i>Service Station</i>	\$4.25			\$4.25 / square foot plus
plus		\$267	\$7,382	\$7,649 / pump
<i>Towing and Impounding</i>	\$4.25	\$1.07	\$13.31	\$18.63 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.25	\$3.88	\$3.97	\$12.10 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.25	\$3.88	\$3.76	\$11.89 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.25	\$2.13	\$3.86	\$10.24 / square foot
Public Safety Facilities	\$0.00	\$2.13	\$3.21	\$5.34 / square foot
Recreation				
<i>Gaming</i>	\$4.25	\$2.13	\$35.75	\$42.13 / square foot
<i>All Other</i>	\$4.25	\$2.13	\$9.39	\$15.77 / square foot
Repair Services	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.25	\$2.13	\$11.35	\$17.73 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.25	\$2.13	\$41.85	\$48.23 / square foot
<i>All Other</i>	\$4.25	\$2.13	\$4.97	\$11.35 / square foot
Schools	\$0.00	\$1.07	\$3.19	\$4.26 / square foot
Social Service Facilities	\$0.00	\$3.42	\$3.97	\$7.39 / square foot

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<b>Industrial</b>				
Arts-Industrial - All	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Commercial Kitchens	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Construction and Maintenance	\$4.25	\$0.75	\$0.85	\$5.85 / square foot
Crematories	\$4.25	\$2.34	\$1.94	\$8.53 / square foot
Food Production and Assembly - All	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Hazardous Waste Facilities - All	\$4.25	\$2.34	\$1.94	\$8.53 / square foot
Laundry and Dry Cleaning Services	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.25	\$1.07	\$2.58	\$7.90 / square foot
<i>Custom</i>	\$4.25	\$1.07	\$1.73	\$7.05 / square foot
<i>Light</i>	\$4.25	\$1.07	\$2.58	\$7.90 / square foot
<i>General</i>	\$4.25	\$1.07	\$1.94	\$7.26 / square foot
<i>Heavy</i>	\$4.25	\$1.07	\$1.94	\$7.26 / square foot
Recycling Facilities - All	\$4.25	\$2.34	\$1.94	\$8.53 / square foot
Research and Development	\$4.25	\$2.67	\$2.85	\$9.77 / square foot
Salvage and Wrecking	\$4.25	\$2.34	\$1.94	\$8.53 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$4.25	\$0.75	\$0.85	\$5.85 / square foot
<i>Personal</i>	\$4.25	\$0.04	\$0.69	\$4.98 / square foot
<b>Agricultural</b>				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Outdoor Agriculture	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
Animal Husbandry	\$4.25	\$1.39	\$2.58	\$8.22 / square foot
<b>Communication, Transportation and Utilities</b>				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$4.25	\$0.05	\$0.25	\$4.55 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.25	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.25	\$1.39	\$2.21	\$7.85 / square foot
<i>Human-Powered</i>	\$4.25	\$0.75	\$0.85	\$5.85 / square foot
<i>Light Fleet</i>	\$4.25	\$0.75	\$0.85	\$5.85 / square foot
Utility Services	\$4.25	\$7.79	\$2.03	\$14.07 / square foot