



City of Emeryville Development Impact Fees

Fiscal Year 2019-2020 (valid July 1, 2019 through June 30, 2020)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,137	\$2,774	\$6,911 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$29,185	\$3,984	\$1,720	\$34,889 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$29,185	\$3,984	\$1,665	\$34,834 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$3,984	\$1,441	\$5,425 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,984	\$1,388	\$5,372 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,137	\$1,441	\$5,578 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,137	\$1,388	\$5,525 / dwelling unit
Domestic Violence Shelter	\$0	\$1,558	\$612	\$2,170 / bed
Group Residential	\$0	\$1,558	\$612	\$2,170 / bed
Mobile Home Park				
<i>Rental</i>	\$29,185	\$3,984	\$1,720	\$34,889 / dwelling unit
<i>Owner</i>	\$0	\$4,137	\$1,441	\$5,578 / dwelling unit
Residential Care Facility	\$4.43	\$6.02	\$2.07	\$12.52 / square foot
Supportive Housing	\$0	\$1,558	\$612	\$2,170 / bed
Transitional Housing	\$0	\$1,558	\$612	\$2,170 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.43	\$2.22	\$5.17	\$11.82 / square foot
<i>Performance</i>	\$4.43	\$1.68	\$107.26	\$113.37 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.43	\$2.01	\$4.03	\$10.47 / square foot
<i>Kennel/Animal Care</i>	\$4.43	\$3.11	\$15.40	\$22.94 / square foot
<i>Pet Stores</i>	\$4.43	\$2.22	\$5.17	\$11.82 / square foot
<i>Veterinary Services</i>	\$4.43	\$2.01	\$13.09	\$19.53 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.43	\$0.33	\$0.50	\$5.26 / square foot
<i>Indoor Entertainment</i>	\$4.43	\$1.34	\$13.63	\$19.40 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.43	\$2.22	\$11.78	\$18.43 / square foot
Business Services	\$4.43	\$2.22	\$20.57	\$27.22 / square foot
Colleges and Trade Schools	\$0.00	\$2.01	\$7.05	\$9.06 / square foot
Community Assembly	\$0.00	\$0.55	\$7.60	\$8.15 / square foot
Day Care Centers	\$0.00	\$3.11	\$15.40	\$18.51 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.43	\$5.56	\$9.44	\$19.43 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.43	\$5.56	\$6.25	\$16.24 / square foot
High Turnover (ITE Land Use 932)	\$4.43	\$5.56	\$8.19	\$18.18 / square foot
Fast Food (ITE Land Use 933)	\$4.43	\$5.56	\$36.26	\$46.25 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.43	\$5.56	\$45.29	\$55.28 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,558	\$612	\$2,170 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.43	\$0.55	\$1.52	\$6.50 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Health Care				
<i>Clinics and Medical Offices</i>	\$4.43	\$4.05	\$9.90	\$18.38 / square foot
<i>Hospitals</i>	\$4.43	\$3.23	\$2.58	\$10.24 / square foot
<i>Medical Laboratories (non research)</i>	\$4.43	\$2.01	\$8.73	\$15.17 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.43	\$0.65	\$2.69	\$7.77 / square foot
<i>Group Instruction</i>	\$4.43	\$0.65	\$2.69	\$7.77 / square foot
Libraries and Museums				
Libraries	\$4.43	\$1.55	\$20.25	\$26.23 / square foot
Museums	\$4.43	\$0.33	\$0.50	\$5.26 / square foot
Live/Work Unit	\$4.43	\$1.68		\$6.11 / square foot plus
plus			\$1,803	\$1,803 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.43	\$1.11		\$5.54 / square foot plus
plus			\$1,164	\$1,164 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.43	TBD	TBD	TBD / square foot
Marina	\$0	\$1,112	\$527	\$1,639 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.43			\$4.43 / square foot plus
plus		\$278	\$7,683	\$7,961 / stall
<i>Rentals</i>	\$4.43	\$1.68	\$2.77	\$8.88 / square foot
<i>Sales and Leasing</i>	\$4.43	\$1.45	\$7.26	\$13.14 / square foot
<i>Repair and Service</i>	\$4.43	\$1.11	\$12.37	\$17.91 / square foot
<i>Service Station</i>	\$4.43			\$4.43 / square foot plus
plus		\$279	\$7,694	\$7,973 / pump
<i>Towing and Impounding</i>	\$4.43	\$1.11	\$13.88	\$19.42 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.43	\$4.05	\$4.14	\$12.62 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.43	\$4.05	\$3.92	\$12.40 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.43	\$2.22	\$4.03	\$10.68 / square foot
Public Safety Facilities	\$0.00	\$2.22	\$3.34	\$5.56 / square foot
Recreation				
<i>Gaming</i>	\$4.43	\$2.22	\$37.26	\$43.91 / square foot
<i>All Other</i>	\$4.43	\$2.22	\$9.79	\$16.44 / square foot
Repair Services	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.43	\$2.22	\$11.83	\$18.48 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.43	\$2.22	\$43.62	\$50.27 / square foot
<i>All Other</i>	\$4.43	\$2.22	\$5.17	\$11.82 / square foot
Schools	\$0.00	\$1.11	\$3.32	\$4.43 / square foot
Social Service Facilities	\$0.00	\$3.56	\$4.14	\$7.70 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - All	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Commercial Kitchens	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Construction and Maintenance	\$4.43	\$0.78	\$0.88	\$6.09 / square foot
Crematories	\$4.43	\$2.44	\$2.03	\$8.90 / square foot
Food Production and Assembly - All	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Hazardous Waste Facilities - All	\$4.43	\$2.44	\$2.03	\$8.90 / square foot
Laundry and Dry Cleaning Services	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.43	\$1.11	\$2.69	\$8.23 / square foot
<i>Custom</i>	\$4.43	\$1.11	\$1.81	\$7.35 / square foot
<i>Light</i>	\$4.43	\$1.11	\$2.69	\$8.23 / square foot
<i>General</i>	\$4.43	\$1.11	\$2.03	\$7.57 / square foot
<i>Heavy</i>	\$4.43	\$1.11	\$2.03	\$7.57 / square foot
<i>Cannabis Manufacturing</i>	\$4.43	\$1.11	\$2.69	\$8.23 / square foot
Recycling Facilities - All	\$4.43	\$2.44	\$2.03	\$8.90 / square foot
Research and Development	\$4.43	\$2.78	\$2.97	\$10.18 / square foot
Salvage and Wrecking	\$4.43	\$2.44	\$2.03	\$8.90 / square foot
Storage and Distribution	\$0.00	\$0.00	\$0.00	
<i>Indoor and Outdoor</i>	\$4.43	\$0.78	\$0.88	\$6.09 / square foot
<i>Personal</i>	\$4.43	\$0.04	\$0.71	\$5.18 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Outdoor Agriculture	\$4.43	\$1.45	\$2.69	\$8.57 / square foot
Animal Husbandry	\$4.43	\$1.45	\$2.69	\$8.57 / 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>	\$4.43	\$0.05	\$0.26	\$4.74 / square foot
Transportation and Delivery Services	\$0.00	\$0.00	\$0.00	
<i>Bus/Rail Passenger Stations</i>	\$4.43	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.43	\$1.45	\$2.31	\$8.19 / square foot
<i>Human-Powered</i>	\$4.43	\$0.78	\$0.88	\$6.09 / square foot
<i>Light Fleet</i>	\$4.43	\$0.78	\$0.88	\$6.09 / square foot
Utility Services	\$4.43	\$8.11	\$2.12	\$14.66 / square foot