



City of Emeryville
Development Impact Fees
 Fiscal Year 2018-2019 (valid July 1, 2018 through June 30, 2019)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,126	\$2,766	\$6,892 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$29,104	\$3,973	\$1,715	\$34,792 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$29,104	\$3,973	\$1,660	\$34,737 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$3,973	\$1,437	\$5,410 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$3,973	\$1,384	\$5,357 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,126	\$1,437	\$5,563 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,126	\$1,384	\$5,510 / dwelling unit
Domestic Violence Shelter	\$0	\$1,554	\$610	\$2,164 / bed
Group Residential	\$0	\$1,554	\$610	\$2,164 / bed
Mobile Home Park				
<i>Rental</i>	\$29,104	\$3,973	\$1,715	\$34,792 / dwelling unit
<i>Owner</i>	\$0	\$4,126	\$1,437	\$5,563 / dwelling unit
Residential Care Facility	\$4.42	\$6.00	\$2.06	\$12.48 / square foot
Supportive Housing	\$0	\$1,554	\$610	\$2,164 / bed
Transitional Housing	\$0	\$1,554	\$610	\$2,164 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.42	\$2.21	\$5.16	\$11.79 / square foot
<i>Performance</i>	\$4.42	\$1.68	\$106.96	\$113.06 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.42	\$2.00	\$4.02	\$10.44 / square foot
<i>Kennel/Animal Care</i>	\$4.42	\$3.10	\$15.36	\$22.88 / square foot
<i>Pet Stores</i>	\$4.42	\$2.21	\$5.16	\$11.79 / square foot
<i>Veterinary Services</i>	\$4.42	\$2.00	\$13.05	\$19.47 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.42	\$0.33	\$0.50	\$5.25 / square foot
<i>Indoor Entertainment</i>	\$4.42	\$1.34	\$13.59	\$19.35 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.42	\$2.21	\$11.75	\$18.38 / square foot
Business Services	\$4.42	\$2.21	\$20.51	\$27.14 / square foot
Colleges and Trade Schools	\$0.00	\$2.00	\$7.03	\$9.03 / square foot
Community Assembly	\$0.00	\$0.55	\$7.58	\$8.13 / square foot
Day Care Centers	\$0.00	\$3.10	\$15.36	\$18.46 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.42	\$5.54	\$9.41	\$19.37 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.42	\$5.54	\$6.23	\$16.19 / square foot
High Turnover (ITE Land Use 932)	\$4.42	\$5.54	\$8.17	\$18.13 / square foot
Fast Food (ITE Land Use 933)	\$4.42	\$5.54	\$36.16	\$46.12 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.42	\$5.54	\$45.16	\$55.12 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,554	\$610	\$2,164 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.42	\$0.55	\$1.52	\$6.49 / square foot

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Health Care				
<i>Clinics and Medical Offices</i>	\$4.42	\$4.04	\$9.87	\$18.33 / square foot
<i>Hospitals</i>	\$4.42	\$3.22	\$2.57	\$10.21 / square foot
<i>Medical Laboratories (non research)</i>	\$4.42	\$2.00	\$8.71	\$15.13 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.42	\$0.65	\$2.68	\$7.75 / square foot
<i>Group Instruction</i>	\$4.42	\$0.65	\$2.68	\$7.75 / square foot
Libraries and Museums				
<i>Libraries</i>	\$4.42	\$1.55	\$20.19	\$26.16 / square foot
<i>Museums</i>	\$4.42	\$0.33	\$0.50	\$5.25 / square foot
Live/Work Unit	\$4.42	\$1.68		\$6.10 / square foot plus
plus			\$1,798	\$1,798 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.42	\$1.11		\$5.53 / square foot plus
plus			\$1,161	\$1,161 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.42	TBD	TBD	TBD / square foot
Marina	\$0	\$1,109	\$525	\$1,635 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.42			\$4.42 / square foot plus
plus		\$277	\$7,662	\$7,939 / stall
<i>Rentals</i>	\$4.42	\$1.68	\$2.76	\$8.86 / square foot
<i>Sales and Leasing</i>	\$4.42	\$1.45	\$7.24	\$13.11 / square foot
<i>Repair and Service</i>	\$4.42	\$1.11	\$12.34	\$17.87 / square foot
<i>Service Station</i>	\$4.42			\$4.42 / square foot plus
plus		\$278	\$7,673	\$7,951 / pump
<i>Towing and Impounding</i>	\$4.42	\$1.11	\$13.84	\$19.37 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.42	\$4.04	\$4.13	\$12.59 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.42	\$4.04	\$3.91	\$12.37 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.42	\$2.21	\$4.02	\$10.65 / square foot
Public Safety Facilities	\$0.00	\$2.21	\$3.33	\$5.54 / square foot
Recreation				
<i>Gaming</i>	\$4.42	\$2.21	\$37.16	\$43.79 / square foot
<i>All Other</i>	\$4.42	\$2.21	\$9.76	\$16.39 / square foot
Repair Services	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.42	\$2.21	\$11.80	\$18.43 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.42	\$2.21	\$43.50	\$50.13 / square foot
<i>All Other</i>	\$4.42	\$2.21	\$5.16	\$11.79 / square foot
Schools	\$0.00	\$1.11	\$3.31	\$4.42 / square foot
Social Service Facilities	\$0.00	\$3.55	\$4.13	\$7.68 / square foot

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Industrial				
Arts-Industrial - All	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Commercial Kitchens	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Construction and Maintenance	\$4.42	\$0.78	\$0.88	\$6.08 / square foot
Crematories	\$4.42	\$2.43	\$2.02	\$8.87 / square foot
Food Production and Assembly - All	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Hazardous Waste Facilities - All	\$4.42	\$2.43	\$2.02	\$8.87 / square foot
Laundry and Dry Cleaning Services	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.42	\$1.11	\$2.68	\$8.21 / square foot
<i>Custom</i>	\$4.42	\$1.11	\$1.80	\$7.33 / square foot
<i>Light</i>	\$4.42	\$1.11	\$2.68	\$8.21 / square foot
<i>General</i>	\$4.42	\$1.11	\$2.02	\$7.55 / square foot
<i>Heavy</i>	\$4.42	\$1.11	\$2.02	\$7.55 / square foot
<i>Cannabis Manufacturing</i>	\$4.42	\$1.11	\$2.68	\$8.21 / square foot
Recycling Facilities - All	\$4.42	\$2.43	\$2.02	\$8.87 / square foot
Research and Development	\$4.42	\$2.77	\$2.96	\$10.15 / square foot
Salvage and Wrecking	\$4.42	\$2.43	\$2.02	\$8.87 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$4.42	\$0.78	\$0.88	\$6.08 / square foot
<i>Personal</i>	\$4.42	\$0.04	\$0.71	\$5.17 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Outdoor Agriculture	\$4.42	\$1.45	\$2.68	\$8.55 / square foot
Animal Husbandry	\$4.42	\$1.45	\$2.68	\$8.55 / 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>	\$4.42	\$0.05	\$0.26	\$4.73 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.42	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.42	\$1.45	\$2.30	\$8.17 / square foot
<i>Human-Powered</i>	\$4.42	\$0.78	\$0.88	\$6.08 / square foot
<i>Light Fleet</i>	\$4.42	\$0.78	\$0.88	\$6.08 / square foot
Utility Services	\$4.42	\$8.09	\$2.11	\$14.62 / square foot