



City of Emeryville Development Impact Fees

Fiscal Year 2020-2021 (valid July 1, 2020 through June 30, 2021)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,399	\$2,950	\$7,349 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$31,032	\$4,236	\$1,829	\$37,097 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$31,032	\$4,236	\$1,770	\$37,038 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$4,236	\$1,532	\$5,768 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,236	\$1,476	\$5,712 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,399	\$1,532	\$5,931 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,399	\$1,476	\$5,875 / dwelling unit
Domestic Violence Shelter	\$0	\$1,657	\$651	\$2,308 / bed
Group Residential	\$0	\$1,657	\$651	\$2,308 / bed
Mobile Home Park				
<i>Rental</i>	\$31,032	\$4,236	\$1,829	\$37,097 / dwelling unit
<i>Owner</i>	\$0	\$4,399	\$1,532	\$5,931 / dwelling unit
Residential Care Facility	\$4.71	\$6.40	\$2.20	\$13.31 / square foot
Supportive Housing	\$0	\$1,657	\$651	\$2,308 / bed
Transitional Housing	\$0	\$1,657	\$651	\$2,308 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
<i>Performance</i>	\$4.71	\$1.79	\$114.05	\$120.55 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.71	\$2.14	\$4.29	\$11.14 / square foot
<i>Kennel/Animal Care</i>	\$4.71	\$3.31	\$16.37	\$24.39 / square foot
<i>Pet Stores</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
<i>Veterinary Services</i>	\$4.71	\$2.14	\$13.92	\$20.77 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.71	\$0.35	\$0.53	\$5.59 / square foot
<i>Indoor Entertainment</i>	\$4.71	\$1.42	\$14.49	\$20.62 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.71	\$2.36	\$12.53	\$19.60 / square foot
Business Services	\$4.71	\$2.36	\$21.87	\$28.94 / square foot
Colleges and Trade Schools	\$0.00	\$2.14	\$7.50	\$9.64 / square foot
Community Assembly	\$0.00	\$0.58	\$8.08	\$8.66 / square foot
Day Care Centers	\$0.00	\$3.31	\$16.37	\$19.68 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.71	\$5.91	\$10.04	\$20.66 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.71	\$5.91	\$6.65	\$17.27 / square foot
High Turnover (ITE Land Use 932)	\$4.71	\$5.91	\$8.71	\$19.33 / square foot
Fast Food (ITE Land Use 933)	\$4.71	\$5.91	\$38.55	\$49.17 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.71	\$5.91	\$48.16	\$58.78 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,657	\$651	\$2,308 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.71	\$0.58	\$1.62	\$6.91 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Health Care				
<i>Clinics and Medical Offices</i>	\$4.71	\$4.31	\$10.53	\$19.55 / square foot
<i>Hospitals</i>	\$4.71	\$3.43	\$2.74	\$10.88 / square foot
<i>Medical Laboratories (non research)</i>	\$4.71	\$2.14	\$9.28	\$16.13 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.71	\$0.69	\$2.86	\$8.26 / square foot
<i>Group Instruction</i>	\$4.71	\$0.69	\$2.86	\$8.26 / square foot
Libraries and Museums				
Libraries	\$4.71	\$1.65	\$21.53	\$27.89 / square foot
Museums	\$4.71	\$0.35	\$0.53	\$5.59 / square foot
Live/Work Unit	\$4.71	\$1.79		\$6.50 / square foot plus
plus			\$1,917	\$1,917 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.71	\$1.18		\$5.89 / square foot plus
plus			\$1,238	\$1,238 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.71	TBD	TBD	TBD / square foot
Marina	\$0	\$1,183	\$560	\$1,743 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.71			\$4.71 / square foot plus
plus		\$296	\$8,169	\$8,465 / stall
<i>Rentals</i>	\$4.71	\$1.79	\$2.95	\$9.45 / square foot
<i>Sales and Leasing</i>	\$4.71	\$1.54	\$7.72	\$13.97 / square foot
<i>Repair and Service</i>	\$4.71	\$1.18	\$13.15	\$19.04 / square foot
<i>Service Station</i>	\$4.71			\$4.71 / square foot plus
plus		\$296	\$8,181	\$8,477 / pump
<i>Towing and Impounding</i>	\$4.71	\$1.18	\$14.76	\$20.65 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.71	\$4.31	\$4.40	\$13.42 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.71	\$4.31	\$4.17	\$13.19 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.71	\$2.36	\$4.29	\$11.36 / square foot
Public Safety Facilities	\$0.00	\$2.36	\$3.55	\$5.91 / square foot
Recreation				
<i>Gaming</i>	\$4.71	\$2.36	\$39.62	\$46.69 / square foot
<i>All Other</i>	\$4.71	\$2.36	\$10.41	\$17.48 / square foot
Repair Services	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.71	\$2.36	\$12.58	\$19.65 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.71	\$2.36	\$46.38	\$53.45 / square foot
<i>All Other</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
Schools	\$0.00	\$1.18	\$3.53	\$4.71 / square foot
Social Service Facilities	\$0.00	\$3.79	\$4.40	\$8.19 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - All	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Commercial Kitchens	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Construction and Maintenance	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
Crematories	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Food Production and Assembly - All	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Hazardous Waste Facilities - All	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Laundry and Dry Cleaning Services	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
<i>Custom</i>	\$4.71	\$1.18	\$1.92	\$7.81 / square foot
<i>Light</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
<i>General</i>	\$4.71	\$1.18	\$2.16	\$8.05 / square foot
<i>Heavy</i>	\$4.71	\$1.18	\$2.16	\$8.05 / square foot
<i>Cannabis Manufacturing</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
Recycling Facilities - All	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Research and Development	\$4.71	\$2.96	\$3.16	\$10.83 / square foot
Salvage and Wrecking	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Storage and Distribution	\$0.00	\$0.00	\$0.00	
<i>Indoor and Outdoor</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
<i>Personal</i>	\$4.71	\$0.04	\$0.75	\$5.50 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Outdoor Agriculture	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Animal Husbandry	\$4.71	\$1.54	\$2.86	\$9.11 / 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>	\$4.71	\$0.05	\$0.28	\$5.04 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.71	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.71	\$1.54	\$2.46	\$8.71 / square foot
<i>Human-Powered</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
<i>Light Fleet</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
Utility Services	\$4.71	\$8.62	\$2.25	\$15.58 / square foot