

Goleta Transportation Improvement Program Fee Calculation

July 2025

Summary procedure

Transportation Improvement Program (TIP) fees, also known as the transportation impact mitigation program fees, are calculated based on the number of new vehicle trips that different types of development—such as residential, retail, and commercial—are projected to generate. For the Goleta TIPs (GTIPs), transportation projects were analyzed from the Goleta community plan, which includes the unincorporated areas of Goleta. The total estimated costs of these planned improvement projects were calculated as of 2019. To keep the fees aligned with current costs, annual adjustments were then applied to escalate the 2019 estimates to Fiscal Year 2024/2025 levels using the Construction Cost Index (CCI) escalation factor. The base GTIP fee was then determined by dividing the net cost to the County (after accounting for outside funding) by the number of new trips expected from the future development.

New Trips Generated

Retail

Description / Community Plan	Current 2020 [2]	Buildout 2040 [2]	Potential Development
Eastern Goleta Valley Community Plan	1,773,453	1,875,270	101,817
Goleta Community Plan	6,737,860	6,737,860	-
	8,511,313	8,613,130	101,817

Commercial

Description / Community Plan	Current 2020 [2]	Buildout 2040 [2]	Potential Development
Eastern Goleta Valley Community Plan	619,850	647,142	27,292
Goleta Community Plan	224,547	344,015	119,468
	844,397	991,157	146,760

Residential

Description / Community Plan	2019 [2]	Buildout 2040 [2]	Potential Development
Eastern Goleta Valley Community Plan	10,163	10,771	608
Goleta Community Plan	3,003	3,534	531
	13,166	14,305	1,139

GTIP total = Retail + Commercial (normalized by Peak Hour Factor of 4.32 and calculated for a 1000SF area) + Residential subtotals = 2,146

Public Facilities Needs List Through 2025 – Summary Table (2019)

ITEM		2019 Estimated Cost	Project Description
ROADWAYS			
G-1	Hollister Widening from San Antonio Road to SR 154-- BRIDGE	\$36,231,835	4-lane widening, San Antonio Road to SR-154 (Bridge)
G-2	Hollister Widening from San Antonio Road to SR 154-- ROAD	\$17,063,166	4-lane widening, San Antonio Road to Hwy 154 (Road)
G-3	Los Carneros Road Widening - Mesa Road to El Colegio Road	\$4,234,000	
INTERSECTIONS			
G-4	Los Carneros Road/Mesa Road Intersection Improvements	\$3,110,000	
G-5	Traffic Signals – Various Locations (3 Intersections)	\$2,175,000	Traffic Signals – Various Locations
NEIGHBORHOOD TRAFFIC MANAGEMENT			
G-6	IV Circulation and Parking	\$10,900,000	Speed Humps/Tables, Chokers, Diverters, Circles
G-7	Landscaped Medians	\$794,479	Construct 1,500 feet of raised landscaped medians
G-8	Traffic Calming and Reduction Projects	\$1,675,000	Speed Humps/Tables, Chokers, Diverters, Circles
BIKEWAY IMPROVEMENTS			
G-9	Reconstruct Atascadero Creek Bike Path	\$605,300	
G-10	Patterson Ave Class II Lanes-Hollister Ave to Atascadero Creek Bike Path	\$936,500	Hollister Ave to Atascadero Creek Bike Path (county section)
G-11	Class I Bikeway Lighting - Illuminate Key Class I Facilities	\$975,000	Install Lighting on Class 1 Bikeways
TRANSIT, PEDESTRIAN, AND OTHER HARDSCAPE IMPROVEMENTS			
G-12	Sidewalk Improvements @ Locations TBD	\$1,125,000	Construct sidewalk improvements; locations TBD
G-13	Bus Stop Upgrade	\$475,000	Sidewalk and bus stop ADA accessibility improvements
PLAN ADMINISTRATION			
G-14	GTIP Administrative Costs,	\$100,000	Public Hearings, staff time, annual updates, etc.
G-15	Traffic Model Updates	\$100,000	Model Runs, Analysis, etc.

Engineering Estimates for Projects Listed in the 2019 Summary Table
G1 and G2 - Hollister Widening from San Antonio Rd to SR 154-BRIDGE & ROAD

Hollister PSR Total Project Cost Calculation:				
rounded to the nearest 1,000				
	Alt 1	Alt 1 Rndbts	Alt 2	Alt 1 Rndbts
Preliminary Engineering	5,909,000	5,920,000	5,849,000	5,885,000
Environmental	2,298,000	2,302,000	2,275,000	2,289,000
Right of Way Property	5,867,000	32,160,000	5,846,000	31,068,000
Right of Way Costs	1,467,000	4,400,000	1,462,000	4,386,000
Right of Way Total	7,334,000	36,560,000	7,308,000	35,454,000
Roadway Items of Work	8,301,000	8,347,000	8,031,000	8,192,000
Contingency - 25%	2,075,000	2,087,000	2,008,000	2,048,000
Supplemental Work	135,000	135,000	135,000	135,000
Roadway Construction	10,511,000	10,569,000	10,174,000	10,374,000
Structure Items of Work	17,855,000	17,855,000	17,855,000	17,855,000
Contingency - 25%	4,464,000	4,464,000	4,464,000	4,464,000
Structure Construction	22,319,000	22,319,000	22,319,000	22,319,000
Construction Total	32,830,000	32,888,000	32,493,000	32,694,000
Const Engineering	4,924,000	4,933,000	4,874,000	4,904,000
Total Project Cost:	53,295,000	82,603,000	52,799,000	81,226,000
Assumptions:				
1. PE and Environmental: 25% of Construction Total.				
2. Environmental: 7% of the PE.				
3. Right of Way Property: estimates provided which include acquisition, and for the alternatives with roundabouts, relocation costs.				
4. Right of Way Costs: costs associated with right of way acquisition. ROW costs to 25% of Property. Alternatives with roundabouts would have three times the associated costs as alternatives without.				
5. Construction Total: includes 25% contingency				
6. Const Engineering: 15% of Construction Total				
7. Total Project Cost: did not add a Total Project Cost contingency because the construction contingency is possibly sufficient.				

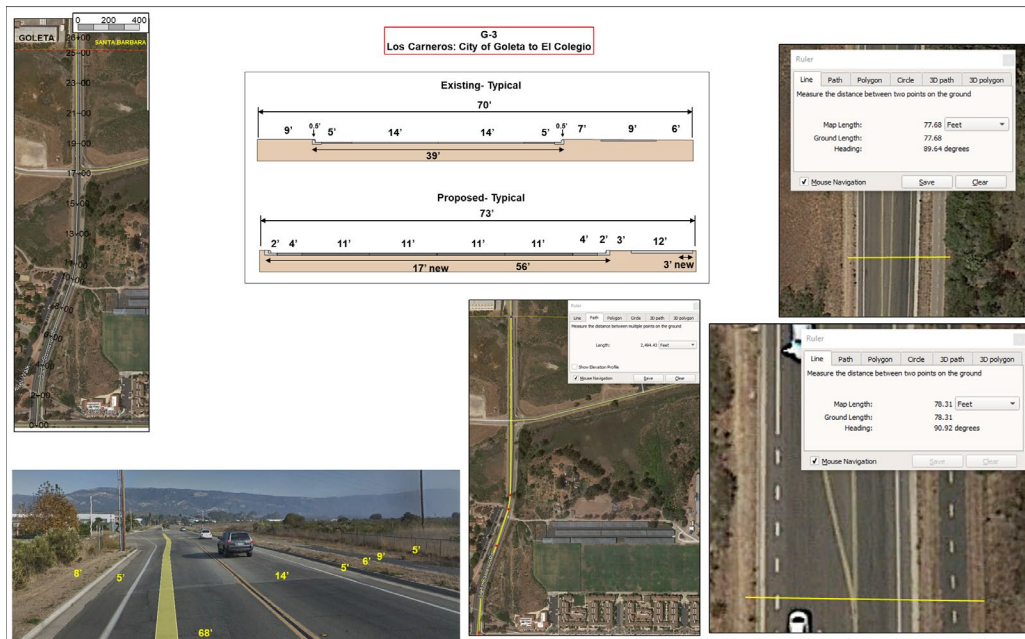
		ROADWAY	BRIDGE
	TOTAL	32.00%	68.00%
CON	\$32,830,000	\$10,511,000	\$22,319,000
PE	\$5,909,000	\$1,891,852	\$4,017,148
Enviro	\$2,298,000	\$735,738	\$1,562,262
R/W	\$7,334,000	\$2,348,086	\$4,985,914
CE	\$4,924,000	\$1,576,490	\$3,347,510
TOTAL	\$53,295,000	\$17,063,166	\$36,231,835

G3 - Los Carneros Widening - Mesa Rd to El Colegio Rd

Item	Description	Units	qty	Unit \$	Estimated Total
1	Clearing and Grubbing	LS	1	\$50,000	\$50,000
2	Roadway Ex	CY	4,100	\$40	\$164,000
3	Pulverize Existing Road	SY	2,800	\$30	\$84,000
4	Class 2 Base	CY	1,800	\$40	\$72,000
5	HMA	TON	3,000	\$150	\$450,000
6	Curb and Gutter	LF	5,000	\$40	\$200,000
7	ADA Curb Ramp	EA	2	\$5,000	\$10,000
8	Class 1 Bike Path	LF	2,500	\$100	\$250,000
8	striping	LF	10,000	\$5	\$50,000
9	signs and markings	LS	1	\$2,000	\$2,000
10	Landscaping and mitigation	LS	1	\$100,000	\$100,000
11	bioswale/drainage	LF	2,500	\$200	\$500,000
12	Specialty Items	LS	1	\$50,000	\$50,000
13	Traffic Control and Maintenance	LS	1	\$100,000	\$100,000
14	Job Site Management	LS	1	\$50,000	\$50,000
15	Mobilization	5%			\$105,000
16	Contingency	25%			\$219,000
Estimated Total Construction Cost					\$2,456,000
Item	Description				
1	Utilities and R/W				\$250,000
2	Design Engineering	25%			\$614,000
3	Construction Engineering	25%			\$614,000
4	Environmental Process	5%			\$300,000
Estimated Total Engineering and Right-of-Way Cost					\$1,778,000

Total Estimated Project Cost

\$4,234,000



G4 - Los Carneros Road/Mesa Road Intersection Improvements

Item	Description	Units	qty	Unit \$	Estimated Total
1	Roadway Ex	CY	2,500	\$25	\$63,000
2	Class 3 Base	CY	2,000	\$40	\$80,000
3	HMA	TON	2,500	\$150	\$375,000
4	Curb and Gutter	LF	3500	\$30	\$105,000
5	ADA Curb Ramp	EA	8	\$5,000	\$40,000
6	PCC Pathway	SY	2400	\$50	\$120,000
7	Class 1 Bike Path	LF	1800	\$150	\$270,000
8	Signs and Striping	LS	1	\$50,000	\$50,000
9	Landscaping and mitigation	LS	1	\$100,000	\$100,000
10	Drainage items	LS	1	\$300,000	\$300,000
11	Specialty Items	LS	1	\$50,000	\$50,000
12	Traffic Control and Maintenance	LS	1	\$100,000	\$100,000
13	Job Site Management	LS	1	\$50,000	\$50,000
14	Mobilization	5%			\$86,000
15	Contingency	25%			\$179,000
Estimated Total Construction Cost					\$1,968,000
Item	Description				
1	Utilities and R/W				\$250,000
2	Design Engineering	15%			\$296,000
3	Construction Engineering	15%			\$296,000
4	Environmental Process	5%			\$300,000
Estimated Total Engineering and Right-of-Way Cost					\$1,142,000

Total Estimated Project Cost

\$3,110,000



G5- Traffic Signals – Various Locations (3 Intersections)

Item	Description	Units	qty	Unit \$	Estimated Total
1	Traffic Signal Poles, heads, materials	LS	1	\$100,000	\$100,000
2	Footings	EA	4	\$15,000	\$60,000
3	small pole footings	ea	4	\$10,000	\$40,000
4	Trenching, wiring, conduit, boxes	LS	1	\$50,000	\$50,000
5	Cabinets and battery backups	ea	1	\$25,000	\$25,000
6	Curb and Gutter	LF	200	\$50	\$10,000
7	ADA Curb Ramp	EA	4	\$5,000	\$20,000
8	trenching and patching	LF	300	\$200	\$60,000
9	signs and misc	LS	1	\$5,000	\$5,000
10	Traffic Control and Maintenance	LS	1	\$50,000	\$50,000
11	Job Site Management	LS	1	\$25,000	\$25,000
12	Mobilization	5%			\$18,000
13	Contingency	25%			\$37,000
Estimated Total Construction Cost					\$500,000
Item	Description				
1	Utilities and R/W				\$50,000
2	Design Engineering	15%			\$75,000
3	Construction Engineering	15%			\$75,000
4	Environmental Process				\$25,000
Estimated Total Engineering and Right-of-Way Cost					\$225,000

Total Estimated Project Cost
Total cost for 3 intersections

\$725,000

\$2,175,000

G6 - IV Circulation and Parking

ITEM	Count	Unit \$	Total
Bulbout	10	\$220,000	\$2,200,000
Traffic Circle	9	\$340,000	\$3,060,000
Two-way Tee	12	\$470,000	\$5,640,000
		Total	\$10,900,000

Bulbouts

Item	Description	Cost
1	Clear and Grub	\$17,200
2	Earthwork Items	\$10,200
3	Curb and Gutter	\$5,100
4	Sidewalk	\$11,000
5	Curb Ramps	\$16,000
6	Storm Drain	\$8,000
7	Drain Inlets and Manholes	\$8,000
8	Class 2 Base	\$6,500
9	HMA	\$20,000
10	Traffic Items (signs, paint, etc)	\$10,000
11	Contingency	\$28,000
		\$140,000
Item	Description	Cost
1	Right of Way Items	\$15,000
2	Design Engineering	\$35,000
3	Construction Engineering	\$25,000
4	Environmental Process	\$5,000
		\$80,000
	Total cost/intersection	\$220,000
	Total (10 Intersections)	\$2,200,000

Traffic Circle

Item	Description	Estimated Total
1	Clear and Grub	\$15,400
2	Earthwork Items	\$18,600
3	Curb and Gutter	\$6,000
4	Sidewalk	\$40,000
5	Curb Ramps	\$16,000
6	Storm Drain	\$20,000
7	Drain Inlets and Manholes	\$20,000
8	Class 2 Base	\$8,000
9	HMA	\$22,000
10	Traffic Items (signs, paint, etc)	\$10,000
11	Contingency	\$44,000
		\$220,000
Item	Description	Estimated Total

1	Right of Way Items	\$15,000
2	Design Engineering	\$57,000
3	Construction Engineering	\$41,000
4	Environmental Process	\$7,000
		\$120,000
	Total cost/circle	\$340,000
	Total (9 circles)	\$3,000,000

Two-way Tee

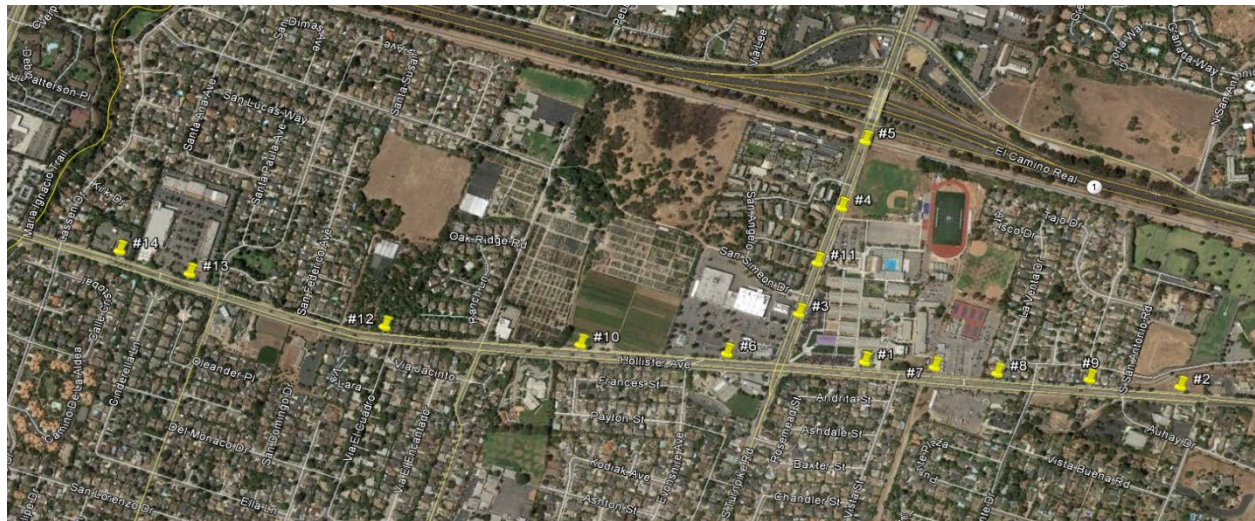
Item	Description	Estimated Total
1	Clear and Grub	\$20,000
2	Earthwork Items	\$21,000
3	Curb and Gutter	\$9,000
4	Sidewalk	\$40,000
5	Curb Ramps	\$16,000
6	Storm Drain	\$40,000
7	Drain Inlets and Manholes	\$40,000
8	Class 2 Base	\$12,000
9	HMA	\$41,000
10	Traffic Items (signs, paint, etc)	\$10,000
11	Contingency	\$61,000
		\$312,000
Item	Description	Estimated Total
1	Right of Way Items	\$15,000
2	Design Engineering	\$78,000
3	Construction Engineering	\$55,000
4	Environmental Process	\$10,000
		\$158,000
	Total cost/2-way Tee	\$470,000
	Grand total (12 2-way Tees)	\$5,640,000

G7 - Landscaped Medians

Item	Description	Units	qty	Unit \$	Estimated Total
1	Clear and Grub	LS	1	\$10,000	\$10,000
2	Earthwork Items	CY	800	\$50	\$40,000
3	Class 2 Base	CY	420	\$50	\$21,000
4	HMA	TON	2,737	\$150	\$410,479
5	Drainage work	LF	1,600	\$20	\$32,000
8	TC and other minor items	LS	1	\$10,000	\$10,000
9	Mobilization	LS	1	\$0	\$53,000
10	Contingency	LS	1		\$58,000
					\$634,479
Item	Description				Estimated Total
1	Right of Way Items				\$0
2	Design Engineering	10%			\$64,000
3	Construction Engineering	10%			\$64,000
4	Environmental Process	5%			\$32,000
					\$160,000
Total Cost					\$794,479

G8 - Traffic Calming and Reduction Projects

Median #	Location	LF	Planted LF	Meter #	Est.
1	Hollister E. of Turnpike	700	400	190-007	\$150,000
2	Hollister E. of San Antonio Rd	480	250	194-040	\$95,000
3	Turnpike N. of Hollister	280	130		\$50,000
4	Turnpike S. of Camino de Vida	470	80		\$37,000
5	Turnpike S. of US 101	400	380		\$138,000
6	Hollister W. of Turnpike	290	90		\$37,000
7	Hollister E. of Magna Vista	390	60		\$29,000
8	Hollister W. of Puente	390	150	190-005	\$59,000
9	Hollister E. of Puente	540	150	190-002	\$62,000
10	Hollister E. of San Marcos	1320	930	186-400	\$343,000
11	Turnpike S. of San Gordiano	230	50		\$22,000
12	Hollister W. of San Marcos	1730	1330	184-770	\$487,000
13	Hollister W. of Walnut	300	140		\$54,000
14	Hollister E. of Lassen	660	290	181-926	\$112,000
Total					\$1,675,000

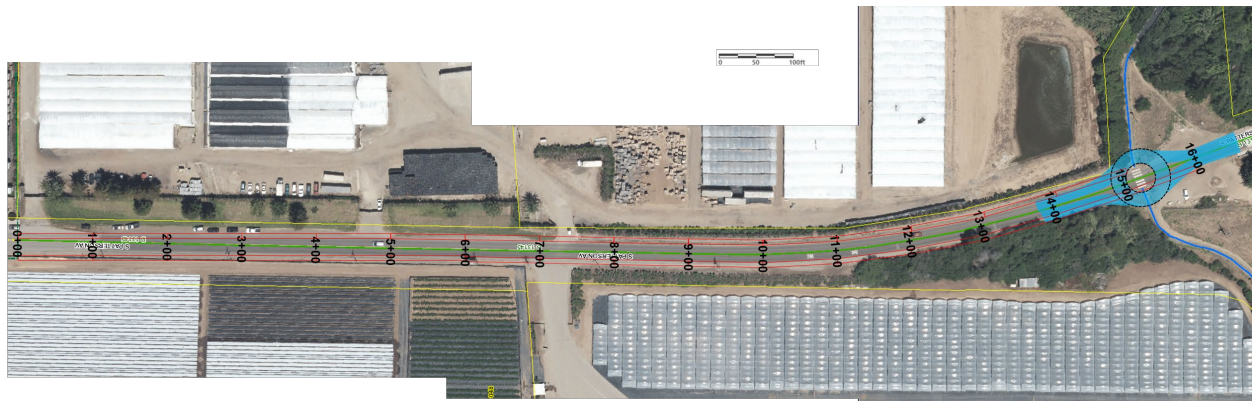


G9 - Reconstruct Atascadero Creek Bike Path

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL
1	CONSTRUCTION AREA SIGNS	LS	1	\$5,000	\$5,000
2	TRAFFIC CONTROL SYSTEM	LS	1	\$15,000	\$15,000
3	DIGOUTS	SF	1,000	\$30	\$30,000
4	COLD PLANE ASPHALT CONCRETE PAVEMENT	SY	750	\$10	\$7,500
5	HOT MIX ASPHALT (TYPE A)	TON	2,000	\$150	\$300,000
6	SHOULDER BACKING	STA	160	\$250	\$40,000
7	PAINT TRAFFIC STRIPE (2 COAT)	LF	15,500	\$1	\$15,500
8	PAINT PAVEMENT MARKING (2-COAT)	SF	500	\$10	\$5,000
					\$418,000
				CONTINGENCY	\$41,000
				PE	\$83,600
				CE	\$62,700
				TOTAL	\$605,300

G10 - Patterson Ave Class II Lanes-Hollister Ave to Atascadero Creek Bike Path

Item	Description	Units	qty	Unit \$	Estimated Total
1	Clear and Grub	LS	1	\$10,000	\$10,000
2	Earthwork Items	CY	830	\$50	\$41,500
3	Class 2 Base	CY	420	\$50	\$21,000
4	HMA	TON	540	\$150	\$81,000
5	Drainage Ditch work	LF	1,600	\$20	\$32,000
6	Specialty Items	LS	1	\$5,000	\$5,000
7	Roundabout	EA	1	\$300,000	\$300,000
8	TC and other minor items	LS	1	\$10,000	\$10,000
9	Mobilization	LS	1	\$0	\$51,000
10	Contingency	LS	1		\$56,000
					\$607,500
Item	Description				Estimated Total
1	Right of Way Items				\$0
2	Design Engineering	26%			\$158,000
3	Construction Engineering	18%			\$110,000
4	Environmental Process	10%			\$61,000
					\$329,000
Total Cost					\$936,500



G11 - Class I Bikeway Lighting - Illuminate Key Class I Facilities

Item	Description	Units	qty	Unit \$	Estimated Total
1	light pole, lights	LS	1	\$10,000	\$10,000
2	wiring	LS	1	\$500	\$500
3	foundation	LS	1	\$3,000	\$3,000
4	light installation	LS	1	\$1,000	\$1,000
					\$14,500
Item	Description				Estimated Total
1	Right of Way Items				\$0
2	Design Engineering	10%			\$2,000
3	Construction Engineering	10%			\$2,000
4	Environmental Process	5%			\$1,000
					\$5,000
Total Cost					\$19,500
				number of lights	
				50	\$975,000

G12 - Sidewalk Improvements @ Locations TBD

Item	Description	Units	qty	Unit \$	Estimated Total
1	ADA CURB RAMP	EA	50	\$5,000	\$250,000
2	CURB AND GUTTER	LF	2,000	\$50	\$100,000
3	SIDEWALK	LF	2,000	\$150	\$300,000
4	CLEAR AND GRUB	EA	25	\$10,000	\$250,000
					\$900,000
Item	Description				Estimated Total
1	Right of Way Items				\$0
2	Design Engineering	10%			\$90,000
3	Construction Engineering	10%			\$90,000
4	Environmental Process	5%			\$45,000
					\$225,000
Total Cost					\$1,125,000

G13- Bus Stop Upgrade

Item	Description	Units	qty	Unit \$	Estimated Total
1	ADA ACCESS	EA	10	\$7,000	\$70,000
2	SHELTER	EA	10	\$20,000	\$200,000
3	SIGNS AND LIGHTS	EA	10	\$1,000	\$10,000
4	INSTALLATION	EA	10	\$10,000	\$100,000
					\$380,000
Item	Description				Estimated Total
1	Right of Way Items				\$0
2	Design Engineering	10%			\$38,000
3	Construction Engineering	10%			\$38,000
4	Environmental Process	5%			\$19,000
					\$95,000
Total Cost					\$475,000

G14 - GTIP Administrative Costs,

Item	Description	Unit	QTY	Unit \$	Cost
1	Project Management/engineering analysis	hrs	200	\$200	\$40,000
2	Admin/meetings/etc	hrs	400	\$150	\$60,000
					\$100,000

G15 - Traffic Model Updates

Item	Description	Unit	QTY	Unit \$	Cost
1	Traffic counts	LS	1	\$20,000	\$20,000
2	technician	hrs	100	\$100	\$10,000
3	Project Management/engineering analysis	hrs	100	\$150	\$15,000
4	Modeling consultant	hrs	200	\$200	\$40,000
5	Admin/meetings/etc	hrs	100	\$150	\$15,000
					\$100,000

Conversion of 2019 Estimates to FY 24/25

Convert costs from 2019 to FY 24/5 based on CCI escalation factor

		FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25			
Project	Escalation factor	0.014	-0.50%	8.10%	3.50%	12.00%	1.20%	Off setting to Development	offsetting revenue assumption	Net Costs to County
Hollister Widening from San Antonio	\$36,231,835	\$36,739,081	\$36,555,385	\$39,516,371	\$40,899,444	\$45,807,378	\$46,357,066	\$37,085,653	HBP funding 80%	\$9,271,413
Hollister Widening from San Antonio	\$17,063,166	\$17,302,050	\$17,215,540	\$18,609,999	\$19,261,349	\$21,572,711	\$21,831,583	\$4,366,317	RTIP/RSTP funding 20%	\$17,465,267
Los Carneros Road Widening - Mesa R	\$4,234,000	\$4,293,276	\$4,271,810	\$4,617,826	\$4,779,450	\$5,352,984	\$5,417,220	\$2,708,610	UCSB LRDP settlement funding 50%	\$2,708,610
Los Carneros Road/Mesa Road Interse	\$3,110,000	\$3,153,540	\$3,137,772	\$3,391,932	\$3,510,649	\$3,931,927	\$3,979,111	\$1,989,555	UCSB LRDP settlement funding 50%	\$1,989,555
Traffic Signals - Various Locations	\$2,175,000	\$2,205,450	\$2,194,423	\$2,372,171	\$2,455,197	\$2,749,821	\$2,782,818	\$1,391,409	HSIP, RMRA, or Meas A funding 50%	\$1,391,409
IV Circulation and Parking	\$10,900,000	\$11,052,600	\$10,997,337	\$11,888,121	\$12,304,206	\$13,780,710	\$13,946,079	\$6,973,039	IVCSD, RMRA, ATP, or Meas A funding 50%	\$6,973,039
Landscaped Medians	\$794,479	\$805,601	\$801,573	\$866,501	\$896,828	\$1,004,448	\$1,016,501	\$508,251	CSA-3 50%	\$508,251
Traffic Calming and Reduction Proje	\$1,675,000	\$1,698,450	\$1,689,958	\$1,826,844	\$1,890,784	\$2,117,678	\$2,143,090	\$1,071,545	HSIP, RMRA, or Meas A funding 50%	\$1,071,545
Reconstruct Atascadero Creek Bike E	\$605,300	\$613,774	\$610,705	\$660,172	\$683,278	\$765,272	\$774,455	\$387,228	CSA-3, RMRA match 50%	\$387,228
Patterson Ave Class II Lanes-Hollis	\$936,500	\$949,611	\$944,863	\$1,021,397	\$1,057,146	\$1,184,003	\$1,198,211	\$599,106	CSA-3, RMRA match 50%	\$599,106
Class I Bikeway Lighting - Illumina	\$975,000	\$988,650	\$983,707	\$1,063,387	\$1,100,606	\$1,232,678	\$1,247,470	\$623,735	CSA-3, RMRA match 50%	\$623,735
Sidewalk Improvements @ Locations T	\$1,125,000	\$1,140,750	\$1,135,046	\$1,226,985	\$1,269,929	\$1,422,321	\$1,439,389	\$719,694	RMRA, IVCSD, Meas A 50% match	\$719,694
Bus Stop Upgrade	\$475,000	\$481,650	\$479,242	\$518,060	\$536,192	\$600,536	\$607,742	\$0	no TDA available- 100% goes to MTD	\$607,742
GTIP Administrative Costs,	\$100,000	\$101,400	\$100,893	\$109,065	\$112,883	\$126,429	\$127,946	\$0	no match	\$127,946
Traffic Model Updates	\$100,000	\$101,400	\$100,893	\$109,065	\$112,883	\$126,429	\$127,946	\$0	no match	\$127,946
									Total	\$44,572,485

Total	\$44,572,485
New Trips Generated	2146
Base fee	\$20,770.03