

Orcutt 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 Orcutt TIPs (OTIPs), transportation projects were analyzed from the Orcutt community plan. 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 OTIP 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 future development.

New Trips Generated

Retail

Description / Community Plan	Current 2020 [2]	Buildout 2040 [2]	Potential Development
Orcutt Community Plan	3,315,661	3,587,244	271,583

Commercial

Description / Community Plan	Current 2020 [2]	Buildout 2040 [2]	Potential Development
Orcutt Community Plan	1,847,652	3,077,684	1,230,032

Residential

Description / Community Plan	2019 [2]	Buildout 2040 [2]	Potential Development
Orcutt Community Plan	11,849	13,753	1,904

OTIP total = Retail + Commercial (normalized by Peak Hour Factor of 4.32 and calculated for a 1000SF area) + Residential subtotals = 8,391

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

Project	Total Cost
UVP widening	\$16,224,500
Rice Ranch: Improve Structural Section, Orcutt Road to Clark Ave	\$2,000,000
Stillwell: Improve Structural Section, Clark Avenue to Chancellor Street	\$1,800,000
Traffic Calming: locations to be determined locations	\$500,000
Clark at US101: realign ramps and improve intersection control as needed	\$7,500,000
Traffic Signals: Install 2 signals at locations to be determined based on circulation	\$800,000
Transit Improvements: provide transit infrastructure at various locations	\$300,000
Sidewalk Improvements: Construct sidewalks to fill gaps and improve pedestrian access	\$1,000,000
Project Study Reports: Complete PSR(s) as needed for Projects adjacent to State facilities	\$300,000
Model Updates	\$200,000
Median Projects	
Clark/Bradley (N,S, and W)	\$270,000
Clark/Foxenwood Lane	\$243,200
Clark Avenue	\$144,000
Bradley Road	\$240,000
Bike Path Capital Improvement Plan	
Bike Path Capital Improvements	\$4,256,989
TOTAL	\$35,778,689

Engineering Estimates for Projects Listed in the 2019 Summary Table

Union Valley Parkway

Item Description	UNIT COST	AMOUNT
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	\$150,000	\$150,000
CLEARING & GRUBBING AND REMOVALS	\$500,000	\$500,000
EXCAVATION AND GRADING	\$80	\$1,200,000
SAWCUTTING	\$10	\$120,000
COLD PLANE ASPHALT CONCRETE	\$4	\$128,000
DRAINAGE	\$1,950,000	\$1,950,000
SLURRY SEAL (TYPE II)	\$10	\$390,000
ASPHALT CONCRETE (TYPE A)	\$280	\$2,016,000
CLASS 2 AGGREGATE BASE	\$80	\$864,000
ROADWAY PREPARATION	\$10	\$1,920,000
P.C.C. MEDIAN CURB AND GUTTER	\$100	\$120,000
P.C.C. CURB & GUTTER	\$50	\$500,000
ASPHALT CONCRETE DIKE	\$50	\$50,000
P.C.C. SIDEWALK	\$20	\$1,200,000
CONSTRUCTION AREA SIGNS AND TRAFFIC CONTROL DEVICES	\$30,000	\$30,000
TRAFFIC CONTROL	\$300,000	\$300,000
TRAFFIC SIGNAL (UNION VALLEY PARKWAY / HUMMEL)	\$1,100,000	\$1,100,000
TRAFFIC SIGNAL (UNION VALLEY PARKWAY / MORNING RIDGE)	\$600,000	\$600,000
ROADSIDE SIGNS	\$500	\$50,000
PAINTED TRAFFIC STRIPE	\$2	\$60,000
PAINTED PAVEMENT MARKING	\$5	\$23,500
STREETLIGHT SYSTEM	\$500,000	\$500,000
HYDROSEEDING, LANDSCAPING	\$500,000	\$500,000
MOBILIZATION	\$300,000	\$300,000
TAR SAND REMEDIATION	\$300,000	\$300,000
CHAIN LINK FENCE	\$30	\$180,000
UTILITY RELOCATION	\$400,000	\$400,000
	Subtotal	\$15,451,500
	Contingencies	\$773,000
	Enviro	\$
	Design	\$
	Construction Admin	\$
	TOTAL COST	\$16,224,500

Rice Ranch Road Reconstruction

DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	ITEM TOTAL
TRAFFIC CONTROL SYSTEM	LS	1	\$30,000	\$30,000
FULL WIDTH GRIND	SY	26,000	\$10.	\$260,000
HOT MIX ASPHALT (TYPE A, 1/2" MAXIMUM GRADING)	TON	5,300	\$150	\$795,000
PAVING ASPHALT (BINDER, GEOSYNTHETIC INTERLAYER)	TON	8	\$1,000	\$8,000
GEOSYNTHETIC, PAVEMENT INTERLAYER	SY	26,000	\$1.00	\$26,000
REMOVE AND PLACE HOT MIX ASPHALT (3.5% DIGOUTS)	CY	1,300	\$450	\$585,000
ASPHALT EMULSION (PAINT BINDER)	TON	8	\$1,000	\$8,000
PAINT TRAFFIC STRIPE (2-COAT)	LF	15,000	\$1	\$15,000
PAINT PAVEMENT MARKING (2-COAT)	SF	4,000	\$1	\$4,000
MINOR CONCRETE - SIDEWALK	LF	4,000	\$15	\$60,000
ADA CURB RAMP AND MISC. CONCRETE	EA	4	\$5,000	\$20,000
SUPPLEMENTAL WORK (MAINTAIN TRAFFIC)	LS	1	\$10,000	\$10,000
CONTINGENCY			\$179,000	\$179,000
Total				\$2,000,000

Stillwell Road Reconstruction

DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	ITEM TOTAL
TRAFFIC CONTROL SYSTEM	LS	1	\$30,000	\$30,000
CLEARING AND GRUBBING	LS	1	\$30,000	\$30,000
COLD PLANING	SY	2,000	\$5	\$10,000
ROADWAY EX	CY	3,000	\$50	\$150,000
CLASS 2 BASE	CY	500	\$40	\$20,000
HOT MIX ASPHALT (TYPE A, 3/4" MAXIMUM GRADING)	TON	500	\$120	\$60,000
HOT MIX ASPHALT (TYPE A, 1/2" MAXIMUM GRADING)	TON	1,100	\$150	\$165,000
REMOVE AND PLACE HOT MIX ASPHALT (3.5% DIGOUTS)	CY	150	\$500	\$75,000
ASPHALT EMULSION (PAINT BINDER)	TON	12	\$1,000	\$12,000
PAINT TRAFFIC STRIPE (2-COAT)	LF	9,000	\$1	\$9,000
PAINT PAVEMENT MARKING (2-COAT)	SF	2,500	\$2	\$5,000
RETAINING WALL	LF	1,300	\$200	\$260,000
MINOR CONCRETE - CURB AND GUTTER	LF	2,700	\$20	\$54,000
MINOR CONCRETE - SIDEWALK	LF	2,700	\$20	\$54,000
ADA CURB RAMP AND MISC. CONCRETE	EA	6	\$5,000	\$30,000
BOX CULVERT AND DRAINAGE	LS	1	\$200,00	\$200,000
CONTINGENCY			\$116,000	\$116,000
DESIGN AND CONSTRUCTION ENGINEERING (25%, 15%)				\$520,000
Total				\$1,800,000

Traffic Calming

Description	Unit	QTY	Unit \$	amount
speed humps	EA	8	\$2,500	\$20,000
striping and marking	LS	1	\$10,000	\$10,000
signs	LS	1	\$5,000	\$5,000
hardscape	LS	1	\$10,000	\$10,000
Misc landscaping/grading	LS	1	\$5,000	\$5,000
			Subtotal	\$50,000
			Count	10
			Total	\$500,000

Clark Ave/ Highway 101 Interchange

Description	Quantity	Unit Cost	Cost
Excavation	20,000	35	\$700,000
Imported Borrow	32,000	25	\$800,000
Earthwork Contingency (10% of Earthwork)	1	170,000.00	\$170,000
Roadbed Preparation / Aggregate Base / AC Pavement	85,000	15	\$1,275,000
Drainage Lump Sum (10% of 1-2)	1	300,000.00	\$300,000
Barriers and Guardrail	1,200	200	\$240,000
Clearing / Landscaping	1	500,000.00	\$500,000
Environmental Mitigation	1	750,000.00	\$750,000
Traffic Signal	2	350,000.00	\$700,000
Striping & Signing (incl. removal)	1	50,000.00	\$50,000
Traffic Management Plan	1	750,000.00	\$750,000
MINOR ITEMS (5% of 1-5)	1	261,000.00	\$261,000
MOBILIZATION (10% of 1-6)	1	550,000.00	\$550,000
Acquisition	2,000	2	\$4,000
Utility Relocation	50,000	9	\$450,000
			\$7,500,000

Traffic Signals

	Description	Unit	QTY	Unit \$	Cost
1	large signal poles	EA	4	\$50,000	\$200,000
2	small signal poles	EA	4	\$10,000	\$40,000
3	Controller cabinet	LS	1	\$20,000	\$20,000
4	Misc electrical	LS	1	\$10,000	\$10,000
5	hardscape	LS	1	\$30,000	\$30,000
6	curb ramps	EA	4	\$15,000	\$60,000
7	signs and striping	LS	1	\$15,000	\$15,000
8	Misc landscaping/grading	LS	1	\$25,000	\$25,000
				subtotal	\$400,000
				locations	2
				Total	\$800,000

Transit Improvements

	Description	Unit	QTY	Unit \$	Cost
1	bus shelter	LS	1	\$15,000	\$15,000
2	hardscape modifications	SY	15	\$200	\$3,000
3	bus pocket upgrade	SY	15	\$250	\$3,750
4	misc landscaping and lighting	LS	1	\$8,250	\$8,250
				subtotal	\$30,000
				Locations	10
				Total cost	\$300,000

Sidewalk Improvements

	Description	Unit	QTY	Unit \$	Cost
1	curb and gutter	LF	2,000	\$50	\$100,000
2	sidewalk	SF	20,000	\$20	\$400,000
3	tree removals	EA	30	\$2,500	\$75,000
4	ADA curb ramps	EA	100	\$4,000	\$400,000
5	misc.	LS	1	\$25,000	\$25,000
					\$1,000,000

Project Study Reports

	Description	Unit	QTY	Unit \$	Cost
1	Caltrans/SBCAG oversight	LS	1	\$27,500	\$27,500
1	Project Management	hrs	500	\$150	\$75,000
2	Engineering and planning	hrs	500	\$150	\$75,000
3	Consultant	hrs	500	\$200	\$100,000
4	Admin/meetings/etc	hrs	150	\$150	\$22,500
					\$300,000

Model Updates

	Description	Unit	QTY	Unit \$	Cost
1	Traffic counts	LS	1	\$50,500	\$50,500
2	technician	hrs	200	\$100	\$20,000
3	Project Management/engineering analysis	hrs	200	\$150	\$30,000
4	Modeling consultant	hrs	400	\$200	\$80,000
5	Admin/meetings/etc	hrs	130	\$150	\$19,500
					\$200,000

Median Projects

	Landscaped Medians	LF	W	Area	unit \$/SF	Cost
1	Clark/Bradley (N,S, and W)	750	6	4,500	\$60	\$270,000
2	Clark/Foxenwood Lane	405	10	4,050	\$60	\$243,000
3	Clark Avenue	300	8	2,400	\$60	\$144,000
4	Bradley Road	500	8	4,000	\$60	\$240,000
						\$897,000

OTIP Bike Path Capital Improvement

ENR construction Cost Index

year	index	increase	compound
2014	9664	1.2%	162.3%
2013	9547	2.5%	158.3%
2012	9308	2.6%	154.4%
2011	9070	3.0%	149.9%
2010	8799	2.6%	146.1%
2009	8570	3.0%	141.8%
2008	8310	4.1%	136.2%
2007	7966	2.7%	132.6%
2006	7751	3.9%	127.6%
2005	7446	4.4%	122.1%
2004	7115	5.9%	115.3%
2003	6694	2.3%	112.7%
2002	6538	3.0%	109.4%
2001	6343	1.9%	107.4%
2000	6221	2.6%	104.6%
1999	6059	2.3%	102.3%
1998	5920		

facility	Site	Miles	Original estimate	revised cost
Orcutt Creek	8	0.6	\$138,627	\$225,000
Orcutt Creek	5	0.15	\$51,045	\$82,849
Orcutt Creek	18	0.6	\$204,180	\$331,396
Orcutt Creek	3	0.6	\$204,180	\$331,396
Orcutt Creek	19	0.2	\$68,060	\$110,465
Orcutt Creek	B	0.25	\$85,075	\$138,082
Orcutt Creek	S/O C	1	\$340,300	\$552,327
Orcutt Creek	west-trails	0.2	\$68,060	\$110,465
Orcutt Creek	D	0.4	\$136,120	\$220,931
Orcutt Creek	11	0.3	\$102,090	\$165,698
Orcutt Creek	C	0.1	\$34,030	\$55,233
Orcutt Creek	10	0.2	\$68,060	\$110,465
Orcutt Creek	20	0.15	\$51,045	\$82,849
Orcutt Creek	Terrazo Park	0.15	\$51,045	\$82,849
Orcutt Creek	26	0.3	\$102,090	\$165,698
Orcutt Creek	Hummel-101	1.2	\$408,360	\$662,793
Orcutt Creek	E/O KS22 - SR135	1.5	\$510,450	\$828,491
				\$4,256,989

Conversion of 2019 Estimates to FY 24/25

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

Roadway Improvements	Impact Fees	Grants/Other	Total Cost
UVP widening	\$4,000,000	\$12,224,500	\$16,224,500
Rice Ranch: Improve Structural Section, Orcu	\$2,000,000	\$0	\$2,000,000
Stillwell: Improve Structural Section, Clark A	\$1,800,000	\$0	\$1,800,000
Traffic Calming: locations to be determined lo	\$250,000	\$250,000	\$500,000
Clark at US101: realign ramps and improve in	\$5,600,000	\$1,900,000	\$7,500,000
Traffic Signals: Install 2 signals at locations to	\$400,000	\$400,000	\$800,000
Transit Improvements: provide transit infrastru	\$100,000	\$200,000	\$300,000
Sidewalk Improvements: Construct sidewalks	\$500,000	\$500,000	\$1,000,000
Project Study Reports: Complete PSR(s) as ne	\$200,000	\$100,000	\$300,000
Model Updates	\$200,000	\$0	\$200,000
Median Projects			
Clark/Bradley (N,S, and W)	\$270,000		\$270,000
Clark/Foxenwood Lane	\$243,200		\$243,200
Clark Avenue	\$144,000		\$144,000
Bradley Road	\$240,000		\$240,000
OTIP Bike Path Capital Improvement Plan			
OTIP Bike Path Capital Improvement	\$4,256,989		\$4,256,989

		FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Project	Escalation factor	1.40%	-0.50%	8.10%	3.50%	12.00%	1.20%
UVP widening							\$16,224,500
Rice Ranch: Improve Structural Secti	\$2,000,000	\$2,028,000	\$2,017,860	\$2,181,307	\$2,257,652	\$2,528,571	\$2,558,914
Stillwell: Improve Structural Section,	\$1,800,000	\$1,825,200	\$1,816,074	\$1,963,176	\$2,031,887	\$2,275,714	\$2,303,022
Traffic Calming: locations to be deter	\$500,000	\$507,000	\$504,465	\$545,327	\$564,413	\$632,143	\$639,728
Clark at US101: realign ramps and in	\$7,500,000	\$7,605,000	\$7,566,975	\$8,179,900	\$8,466,196	\$9,482,140	\$9,595,926
Traffic Signals: Install 2 signals at loc	\$800,000	\$811,200	\$807,144	\$872,523	\$903,061	\$1,011,428	\$1,023,565
Transit Improvements: provide trans	\$300,000	\$304,200	\$302,679	\$327,196	\$338,648	\$379,286	\$383,837
Sidewalk Improvements: Construct s	\$1,000,000	\$1,014,000	\$1,008,930	\$1,090,653	\$1,128,826	\$1,264,285	\$1,279,457
Project Study Reports: Complete PSR	\$300,000	\$304,200	\$302,679	\$327,196	\$338,648	\$379,286	\$383,837
Model Updates	\$200,000	\$202,800	\$201,786	\$218,131	\$225,765	\$252,857	\$255,891
Clark/Bradley (N,S, and W)	\$270,000	\$273,780	\$272,411	\$294,476	\$304,783	\$341,357	\$345,453
Clark/Foxenwood Lane	\$243,200	\$246,605	\$245,372	\$265,247	\$274,531	\$307,474	\$311,164
Clark Avenue	\$144,000	\$146,016	\$145,286	\$157,054	\$162,551	\$182,057	\$184,242
Bradley Road	\$240,000	\$243,360	\$242,143	\$261,757	\$270,918	\$303,428	\$307,070
Bike Path Capital Improvements	\$4,256,989	\$4,316,587	\$4,295,004	\$4,642,899	\$4,805,401	\$5,382,049	\$5,446,633
						Total	\$41,243,239

Total	\$41,243,239
New Trips Generated	8391
Base fee	\$4,915