

ROAD IMPROVEMENT FEE SCHEDULE

EFFECTIVE 3/1/2026

Cost per Peak Hour Trip

AVILA VALLEY

All Land Uses	\$12,732
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NORTH COAST

	A	B	C	D	E
Residential	\$720	\$1,225	\$1,566	\$723	\$348
Retail	\$324	\$324	\$324	\$308	\$324
Other	\$498	\$498	\$498	\$498	\$498

LOS OSOS

All Land Uses	\$3,895
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SAN MIGUEL

All Land Uses	\$7,471
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SOUTH COUNTY

	Area 1	Area 2
Residential	\$14,842	\$14,842
Retail	\$4,122	\$4,122
Other	\$6,342	\$6,342

TEMPLETON

	All Areas
All Land Uses	\$10,456

STATE ROUTE 227 CORRIDOR TRAFFIC MITIGATION PROGRAM

Requires entering into agreement with the Department. Fee determined on a case-by-case basis as determined by the applicant's civil engineer and approved by the Department of Public Works.

FEES BASED ON SUBDIVISION AGREEMENTS

CO 00-236 (Reso. 2003-183)	\$3,753		Tract 1990 (Reso. 2004-418)	\$3,212	
			Tract 2162-1 (Reso. 2003-322)	\$3,753	
Tract 1063 (Reso. 86-239)	\$5,044	7	Tract 2162-2B (Reso. 2022-256)	\$5,691	1
Tract 1094 (Reso. 86-330)	\$5,044	7	Tract 2629 (Reso. 2006-310)	\$18,810	1
Tract 1516 (Reso. 89-583)	\$8,225	7	Tract 2637 (Reso. 2014-126)	\$11,153	1,3
Tract 1660 (Reso. 91-506)	\$9,163	7	Tract 2637 (Reso. 2014-126)	\$6,677	1,4
Tract 1910 (Reso. 2003-207)	\$2,926		Tract 2647 (Reso. 2015-348)	\$8,805	1
Tract 1933 (Reso. 2000-159)	\$9,918	1,2	Tract 2779 (Per Agreement)	\$8,816	1

Notes:

1. Subject to annual adjustment based on Caltrans Construction Cost Index (Second Quarter numbers), last updated 1/22/2025
2. Must also pay South County Area 2 RIF
3. Roads
4. Drainage
5. Residential Secondary Unit (or ADU) 750 square feet and greater will be calculated using a flat rate based on proportion of the median ADU and median SFD (per Gov. Code 65852.2).
6. Affordable housing units meeting the definition of extremely low-, very low-, and lower-income, as defined by the County Code Section 22.12.070, are exempt.
7. Subject to annual adjustment based on Engineering News Record per Board of Supervisors Resolution

County Approved Trip Generation Rates

Typical ITE Trip Generation Rates (refer to ITE for other rates and information)					
Code	Use	Project Based Land Use	11th Ed	Unit	Description
110	Industrial	General Light Industrial	0.65	pht/ksf	Free standing, single use (not manufacturing)
130	Industrial	Industrial Park	0.34	pht/ksf	Manufacturing, service, warehouse, etc.
150	Industrial	Warehousing	0.18	pht/ksf	Storage of material w/ office and maintenance yard
151	Industrial	Mini-warehousing	0.15	pht/ksf	Storage units (self-storage)
210	Residential	Single-Family Residence	0.94	pht/unit	All square footage
220	Residential	Apartment/Multi-Family	0.51	pht/unit	Single building having at least 3 dwelling units
310	Lodging	Hotel	0.59	pht/room	Sleeping, restaurants, conference rooms, lounges, etc.
320	Lodging	Motel	0.36	pht/room	Sleeping, exterior corridors
416	Campsite	Campground Recreational Vehicle Park	0.27	pht/space	Camping including trailers on vineyards
565	Institutional	Day Care Center	0.79	pht/student	
710	Office	General Office Building	1.44	pht/ksf	Office professional- mixture of multiple tenants
715	Office	Single Tenant Office Building	1.76	pht/ksf	Office space, meeting rooms, data processing
720	Office	Medical-Dental Office Building	3.53	pht/ksf	Diagnoses and outpatient care
820	Retail	Shopping Center (>150k sf)	3.40	pht/ksf	Planned and integrated group of commercial establishments (no supermarket)
821	Retail	Shopping Plaza (40k - 150k sf)	5.19	pht/ksf	Planned and integrated group of commercial establishments (no supermarket)
822	Retail	Strip Retail Plaza (<40k sf)	6.59	pht/ksf	Planned and integrated group of commercial establishments (no supermarket)
931	Service	Quality Restaurant	7.80	pht/ksf	High quality, full-service eating establishment
932	Service	High turnover Sit-down restaurant	9.05	pht/ksf	Moderately priced restaurant
933	Service	Fast food Restaurant, no drive thru	33.21	pht/ksf	
934	Service	Fast food Restaurant w/ drive thru	33.03	pht/ksf	
975	Service	Drinking Place	11.36	pht/ksf	Establishment that contains a bar, where alcoholic beverages and food are sold
Other Adopted Trip Generation Rates					
Land Use			Rate	Unit	Description
Accessory Dwelling Unit (ADU) - (all land uses)			0.41	pht/unit	Proportion of median ADU and median SFD (per Gov. Code 65852.2) in relation to ITE 210
Wineries - Wine Production			0.57	pht/ksf	10/17/17 BOS Templeton update
Wineries - Wine Tasting Rooms			0.76	pht/ksf	10/17/17 BOS Templeton update
Wineries - Wine Storage			0.57	pht/ksf	10/17/17 BOS Templeton update
Cannabis - Outdoor Cultivation			0.20	pht/acre	
Cannabis - Indoor Cultivation/Processing			0.03	pht/ksf	
Cannabis - Processing/Packaging/Delivery			0.65	pht/ksf	Same as ITE 110 (see above)
Special Events			0.40	pht/guest	Based on maximum permitted attendance
Church			0.55	pht/ksf	BOS decision on 06/13/06
Nursery Greenhouses			0.025	pht/ksf	
Marquita Industrial Park (Templeton)			0.56	pht/ksf	
Commercial Horse Boarding			0.20	pht/stall	

Road Impact Fee Categories

"Residential" = RSF, RMF, Hotels, Motels, and Camping facilities

"Retail" = Retail merchandise, restaurants, service stations, post offices, lumber yards and financial institutions

"Other" = All other land uses

Qualifying RIF Adjustments:

As allowed under GC 66005.1(b), if a housing development is shown to meet any of the individual requirements of GC 66005.01(a), there shall be a trip generation adjustment of 10%. These adjustments shall be additive up to a maximum 20% adjustment.

Retail & Other - Avila Beach, San Miguel, & Templeton:

Fees in this area for net new trips and do not include any pass-by assumptions or credits. If in these areas, pass-by or internal capture reductions in net new trips are applicable. See ITE Trip Generation Manual.