



TOWN OF LOS GATOS TRAFFIC IMPACT MITIGATION FEES

The Engineering Division requires Traffic Impact Mitigation Fees for all Projects that are determined by the Town to generate one or more new net Average Daily Trips. When an application for a new Project is submitted, the Town Traffic Engineer utilizes the [Traffic Information Questionnaire](#), submitted by the applicant or their consultant, to calculate this net increase in traffic and the resulting traffic mitigation fees. This fee amount is based on the information provided, applicable trip generation rates, and existing and proposed uses.

- Average Daily Trips (ADT) are the total number of trips, both in-bound and outbound, within a 24-hour weekday period, generated by a particular use or development. In order to determine how much new traffic a Project will generate, the Town will use applicable trip generation rates from the most recent edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual.
- Trip generation rates from the San Diego Association of Governments (SanDAG), California Department of Transportation (Caltrans), or the City of San Jose may be used if determined by the Town to be more appropriate than the available ITE rates.
- Credit is granted for an existing use, or the most recent former use, within the five-year period immediately prior to submission of a Project application.
- Where the Project proposes that a portion or all of the space within an application is changing use, credit will apply to the proportionate square footage of the space under review.
- No credit or refund will be due the applicant in instances where the change in use results in fewer trips than the existing or former use.
- No credit will be provided if the property in question has been vacant for more than five years.

All required Traffic Impact Mitigation Fees shall be paid in full to the Town prior to issuance of a building permit. If no building permit is required, the fee shall be paid in full prior to issuance of a certificate of use and occupancy or similar entitlement. The amount due shall be calculated based on the fee in place as approved by the Town Council by resolution at the time the fee is paid. As of July 1, 2016, the Traffic Impact Mitigation Fee amounts to \$902 per Average Daily Trip generated. Please review the Town's [Comprehensive Fee Schedule](#) as this fee may change.

Please note that Projects which will generate 20 or more new Peak Hour Trips shall be required to complete a comprehensive traffic impact analysis report.