

TRAFFIC IMPACT MITIGATION FEES

GENERAL INFORMATION

Background: Several events during the last 15 years have impacted the ability of the County of Ventura to fund roadway and highway improvements required as a result of new development. Ventura County Ordinance 4246 established the Traffic Impact Mitigation Fee (TIMF) to fund these improvements. The Ordinance became effective January 8, 2002.

Why?: The fee provides a method of assessing, on a project-by-project basis, a "fair share" portion of the cost of the projected road improvements in the County unincorporated area. Without the TIMF, a project proponent might be expected to pay a disproportionate amount, be delayed indefinitely, or, alternatively, there would be no funding for such projected road improvements.

Affected Area: The Ordinance affects all development projects in the unincorporated area that increase traffic. The County has been divided into 14 districts. The fees vary amongst these districts depending on the number of projects to be funded. If the project is in the Area of Interest of a city, an additional fee to compensate for impact on city streets may be required. Projects located in cities, where there is a reciprocal traffic impact mitigation agreement in effect, may be required to pay a County fee.

When Collected: The fee will be collected prior to the issuance of the Building Permit, unless no Building Permit is required. In such cases, the fee must be paid prior to the issuance of the zoning clearance.

TRAFFIC IMPACT FEE RATES (COUNTY PORTION ONLY)

Land Use District	Single Family (DU)	General Commercial & Retail (TSF)	General Office (TSF)	Case by Case (ADT)
1 Ojai	117.00	156.00	127.00	9.77
2 Santa Paula	676.00	903.00	720.00	56.37
3 Fillmore	155.00	206.00	165.00	12.84
4 Moorpark	236.00	316.00	253.00	19.78
5 Simi Valley	61.00	78.00	65.00	5.01
6 T. Oaks	87.00	110.00	91.00	6.99
7 Camarillo	777.00	1,035.00	829.00	64.45
8 Oxnard	796.00	1,063.00	849.00	66.33
9 Port Hueneme	No Unincorporated County Area			
10 Ventura	634.00	846.00	674.00	52.76
11 Lockwood Valley	836.00	1,115.00	892.00	69.66
12 Somis	1,484.00	1,981.00	1,585.00	123.72
13 La Conchita	110.00	149.00	117.00	9.24
14 Piru	238.00	320.00	254.00	19.93

* This table shows the fees for typical land use categories only. More detailed information about the complete fee schedule can be obtained from the Transportation Department.

NOTES

Single Family: Single Family Dwelling Unit

General Commercial/Retail: Arcades, apparel shops, auto dealers, convenience markets, discount stores, hardware or paint stores, health clubs, gymnasiums/spas, lumber yards, private schools, retail outlets, shopping centers, specialty stores, super-markets, truck stops, wholesale stores.

General Office: General offices, insurance offices, lending offices, real-estate offices, stockholder or financial advisor offices, banks, medical/dental/veterinary offices.

General Industrial: Manufacturing, warehousing, mini-storage.

Case-by-Case: Covers all other land uses for which there is no specific category.

UNITS OF MEASUREMENT

DU = Dwelling Unit

TSF = Thousand Square Feet

ADT = Average Daily Traffic

Procedures: The TIMF is intended to be calculated and collected at the Transportation Encroachment Permit Counter located on the third floor in the County Government Center. You may also contact us at (805) 654-2047 and we can process your payment and application by mail. (If a city fee is also required, you may have to contact the appropriate city.)

Simple projects, such as a single-family dwelling unit, can usually be handled quickly on a walk-in basis. If your project is complex, it may require traffic engineering analysis and two to three days to process.

Building and Safety will not issue a Building Permit unless the applicant can show proof of payment or verification that the project does not require payment of a TIMF.

Common Questions:

1. Is there a traffic fee for adding on to my home? There is no fee for an addition to a residential unit, unless another dwelling unit results from the addition (e.g., a second dwelling unit).
2. Is there a traffic fee for a change of use? If the new use generates less or an equal amount of traffic, there is no fee. If the new use generates more traffic, the fee will be based on the difference in traffic generated, not the entire amount.
3. Do I have to pay the tabulated values? No, you may have a traffic study prepared by an approved engineer, and calculate the fee on a per-trip basis. The per-trip fee amount varies per district. You have the option of using either method; however, your traffic study must be reviewed and approved by the Public Works Agency.
4. Why do I have to pay a fee to the County and to the city? The County has entered into formal reciprocal fee agreements with most of the cities in Ventura County. The agreements ensure that impacts from projects in the County pay fees to mitigate impacts on the County road system. Fees paid to the city are to mitigate impacts on the city street system.

5. Can the fee be waived or reduced? All projects that create additional trips are required to pay the fee. The fee may be modified if the project involves a change of use to an existing building or if a traffic study can demonstrate that the proposed use has trip generation characteristics that are not accurately represented by data used to calculate the fees.

CALCULATION EXAMPLES

Example 1 With a traffic study: Use the total average daily trips (ADT) and the applicable per-trip fee for the land-use category in the district where the project is located.

For example, for a project located in District 10 (Ventura), the per-trip fee is \$47.93. If the projected ADT equals 100, the fee equals $100 \times \$47.93 = \$4,793.00$.

Example 2: Without a traffic study: Use tabulated values.

The Planning Department will determine the land-use category, and the fee will be calculated using the applicable district fee. For example, if a project description consists of ten single-family dwellings in District 10, the fee equals $10 \times \$576.00 = \$5,760.00$.

REQUESTS AND INQUIRIES

If you have questions, requests, or suggestions concerning traffic please call the Transportation Department at: **(805) 654-2047** or **(805) 654-2055** or contact us through the "Contact Us" link via the County web site at: <http://www.countyofventura.org>

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Effective: January 1, 2014



**Public Works Agency
Transportation Department
800 S. Victoria Avenue
Ventura CA 93009-1620**