

TRAFFIC IMPACT MITIGATION FEES

GENERAL INFORMATION

Background: Several events during the last 18 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 impacts 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

Land Use District	Single Family (\$/DU)	Gen. Comm. & Retail (\$/TSF)	Gen. Office (\$/TSF)	Case by Case (\$/ADT)
1 Ojai	120	160	130	10.04
2 Santa Paula	694	928	740	57.90
3 Fillmore	159	212	169	13.19
4 Moorpark	242	325	260	20.31
5 Simi Valley	63	80	67	5.15
6 T. Oaks	89	113	93	7.18
7 Camarillo	798	1,063	852	66.20
8 Oxnard	818	1,092	872	68.13
9 Port Hueneme	904	1,207	966	75.02
10 Ventura	651	869	692	54.20
11 Lockwood Vly	859	1,145	916	71.55
12 Somis	1,524	2,035	1,628	127.08
13 Coastal Areas	113	153	120	9.49
14 Piru	244	329	261	20.47

* Fees above are county fees. Districts 1-10 also have city reciprocal fees. This table shows fees for typical land use categories. More detailed information may be found at <http://vcpublishworks.org/transportation-department/traffic-impact-mitigation/>

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, supermarkets, 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: Per one-way trip. 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 Department Counter located on the third floor in the County Government Center. You may also contact us at (805) 654-2055 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 five to seven 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 \$54.20. If the projected ADT equals 100, the fee equals $100 \times \$54.20 = \$5,420$.

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 $10 \times \$651 = \$6,510$.

REQUESTS AND INQUIRIES

If you have questions or suggestions concerning Encroachment Permits, please call Permits Section at: **(805) 654-2055** or through the "Contact Us" link at: <http://vcpublicworks.org/transportation-department/transportation-online-complaint-form>

[PWATD Home](#)

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