

TRAFFIC IMPACT MITIGATION FEES

GENERAL INFORMATION

The Traffic Impact Mitigation Fee (TIMF) Program allows local government agencies to collect fees to fund roadway improvements in the Regional Road Network to alleviate roadway congestion and improve the flow of traffic through bottlenecks in the system.

Any project that generates new traffic must pay a TIMF.

Ventura County TIMF Program: Ventura County Ordinance 4246 and Reciprocal Traffic Agreements between the County of Ventura and the Ten (10) Local Cities authorize the County to collect TIMFs. The County of Ventura is divided into fourteen (14) traffic districts, ten (10) of which include the local city. The rates vary by district. Rates depend on cost of improvements needed and future traffic generated in each traffic district.

For projects in the unincorporated County there are two fees:

- **County TIMF:** The County of Ventura requires projects that generate additional traffic in the unincorporated areas to pay a TIMF to fund improvements in the unincorporated areas.
- **City Reciprocal TIMF:** Projects that are in near a city must also pay a TIMF to the local city. The County of Ventura may collect the TIMF on

behalf of the local City to fund improvements in the local city's jurisdiction. The local city dictates the City Reciprocal TIMF.

For projects in the City Boundaries there are also two fees:

- **County Reciprocal Fees:** Projects that are located in city boundaries would pay a TIMF to the local city and the City may collect the County Reciprocal TIMF on behalf of the County of Ventura. The County dictates the County Reciprocal TIMF.
- **City TIMF:** Collected the City.

The table herein shows the Traffic Impact Fee Rates or unit costs for some land uses such as Single Family Dwelling Units, General and Commercial Retail Square Footage, General Office Square Footage, and Case-by-Case or the per-trip basis.

EXAMPLES OF LAND USES

The Planning Department will determine the land-use category, and the fee will be calculated using the applicable district fee.

- **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:** 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

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 the Ventura Traffic District #10, the per-trip fee is \$55.63. If the projected ADT equals 100, the fee equals $100 \times \$55.63 = \$5,563$.

Example 2 without a Traffic Study: Use tabulated values.

For example, if a project description consists of ten single-family dwellings in Ventura Traffic District #10, the fee equals $10 \times \$668 = \$6,680$.

Example 3 for 10,000-SF Office: Use tabulated values.

The project is a 10,000-SF Office located in the Simi Valley Traffic District #5. The fee is $10 \text{ TSF} \times \$69/\text{TSF}$ which equals \$690. $1 \text{ TSF} = 1,000 \text{ SF}$.

Example 4 for 10,000-SF Retail Space:
Use tabulated values.

The project is a 10,000-SF Retail Space located in the Moorpark Traffic District #4. The fee is 10 TSF x \$334/TSF which equals \$3,340. 1 TSF = 1,000 SF.

Note: None of the above examples include the City Reciprocal TIMFs. City Reciprocal TIMFs may be found here: <http://vcpublishworks.org/transportation-department/traffic-impact-mitigation/>.

TRAFFIC IMPACT FEE RATES

Traffic District (#)	Single Family (\$/DU)	Gen. Comm. & Retail (\$/TSF)	Gen. Office (\$/TSF)	Case by Case (\$/ADT)
1 Ojai	123	164	133	10.30
2 Santa Paula	712	953	760	59.43
3 Fillmore	163	218	173	13.54
4 Moorpark	248	334	267	20.85
5 Simi Valley	65	82	69	5.28
6 T. Oaks	91	116	95	7.37
7 Camarillo	819	1,091	875	67.95
8 Oxnard	840	1,121	895	69.93
9 Port Hueneme	928	1,239	992	77.00
10 Ventura	668	892	710	55.63
11 Lockwood Vly	882	1,175	940	73.44
12 Somis	1,564	2,089	1,671	130.44
13 Coastal Areas	116	157	123	9.74
14 Piru	250	338	268	21.01

* 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/>

REQUESTS AND INQUIRIES

If you have questions, contact the Permits Section.
Phone: (805) 654-2055
Email: PWA.TransPermits@ventura.org.

[PWATD Home](#)

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