



Solano Transportation Authority
... working for you!

Solano County Regional Transportation Impact Fee

(A Component of the Solano County Public Facility Fee)

9th Annual Report Fiscal Year 2021-22 December 2022



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Annual Report for Fiscal Year 2021-22

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Introduction

On December 3, 2013, the Solano County Board of Supervisors established the Regional Transportation Impact Fee (RTIF) as part of the Solano County Public Facility Fee (PFF). This was in response to a recommendation and request by the Solano Transportation Authority (STA) Board of Directors to the Solano County Board of Supervisors to create a transportation impact fee to mitigate the impacts created by future growth. The STA Board's request was built upon several community and stakeholder input meetings during the development of the STA's RTIF Nexus Study.

As is required by law, every five years the County must update the Nexus Study for the PFF. This update to the Study was completed in April of 2019. As part of this update, a recommendation was presented by County staff to increase the amount collected for the RTIF from \$1,500 to \$2,500 for each dwelling unit equivalent (DUE). This increase to \$2,500 per DUE will increase the RTIF projected average to over \$2M per year, rather than the \$1.2M a year it has been averaging. As a result, the County of Solano, in partnership with seven cities, began collecting the RTIF on October 6, 2019 according to the new approved fee schedule included in Exhibit A on page 6. Since the program began in 2013, STA has collected a total of \$17,932,849 with over 98% of the funds committed to priority RTIF projects.

RTIF Working Group Districts

The county is divided into five geographical RTIF districts with a Working Group identified for each district. Exhibit B on page 7 is a map of the five RTIF Working Group Districts. Two additional separate districts were established to focus on implementing approved RTIF eligible regional transit facility projects (Transit Working Group) and unincorporated County Road projects (unincorporated County Working Group).

Ninety percent (90%) of RTIF revenue collected are returned to the districts that generated the RTIF revenue. The remaining ten percent (10%) of RTIF revenue are split five percent (5%) each to the Transit Working Group and Unincorporated County Work Group.

The RTIF Working Groups are made up of Public Works or other local agency staff located in that district. The Transit Working Group is comprised of transit staff from all five transit operators. Each Working Group is responsible for prioritizing and implementing eligible projects within their respective District. The Working Groups are required to meet at least once a year to provide a status update on their respective RTIF District's project or projects. The Working Groups also provide recommendations to the STA Board for RTIF funding if eligible projects experience implementation issues.

Progress in FY2021-22

This year, the priority project of RTIF Districts 3 and 6 – the Fairgrounds Drive/SR37 SolanoExpress Bus Stop, which was completed in Fall 2019 – was paid off with RTIF funds.

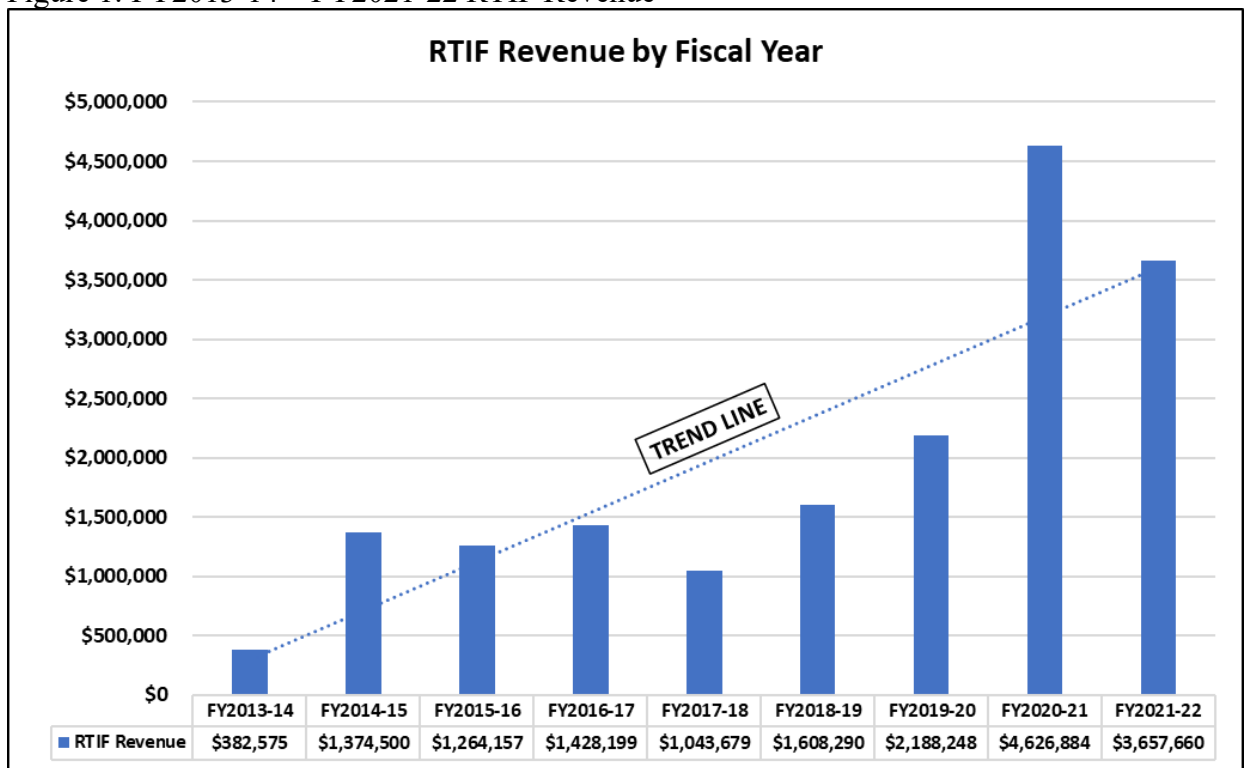
FY2021-22 RTIF Revenue

The total RTIF revenue collected for the fiscal year was \$3.657 million (after accounting for STA's two percent administrative fee to manage the program). This amount represents a twenty six percent (26%) decrease from the revenue collected in FY20-21. However, when compared to

FY19-20 revenue, FY21-22 revenue was approximately sixty four percent (64%) higher. Figure 1 below shows the RTIF revenue collected each fiscal year starting in FY13-14.

The figure shows that development has steadily increased since the RTIF was established. The RTIF revenue, on average, has grown from \$1.739M in FY2020-21 to \$1.952M in FY2021-22. The increase is more noticeable when looking at the average revenue for the first 6 years compared to the average revenue for the last 3 years, which are \$1.183 million versus \$3.490 million. The increase in revenue is associated with the growth of Solano County’s economy and population.

Figure 1: FY2013-14 – FY2021-22 RTIF Revenue



Most of the developments and building activities for the year have come from a few RTIF Districts. Specifically, District 1 accounted for thirty eight percent (38%) of the activities, while Districts 2 and 5 accounted for twenty two percent (22%) and twenty percent (20%), respectively. Combined, these three Districts accounted for eighty percent (80%) of all the revenue for the fiscal year. These Districts include the cities of Dixon, Fairfield, Rio Vista, Suisun City, and Vacaville, as well as the unincorporated Solano County. Exhibit C on page 8 shows the revenue distribution by each District.

FY2021-22 RTIF Working Group Recommendations

All seven RTIF Working Groups met in October 2022 to discuss projects to include in the next Nexus Study and projects to commit RTIF funding. A total of \$8,535,239 was uncommitted at the end of the fiscal year and available to RTIF eligible projects.

Recommended Nexus Study Update

Improvements must be included in the RTIF Nexus Study to be eligible to receive RTIF funding. The Study is required to be updated every five years and the last update was conducted in 2019. However, with the recommendation from all the Working Group Districts, the Study will be updated in FY22-23 to take into account priority projects from each local agency. These projects will address the anticipated growth occurring in each local jurisdiction. Table 1 below lists the locations of where the improvements are going to be located. These locations will be added to the new Nexus Study.

Table 1: List of Locations

WG District	Local Agency	Facility	Limits
2	Suisun City	Railroad Avenue	Between Sunset Ave and E Tabor Ave
3	Benicia	Park Road	Between Oak Road and Grant Street
	Vallejo	SR37/Mare Island Interchange	
	Vallejo	SR37/Wilson Ave/Sacramento St Interchange	
	Benicia/Vallejo	Columbus Parkway	Between Springs Road and Interstate 780
	Benicia/Solano County/Vallejo	Benicia Road	Between Solano Avenue and Columbus Pkwy
	Benicia/Solano County/Vallejo	Lake Herman Road	Between Columbus Pkwy and Interstate 680
4	Fairfield/Solano County	Rockville Road Crossing	
5	Dixon/Solano County	Vaughn Road	Between SR113 and Robben Road
	Dixon/Solano County	Pedrick Road Corridor	Between Midway Road to Interstate 80
	Dixon	N 1st Street Rail Crossing	
	Dixon	Parkway Boulevard	Between Valley Glen Drive and SR113
	Dixon	Pedrick Road Rail Crossing	
	Dixon	Vaughn Road Rail Crossing	
	Solano County	Midway Road Rail Crossing	
	Solano County	Pitt School Road	
7	Solano County	Rockville Road Crossing	
	Solano County	Mankas Corner Parking Lot	
	Solano County	Petersen Road	Between Walters Road and Travis AFB

Recommended RTIF Funding Commitments

Exhibit D on page 9 demonstrates, first, the breakdown of the uncommitted funds available to each Working Group and, second, the amount of RTIF funding recommended to each RTIF eligible project from each local agency.

The City of Fairfield, which is in Working Groups 1, 2, and 4 received the following recommendations below.

- Working Group 1: \$385,000 for the Canon Road Overcrossing Near-Term Improvements
- Working Group 2: \$645,000 and remaining FY22-23 balance (after first fulfilling City of Suisun City's commitment) for its West Texas Complete Street Project
- Working Group 4: \$175,000 for its Rockville Road Crossing Improvements Project, as well as \$550,000 and remaining FYs 22-23 and 23-24 balance for its West Texas Complete Street Project

The City of Suisun City, which is only in Working Group 2, received a commitment of \$200,000 in FY21-22 and \$600,000 in FY22-23 for its Railroad Avenue Extension Project.

The City of Dixon, which is only in Working Group 5, recommended funding its Parkway Boulevard Overcrossing Project with \$1.9 million of RTIF funding.

Lastly, the unincorporated Solano County, which is in six of seven Working Group, committed \$650,000 of District 7 RTIF funding to the following projects below.

- \$200,000 for the Benicia Road Improvements Phase 1
- \$175,000 for various safety projects on County Roads
- \$100,000 for Phase 2 of McCormack Road Improvements
- \$175,000 for the Rockville Road Crossing Improvements

Overall, a total of \$5.105 million of RTIF funding was recommended to fund twelve (12) eligible projects.

Working Group 6, which receives five percent (5%) of RTIF funding for transit-related projects, will meet again in January 2023 to recommend projects to commit RTIF funding. The amount of uncommitted RTIF funding available at the end of the FY was \$297,429 for capital improvements and \$13,153 for Art Improvements.

Working Group 1 reconvened on November 28, 2022 and voted to commit additional funding to the City of Vacaville's Jepson Phase 1B and 1C Project. The additional funding is dependent upon City Council approvals from the Cities of Fairfield and Vacaville, which are anticipated to take place in early 2023.

Current Funding Commitments

There are currently two active projects that have received RTIF funding commitments from previous years. The first project from Working Group 1 is the City of Vacaville's Jepson Parkway. Initially, this Project received a commitment of \$3.5 million. The second project is associated with Rio Vista's State Route 12 Complete Streets Project. This Project has a funding

commitment of \$1 million from Working Group 2. Rio Vista's project is part of Caltrans' State Highway Operation and Protection Program funded complete highway projects. Both of the RTIF funded projects are anticipated to start construction in FY22-23.

Exhibit A: RTIF Fee Schedule Effective October 2019

Use Category	Old Fee per sf	Old RTIF Part B	New Fee per sf	New RTIF Part B
Single Family Residential	\$8,962	\$1,500	\$9,263	\$2,500
Multifamily Residential	\$,726	\$930	\$6,662	\$1,400
Second/Accessory Unit	\$4,575	\$805	\$4,536	\$1,200
Multi-family Age Restricted	\$4,348	\$585	\$3,975	\$650
Retail	\$859	\$382	\$1,024	\$714
Service Commercial	\$1,927	\$980	\$2,097	\$1,492
Assembly	\$471	\$75	\$483	\$235
Office	\$1,430	\$269	\$1,359	\$664
Hotel/Motel	\$519	\$230	\$429	\$265
Industrial	\$601	\$110	\$698	\$402
Warehouse	\$181	\$36	\$210	\$121
Health Care Facility	\$946	\$180	\$483	\$235
Place of Worship	\$367	\$75	\$483	\$235
Congregate Care Facility	\$598	\$67	\$483	\$235
Private School	\$1,221	\$793	\$483	\$235
Child Day Care Facility	\$313	\$0	\$483	\$235
Riding Area	\$363	\$47	\$174	\$114
Barn	\$125	\$27	\$174	\$114

Exhibit B: Solano Regional Transportation Impact Fee District Map

MAP OF SOLANO COUNTY REGIONAL TRANSPORTATION IMPACT FEE DISTRICTS

LEGEND	
	DISTRICT 1: FAIRFIELD, VACAVILLE, AND SOLANO COUNTY
	DISTRICT 2: FAIRFIELD, RIO VISTA, SOLANO COUNTY, AND SUISUN CITY
	DISTRICT 3: BENICIA, VALLEJO, AND SOLANO COUNTY
	DISTRICT 4: FAIRFIELD AND SOLANO COUNTY
	DISTRICT 5: DIXON AND SOLANO COUNTY

TWO ADDITIONAL DISTRICTS	
	DISTRICT 6 (5% RTIF): TRANSIT
	DISTRICT 7 (5% RTIF): UNINCORPORATED SOLANO COUNTY

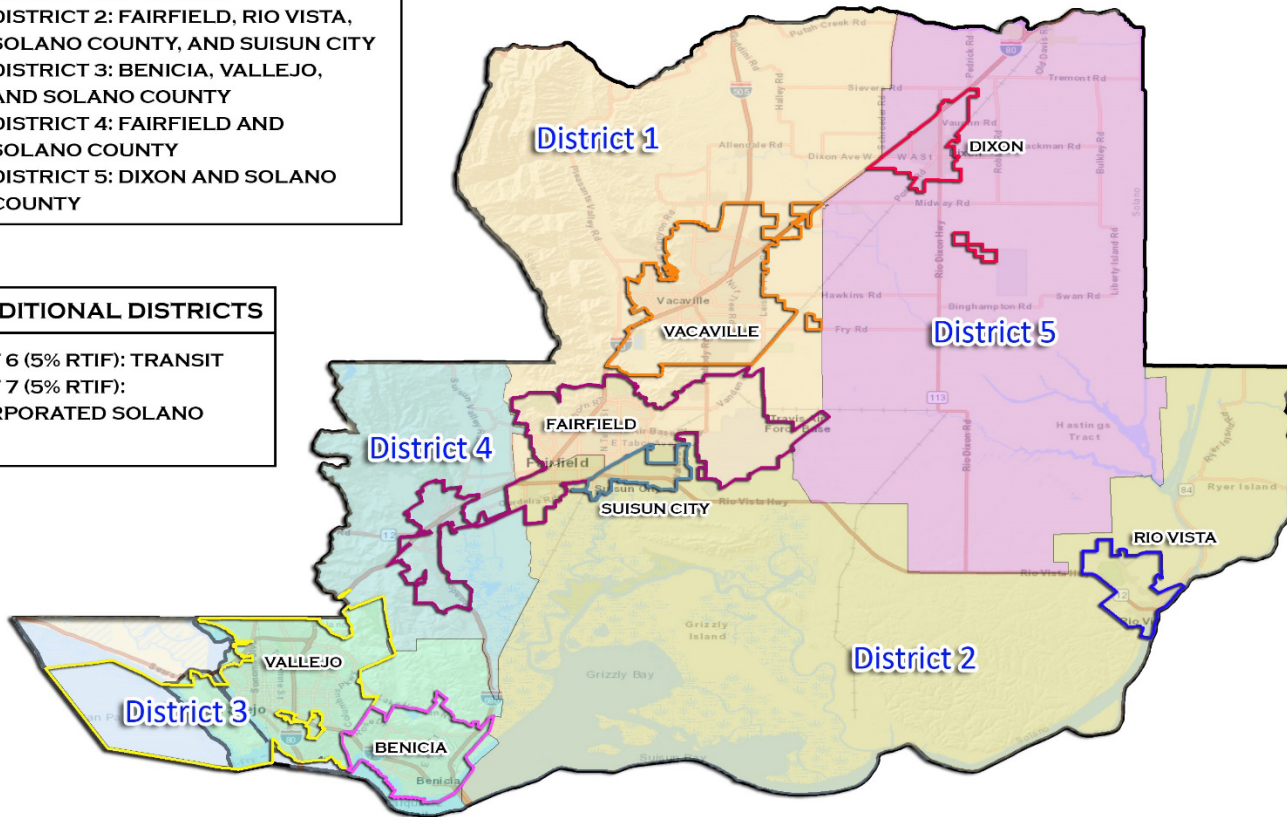
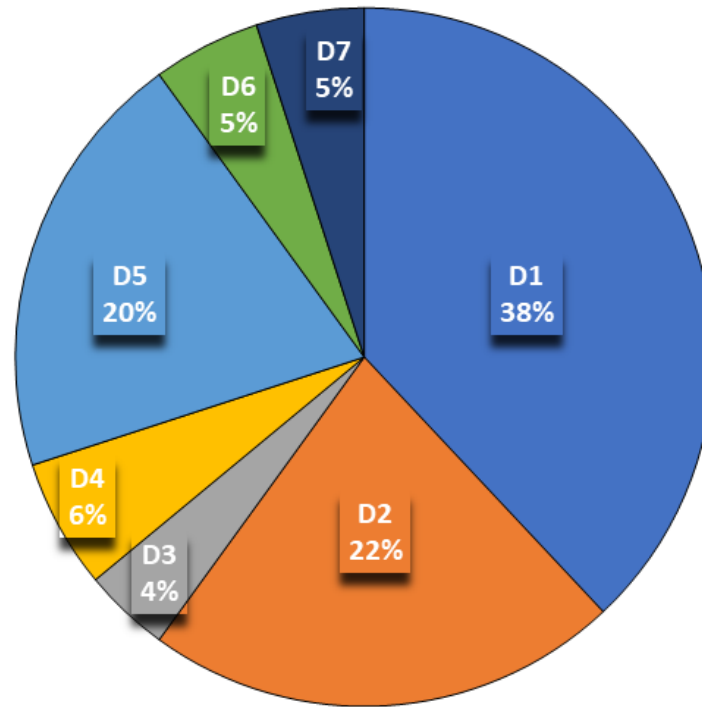


Exhibit C: FY21-22 Revenue Distribution

Revenue Distribution by RTIF District



- District 1: Jepson Parkway Corridor
- District 2: SR12 Corridor
- District 3: South County
- District 4: Central County
- District 5: SR113
- District 6: Transit
- District 7: Unincorporated Solano County

Exhibit D: Recommended RTIF Funding Commitments

District	Local Agency	Project	Current Uncommitted RTIF Funding	RTIF Funding Commitment		
				FY21/22	FY22/23	FY23/24
1	Fairfield	Canon Road Overcrossing Near-Term Improvements		\$ 385,000		
TOTAL			\$ 3,882,374	\$ 385,000		
2	Fairfield	West Texas Complete Street		\$ 645,000	Remaining Balance	
	Suisun City	Railroad Avenue Extension		\$ 200,000	\$ 600,000	
TOTAL			\$ 845,572	\$ 845,000	\$ 600,000	
4	Fairfield/Solano County	Rockville Road Crossing Improvements		\$ 175,000		
	Fairfield	West Texas Complete Street		\$ 550,000	Remaining Balance	Remaining Balance
TOTAL			\$ 725,588	\$ 725,000		
5	Dixon	Parkway Boulevard Overcrossing Project		\$ 1,900,000		
TOTAL			\$ 1,954,173	\$ 1,900,000		
7	Solano County	Benicia Road Improvements Phase 1		\$ 200,000		
	Solano County	County Roads Safety Projects		\$ 175,000		
	Solano County	McCormack Road Improvements Phase 2		\$ 100,000		
	Solano County/Fairfield	Rockville Road Crossing Improvements		\$ 175,000		
TOTAL			\$ 756,950	\$ 650,000		
Grant Total					\$ 5,105,000	