

English Hills Transportation Impact Fee Annual Report for Fiscal Year 2024/2025

Summary

State law (Government Code section 66006) requires each local agency that imposes development fees to prepare an annual report providing specific information about those fees. This requirement is part of the law commonly referred to as AB1600. It codifies the legal requirement that fees on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. For accounting purposes, the fees must be segregated from the general funds of the County and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees are collected.

Provisions of the law require that the agency that collected the fee make certain information available to the public annually. The following is the required information for the English Hills Transportation Impact Fee.

1. A brief description of the type of fee in the fund:

The English Hills Transportation Impact Fee is a traffic impact fee imposed on development that occurs within a specified area in and near English Hills, including Allendale and areas along Gibson Canyon Road, Steiger Hill Road and Cantelow Road. It was created by Solano County in 2001 as Chapter 11, Article XV of the Solano County Code, pursuant to Government Code Section 66000, et. seq.

2. The amount of the fee:

The fee assessed for each new dwelling unit constructed in the fee area was as follows:

\$7,870	(for the period from 7/1/2024 to 12/31/2024)
\$5,903	(75% of fee for accessory dwelling units less than 1000 sq. ft.)
\$7,971	(for the period from 1/1/2025 to 6/30/2025)
\$5,978	(75% of fee for accessory dwelling units less than 1000 sq. ft.)

3. The beginning and ending balance of the account or fund, the amount of fees collected, and the interest earned, for FY 2024/2025:

Beginning balance:	\$202,818.59
Plus fees collected:	\$21,828.00
Plus interest earned:	\$9,662.72
Less Expenses:	\$0
Ending balance:	\$234,309.31

4. **An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees:**

No improvements were constructed in FY 2024/2025 utilizing funds from the Program.

5. **An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete:**

No improvements are planned to be constructed in FY 2025/2026 utilizing funds from the Program.

6. **A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan:**

No transfers or loans were made in FY2024/25 utilizing funds from the Program.

7. **The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001:**

No refunds nor allocations were made pursuant to subdivision (e) or (f) of Section 66001.

8. **The Board of Supervisors reviewed the English Hills Road Impact Fee Program on December 7, 2021, and adjusted the fee based on updated improvements and numbers of potential accessory dwellings (Resolution No. 2021-233). Fees for a primary dwelling are adjusted every 6 months using the Engineering News Record Construction Cost Index. Fees for a secondary dwelling/accessory dwelling are reduced to the proportion of square footage of the primary dwelling. Fees are collected prior to issuance of a building permit for a new dwelling.**

- a. The passage of SB477, Section 66324 (c)(1) revises the proportionality of the square footage assessment between the primary and secondary dwelling/ADU.

A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit...