

## RESOLUTION NO. 2025-210

### RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS APPROVING THE UPDATED ENGLISH HILLS TRANSPORTATION IMPACT FEE AREA CAPITAL IMPROVEMENT PLAN, AND MAKING FINDINGS REGARDING EXPENDITURE OF FUNDS FROM THE ENGLISH HILLS AREA ROAD IMPROVEMENT RESERVE ACCOUNT

**Whereas**, on June 26, 2001, pursuant to §66000 et seq. of the California Government Code, known as the Mitigation Fee Act, the Solano County Board of Supervisors adopted the Transportation Impact Fee Program, the English Hills Transportation Impact Fee Area (Fee Area), and the English Hills Transportation Impact Fee Area Capital Improvement Plan (Capital Improvement Plan); and

**Whereas**, the Fee Area collects transportation impact fees to complete road improvements on certain roads within the English Hills area of unincorporated Solano County; and

**Whereas**, §66002(b) of the Mitigation Fee Act requires the local agency to update the Capital Improvement Plan annually to show the improvements to be funded by the program; and

**Whereas**, the Capital Improvement Plan has been updated to reflect the improvements to be funded by the program; and

**Whereas**, the updated Capital Improvement Plan shows the roads in the English Hills area that will be improved with funds generated by the Fee Area, the ultimate right-of-way and paved widths of the roads, and the estimated funds that will be generated by the Fee Area; and

**Whereas**, §66001(d) requires Solano County make findings regarding unexpended funds in the English Hills Area Road Improvement Reserve Account; and

**Whereas**, California Senate Bill 477 (SB477) updated §66324(c)(1) clarifying the application of the assessment of an impact fee on a secondary dwelling/ADU of 750 square feet or more be in proportion to the square footage of the primary dwelling unit.

**Resolved**, the Solano County Board of Supervisors approves the updated English Hills Transportation Impact Fee Area Capital Improvement Plan, attached herein as Exhibit A.

1. The purpose of the fee from which the funds have been collected is to pay the cost of roadway facilities and improvements in accordance with the provisions of the Solano County General Plan.
2. There is a reasonable relationship between the need for the roadway facilities and improvements identified in the Capital Improvement Plan and the development projects on which the fee is imposed, since new development will generate new demand for roadway facilities, which must be accommodated by construction of new or expanded facilities.
3. Funding for the projects included in the Capital Improvement Plan will come from the funds generated by the Fee Area, with the anticipated amounts of funding shown in the Capital Improvement Plan.

4. Funding is collected from within the Fee Area and deposited into the English Hills Area Road Improvement Reserve Account as facilities are constructed within the boundary of the Fee Area. The date for collection of the fees is anticipated to extend for approximately twenty years, depending upon the rate of development within the Fee Area.

**Resolved**, the Solano County Board of Supervisors makes the following findings that in compliance with SB477, which updated §66324(c)(1), the assessment of the English Hills Zone of Benefit Impact Fee shall be as follows:

1. For the purposes of the English Hills Zone of Benefit Impact Fee, the terms Secondary Dwelling and Assessor Dwelling Unit (ADU) within the County Code are synonymous.
2. 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.
3. Primary Dwelling shall incur 100% of Impact Fee regardless of square footage.
4. Secondary Dwelling/ADU shall incur the corresponding percentage of the fee which is in proportion to the square footage of the Primary Dwelling.
5. Secondary Dwelling/ADU being 749 square feet or less, shall remain exempt from the Impact Fee.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on September 23, 2025 by the following vote:

AYES: SUPERVISORS James, Brown, Williams, Vasquez, and Chair Mashburn

NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None



MITCH H. MASHBURN, Chair  
Solano County Board of Supervisors

ATTEST:

BILL EMLEN, Clerk

Solano County Board of Supervisors

By:   
Alicia Draves, Chief Deputy Clerk

**English Hills Transportation Impact Fee  
Capital Improvement Plan – Fiscal Year 2024/2025**

The Capital Improvement Plan for improvements to be funded all or in part by fees generated by the English Hills Transportation Impact Fee Area shall consist of constructing, reconstructing, widening and making associated safety improvements to the following roads located within the fee area:

Road Name	Length (Miles)	Width (Feet)		Estimated Cost of Improvements to be Funded by Fee Collection	
		ROW	Paved	ROW	Road
Allendale Road	1.52	80	32	\$105,067	\$1,157,838
Cantelow Road	1.14	80	32	\$39,400	\$1,508,236
Dove Creek Trail	0.2	80	32	\$44,511	\$490,511
English Hills Road	1.32	70	32	-	\$921,700
Gibson Canyon Road	1.21	70	32	-	\$1,005,491
Midway Road	0.58	80	32	-	-
Steiger Hill Road	1.47	60	24	-	\$559,875
Timm Road	1.50	80	32	\$51,842	\$1,142,603
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Subtotals:	8.94			\$240,820	\$6,786,254
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Estimated Cost of all Road Improvements & ROW:					\$7,027,074
Less the existing Fund Balance:				incl.	(\$234,309)
Remaining fees to be collected:				incl.	\$6,792,765

Note: ROW = Public Right-of-Way

In some instances, the fees generated by the English Hills Transportation Impact Fee Area are not sufficient to construct the entire width of the road, and public funding will be required to complete the construction. In such cases, the fees collected may be used to construct improvements to the extent such funding is available, and public funding may be used to complete the road improvements when such public funding is available.