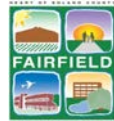




# Solano County Regional Transportation Impact Fee

(A Component of the Solano County Public Facility Fee)

## 5<sup>th</sup> Annual Report For Fiscal Year 2017-18 December 12, 2018



Solano County Regional Transportation Impact Fee (RTIF)  
(A Component of the Solano County Public Facility Fee)  
Annual Report for Fiscal Year 2017-18

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## Introduction

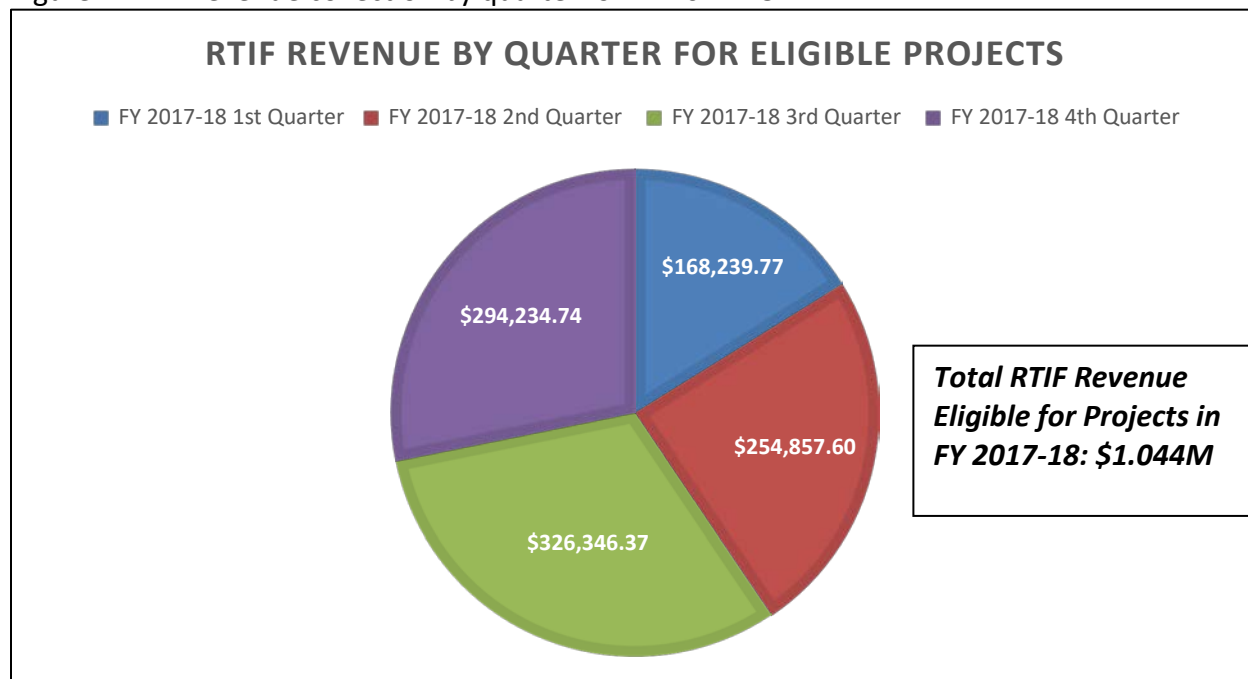
On December 3, 2013, the County Board of Supervisors established the Regional Transportation Impact Fee (RTIF) as part of the Solano County Public Facility Fee (PFF). This was in response to a recommendation by the STA Board of Directors to create a transportation impact fee to mitigate the impacts created 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 a result, the County of Solano, in partnership with seven cities, then began collecting the RTIF on February 3, 2013 based on the approved fee schedule included in Exhibit A on page 6. Since the program began, a total of \$5,583,138 has been collected with over 90% of the funds obligated or committed to priority RTIF projects.

This year, the RTIF program has seen numerous projects completed and is starting to show improvements in traffic operations and safety. Working Groups (WG) 1's project, Jepson Parkway Phase 1 in Vacaville, was opened to traffic in Summer 2018. WG5 and WG7's priority project, Safety Improvements along Porter and Midway Rd, was also completed in Summer 2018 and is already reducing collisions in the area. Finally, the Benicia Bus Hub has completed all construction activities in 2018 and is waiting on permitting of the bathroom facilities.

## FY 2017-18 RTIF Revenue

In summary, a total of \$1.044 million was collected for eligible RTIF projects in FY 2017-18 (after accounting for STA's two percent administrative fee to manage the program). The RTIF revenue collected was a decrease of nearly \$400,000 in comparison to last fiscal year which had \$1.421 million collected.

Figure 1: RTIF revenue collection by quarter for FY 2017-18.



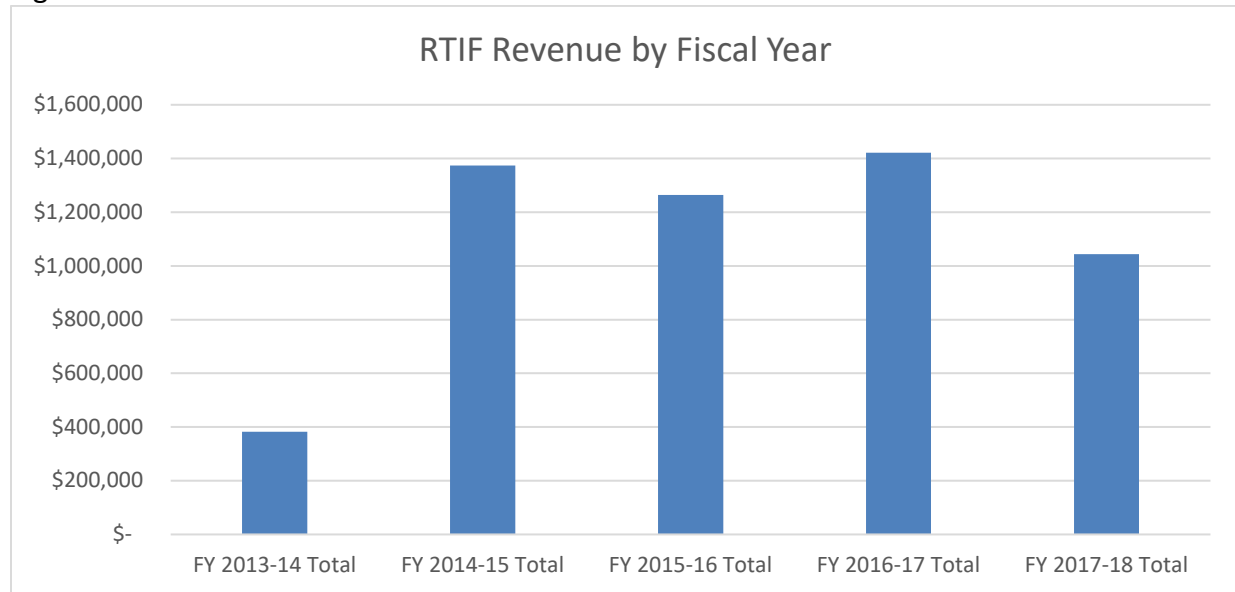
### Figure 1. FY 2017-18 RTIF Revenue Collection by Quarter

The majority of fees were collected in the 3<sup>rd</sup> and 4<sup>th</sup> quarter of FY 2017-18 with an average collection of \$266,244 per quarter. This is indicative of steady building and development activities countywide during FY 2017-18.

### Regional Transportation Impact Fee Revenue over the Past 5 Years

The RTIF program is projected to grow over time, with the growth of the economy and population. Figure 2 below shows that development has been relatively steady over the past years, with annual revenues averaging approximately \$1.2M.

Figure 2: RTIF Revenue over the Past 5 Years

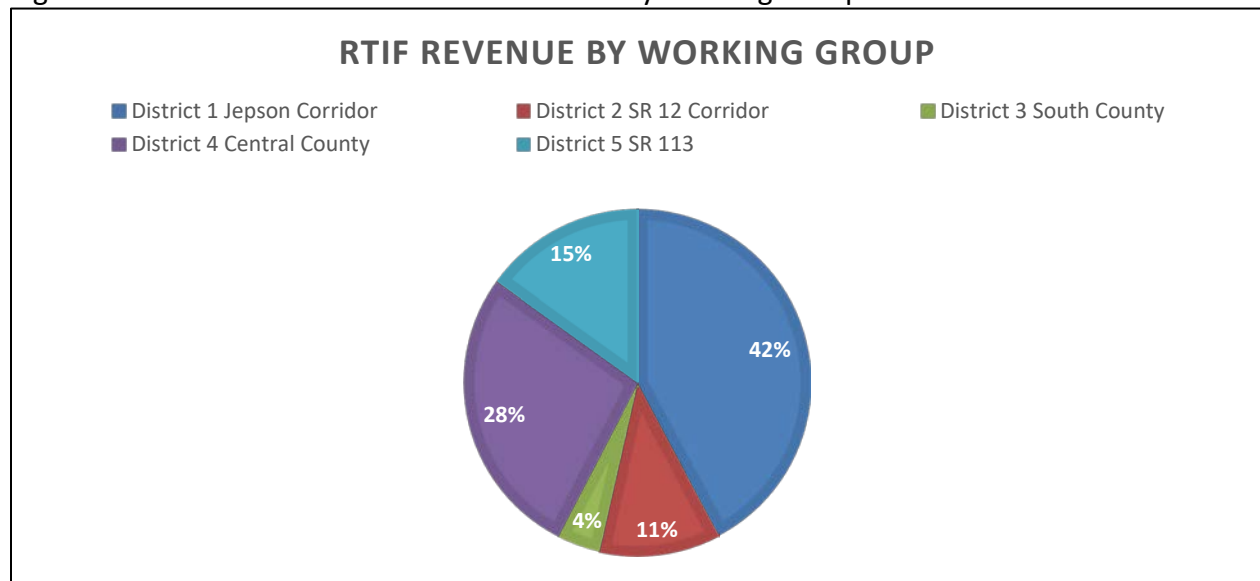


### Regional Transportation Impact Fee Revenue and Working Group Districts

For RTIF revenue disbursements, 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 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. Table 1 on page provides details on the current revenue status of each working group. Exhibit C on page 7 includes a table with further details on how much revenue was collected for each Working Group District by quarter.

Figure 3: RTIF FY 2017-18 revenue collection % by Working Group



The top two Districts with the majority of development and building activities are within District 1 (Jepson Corridor) and District 4 (Central County); together this represents 70% of the development in Solano County. The cities of Fairfield, Vacaville and the portions unincorporated County of Solano are included within these Districts. District 5 (SR 113 Corridor) also had a relatively active year with RTIF collected from building and construction activities within the City of Dixon.

#### RTIF Working Group Project Delivery Status

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.

In Fiscal Year 2017-18, five of the seven RTIF Working Groups have completed their priority project or had projects under construction:

1. Working Group 1 – Jepson Parkway – 2 phases **Under construction**
2. Working Group 2 - Hwy 12/Church Road Environmental Document – **Project Completed**
3. Working Group 3 – Fairgrounds/SR 37 SolanoExpress Bus Stop – **In Design**
4. Working Group 4 – Green Valley Overpass – **Project Complete**
5. Working Group 5 - Midway Road Intersection Safety Improvements – **Project Complete**
6. Working Group 6 - Fairgrounds/SR 37 SolanoExpress Bus Stop – **In Design**
7. Working Group 7 - Midway Road Intersection Safety Improvements – **Project Complete**

As of the end of FY 2017-18, the STA Board approved an obligation of over 90% of RTIF revenue to complete approved RTIF Projects, with 60% of the RTIF revenue spent through FY 2017-18. The remaining balance is scheduled to be obligated and spent in FY 2018-19 and future years.

**Table 1. FY 2017-18 RTIF Working Group District Project and Revenue Status**

Working Group District	Project	Cumulative RTIF Revenue to End of FY 17/18	Approved Obligation	RTIF Paid Disbursement	Working Group Status
1	Jepson Parkway ROW and Construction	\$2,720,361	\$1,574,151	\$1,574,151	Project Approved Allocation Complete
1	Jepson Parkway Vacaville Phases		\$3,500,000	\$0	Vacaville's Jepson Parkway Phases will get \$3.5M for Phase 1B, then Fairfield will get the next \$3.5M for New Cannon Rd.
2	SR12/Church Rd Intersection Environmental Documents	\$305,499	\$118,000	\$118,000	Environmental Document Completed
2	SR 12/Church Rd Design Phase		\$161,700	\$0	Design Phase on hold as STA coordinates with Caltrans to include this project in the SR12 SHOPP project.
3	Benicia Bus Stop	\$175,177	\$60,000	\$60,000	Project Complete and closed-out
3	SR37/ Fairgrounds Dr. SolanoExpress Bus Stop		FY 2016-17 through FY 2021-22	\$0	Working Groups 3 and 6 RTIF revenue recommended for a six year allocation as part of a finance plan to fully fund the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop.
4	Green Valley Overcrossing	\$1,288,901	FY 2013-14 through FY 2017-18	\$1,288,901	Construction Completed.
5	1. Midway Rd/Porter Rd 2. Pitt School Rd/Porter Rd 3. Midway Rd/Pitt School Rd 4. Midway Rd/Pedrick Rd.	\$448,243	\$197,946	\$183,571	Working Group 5 combined RTIF revenue with Working Group 7 to provide local match for HSIP safety projects. Projects completed in FY 2017-18.
5	SR 113 Corridor Study		\$20,000	\$0	Traffic study on SR 113 in Dixon/Unincorporated County of Solano. Plan to be complete by end of 2018. Projects resulting from this study will be priority of WG5.
6	Benicia Bus Stop	\$274,343	\$276,000	\$208,127	Project Complete and closed-out
6	SR 37/Fairgrounds Dr. Bus Stop		\$300,000	\$0	Working Groups 3 and 6 RTIF revenue recommended for a six year allocation as part of a finance plan to fully fund the Fairgrounds Dr./SR 37 SolanoExpress Bus Stop.
7	1. Vaca Valley Road 2. Mid Way Road 3. Midway Rd/Porter Rd Intersection 4. Pitt School Rd/Porter Rd Intersection 5. Midway Rd/Pitt School Rd Intersection 6. Midway Rd/Pedrick Rd 7. McCormack Rd *(New Eligible Project)	\$274,343	\$151,061	\$121,760	Working Group 5 combined RTIF revenue with Working Group 7 to provide local match for HSIP safety projects. Projects completed in FY 2017-18.  The County has indicated it is interested in utilizing FY 18/19, and future year revenues, on McCormack Rd paving. Tentative construction in 2020.
<b>Total</b>		<b>\$5,486,869</b>	<b>\$7,266,186</b>	<b>\$3,297,353</b>	<p>90% of collected RTIF funds have been obligated to approved RTIF Projects.</p> <p>60% of RTIF revenues collected through FY 17/18 has been disbursed, the remaining balance anticipated to be disbursed in future years. Numerous projects are banking their remaining balance in anticipation of design completion and being ready for construction.</p>

## **FY 2017-18 RTIF Working Group Recommendations and Approvals**

All seven RTIF Working Groups met between January and March of 2018. During these meetings, the upcoming FY 2017-18 projected revenue was discussed and it was confirmed the projects for which these funds would be distributed.

All of the RTIF Working Groups are making progress on their projects with three completed or nearing completion:

- Working Group 1 – Jepson Parkway – 2 phases under construction.
- Working Group 2- Hwy 12 Church Road Environmental Documents completed & design phase agreement executed and underway
- Working Group 3- Benicia Bus Hub – construction complete (waiting for facility defects issue to be resolved)
- Working Group 4 – Green Valley Overcrossing – construction complete

Project Recommendations for FY 2017/18 include:

- Working Group 1: Vacaville is requesting the first \$3.5M from this working group to be dedicated to Vacaville Jepson Parkway Phase 3B, thereafter the next \$3.5M would be dedicated to New Cannon Road in Fairfield.
- Working Group 2: Recommend to continue allocating RTIF funds for the SR 12/Church Road Project as part of the Design and Right of Way phase.
- Working Group 3: Recommended the remaining RTIF revenue collected through FY 2017-18 for the Fairgrounds Dr./SR 37 SolanoExpress Bus Stop project (a multimodal component of the Fairgrounds Drive Project).
- Working Group 4: No changes; dedicate all revenue to cost of Green Valley O.C.
- Working Group 5: Projects that are recommended from the SR 113 Corridor Study in the City of Dixon and a small section of unincorporated Solano County (South of the City of Dixon) would be the future priority of the working group.
- Working Group 6: recommended to dedicate future Working Group 6 RTIF funds towards the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop project now that the Benicia Bus Hub is completed. Working Groups 3 and 6 RTIF revenue is being recommended for a six year allocation as part of a finance plan to fully fund the \$1.8 million Fairgrounds Dr./SR 37 SolanoExpress Bus Stop with \$1 million of the \$1.8 million projected cost being provided by MTC based on a request by STA.
- Working Group 7: County staff recommended McCormack Rd as their priority project going forward. They anticipate banking money until costs are known.

Solano County is currently developing an updated Nexus Study for the Public Facilities Fee (PFF), which is required to be updated every 5 years. As part of this update, STA requested to include an updated analysis of the RTIF in the PFF Nexus Study with a current project list, as well as new projects that working group members agreed upon.

- Working Group 1: New Cannon Road
- Working Group 2: Railroad Ave Extension Project
- Working Group 7: Hay Rd from Meridian to SR113

No other changes were recommended by the other Working Groups. A complete list of RTIF Working Group Projects is included in Table 1.

# EXHIBIT A

## Regional Transportation Impact Fee Schedule

Approved by Solano County Board of Supervisors on December 3, 2013 as part of the Solano County Public Facility Fee

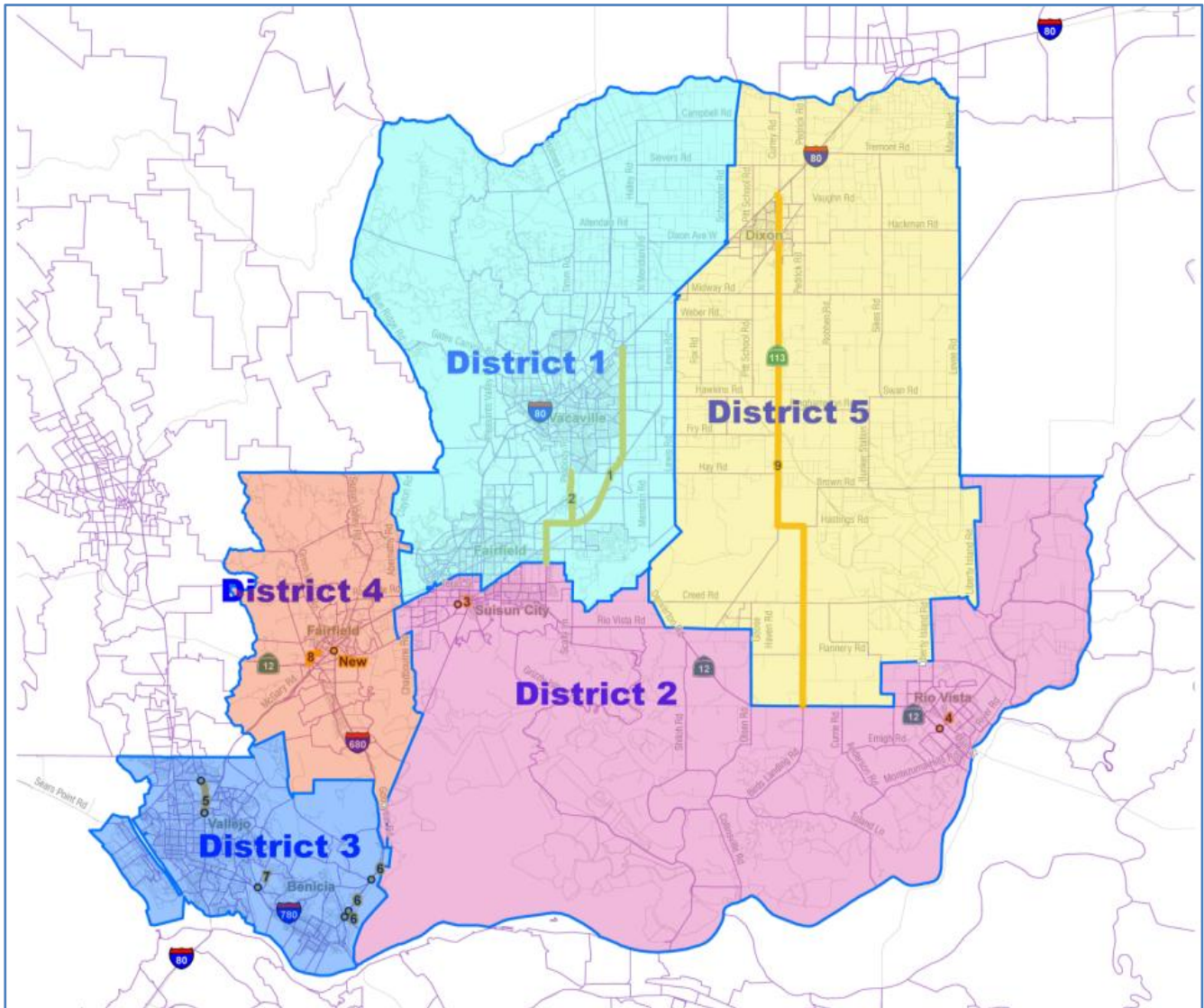
Fee Category	Fee
Residential	
Single Family Residential (SFR)	\$1,500
Multi Family Residential (MFR)	\$930
2nd SFR Unit/Accessory Unit	\$805
MFR Senior/Retirement Housing	\$585
Non-residential	Per 1,000 Building Square Feet
Retail/Commercial	\$382
Service Commercial	\$980
Assembly Uses	\$75
General/Medical Office	\$269
Hotels/Motels	\$230
Industrial	\$110
Warehouse/Distribution	\$36
Institutional	
Health Care Facility	\$180
Place of Worship	\$75
Congregate Care Facility	\$67
Private School	\$793
Child Day Care Facility <sup>1</sup>	Exempt
Agricultural Uses	
Riding Arena	\$47
Barn	\$27

<sup>1</sup> Child Day Care facilities are exempt from the Regional Transportation Impact Fee based on the assumption that most of the trips associated with child day care centers are local in nature and/or included as part of linked commutes (e.g. travel to work)



## EXHIBIT B

# Solano Regional Transportation Impact Fee District Map



RTIF Revenue History by District						
	FY 2017-18				FY 2017-18 Total	GrandTotal
	FY 2017-18 1st Quarter	FY 2017-18 2nd Quarter	FY 2017-18 3rd Quarter	FY 2017-18 4th Quarter		
RTIF Collection	\$171,673	\$260,059	\$333,007	\$300,240	\$1,064,978	\$5,583,138
Interest					\$1336*	\$2,974
2% STA Administration	\$3,433	\$5,201	\$6,660	\$6,005	\$21,300	\$111,663
RTIF Revenue for Eligible Projects	\$168,240	\$254,858	\$326,346	\$294,235	\$1,043,678	\$5,486,869
District 1 Jepson Corridor	\$71,011	\$128,828	\$79,432	\$117,388	\$396,659	\$2,720,361
District 2 SR 12 Corridor	\$23,780	\$4,265	\$53,840	\$24,188	\$106,072	\$305,500
District 3 South County	\$6,324	\$5,685	\$9,342	\$16,827	\$38,178	\$175,177
District 4 Central County	\$23,814	\$51,563	\$111,285	\$70,494	\$257,156	\$1,288,901
District 5 SR 113	\$26,487	\$39,031	\$39,813	\$35,913	\$141,244	\$448,243
District 6 Transit (5%)	\$8,412	\$12,743	\$16,317	\$14,712	\$52,184	\$274,343
District 7 County Road (5%)	\$8,412	\$12,743	\$16,317	\$14,712	\$52,184	\$274,343
Total RTIF Revenue Received for Eligible Projects:	\$168,240	\$254,858	\$326,346	\$294,235	\$1,043,678	\$5,486,869
*\$1,336 in interest distributed by WG based on percentage of total by FY						



## Regional Transportation Impact Fee (RTIF)

### Working Group Districts

### Project Implementation Status

# Working Group District 1

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## 1. Description

Working Group District 1 includes all of Vacaville, a portion of northeast Fairfield and the surrounding area of unincorporated Solano County. Working Group District 1 reported the highest collection of RTIF in FY 2017-18 with \$396,659 generated for the Jepson Parkway Project. The participating agencies in Working Group District 1 have agreed to utilize the accumulated RTIF funds beginning in FY 2016-17, including FY 2017-18, and future years, until the total reaches \$3.5M for the Vacaville phase 1B of Jepson Parkway. After the first \$3.5M is collected and disbursed to the City of Vacaville, New Cannon Road located in the City of Fairfield, will be the project for which the remaining money will fund. New Cannon Road will be included as a new project in the forthcoming nexus study update.

## 2. Participating Agencies:

- a. City of Fairfield
- b. City of Vacaville
- c. Solano County

## 3. RTIF Priority Project

Jepson Parkway Project

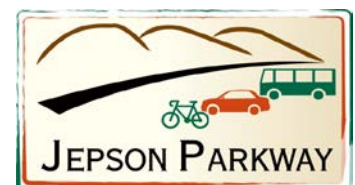
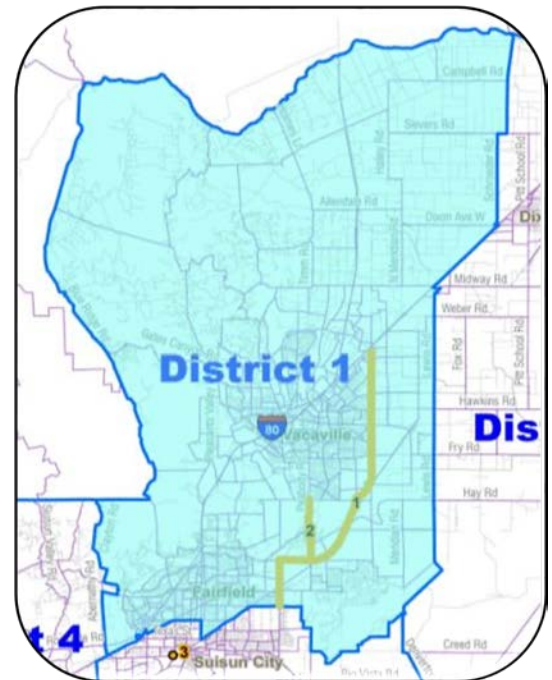
Project Implementation Status: Project accruing revenue.

Phase 1B expected to begin construction in FY 2020-21

## 4. RTIF Financial Status: Working Group District 1

- a. FY 2017-18 Reported RTIF Revenue: \$396,659
- b. RTIF Carryover funds: \$975,067
- c. Payments: \$1,348,634
- d. Remaining Balance: \$1,371,726

\*Project is accruing revenue since FY 2016-17, to be used in Construction for Phase 3A in Vacaville

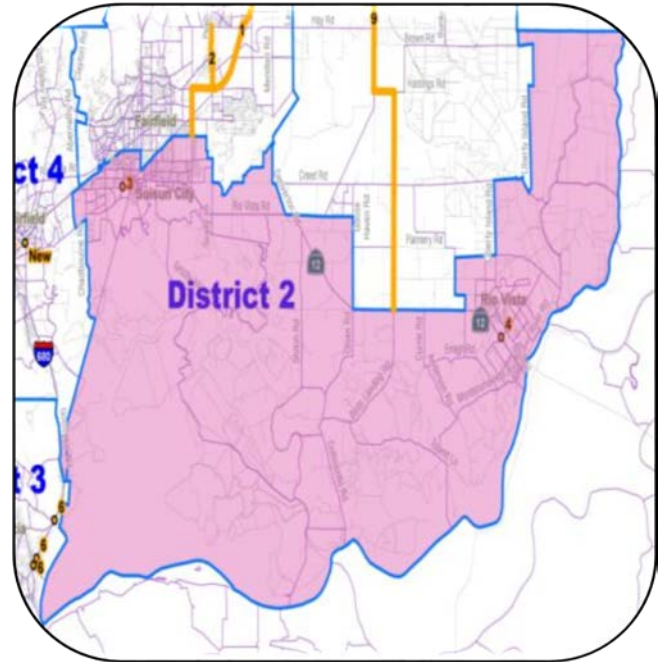




## Working Group District 2

### 1. Description

The Working Group District 2 includes all of the cities of Rio Vista, Suisun City, and portions of southern Fairfield and the surrounding area of unincorporated Solano County. A larger than previous year collection of RTIF was reported in FY 2017-18 with \$106,072 generated for the SR12/Church Rd Intersection. The participating agencies in Working Group District 2 agreed to a total RTIF allocation of \$300,000 to fund the Design Phase of the SR12/Church Rd Intersection Project.



### 2. Participating Agencies:

- a. City of Fairfield
- b. City of Rio Vista
- c. City of Suisun City
- d. Solano County

### 3. RTIF Project

SR 12/Church Rd Intersection

Project Implementation Status: Environmental Phase was completed late 2016. Design underway

### 4. RTIF Financial Status: Working Group District 2

- |                                      |            |
|--------------------------------------|------------|
| a. FY 2017-18 Reported RTIF Revenue: | \$106,072  |
| b. RTIF Carryover funds:             | \$199,428  |
| c. RTIF Payments:                    | \$163,800* |
| d. Remaining Balance:                | \$187,499  |

\*Environmental Phase of SR12/Church Complete, RTIF is currently in payback



## Working Group District 3

### 1. Description

The Working Group District 3 includes all of the cities of Benicia and Vallejo and the surrounding area of unincorporated Solano County. A modest collection of RTIF was reported in FY 2017-18 with \$38,178 generated for the SR 37/Redwood Street/Fairgrounds Drive. The participating agencies in Working Group District 3 agreed to a total RTIF allocation of 6 years starting in FY 2016-17 to the Fairgrounds Dr/SR37 SolanoExpress Bus Stop project.



### 2. Participating Agencies:

- a. City of Benicia
- b. City of Vallejo
- c. Solano County

### 3. RTIF Projects

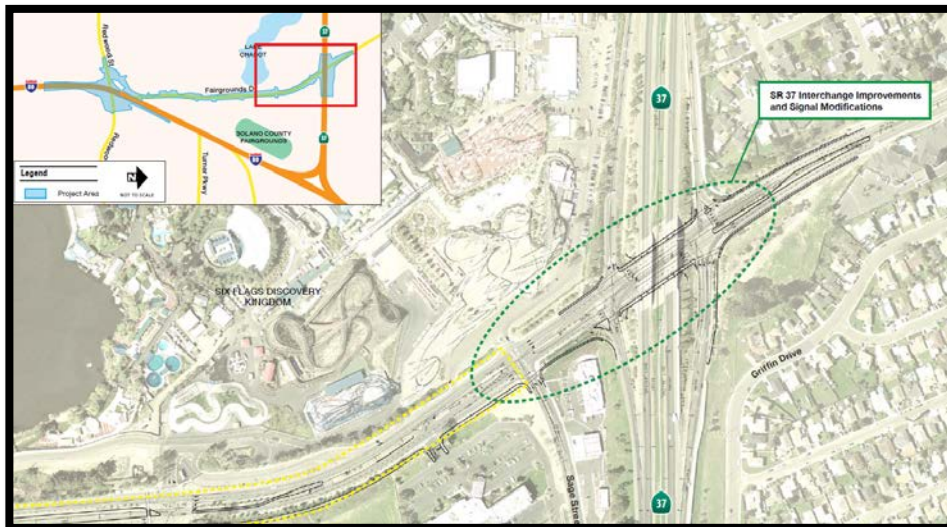
SR 37/Redwood Street/Fairgrounds Drive

Project Implementation Status: Bus Stops project is in design, expected to begin Construction in Spring 2019.



### 4. RTIF Financial Status: Working Group District 3

- a. FY 2017-18 Reported RTIF Revenue: \$38,178
- b. RTIF Carryover funds: \$136,999
- c. RTIF Payments: \$60,000
- d. Remaining Balance: \$115,177





## Working Group District 4

### 1. Description

The Working Group District 4 includes a portion of City of Fairfield and the surrounding area of unincorporated Solano County. The Working Group District 4 reported the second highest collection of RTIF in FY 2017-18 with \$257,156 generated for the Green Valley Overcrossing Project. The participating agencies in Working Group District 4 agreed to utilize the entire RTIF revenue through FY 2018-19 for this project.

### 2. Participating Agencies:

- a. City of Fairfield
- b. Solano County

### 3. Priority RTIF Project:

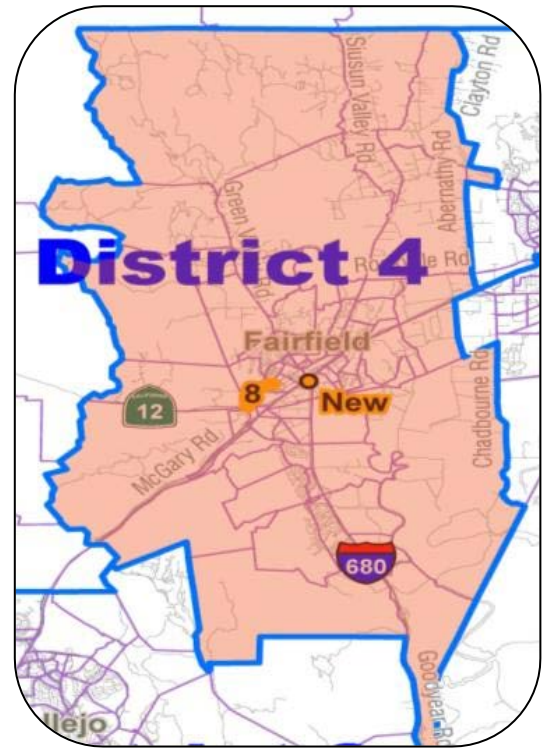
Green Valley Overcrossing

Project Implementation Status: Construction complete

### 5. RTIF Financial Status: Working Group District 4

- |                                      |              |
|--------------------------------------|--------------|
| a. FY 2017-18 Reported RTIF Revenue: | \$257,156    |
| b. FY 2013-14 RTIF Carryover funds:  | \$1,031,744  |
| c. RTIF Payments:                    | \$1,288,901* |
| d. Remaining Balance:                | \$0          |

\*Project is completed and all revenue is going to pay back the project account.



## Working Group District 5

### 1. Description

The Working Group District 5 includes all of the city of Dixon and the surrounding area of unincorporated Solano County. A moderate collection of RTIF was reported in FY 2017-18 with \$141,244 generated for this working group. The participating agencies in Working Group District 5 agreed to allocate a total of \$200,000 towards Intersection Safety Improvement project. The City of Dixon and the County indicated they would like projects resulting from the 113 Corridor Study to be the future priority.

### 2. Participating Agencies:

- a. City of Dixon
- b. Solano County

### 3. Priority RTIF Projects:

Intersection Safety Improvements at Midway, Pedrick, Pitt School and Porter Roads

SR 113 Corridor Study - \$20k

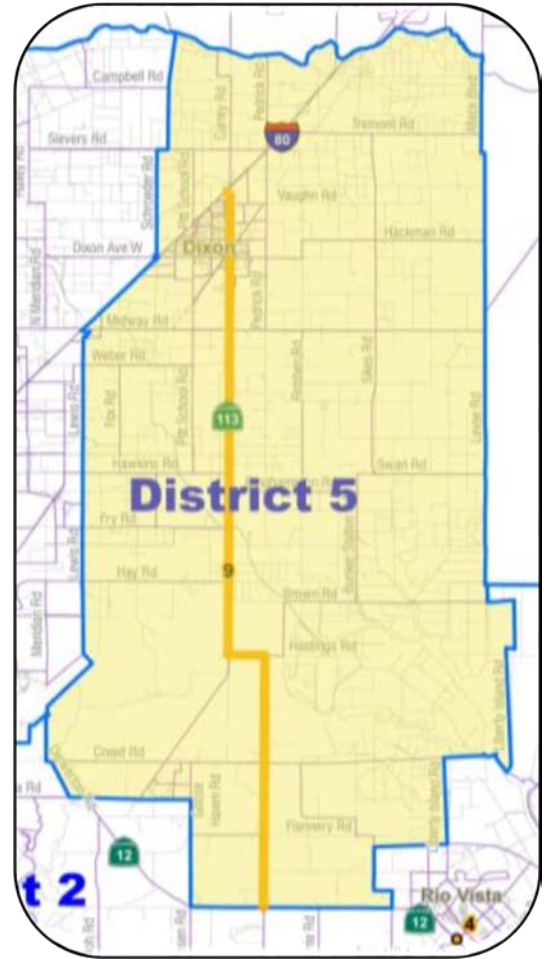
Project Implementation Status: Intersection Safety Improvements at Midway, Pedrick, Pitt School and Porter Roads completed. SR113 Corridor Study underway, expected completion in late 2018.

### 4. RTIF Projects in Priority Order

- a. Intersection Safety Improvements at Midway, Pedrick, Pitt School and Porter Roads (Complete)
- b. SR113 Corridor Study

### 5. RTIF Financial Status: Working Group District 5

- a. FY 2017-18 Reported RTIF Revenue: \$141,244
- b. FY 2013-14 RTIF Carryover funds: \$306,99
- c. RTIF Payments: \$183,571
- d. Remaining Balance: \$264,672





## Working Group District 6

### 1. Description

Working Group District 6 comprises Solano County's Transit Operators. This Working Group was approved to receive 5% of RTIF for transit projects. A total of \$52,184 of RTIF was generated in FY 2017-18 for the recently completed Benicia Industrial Bus Hub Project and SR37/Fairgrounds Dr Solano Express Bus Stop.

**CITY COACH**



### 2. Participating Agencies:

- City of Benicia
- City of Dixon
- City of Fairfield
- City of Suisun
- City of Vacaville
- Solano County Transit (SolTrans)
- County of Solano



### 3. Priority RTIF Project

SR37/Fairgrounds Dr Solano Express Bus Stop

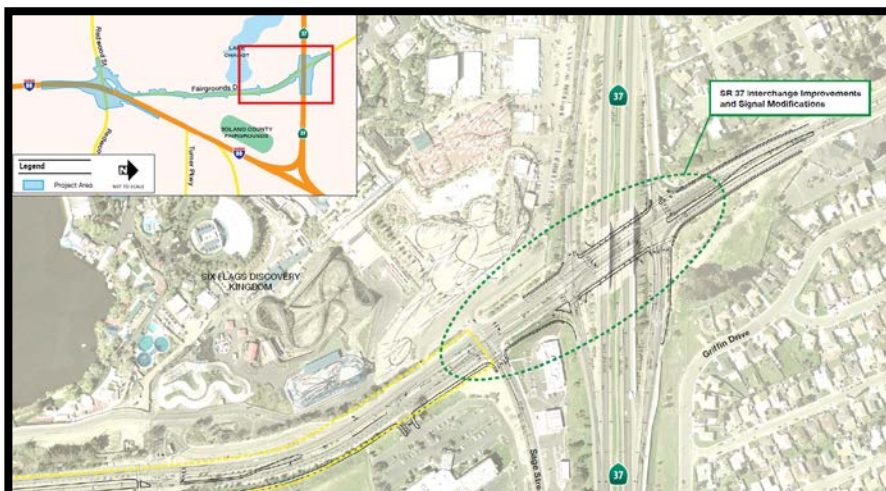
- Project Implementation Status: Under Design.  
Completion expected June 2019.

Benicia Bus Hub

- Project Implementation Status: Construction closeout pending resolution of facilities deficiency by contractor.

### 4. RTIF Financial Status: Working Group District 6

- FY 2017-18 Reported RTIF Revenue: \$52,184
- RTIF Carryover funds: \$222,159
- RTIF Payments: \$208,128
- Remaining Balance: \$66,215



**Solano Express**



## Working Group District 7

### 1. Description

Working Group District 7 comprises of Solano County unincorporated road improvements. This Working Group was approved to receive 5% of RTIF for road improvement projects. A total of \$52,184 of RTIF was generated in FY 2017-18 for eligible unincorporated road improvements. Intersection Safety Improvements at Midway, Pedrick, Pitt School and Porter Roads completed this year. The County has requested the addition of Hay Rd as a new eligible project into the upcoming Nexus Study.



### 2. Participating Agencies:

- a. County of Solano

### 3. RTIF Priority Projects Not in Priority Order

- a. Hay Rd
- b. McCormack Rd

### 4. RTIF Financial Status: Working Group District 7

- a. FY 2017-18 Reported RTIF Revenue: \$68,720
- b. FY 2013-14 RTIF Carryover funds: \$205,623
- c. Project Expenditures: \$121,760
- d. Remaining Balance: \$152,583



## Working Group Members for FY 2017/18

<b>Working Group</b>	<b>Member Agencies Included</b>	<b>Members</b>
1	Fairfield, Vacaville, Solano County	Julie Lucido, Sean Cunningham, Matt Tuggle
2	Fairfield, Suisun City, Rio Vista, Solano County	Julie Lucido, Nick Lozano, Robert Hickey, Matt Tuggle
3	Benicia, Vallejo, Solano County	William Tarbox, Terrance Davis, Matt Tuggle
4	Fairfield, Solano County	Julie Lucido, Matt Tuggle
5	Dixon, Solano County	Joe Leach, Matt Tuggle
6	Solano County	Matt Tuggle
7	FAST, SolTrans, City Coach, Delta Breeze, Dixon Redit-Ride	Nathan Atherstone, Beth Kranda, Lori Damassa, Brandon Thomson, Janet Koster