

English Hills Transportation Impact Fee Fact Sheet

Solano County Department of Resource Management - Public Works Engineering

What is the English Hills Transportation Impact Fee?

The English Hills Transportation Impact Fee is a traffic impact fee imposed on development that occurs within a specified area in and near the English Hills, including Allendale and areas along Gibson Canyon Road, Steiger Hill Road and Cantelow Road (see map on back). 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. It is the second of such fees established in unincorporated Solano County (the first one was established in 1980, and encompasses Green Valley and portions of Suisun Valley).

What is the purpose of the fee?

The County road system was originally intended to serve a low volume of traffic, as would occur in sparsely populated rural areas. The County has limited funding to maintain its existing road system. When a large number of new homes are constructed in an area, like in English Hills, the traffic on the nearby County roads increases significantly, impacting the condition of the roads. This requires that structural and safety improvements be made to the roads. The only way to do that is to have development pay its fair share to mitigate the impacts that it causes to the roads.

How was the fee determined, and how much is it?

In 2001, the County looked at the number of houses that were projected to be constructed in the English Hills area, and then calculated the traffic that these additional homes would generate. The cost of the road improvements required as a result of this traffic was then determined. The fee was based on the cost of the improvements divided by the projected number of new homes to be built. The fee is adjusted every six months (on July 1 and January 1) based on a national construction cost inflation index. Call Public Works – Engineering at (707) 784-6765 to find out the current amount of the fee.

What development must pay the fee?

All new residential dwelling units constructed within the boundary of the fee area are required to pay the fee before a building permit will be issued. A residential unit includes a primary dwelling, a “granny flat”, a mobile home, and/or a secondary living unit. Mobile homes that are installed through the use permit process also need to pay the fee, but if the applicant requests a refund within ninety days of the removal of the mobile home, the fee will be returned. Projects that do not involve construction of a residential dwelling unit, such as barns and room additions, do not need to pay the fee.

What is done with the funds raised by the fee?

The funds collected from the English Hills Transportation Impact Fee are deposited in a separate trust fund that can only be used for improvements to the roads within the boundary of the English Hills area. They are retained in that trust fund, collecting interest, until such time that enough funds have been collected to fund an improvement project on one of the selected roads. The collected fees will pay for future safety and shoulder improvements on Allendale Road, Cantelow Road, Midway Road and Timm Road and may include the addition of a multi-use path on various roads in the specified area.

Is there a process for applying for a reduction or waiver of the fee?

Applications for a fee reduction or waiver must be made in writing to the Director of Resource Management / Transportation Director no later than the time of filing the request for a building permit. The County ordinance that established the fee describes the requirements of the application in more detail.

Note: This sheet is intended to give a general overview of the transportation impact fee; it does not provide all details of the program. For additional information, contact Public Works – Engineering at (707) 784-6765.