

**REGIONAL TRANSPORTATION IMPACT FEE (RTIF)
POLICY COMMITTEE**

**4:00 p.m. – 5:00 p.m.
Wednesday, December 12, 2012**

**Suisun City Council Chambers
701 Civic Center Blvd.
Suisun City, CA 94585**

MEETING AGENDA

- I. CALL TO ORDER/INTRODUCTIONS** Chair Spring
(4:00 – 4:05 p.m.)
- II. APPROVAL OF THE AGENDA**
(4:05 – 4:10 p.m.)
- III. OPPORTUNITY FOR PUBLIC COMMENTS**
(4:10 – 4:15 p.m.)

Pursuant to the Brown Act, public agencies must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency’s agenda for that meeting. Comments are limited to no more than 3 minutes per speaker. Gov’t Code §54954.3(a). By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the agency.

This agenda is available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. §12132) and the Ralph M. Brown Act (Cal. Govt. Code §54954.2). Persons requesting a disability-related modification or accommodation should contact Johanna Masielat, Clerk of the Board, at (707) 424-6008 during regular business hours, at least 24 hours prior to the time of the meeting.

- IV. INFORMATION ITEMS**
 - A. Update on STA Regional Transportation Impact Fee (RTIF) Nexus Study** Sam Shelton, STA
Informational
(4:15 – 4:25 p.m.)
Pg. 1 Jason Moody,
Economic Planning
Systems (EPS)

COMMITTEE MEMBERS

City of Benicia	City of Dixon	City of Fairfield	City of Rio Vista	City of Suisun City	City of Vacaville	City of Vallejo	County of Solano
Elizabeth Patterson Brad Kilger	Jack Batchelor, Jr. Jim Lindley	Harry Price Sean Quinn	Norman Richardson Joseph Tanner	Pete Sanchez Suzanne Bragdon	Steve Hardy Laura Kuhn	Osby Davis Daniel Keen	Jim Spering Birgitta Corsello

B. Update on Solano County Public Facility Fee (PFF) Study
Informational
(4:25 – 4:35 p.m.)
Pg. 9

Nancy Huston,
Solano County

Jason Moody,
Economic Planning
Systems (EPS)

V. ACTION ITEMS

A. STA Recommendation to Request the Solano County Board of Supervisors to Include Transportation Projects as Part of the County’s Public Facility Fee Update
Recommendation:

Daryl Halls, STA

Forward a recommendation to the STA Board to Request that the Solano County Board of Supervisors consider the following actions:

- 1. Add transportation facilities to the County of Solano’s Public Facility Fee Program;*
- 2. Designate the Solano Transportation Authority to manage the dedicated Portion of the County of Solano’s Public Facility Fee dedicated for Transportation Projects; and*
- 3. A transportation facility fee of \$1,500 per dwelling unit equivalent (contingent on the fee being less than the approved maximum nexus).*

(4:35 – 4:50 p.m.)
Pg. 15

VI. NEXT STEPS
(4:50 – 4:55 p.m.)

Daryl Halls, STA

VII. CLOSING COMMENTS FROM COMMITTEE MEMBERS
(4:55 – 5:00 p.m.)

Committee Members

VIII. ADJOURNMENT

The next Regional Transportation Impact Fee (RTIF) Policy Committee Meeting is scheduled for **February 13, 2013 at 4:00 p.m. at the Suisun City Council Chambers.**



DATE: November 29, 2012
TO: STA Regional Transportation Impact Fee (RTIF) Policy Committee
FROM: Sam Shelton, Project Manager
RE: Update on STA Regional Transportation Impact Fee (RTIF) Nexus Study

Background:

Basis for STA Conducting a Regional Transportation Impact Fee Study

The STA is focusing on limited federal and state funding, projected to be available to Solano County over the next 25 years, on a handful of regionally significant projects (Attachment A). While the STA lobbies to secure additional federal and state funds to advance these priority projects, the STA depends on local funding to leverage federal, state and regional funds to develop competitive "shovel-ready" projects. If Solano County's local agencies want to deliver other local projects or advance projects that could be competitive for federal, state, or regional funding, local funds will be needed to initiate these projects.

STA 50/50 Policy Only Pays for 50% of Any Local Reliever Route Project

Many of the top priority Regional Transportation Plan (RTP) listed projects assume that the STA will fund 50% of the project's costs while the other 50% must come from local funding sources, such as bond measures or impact fees. For example, several segments of the Jepson Parkway have agreements with detailed funding strategies between the STA and Fairfield, Solano County, and Vacaville to fund these segments with an estimated 50% local funds. A Regional Transportation Impact Fee (RTIF) would count towards the local contribution.

RTIF Development Progress

On December 10, 2008, the STA Regional Transportation Impact Fee (RTIF) Policy Committee of Solano County's mayors, city managers, a county supervisor, and the county administrator as well as the STA Board approved the scope of the STA's RTIF Nexus Study. Since that time, STA staff and the study consultants have completed the following deliverables of that study's scope along with an update to the STA's travel demand model:

Date Completed	Regional Transportation Impact Fee (RTIF) development milestones
07-09-2008	STA Board authorization to conduct RTIF Feasibility Study
12-10-2008	RTIF Scope of Work approved by STA RTIF Policy Committee and Board
01-14-2009	RTIF Feasibility Study Approved by STA Board
01-05-2009	Request for Proposals (RFP) for Nexus Study Consultant Services
03-06-2009	Economic Planning Systems (EPS) Selected for RTIF Nexus Study
09-10-2009	EPS Scope amended to update STA travel demand model for RTIF uses
03-10-2010	STA Board approves STA Comprehensive Transportation Plan (CTP) Project List
03-10-2010	STA Board approves RTIF project eligibility and ranking criteria (initial 217 projects)
05-12-2010	STA Board approves RTIF project list based on CTP list and draft costs (89 projects)
01-13-2011	RTIF Working Group refines project list based on approved criteria (28 projects)
06-22-2011	STA Model TAC approves use of STA travel demand model for RTIF uses
09-12-2011	RTIF Working Group approves nexus and project cost estimation methodology
03-12-2012	RTIF Working Group forwards draft implementation packages to STA TAC (12 projects)

Since September 2011, STA and EPS staff have worked to finalize a technically sufficient RTIF Nexus Study for RTIF and STA committee review and approval.

Discussion:

RTIF Working Group Requests to Develop Implementation Packages

At the September 12, 2011 RTIF Working Group meeting, many different implementation options and their associated revenue estimates were presented to the RTIF Working Group. Working Group members recommended approval of preliminary project cost estimates and the maximum nexus methodology and draft calculations. During the topic of “Revised RTIF Implementation Options & Revenue Estimates”, Working Group members were generally supportive of the technical accuracy of the information, but requested additional time to discuss specific implementation options and projects in preparation for a presentation at a future RTIF Policy Committee meeting.

County of Solano Public Facility Fee Study Underway

By July 2012, the County of Solano entered into a contract for consultant services for a comprehensive analysis and update of Solano County Public Facilities Fees. The scope of work specifically describes how "Solano County is considering establishing and/or modifying Public Facilities Fees to include roads and animal control facilities". Since then, STA staff and County of Solano staff have discussed the potential for STA RTIF roadway capacity projects to be coordinated with or be incorporated into the County's Public Facility Fee rather than establishing a new RTIF fee.

RTIF Working Group Revises RTIF Packages and Recommends Pursuing Public Facility Fee Partnership

On March 12, 2012, the RTIF Working Group reviewed and revised the draft RTIF implementation packages and recommended that the STA should pursue a partnership with the County of Solano to incorporate RTIF projects within the framework of a future Public Facility Fee update study, rather than propose a new RTIF Fee. During August and September 2012, STA and County staff have revised the March 2012 packages to include a 6th package for unincorporated roadway improvements (Attachment B). The following RTIF projects and project working groups are part of the proposed RTIF implementation packages.

Agencies	Project	Project Cost
<i>Package 1, Jepson Parkway Corridor</i>		
Fairfield	Remaining Segments of Jepson Parkway	\$ 28.0 M
Vacaville	Remaining Segments of Jepson Parkway	\$ 93.1 M
<i>Package 2, State Route 12 Corridor</i>		
Suisun City, Fairfield	State Route 12 & Pennsylvania Ave Interchange	\$50.0 M
Rio Vista	State Route 12, Church Road Interchange	\$ 2.0 M
<i>Package 3, South County Project Area Investments</i>		
City of Vallejo	SR37/Redwood St/Fairgrounds Dr	\$ 65.0 M
City of Benicia	Columbus Parkway Improvements	\$ 35.0 M
County of Solano	360 Area Improvements	TBD
<i>Package 4, Central County I-80 Reliever Route</i>		
City of Fairfield	North Connector West	\$ 32.0 M
County of Solano	Local Project Share	TBD

Package 5, Express Bus Transit Centers and Train Stations

City of Benicia	Benicia Industrial Park Multi-modal Transit Center	
City of Dixon	Dixon Multimodal Transportation Center	
City of Fairfield	Fairfield Transportation Center, next phase	
City of Fairfield	Fairfield/Vacaville Train Station, next phase	5% of total
City of Suisun City	Suisun City Train Station improvements	fees collected
City of Vacaville	Vacaville Transportation Center, next phase	
City of Vallejo	Vallejo Station or Curtola Park & Ride, next phase	
Solano County	360 Project Area Transit Center	

Package 6, Unincorporated County Roadway Improvements

Countywide	Unincorporated County roadway improvements that address new growth impacts	5% of total fees collected
------------	--	----------------------------

The RTIF Working Group also recommended the following allocation policies and strategies to deliver these packages of projects:

1. Countywide fees collected for transportation should be returned to each district, with 5% taken off the top for Package #5 Express Bus Transit Centers and Train Stations.
2. District Working Groups should develop recommendations for how to spend fees on RTIF projects within each district.
3. Fees collected would count towards the local share of STA's 50/50 policy.
4. STA Board recommends how Package #5 transit funds are allocated, through coordination with the STA TAC and Transit Consortium Committees.

The RTIF Working Group approved this recommendation on a 6-1 vote, with the City of Vacaville voting against the recommendation and the City of Vallejo being absent from the discussions.

On September 26th, the STA TAC reviewed revised RTIF Packages and the STA's intent to coordinate with the County's Public Facility Fee update process. Over the last two months, the STA has circulated the attached handout to brief City Managers and elected officials of the STA's intent to coordinate with the County of Solano (Attachment A).

On November 28th, the STA TAC reviewed STA staff progress on RTIF implementation packages and discussed potential revisions prior to the RTIF Policy Committee meeting on December 12, 2012. TAC members submitted the following changes, which are reflected in the attached handout (see attachment A):

- City of Benicia and City of Vallejo requested to modify Package #3 by asking to rename the package as a "South County Area Investments" package, include the City of Benicia as a working group partner, and include the Columbus Parkway Reliever Route (I-780 to City Limits) projects.
- City of Fairfield asked for additional time to add additional projects to Package #4, Central County I-80 Reliever Route.

STA staff will work with TAC members to adjust the packages and draft nexus calculations and bring these back to the RTIF Policy Committee for their consideration.

Recommendation:

Informational.

Attachment:

- A. "Solano Transportation Authority to Request to Manage a Portion of the County of Solano's Public Facility Fee for Transportation Projects", 10-23-2012.

This page intentionally left blank.

Solano Transportation Authority to Request to Manage a Portion of the County of Solano's Public Facility Fee for Transportation Projects

Revised, 12-07-2012

Basis for STA Conducting a Regional Transportation Impact Fee Study

The STA focuses limited federal and state funding, projected over the next 25 years, on mostly a handful of regionally significant projects. While the STA lobbies to secure additional federal and state funds to advance these few projects, the STA still depends on local funding to leverage federal, state and regional funds to develop competitive "shovel-ready" projects. If Solano County's local agencies want to deliver other local projects or advance projects that could be competitive for federal, state, or regional funding, additional local funds will be needed to achieve these goals.

STA 50/50 Policy Only Pays for 50% of Any Local Reliever Route Project

Many of the top priority RTP listed projects assume that the STA will fund 50% of the project's costs while the other 50% must come from local funding sources, such as bond measures or impact fees. For example, several segments of the Jepson Parkway have agreements with detailed funding strategies between the STA and Fairfield, Solano County, and Vacaville to fund these segments with an estimated 50% local funds. A Regional Transportation Impact Fee (RTIF) would count towards the local contribution.

RTIF Working Group Revises RTIF Packages and Recommends Pursuing Public Facility Fee Partnership

On March 12, 2012, the RTIF Working Group reviewed and revised the draft RTIF implementation packages and recommended that the STA should pursue a partnership with the County of Solano to incorporate RTIF projects within the framework of a future Public Facility Fee update study, rather than propose a new RTIF Fee. Between August and December 2012, STA staff have revised the March 2012 packages to include a 6th package for unincorporated roadway improvements and revised Package #3 to include City of Benicia projects.

Solano County Projects submitted for the Metropolitan Transportation Commission Draft Regional Transportation Plan

March 2012, project cost in millions

I-80/I-680/SR 12 Interchange	700.0
Jepson Parkway	185.0
I-80 Auxiliary Lanes (Fairfield)	51.6
Redwood Parkway (Vallejo)	65.0
Fairfield Transportation Center Expansion	21.8
Curtola Transit Center Expansion	6.0
Vacaville Transportation Center Phase 2	8.7
TOTAL COST	1,038.1

Revised Regional Transportation Impact Fee (RTIF)

Implementation Packages

September 2012, project cost in millions

Package 1, Jepson Parkway Corridor

Fairfield	Remaining Segments of Jepson Parkway	28.0
Vacaville	Remaining Segments of Jepson Parkway	93.1

Package 2, State Route 12 Corridor

Suisun City, Fairfield	State Route 12 & Pennsylvania Ave Interchange	50.0
Rio Vista	State Route 12, Church Road Interchange	2.0

Package 3, South County Project Area

Vallejo	SR37/Redwood St/Fairgrounds Dr	65.0
Benicia	Columbus Parkway Improvements	TBD
County	360 Area Improvements	TBD

Package 4, Central County I-80 Reliever Route

Fairfield	North Connector West	32.0
County	Local Project Share	TBD

Package 5, Express Bus Transit Centers and Train Stations

Benicia Industrial Park Multi-modal Transit Center		
Dixon Multimodal Transportation Center		
Fairfield Transportation Center, next phase	5% of total	fees
Fairfield/Vacaville Train Station, next phase		collected
Suisun City Train Station improvements		
Vacaville Transportation Center, next phase		
Vallejo Station or Curtola Park & Ride, next phase		
Solano 360 Project Area Transit Center		

Package 6, Unincorporated County Roadway Improvements

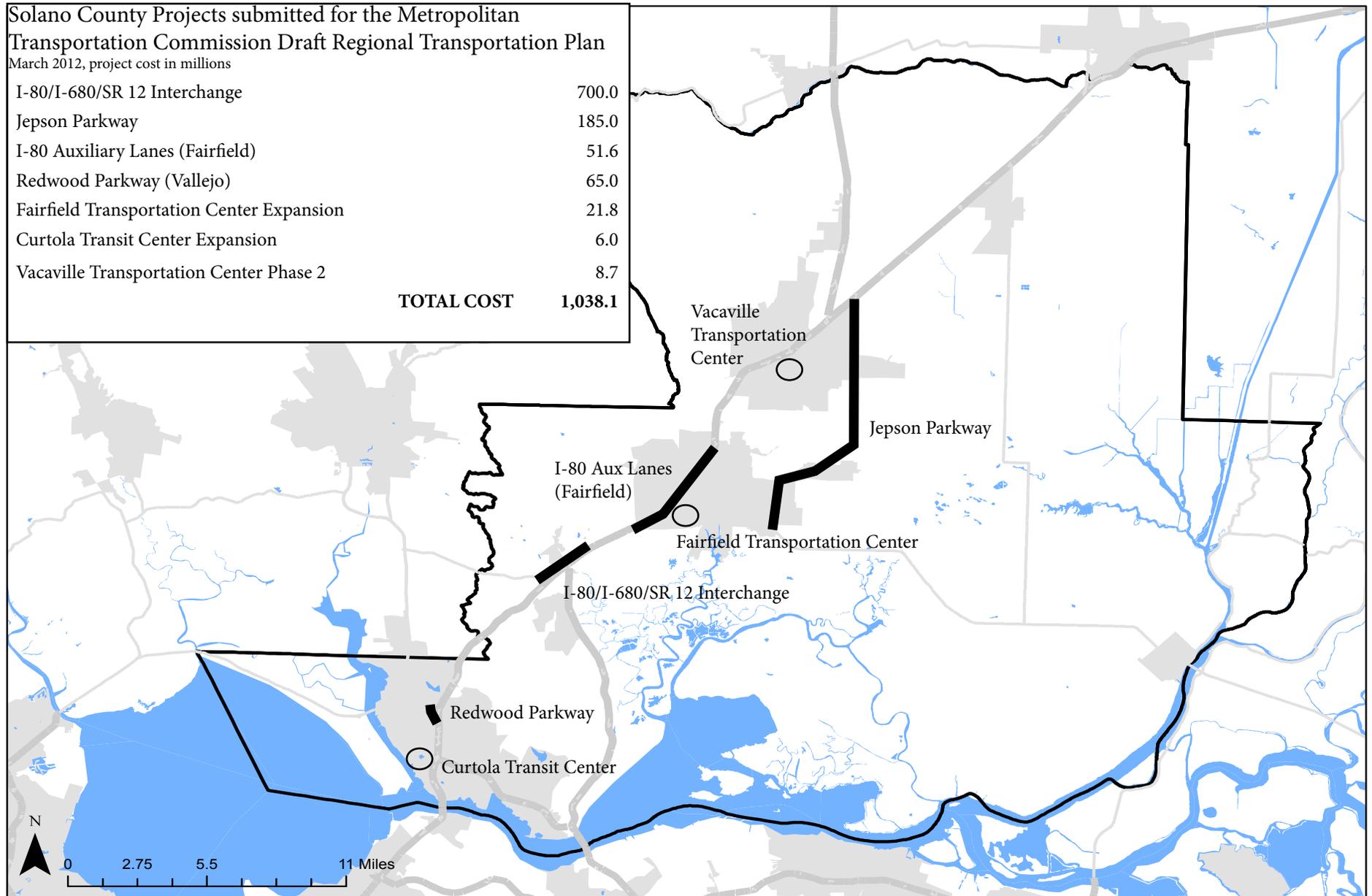
County-wide	Unincorporated County roadway improvements that address new growth impacts	5% of total fees collected
-------------	--	----------------------------

10-Year Estimated Fee Revenue, per Dwelling Unit Equivalent (DUE)

\$750 per DUE	9.3 M	*10-year DUE growth based on conservative estimates averaged from ABAG, DOF, EDD, and Woods & Poole growth rates.
\$1,000 per DUE	12.4 M	
\$1,500 per DUE	18.5 M	
\$2,000 per DUE	24.7 M	

This page intentionally left blank.

Funding for only 4 Roadway Projects and 3 Transit Center Projects over the next 25-years as included in the Metropolitan Transportation Commission's Draft Regional Transportation Plan (Plan Bay Area)



This page intentionally left blank.



DATE: November 30, 2012
TO: STA Regional Transportation Impact Fee (RTIF) Policy Committee
FROM: Sam Shelton, Project Manager
RE: Update on Solano County Public Facility Fee (PFF) Study

Background:

County of Solano Public Facility Fee Study Underway

In July 2012, the County of Solano entered into a contract for consultant services for a comprehensive analysis and update of Solano County Public Facilities Fees (see attachment A). The scope of work specifically describes how "Solano County is considering establishing and/or modifying Public Facilities Fees to include roads and animal control facilities". STA staff serves on the interview panel for the selection of the study's consultant.

Discussion:

Solano County staff will give a brief update regarding the development of the "Comprehensive Analysis and Update of Solano County Public Facilities Fees" study. Solano County staff currently anticipates circulating a draft study by February or March of 2013.

Recommendation:

Informational.

Attachment<

- A. Solano County Board of Supervisors, July 26, 2012, Agenda Item 7
"Approve a contract with Economic and Planning Systems, Inc. for \$99,015 to provide consultant services for the five-year comprehensive analysis of the County's Public Facilities Fee from July 1, 2012 through June 30, 2013; and Authorize the County Administrator to sign the agreement and any amendments that fall within the established project budget"

This page intentionally left blank.



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:	7	Status:	Approved
Type:	Contract	Department:	County Administrator
File #:	12-0437	Contact:	Chris Rogers, 784-6481
Agenda date:	6/26/2012	Final action:	6/26/2012
Title:	Approve a contract with Economic and Planning Systems, Inc. for \$99,015 to provide consultant services for the five-year comprehensive analysis of the County's Public Facilities Fee from July 1, 2012 through June 30, 2013; and Authorize the County Administrator to sign the agreement and any amendments that fall within the established project budget		
Governing body:	Board of Supervisors		
District:	All		
Attachments:	A - Contract, Minute Order.pdf		

Date	Ver.	Action By	Action	Result
6/26/2012	1	Board of Supervisors	Approved	

Published Notice Required? Yes _____ No X
Public Hearing Required? Yes _____ No X

DEPARTMENTAL RECOMMENDATION:

The County Administrator recommends that the Board of Supervisors:

1. Approve a contract with Economic and Planning Systems, Inc. for \$99,015 to provide consultant services for the five-year comprehensive analysis of the County's Public Facilities Fee from July 1, 2012 through June 30, 2013; and
2. Authorize the County Administrator to sign the agreement and execute any contract amendments to the scope of services, terms and conditions, and total compensation that does not exceed 10% of the total contract amount.

SUMMARY:

California Government Code section 66000 requires that the premises and projections upon which the Public Facilities Fee (PFF) is established to be evaluated at least every five years. The last evaluation occurred in FY2006/07; therefore, a new analysis is recommended. Additionally, the study will evaluate the feasibility of establishing a transportation impact fee for road projects and modifying the PFF for animal control facilities. Following a competitive bid process, Economic and Planning Systems, Inc. (EPS) was selected to provide the necessary five year comprehensive analysis of the County's PFF.

FINANCIAL IMPACT:

There are three components to the contract scope of work with EPS, which includes subcontractors with expertise in traffic methodologies and facility cost estimates, for the analysis of the County's PFF.

1. \$62,070 for EPS' analysis of existing, proposed and modified components of the PFF.
2. \$26,815 for Fehr and Peers' analysis of the transportation component.

3. \$10,130 for Mark Thomas and Company's review of facility cost estimates.

As indicated above, the net cost for the five-year comprehensive analysis is \$99,015 which will be funded from PFF revenue received for administrative and compliance costs, including the five-year comprehensive analyses. Contract costs are included in the FY2012/13 Recommended and Supplemental Budget that will be presented to the Board on June 25, 2012.

DISCUSSION:

Solano County PFF supports public facility improvements, required as the result of future development within Solano County, through the collection of PFF by cities on behalf of the County. The Mitigation Fee Act (Government Code section 66000, et. seq.) requires that the premises and projections upon which PFF were established be evaluated at least every five years. The last evaluation for the County of Solano was completed in 2006 and the new evaluation should be completed in 2012.

A Request for Qualifications (RFQ) was released by the County on April 20, 2012. Four firms submitted bids and three were interviewed. The interview panel consisted of staff from the County Administrative Office, County Counsel, Resource Management and the Solano Transportation Authority. Following evaluation of each of the RFQ submittals and the interviews, EPS was selected.

The contract includes the following components, based on the scope of work and list described in the RFQ:

1. Comprehensive study evaluating the relationship between new development within the County and the amount of public facilities the County must acquire to accommodate growth through 2035.
2. Analysis to determine what components should be continued, added/eliminated or modified and what fees should be charged so that adequate revenues are raised to cover future costs for additional public facilities as growth occurs. Solano County currently collects the PFF for the following components: Countywide Public Protection, Health and Social Services, Library, General Government, Sheriff's Patrol and Investigation, Courts and an administrative oversight charge.
3. Analysis to determine whether PFF should be established for a Transportation component.

The scope of work establishes a timeline that includes a review of a draft report by County staff; a final draft report for public review; time for County staff, along with the consultant, to meet with impacted local agencies, including cities, to confirm the methodology for projecting future facility needs as part of the review process; and a final report to be completed after public review. Staff anticipates the final report summarizing the methodology, findings, supporting justification, recommended fees and fee calculations will be presented to the Board by year-end. At this time, given current economic conditions, it is uncertain when revised fees would be recommended and adopted by the Board.

ALTERNATIVES:

The Board could choose any of the following:

1. To postpone or reject all responses to the RFQ and direct staff to issue a new RFQ for the project; however, this is not recommended since the RFQ was conducted in conformance with the Public Contract Code and re-issuing the RFQ could increase the overall project cost, as well as, extend the project schedule.
2. To not approve the contract; however, this action is not recommended as the analysis needs to be completed as soon as possible in order to meet a five-year comprehensive review of the PFF as required by law.
3. To remove the transportation component from the contract; however, this is not recommended as the County needs to find adequate funding sources for regional transportation projects to mitigate the costs of

County needs to find adequate funding sources for regional transportation projects to mitigate the costs of new and enhanced roadways located in the unincorporated portion of the County.

OTHER AGENCY INVOLVEMENT:

The County Administrative Office has worked with staff from County Counsel, Resource Management and General Services in developing the RFQ, selecting the consultant and completion of the contract.

This page intentionally left blank.



DATE: November 30, 2012
TO: STA Regional Transportation Impact Fee (RTIF) Policy Committee
FROM: Sam Shelton, Project Manager
RE: STA Recommendation to Request the Solano County Board of Supervisors to Include Transportation Projects as Part of the County's Public Facility Fee Update

Background:

STA Coordination with Solano County staff on Fee Development

By July 2012, the County of Solano entered into a contract for consultant services for a comprehensive analysis and update of Solano County Public Facilities Fees (PFF). The scope of work specifically describes how "Solano County is considering establishing and/or modifying Public Facilities Fees to include roads and animal control facilities".

Since then, STA staff and County of Solano staff have discussed the potential for STA RTIF roadway capacity projects to be coordinated with or be incorporated into the County's Public Facility Fee rather than establishing a new RTIF fee.

Discussion:

While STA staff and County of Solano staff have discussed fee study coordination, no official actions have been taken by either agency's Board. To begin this process, STA staff recommends that the RTIF Policy Committee forward the following recommendations to the STA Board to request the following actions from the Solano County Board of Supervisors:

1. *Add transportation facilities to the County of Solano's Public Facility Fee (PFF) Program*
County of Solano staff have already incorporated this study topic into the PFF study's scope of work. However, the Board of Supervisors does not necessarily need to take this action based on the study's potential recommendations. This action would make the request from STA official.
2. *Designate the Solano Transportation Authority to manage a Portion of the County of Solano's Public Facility Fee for Transportation Projects*
County of Solano staff, STA staff, and STA Technical Advisory Committee members have discussed the approach of allowing the STA to manage the transportation portion of the PFF. This would enable each of the cities to participate in the development of transportation project priorities and development of implementation priorities and project delivery funding plans. Further, STA would coordinate transportation area working groups while allowing the Board of Supervisors to retain ultimate PFF program authority.

3. *Consider a transportation facility fee of \$1,500 per dwelling unit equivalent (contingent on the fee being less than the approved maximum nexus).*

STA's consultant, Economic Planning Systems (EPS), has projected fee revenues by RTIF package at various fee ranges over a 10-year period using conservative estimates for growth (see attachment A). STA staff recommend that the transportation PFF be introduced at a reasonable level to avoid harming economic recovery but still result in the construction of a PFF funded projects in no later than 10 years. Based on these projections, STA staff recommends requesting County consider a transportation PFF of \$1,500 per dwelling unit equivalent (DUE).

For example, a \$1,500/DUE fee would have projected revenue for Package#1 (Jepson Parkway) of \$6.2M. This is projected to be sufficient funding to help develop a funding plan to begin construction of another segment of the Jepson Parkway.

The development and refinements of the working groups and project packages are still in process. This is scheduled to be brought back to the RTIF Policy Committee at its meeting in February 2013.

Recommendation:

Forward a recommendation to the STA Board to Request that the Solano County Board of Supervisors consider the following actions:

1. Add transportation facilities to the County of Solano's Public Facility Fee Program;
2. Designate the Solano Transportation Authority to manage the dedicated Portion of the County of Solano's Public Facility Fee dedicated for Transportation Projects; and
3. A transportation facility fee of \$1,500 per dwelling unit equivalent (contingent on the fee being less than the approved maximum nexus).

Attachment:

- A. Revised RTIF Packages Summary with 10-year revenue estimates, 11-29-12

RTIF Packages Revenue Estimates (Draft, 11-29-2012)

Package	A Max Nexus Cost	B 20-yr DUE Growth	A/B Max Fee	10-year Revenue Estimate by Fee Range per DUE (= B/2 * Max Fee or amount below, whatever is smaller,			
				\$750	\$1,000	\$1,500	\$2,000
Package #1 (Jepson)	\$78,152,900	8,216	\$9,512	\$3,081,020	\$4,108,027	\$6,162,041	\$8,216,054
% of total RTIF Costs				3.9%	5.3%	7.9%	10.5%
Package #2 (Hwy. 12 Corridor)	\$22,924,642	5,663	\$4,048	\$2,123,548	\$2,831,397	\$4,247,095	\$5,662,793
% of total RTIF Costs				9.3%	12.4%	18.5%	24.7%
Package #3 (S. County Fairgrounds & Columbus Blvd. improvements)	\$43,350,000	\$6,681	\$6,489	\$2,505,384	\$3,340,513	\$5,010,769	\$6,681,025
% of total RTIF Costs				5.8%	7.7%	11.6%	15.4%
Package #4 (North Connector West)	\$11,616,000	\$2,820	\$4,119	\$1,057,473	\$1,409,964	\$2,114,946	\$2,819,927
% of total RTIF Costs				9.1%	12.1%	18.2%	24.3%
Package #5 (Countywide Transit)¹							
5% of Fees	NA	26,689	5%	\$500,427	\$667,237	\$1,000,855	\$1,334,473
Package #6 (Unincorporated County roads)¹							
5% of Fees	NA	26,689	5%	\$500,427	\$667,237	\$1,000,855	\$1,334,473
Total Fee Revenue							
W / Transit & Unincorporated Roads @ 10% of Fees	\$156,043,542	26,689	Varies	\$9,267,853	\$12,357,137	\$18,535,705	\$24,714,273

(1) Applies to entire County (not just areas covered in each package) as an add on percentage to the fee amount (e.g. from 5% of \$750 to 5% of \$2,500, depending on scenario).

Boundary Definition for DUE Growth:

Package 1 (Jepson Parkway) is the northern part of Fairfield (north of SR 12), all of Vacaville, and the unincorporated County areas between them.

Package 2 (SR 12) is all of Suisun City, all of Rio Vista, and the unincorporated County areas along SR 12.

Package 3 (Solano Fairgrounds) includes cities of Vallejo and Benicia.

Package 4 (Central County Reliever Routes) is the southern part of Fairfield (below SR 12) and the unincorporated areas around the 80/680/12 interchange.

This page intentionally left blank.