

**Regional Transportation Impact Fee (RTIF)
Policy Committee**

**4:00 p.m. – 5:00 p.m., February 12, 2014
Suisun City Council Chambers
701 Civic Center Blvd.
Suisun City, CA 94585**

MEETING AGENDA*
Revised 2/7/14

- 1. CALL TO ORDER/INTRODUCTIONS** Chair Spring
(4:00 – 4:05 p.m.)

- 2. APPROVAL OF THE AGENDA**
(4:05 – 4:10 p.m.)

- 3. OPPORTUNITY FOR PUBLIC COMMENT**
(4:10 – 4:15 p.m.)

Pursuant to the Brown Act, the public has an opportunity to speak on any matter on the agenda or, for matters not on the agenda, issues within the subject matter jurisdiction of the agency. Comments are limited to no more than 3 minutes per speaker unless modified by the Board Chair, Gov't Code § 54954.3(a). By law, no action may be taken on any item raised during the public comment period (Agenda Item IV) 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 ADA 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 Masiclat, Clerk of the Board, at (707) 424-6008 during regular business hours at least 24 hours prior to the time of the meeting.

- 4. ACTION ITEMS**
 - A. RTIF District Boundaries** Robert Guerrero
Recommendation: STA
Forward a recommendation to the STA Board to approve the RTIF District Boundaries as illustrated in Attachment 4.A.
(4:15 - 4:25 p.m.)
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COMMITTEE MEMBERS

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

Julie Morgan
Fehr and Peers

Recommendation:

Forward a recommendation to the STA Board to approve the RTIF Revenue Estimates as detailed in Attachment 4.B.

(4:25 – 4:35 p.m.)

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C. RTIF Project Inclusion: Green Valley Overcrossing

Daryl Halls
STA

Recommendation:

Forward a recommendation to the STA Board to include Green Valley Overcrossing as an eligible project for RTIF Working Group District 4.

(4:35 - 4:40 p.m.)

5. INFORMATIONAL ITEMS

A. RTIF Working Group Meeting Summary

Daryl Halls
STA

Informational:

STA staff will provide an overview of discussions held at the seven RTIF Working Groups regarding (Attachment 5.A):

- Working Group Strategic Implementation Plans
- RTIF Funding Policies
- RTIF Revenue Tracking and Reporting
- RTIF Implementation Schedule

(4:40 – 4:55 p.m.)

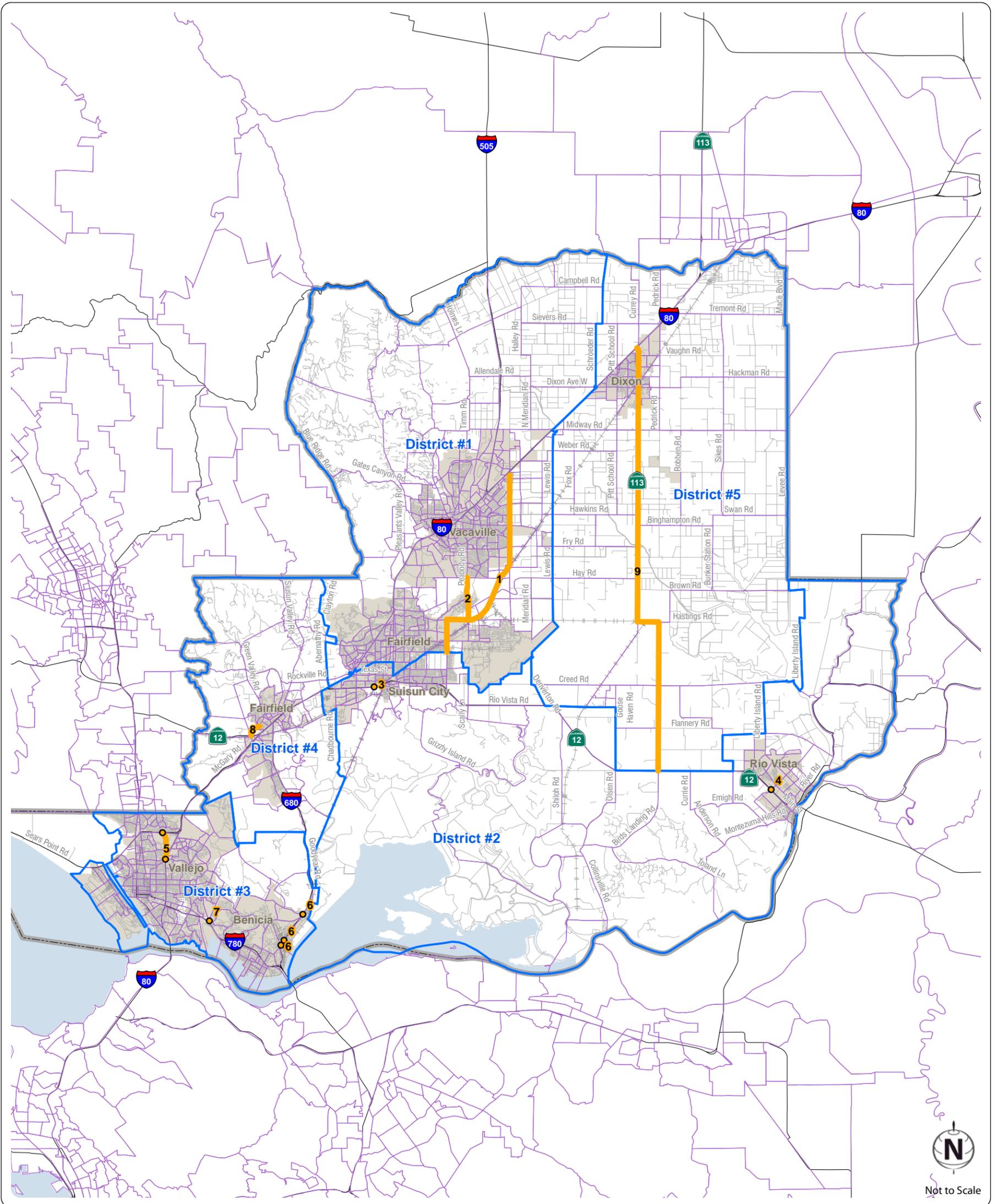
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6. RTIF POLICY COMMITTEE COMMENTS

Group

7. ADJOURNMENT (5:00 p.m.)

Chair Spring



LEGEND

- Capital Improvement Project
- Fee District
- Traffic Analysis Zone (TAZ)
- Solano County Boundary

District	Project #	Agency	Project	Description
1	1	Fairfield/Vacaville/Solano County	Jepson Parkway	Remaining segments of Jepson Parkway
1	2	Fairfield/Solano County	Peabody Road	Widen to make Peabody a consistent 4-lane segment between Fairfield and Vacaville
2	3	Suisun City/Fairfield	SR 12 and Pennsylvania Avenue Interchange	Replace the existing SR 12/Pennsylvania at-grade intersection with a new grade-separated interchange.
2	4	Rio Vista/Solano County	SR 12/Church Road Intersection	Improve the SR 12 and Church Road intersection.
3	5	Vallejo/Solano County	SR 37/Redwood Parkway/Fairgrounds Drive	Improve Fairgrounds Drive and Redwood Parkway, including the SR37/Fairgrounds Drive and I-80/Redwood Parkway interchanges.
3	6	Benicia	Industrial Park Access Improvements	Reconfigure the Park/Bayshore and Park/Industrial split interchange, and the I-680/Lake Herman Road interchange, to add traffic signals, improve sight distance and better accommodate truck movements
3	7	Benicia	Columbus Parkway Improvements	Add westbound approach at Rose Drive, and add traffic signal at Rose/Columbus Parkway.
4	8	Fairfield/Solano County	North Connector West	Construct a 2-lane roadway connecting Business Center Drive to SR 12 Jameson Canyon.
5	9	Dixon/Solano County	SR 113 Improvements	ITS enhancements to improve safety through advanced curve warning signs, speed feedback and fog detection signs, and potential construction of a park-n-ride facility, along SR 113 between SR 12 and Dixon.



MEMORANDUM

Date: February 5, 2014
To: Robert Guerrero, STA
From: Julie Morgan, Fehr & Peers
Subject: Draft Fee Revenue Estimates for STA RTIF Program

WC09-2657; WC14-3103

STA is embarking on the implementation of a Regional Transportation Impact Fee (RTIF) program, in which fees will be charged to new development throughout Solano County and will be used to fund important transportation capital improvement projects. The County will be divided into five districts; the fee revenues generated in each district will be returned to that district (with some exceptions for revenues that are targeted toward transit improvements and County road projects), and the jurisdictions making up each district would jointly decide how to use those revenues to advance the RTIF-eligible capital improvement projects in the district.

District Locations

The attached Figure 1 displays the proposed boundaries of the five districts, as well as the locations of the RTIF-eligible capital improvement projects. These proposed boundaries were drawn to reflect logical geographic divisions and the locations of the RTIF-eligible projects, and have been reviewed with the staff representatives from each jurisdiction. In most cases, cities are contained within a single district. The one exception is the City of Fairfield, which is divided between districts 1, 2, and 4.

Estimated Fee Revenue by District

The Planning staff from each jurisdiction were asked to review recent building permit activity for each major land use category and to estimate future activity for each of the next five years. The RTIF fees that will be charged for each land use category were then applied to those estimates of future building permit activity, and the resulting fee revenue estimates for each district are shown



in the attached set of tables. There are a few important items to note when reviewing the revenue estimates:

1. The revenue estimates shown on each table are the total amount of fees anticipated to be generated within that district. The RTIF program is set up so that 90% of those fees are returned to the district where they were generated; the other 10% are to be divided between transit improvements and County road projects. Therefore, each district could expect to receive **90% of the fee revenue shown on the attached tables.**
2. Projections of future building permit activity are not yet available from some of the local jurisdictions, namely Vallejo, Vacaville, and Rio Vista. Until more specific information becomes available, estimates of growth over the next five years in those jurisdictions have been made and are noted at the bottom of each table.

I look forward to discussing these topics with you and the stakeholders. Please contact me with any questions.

**Five-Year Projections for Solano Regional Transportation Impact Fee
Working Group Strategic Implementation Plan: District 1**

Land Use Category	Estimated Fee Revenue					Five-year Total
	2014	2015	2016	2017	2018	
Residential:						
Single-family	\$463,500	\$762,600	\$927,900	\$1,003,500	\$929,100	\$4,086,600
Multi-family	\$0	\$149,730	\$438,030	\$247,380	\$186,000	\$1,021,140
Secondary/Accessory units	\$1,771	\$1,932	\$2,093	\$2,415	\$2,576	\$10,787
Non-Residential:						
Retail	\$9,646	\$11,651	\$21,774	\$15,280	\$13,370	\$71,721
Office	\$0	\$0	\$0	\$6,725	\$6,725	\$13,450
Industrial	\$118	\$27,596	\$22,108	\$28,715	\$27,566	\$106,104
Warehouse/Distribution	\$190	\$4,695	\$3,806	\$3,816	\$3,827	\$16,333
Other	\$8,000	\$8,000	\$0	\$0	\$0	\$16,000
Total	\$483,224	\$966,204	\$1,415,711	\$1,307,831	\$1,169,164	\$5,342,134

Note: District 1 contains all of Vacaville and the central part of Fairfield. Projections are not currently available from Vacaville. The Solano PFF Study projects that the 20-year residential growth in Vacaville will be very similar to the residential growth in Fairfield, and that the employment growth in Vacaville will be about 50% of the employment growth in Fairfield. Until more specific information is made available, Vacaville's growth has been estimated based on the above relationships to Fairfield's growth.

**Five-Year Projections for Solano Regional Transportation Impact Fee
Working Group Strategic Implementation Plan: District 2**

Land Use Category	Estimated Fee Revenue					Five-year Total
	2014	2015	2016	2017	2018	
Residential:						
Single-family	\$124,500	\$279,600	\$393,900	\$325,500	\$275,100	\$1,398,600
Multi-family	\$0	\$55,800	\$0	\$46,500	\$46,500	\$148,800
Secondary/Accessory units	\$1,771	\$1,932	\$2,093	\$2,415	\$2,576	\$10,787
Non-Residential:						
Retail	\$141,340	\$57,300	\$57,300	\$57,300	\$57,300	\$370,540
Office	\$0	\$0	\$10,760	\$10,760	\$10,760	\$32,280
Industrial	\$118	\$124	\$130	\$137	\$143	\$652
Warehouse/Distribution	\$190	\$199	\$209	\$220	\$231	\$1,048
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$267,919	\$394,955	\$464,392	\$442,831	\$392,610	\$1,962,708

Note: District 2 contains all of Suisun City, Rio Vista, and a small part of Fairfield. Projections are not currently available from Rio Vista. The Solano PFF Study projects that the 20-year residential growth in Rio Vista will be similar to the residential growth in Dixon, and that the employment growth in Rio Vista will be similar to that in Suisun City. Until more specific information is made available, Rio Vista's growth has been estimated based on the above relationships.

**Five-Year Projections for Solano Regional Transportation Impact Fee
Working Group Strategic Implementation Plan: District 3**

Land Use Category	Estimated Fee Revenue					Five-year Total
	2014	2015	2016	2017	2018	
Residential:						
Single-family	\$282,000	\$428,100	\$555,900	\$594,000	\$557,100	\$2,417,100
Multi-family	\$0	\$149,730	\$368,280	\$177,630	\$93,000	\$788,640
Secondary/Accessory units	\$1,771	\$1,932	\$2,093	\$2,415	\$2,576	\$10,787
Non-Residential:						
Retail	\$8,977	\$10,314	\$29,796	\$30,560	\$26,740	\$106,387
Office	\$0	\$0	\$0	\$13,450	\$13,450	\$26,900
Industrial	\$118	\$18,439	\$14,782	\$27,989	\$25,685	\$87,013
Warehouse/Distribution	\$190	\$3,196	\$2,607	\$2,617	\$2,628	\$11,238
Other	\$16,000	\$16,000	\$0	\$0	\$0	\$32,000
Total	\$309,056	\$627,711	\$973,458	\$848,661	\$721,180	\$3,480,065

Note: District 3 contains all of Vallejo and Benicia. Projections are not currently available from Vallejo. The Solano PFF Study projects that the 20-year growth in Vallejo, both for residential and employment uses, will be similar to the growth in Fairfield. Until more specific information is made available, Vallejo's growth has been estimated based on the above relationships to Fairfield's growth

**Five-Year Projections for Solano Regional Transportation Impact Fee
Working Group Strategic Implementation Plan: District 4**

Land Use Category	Estimated Fee Revenue					Five-year Total
	2014	2015	2016	2017	2018	
Residential:						
Single-family	\$88,500	\$87,600	\$177,900	\$178,500	\$179,100	\$711,600
Multi-family	\$0	\$149,730	\$298,530	\$107,880	\$0	\$556,140
Secondary/Accessory units	\$1,771	\$1,932	\$2,093	\$2,415	\$2,576	\$10,787
Non-Residential:						
Retail	\$3,820	\$3,820	\$22,920	\$30,560	\$26,740	\$87,860
Office	\$0	\$0	\$0	\$13,450	\$13,450	\$26,900
Industrial	\$118	\$124	\$130	\$13,337	\$11,033	\$24,742
Warehouse/Distribution	\$190	\$199	\$209	\$220	\$231	\$1,048
Other	\$16,000	\$16,000	\$0	\$0	\$0	\$32,000
Total	\$110,399	\$259,405	\$501,782	\$346,361	\$233,130	\$1,451,078

**Five-Year Projections for Solano Regional Transportation Impact Fee
Working Group Strategic Implementation Plan: District 5**

Land Use Category	Estimated Fee Revenue					Five-year Total
	2014	2015	2016	2017	2018	
Residential:						
Single-family	\$85,500	\$165,600	\$279,900	\$211,500	\$123,600	\$866,100
Multi-family	\$0	\$55,800	\$0	\$0	\$0	\$55,800
Secondary/Accessory units	\$1,771	\$1,932	\$2,093	\$2,415	\$2,576	\$10,787
Non-Residential:						
Retail	\$8,480	\$0	\$0	\$0	\$0	\$8,480
Office	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$118	\$124	\$130	\$137	\$143	\$652
Warehouse/Distribution	\$190	\$199	\$209	\$220	\$231	\$1,048
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$96,059	\$223,655	\$282,332	\$214,271	\$126,550	\$942,868

**Five-Year Projections for Solano Regional Transportation Impact Fee
Overall Summary**

Estimated Fee Revenue						
Area	2014	2015	2016	2017	2018	Five-year Total
District 1	\$434,902	\$869,584	\$1,274,140	\$1,177,048	\$1,052,248	\$4,807,921
District 2	\$241,127	\$355,460	\$417,953	\$398,548	\$353,349	\$1,766,437
District 3	\$278,150	\$564,940	\$876,112	\$763,795	\$649,062	\$3,132,059
District 4	\$99,359	\$233,465	\$451,604	\$311,725	\$209,817	\$1,305,970
District 5	\$86,453	\$201,290	\$254,099	\$192,844	\$113,895	\$848,581
Dedicated to Transit	\$63,333	\$123,597	\$181,884	\$157,998	\$132,132	\$658,943
Dedicated to County Roads	\$63,333	\$123,597	\$181,884	\$157,998	\$132,132	\$658,943
Total	\$1,266,657	\$2,471,931	\$3,637,675	\$3,159,955	\$2,642,634	\$13,178,853

Notes:

- 1) 5% of all RTIF revenues are dedicated to County roads, and 5% are dedicated to transit projects. The Districts receive the remaining 90%.
- 2) These estimates are based on projections of future building permit activity provided by local jurisdictions; these estimates are subject to change over time as new information becomes available about the timing and location of new developments.

Summary: Regional Transportation Impact Fee Working Group Meetings

January 15, 2014 Working Group Attendees

- 10 a.m.- Unincorporated County Road Improvements Working Group
Matt Tuggle and Bill Emlen, Solano County
- 11 a.m.- State Route 113 Corridor Working Group
Joe Leach and Jason Riley, City of Dixon; Matt Tuggle, Solano County
- 1 p.m.- South County Working Group-
Jill Mercurio, City of Vallejo; Mike Roberts (by phone), City of Benicia; Matt Tuggle, Solano County
- 2 p.m.- Jepson Parkway Corridor Working Group
Steve Hartwig, City of Vacaville; George Hicks, City of Fairfield; Matt Tuggle, Solano County
- 3 p.m.- State Route 12 Corridor Working Group
Nick Lozano and John Kerns, City of Suisun City; George Hicks, City of Fairfield; David Mellili and Tim Chapa, City of Rio Vista; Matt Tuggle, Solano County
- 4 p.m.- Central County I-80 Reliever Route Working Group
George Hicks, City of Fairfield; Matt Tuggle, Solano County

January 29, 2014 Working Group Attendees

- 12 p.m.- Express Bus Transit Centers and Train Stations Working Group
Mike Roberts, City of Benicia; George Hicks and Wayne Lewis, City of Fairfield; Matt Tuggle, Solano County; Brian McLean and Shawn Cunningham, City of Vacaville; Mona Babauta, Soltrans; David Klienschmidt, City of Vallejo; Joe Leach, City of Dixon.

STA Staff

Daryl Halls; Janet Adams; Robert Macaulay; Robert Guerrero

Discussion Summary

- I. RTIF Boundary
 - Suisun boundary to be corrected to show city limits included entirely in District 2
 - Vallejo border has anomalies related to the northeastern city limit. Notation needed to indicate that the intention is to include any parcels within Vallejo City Limit in District 3.
 - City of Fairfield is considering boundary adjustment for District 2 to include the entire Fairfield Downtown PDA. The current map splits the PDA boundary. Fairfield to provide suggested boundary changes by January 29.
- II. RTIF Revenue Estimate
 - Engage Planning Directors in developing a refined revenue estimate based on local growth assumptions.
 - Planning Directors requested to provide updated near-term growth projections by January 29th.
- III. Working Group Project Priorities

- Need for commitment to ensure a project or a phase leading to project completion (i.e. Environmental Docs and/or PE) within the next 5 years.
- Priority for projects that can utilize the RTIF revenue for attracting other sources of funding.
- County list of projects eligible for their 5% Unincorporated County Road Improvement RTIF Category are also eligible for Working Groups to consider in addition to each group's unique project(s).
- Projects priority should be adopted in local agency's Capital Improvement Plan (CIP).
- Selected projects must have an implementation plan which potentially includes:
 - i. Interagency agreement
 - ii. Detailed scope
 - iii. Realistic schedule
 - iv. Funding plan which includes funds in addition to the RTIF
- Express Bus Transit Centers and Train Station Working Group agreed to involve the Solano Express Transit Consortium to provide input on potential projects at their March meeting.

IV. Policies

- STA TAC will weigh in on decision to redistribute RTIF funding if project is not being implemented by a certain yet-to-be determined timeframe.
- Loaning options within and outside of Working Groups is a possible option for Working Groups with projects not ready for implementation. STA staff to develop scenarios for loaning funding.
- Selected projects must continue to show progress towards completion through quarterly reporting.
- Project progress should be assessed annually by each Working Group for purposes of determining whether funds should be loaned or redistributed.
- Working Groups should work toward consensus and elevate issues within jurisdictions (e.g. city managers/CAO) if consensus cannot be reached at the local staff level. If consensus is still not reached then STA TAC will consider redistribution option recommendations.
- Working Groups should be allowed opportunities to advance projects with local funds and be repaid with future RTIF revenue.
- Express Bus Transit Centers and Train Station Working Group discussed options of keeping the 5% RTIF share within their Working Group rather than consider loaning funding out. However, options for obtaining funds from other Working Groups can be considered.

V. Revenue Tracking

- Working Groups were requested to ensure that their permitting process will track and report APN and street address for each building permit issued. This ensures that the fee revenues can be tracked by district. This is especially important for the local agencies included in multiple districts (i.e. County and City of Fairfield).

Regional Traffic Impact Fee Implementation Packages

Agencies	Project
<i>Package 1, Jepson Parkway Corridor</i>	
City of Fairfield City of Vacaville Solano County	Remaining Segments of Jepson Parkway Unincorporated segment of Peabody Road
<i>Package 2, State Route 12 Corridor</i>	
City of Suisun City City of Fairfield City of Rio Vista County of Solano	State Route 12 & Pennsylvania Ave Interchange State Route 12, Church Road Intersection
<i>Package 3, South County</i>	
City of Vallejo City of Benicia Solano County	SR37/Redwood St/Fairgrounds Dr I-680 Industrial Park Access Improvements Columbus Parkway Improvements Near I-780
<i>Package 4, Central County I-80 Reliever Route</i>	
City of Fairfield County of Solano	North Connector West
<i>Package 5, State Route 113 Corridor</i>	
City of Dixon Solano County	2009 State Route 113 Major Investment Study Priorities: TSM, TDM and ITS (e.g. incentives for carpooling, transit services, Park and Ride facilities, advance swerve warning signs, speed feedback signs and fog detection or closed circuit TV)
<i>Package 6, Express Bus Transit Centers and Train Stations</i>	
Soltrans or City of Benicia City of Dixon City of Fairfield City of Fairfield City of Suisun City City of Vacaville Soltrans or City of Vallejo Solano County	Benicia Industrial Park Multi-modal Transit Center Dixon Multimodal Transportation Center Fairfield Transportation Center Fairfield/Vacaville Train Station Suisun City Train Station improvements Vacaville Transportation Center Vallejo Station or Curtola Park & Ride, next phase 360 Project Area Transit Center
<i>Package 7, Unincorporated County Roadway Improvements</i>	
Solano County	Unincorporated County roadway improvements that address new growth impacts

Working Group 7: Unincorporated County Roadway Improvement Project List

Road Names_Name	Begin Location	End Location
ABERNATHY ROAD	Suisun Parkway	Mankas Corner Road
AZEVEDO ROAD	SR 12	Canright Road
CANRIGHT ROAD	McCormack Road	0.5 mi e/Azevedo Road
CHERRY GLEN ROAD	I-80 at Lyon Road	Vacaville c/l (at I-80)
CORDELIA ROAD	I-680	Suisun City c/l
FRY ROAD	Leisure Town Rd	SR 113
FOOTHILL ROAD	Vacaville c/l	Pleasants Valley Road
LAKE HERMAN ROAD	Vallejo c/l	Benicia c/l
LEWIS ROAD	Fry Rd	I-80
LOPES ROAD	Fairfield c/l	Lake Herman Road
LYON ROAD	Fairfield c/l	Cherry Glen Road
MANKAS CORNER ROAD	Abernathy Road	Fairfield c/l
McCLOSKEY ROAD	SR 12	McCormack Road
McCORMACK ROAD	SR 113	Rio Vista c/l
MIDWAY ROAD	I-80 at Vacaville c/l	SR 113
PEDRICK ROAD	Midway Road	Yolo County Line
PITT SCHOOL ROAD	Midway Road	Dixon c/l
PLEASANTS VALLEY ROAD	Cherry Glen Road	Vaca Valley Road
PORTER ROAD	Midway Road	Dixon c/l
ROCKVILLE ROAD	I-80	Suisun Valley Road
SUISUN VALLEY ROAD	Fairfield c/l	Rockville Road
VACA VALLEY ROAD	Pleasants Valley Road	Vacaville c/l