



Solano Transportation Authority
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Draft

Solano County Regional Transportation Impact Fee

(A Component of the Solano County Public Facility Fee)

4th Annual Report
For Fiscal Year 2016-17
November 8, 2017



Solano County Regional Transportation Impact Fee (RTIF)
(A Component of the Solano County Public Facility Fee)
Annual Report for Fiscal Year 2016-17

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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 \$4,447,766 has been collected with 90% of the funds allocated to the RTIF projects.

FY 2016-17 RTIF Revenue

In summary, a total of \$1.426 million was collected for eligible RTIF projects in FY 2016-17 (after accounting for STA's two percent administrative fee to manage the program). The RTIF revenue collected was an increase of a little more than \$200,000 in comparison to last fiscal year which had \$1.264 million collected.

Figure 1 below illustrates the RTIF revenue collection by quarter for FY 2016-17.

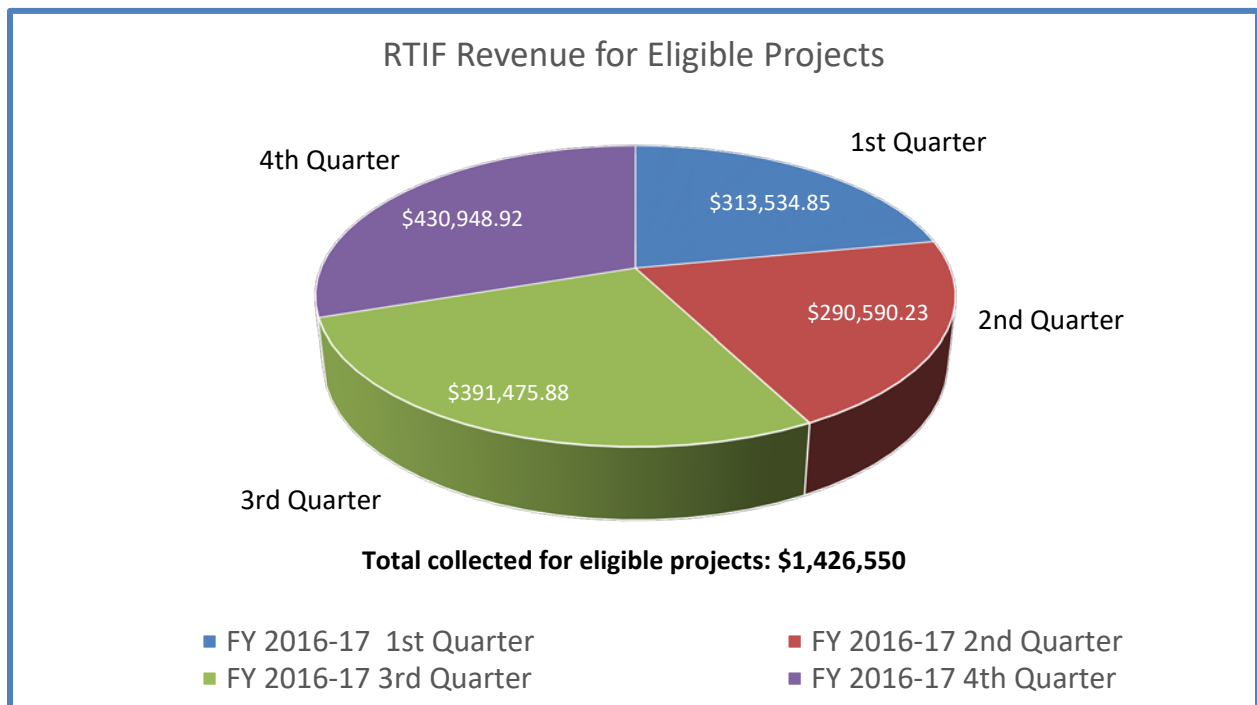


Figure 1. FY 2016-17 RTIF Revenue Collection by Quarter

The majority of fees were collected in the 3rd and 4th quarter of FY 2016-17 with an average collection of \$321,481 per quarter. This is indicative of steady building and development

activities countywide during FY 2016-17. Since the inception of the program, a total of \$4,447,766 has been collected as detailed in Exhibit D on page 8.

Regional Transportation Impact Fee Revenue and Working Group Districts

For RTIF revenue disbursements, the county is divided into five 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 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 below provides a summary of the total RTIF collected and distributed for each Working Group District. Exhibit C on page 7 includes a table with further details on how much revenue was collected for each Working Group District by quarter.

Table 1. Total RTIF Revenue and Expenditure by Working Group District

	District 1 Jepson Corridor	District 2 SR 12 Corridor	District 3 South County	District 4 Central County	District 5 SR 113	District 6 Transit (5%)	District 7 County Road (5%)
FY 15-16 Revenue Carryover	\$2,323,701	\$199,428	\$136,998	\$1,031,744	\$306,998	\$222,159	\$222,159
FY 16-17 Revenue Collected	\$754,127	\$74,822	\$71,934	\$274,416	\$109,052	\$71,098	\$71,098
FY 16-17 Expenditure	\$1,375,192	\$118,428	Initial Project Expenditure Anticipated in FY 17-18	\$757,328	Initial Project Expenditure Anticipated in FY 17-18	\$32,127	Initial Project Expenditure Anticipated in FY 17-18
RTIF Balance	\$948,509	\$80,998	\$136,998	\$274,416	\$306,998	\$109,031	\$222,159

The top two Districts with the majority of development and building activities are within District 1 (Jepson Corridor) and District 4 (Central 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. The RTIF Implementation Policy Guidelines provide additional details regarding the role of the Working Groups and the general administration of the program.

In Fiscal Year 2016-17, four of the seven RTIF Working Groups have completed their 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 Documents - **Completed**
3. Working Group 3- Benicia Bus Hub – Under Construction
4. Working Group 4 – Green Valley Overpass – **Under Construction**

Table 2 on page 5 provides details on the current revenue status of each working group. In total, over half of the RTIF revenue collected through FY 2016-17 has been spent on project implementation with the remaining balance anticipated to be spent in FY 2017-18. The STA Board approved an allocation of 90% to complete approved RTIF Projects, with 51% of the RTIF revenue spent in FY2016-17 and the remaining balance anticipated to be spent in FY 2017-18

FY 2017-18 RTIF Working Group Recommendations and Approvals

The RTIF Working Groups met during the months of March through June 2017 and made updated Working Group recommendations which the STA Board approved in July 12, 2017.

Working Group 2 completed the RTIF funded environmental documents for the SR 12/Church Road project. As a result, the STA Board approved Working Group 2's recommendation to continue allocating RTIF funds for the SR 12/Church Road Project for the Design and Right of Way phase of the project.

With the completion of the Benicia Bus Hub Project in early FY 2017-18, Working Group 3 recommended the remaining RTIF revenue be dedicated for the SR 37/Fairgrounds Drive SolanoExpress Bus Stop. This was approved by the STA Board to match Working Group 6's (Transit) dedication of their RTIF revenue to the same project. This action was part of a larger finance plan to fully fund the \$1.8 million project with \$1 million provided by MTC and the remainder of the balance funded by STA and the City of Vallejo. The estimated RTIF revenue from Working Groups 3 and 6 over the next 6 years is \$450,000. The SR 37/Fairgrounds Drive SolanoExpress Bus Stop project is currently in the Environmental/Design Phase with construction scheduled for FY 18-19.

The STA Board also approved Working Group 5 recommendation to utilize the RTIF revenue as match for Highway Safety Improvement Grant Funds at Midway Rd, Pedrick Rd, Pitt School Rd and Porter Rd. In addition, \$20k from Working Group 5 was also approved to fund a SR 113 Corridor Study in the City of Dixon and a small section of unincorporated Solano County (South of the City of Dixon).

No other changes were recommended by the other Working Groups. A complete list of RTIF Working Group Projects is included as Exhibit C.

Table 2. RTIF Working Group District FY 2016-17 Project Status

Working Group District	Project	FY2016-17 RTIF Revenue	Approved Allocation	RTIF Paid Disbursement	Working Group Status
1	Jepson Parkway	\$2,323,701	\$2,142,161	\$1,375,192	Two Phases of the Project are under construction
2	SR12/Church Rd Intersection	\$199,427	\$188,407	\$118,428	Environmental Document Completed, Design to be initiated in FY 2017-18.
3	SR37/ Fairgrounds Dr. Bus Stop	\$136,998	\$100,000	\$	Design Underway in FY 2017-18
4	Green Valley Overcrossing	\$1,031,744	\$1,031,744	\$757,328	Construction Completed.
5	1. Midway Rd/Porter Rd Intersection 2. Pitt School Rd/Porter Rd Intersection 3. Midway Rd/Pitt School Rd Intersection 4. Midway Rd/Pedrick Rd.	\$306,998	\$217,946		Working Group 5 combined RTIF revenue with Working Group 7 to provide local match for HSIP safety projects. Projects anticipated to be completed in FY 2017-18.
6	Benicia Bus Stop and SR37/ Fairgrounds Dr. Bus Stop	\$222,159	\$200,612	\$32,127.64	Benicia Bus Stop Project completed. RTIF Funding was approved for SR 37/Fairgrounds Dr. Bus Stop. Project design phase to be underway in FY 2017-18.
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.	\$222,159	\$152,144	\$	Working Group 7 combined RTIF revenue with Working Group 5 to provide local match for HSIP safety projects. Projects anticipated to be completed in FY 2017-18.
Total		\$4,443,186	\$4,033,014	\$2,283,076	90% of FY2016-17 Revenue was allocated to approved RTIF Projects. Over 50% of RTIF revenue has been disbursed, remaining balance anticipated to be disbursed in FY 2017-18

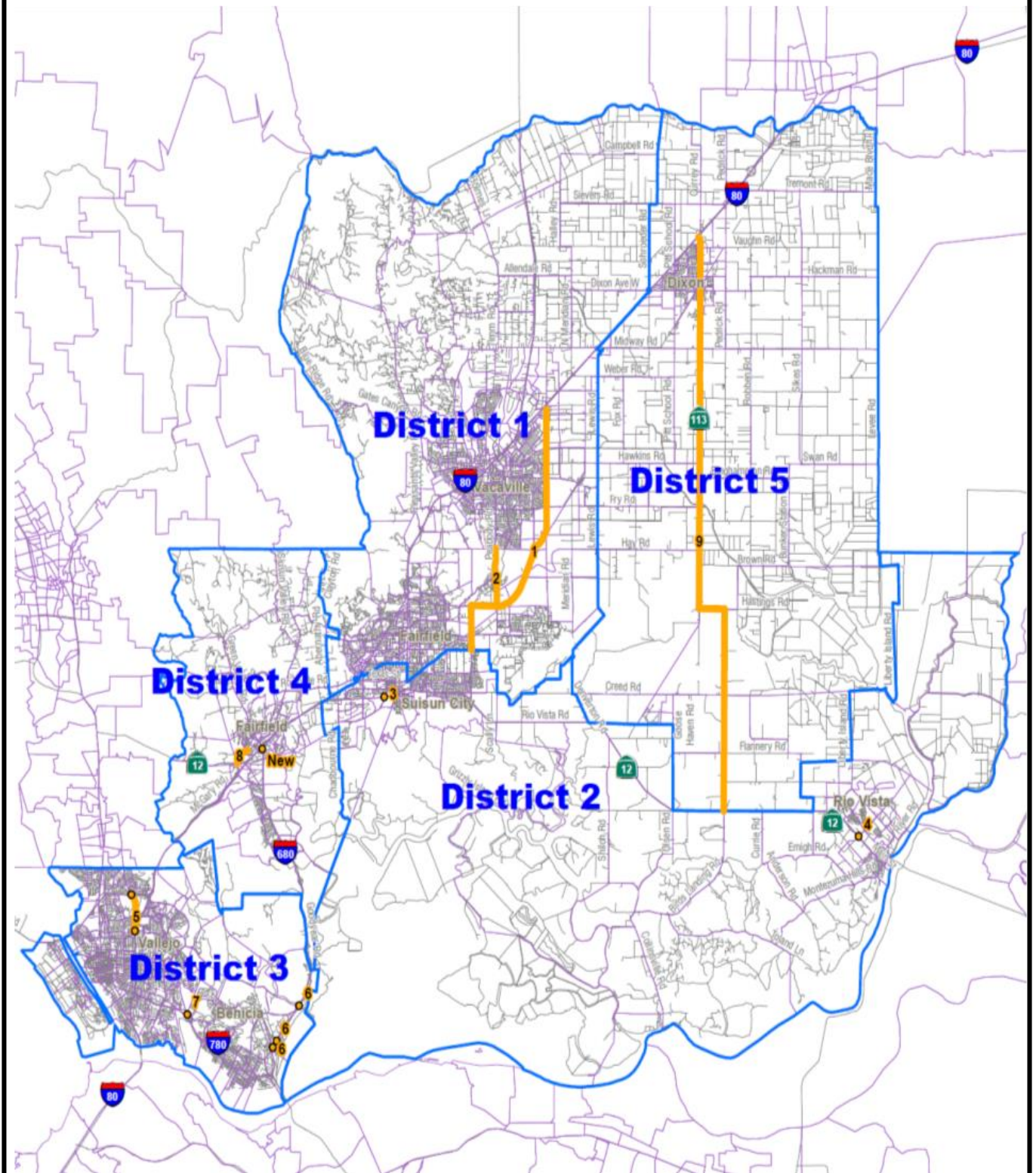
Regional Transportation Impact Fee Schedule

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 ¹	Exempt
Agricultural Uses	
Riding Arena	\$47
Barn	\$27

¹ 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)

Regional Transportation Impact Fee Working Group Districts



RTIF Revenue by District

	FY 2016-17				FY 2016-17 Total	GrandTotal
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter		
RTIF Revenue for Eligible Projects	\$ 313,534.85	\$ 290,590.23	\$391,475.88	\$430,948.92	\$ 1,426,549.88	\$ 4,447,766.94
District 1 Jepson Corridor	\$ 165,541.52	\$ 177,425.70	\$ 229,619.59	\$ 181,540.39	\$ 754,127.21	\$ 2,328,278.06
District 2 SR 12 Corridor	\$38,365.20	\$ 12,066.28	\$13,370.71	\$11,020.13	\$ 74,822.33	\$ 199,427.51
District 3 South County	\$ 16,521.96	\$ 9,930.07	\$ 10,593.38	\$ 34,888.87	\$ 71,934.28	\$ 136,998.97
District 4 Central County	\$ 51,326.92	\$ 44,738.37	\$ 76,477.29	\$ 101,873.58	\$ 274,416.17	\$ 1,031,744.61
District 5 SR 113	\$ 10,425.76	\$ 17,370.79	\$ 22,724.97	\$ 58,531.05	\$ 109,052.57	\$ 306,998.75
District 6 Transit (5%)	\$ 15,676.74	\$ 14,529.51	\$ 19,344.96	\$ 21,547.45	\$ 71,098.66	\$ 222,159.52
District 7 County Road (5%)	\$ 15,676.74	\$ 14,529.51	\$ 19,344.96	\$ 21,547.45	\$ 71,098.66	\$ 222,159.52
Total:	\$ 313,534.85	\$ 290,590.23	\$ 391,475.88	\$ 430,948.92	\$ 1,426,549.88	\$ 4,447,766.93

RTIF Revenue History by District

	FY 2013-14 Total	FY 2014-15 Total	FY 2015-16 Total	FY 2016-17 Total	Total
RTIF Revenue for Eligible Projects	\$ 382,574.05	\$ 1,374,390.96	\$ 1,264,252.05	\$ 1,426,549.88	\$ 4,447,766.94
District 1 Jepson Corridor	\$ 281,633.54	\$ 585,441.73	\$ 707,075.58	\$ 754,127.21	\$ 2,328,278.06
District 2 SR 12 Corridor	\$ 27,761.55	\$ 16,482.26	\$ 80,361.37	\$ 74,822.33	\$ 199,427.51
District 3 South County	\$ 4,492.56	\$ 37,022.30	\$ 23,549.83	\$ 71,934.28	\$ 136,998.97
District 4 Central County	\$ 30,429.00	\$ 445,271.95	\$ 281,627.50	\$ 274,416.17	\$ 1,031,744.61
District 5 SR 113	\$ -	\$ 152,733.62	\$ 45,212.56	\$ 109,052.57	\$ 306,998.75
District 6 Transit (5%)	\$ 19,128.70	\$ 68,719.55	\$ 63,212.60	\$ 71,098.66	\$ 222,159.52
District 7 County Road (5%)	\$ 19,128.70	\$ 68,719.55	\$ 63,212.60	\$ 71,098.66	\$ 222,159.52
Total:	\$ 382,574.05	\$ 1,374,390.96	\$ 1,264,252.05	\$ 1,426,549.88	\$ 4,447,766.93

Exhibit D