



Solano Transportation Authority
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Solano County Regional Transportation Impact Fee

(A Component of the Solano County Public Facility Fee)

6th Annual Report For Fiscal Year 2018-19 December 11, 2019



BUILDING BETTER COMMUNITIES

Transportation Impact Fee Dollars...AT WORK



Solano County Regional Transportation Impact Fee (RTIF)
 (A Component of the Solano County Public Facility Fee)
 Annual Report for Fiscal Year 2018-19

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Introduction

On December 3, 2013, the Solano 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 and request by the STA Board of Directors to the Solano County Board of Supervisors 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, STA administered a total of \$7,084,948 collected with over 90% of the funds obligated or committed to priority RTIF projects.

This year, the RTIF program has seen several 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 was opened officially in August 2019 with service from the new SolanoExpress Blue Line.

Nexus Study and Fee Update

As is required by law, every 5 years the County must update the Nexus study for the PFF. This study was completed in April of 2019. As part of this update, a recommendation was presented by County staff to increase the amount collected for the RTIF from \$1,500 to \$2,500 for each dwelling unit equivalent (DUE). An increase to \$2,500 per DUE would mean that the RTIF projected average would increase to over \$2M per year, rather than the \$1.2M a year it has been averaging.

This recommendation was presented to various stakeholder groups, including the STA Board, STA TAC, developer groups, and City Managers. The Board of Supervisors passed the updated PFF, with the increased RTIF amount at their August 6th meeting. The updated PFF schedule of fees is expected to be effective starting on October 6, 2019.

FY 2018-19 RTIF Revenue

In summary, a total of \$1.608 million was collected for eligible RTIF projects in FY 2018-19 (after accounting for STA's two percent administrative fee to manage the program). The RTIF revenue collected was an increase of over \$600,000 in comparison to last fiscal year which had \$1.044 million collected.

Figure 1. FY 2018-19 RTIF Revenue Collection by Quarter

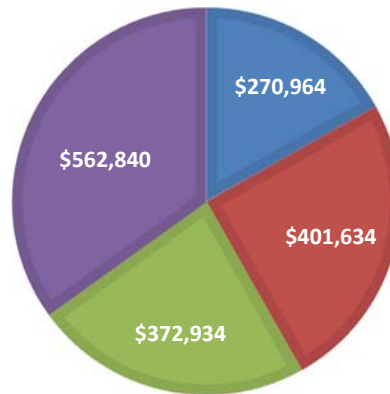
The 4th quarter of FY 2018-19 was the largest amount collected in one quarter since the inception of the RTIF program. FY 2018-19 was also the largest amount collected for any fiscal years since the RTIF began collecting revenue. This bodes well for working group available funding balances to advance RTIF projects and in 2013 highlights the increasing development activities in Solano County.

<p>Total RTIF Revenue Eligible for Projects in FY 2018-19: \$1.608M</p>
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Figure 1: RTIF revenue collection by quarter for FY 2018-19.

RTIF REVENUE BY QUARTER FOR ELIGIBLE PROJECTS

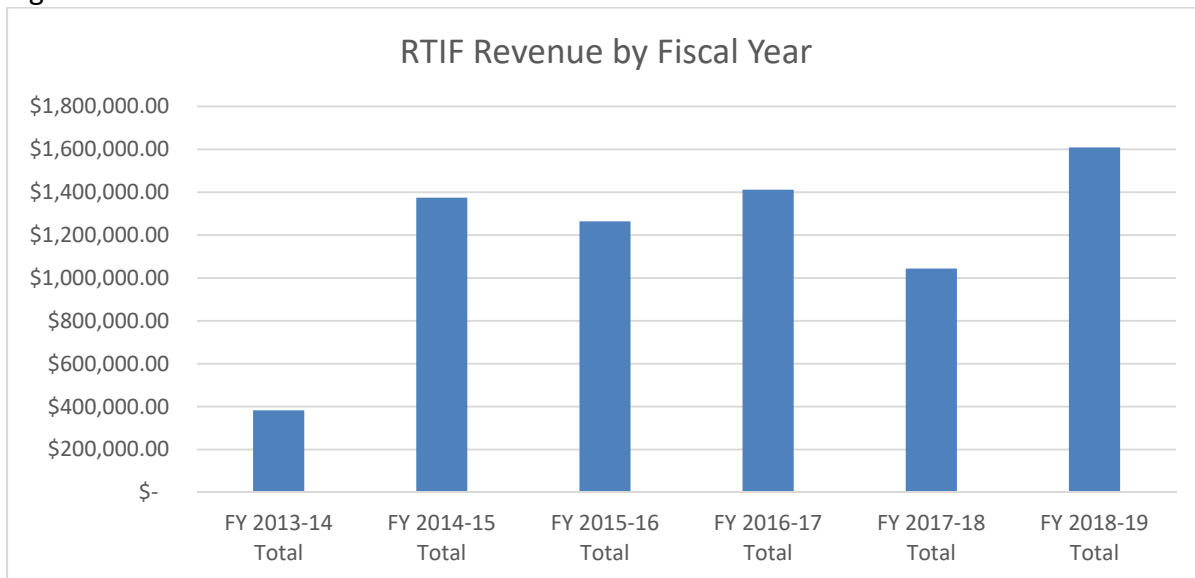
■ FY 2018-19 1st Quarter
 ■ FY 2018-19 2nd Quarter
 ■ FY 2018-19 3rd Quarter
 ■ FY 2018-19 4th Quarter



Regional Transportation Impact Fee Revenue over the Past 5 Years

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

Figure 2: RTIF Revenue over the Past 6 Years

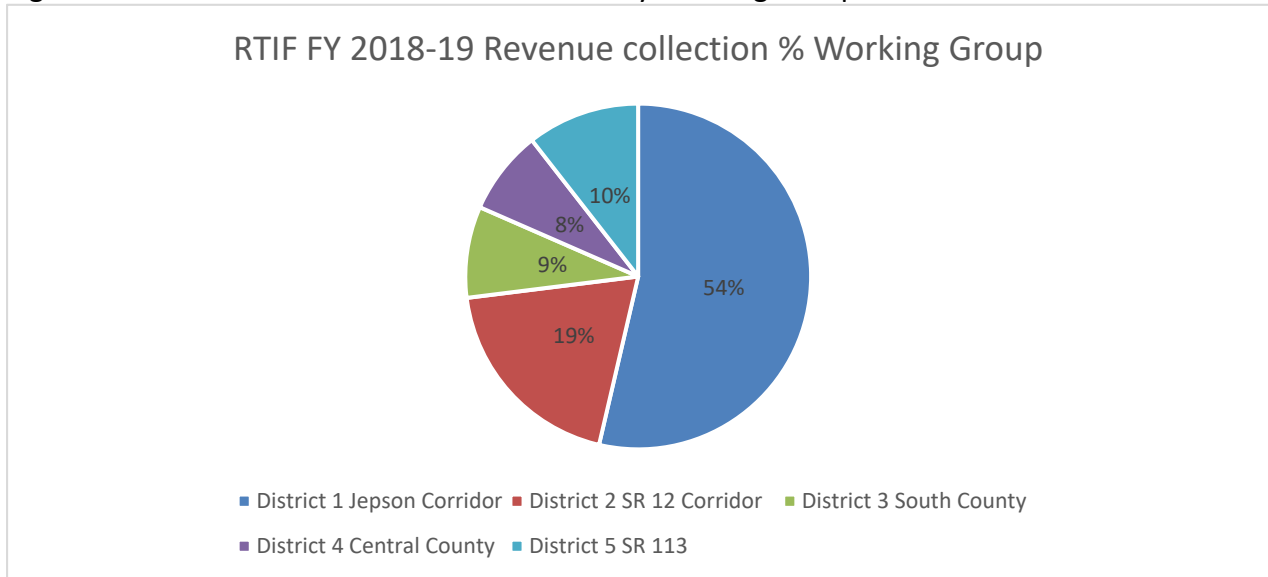


Regional Transportation Impact Fee Revenue and Working Group Districts

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 County 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 2018-19 revenue collection % by Working Group



The top two Districts with the majority of development and building activities are within District 1 (Jepson Parkway Corridor) and District 2 (SR 12 Corridor); together this represents 73% of the development in Solano County. The cities of Fairfield, Vacaville, Suisun City, and Rio Vista, and the portions unincorporated County of Solano are included within these Districts.

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 2018-19, five of the seven RTIF Working Groups have completed their priority project or had projects under construction:

1. Working Group 1 – Jepson Parkway – Phase 1B in Vacaville **CON in FY 2020/21**
2. Working Group 2 – McCormack Rd in Rio Vista – **In Design**
3. Working Group 3 – Fairgrounds/SR 37 SolanoExpress Bus Stop – **Project Complete**
4. Working Group 4 – Green Valley Overpass – **Project Complete**
5. Working Group 5 – SR113 Corridor Safety Study – **Project Underway**
6. Working Group 6 - Fairgrounds/SR 37 SolanoExpress Bus Stop – **Project Complete**
7. Working Group 7 - Dixon Advanced Rail and Traffic Safety Study – **Project Underway**

Working Group District	Project	Balance of RTIF to End of FY 18/19	Approved Obligation	Working Group Status
1	Jepson Parkway Vacaville Phases	\$2,121,300	\$3,500,000	Vacaville's Jepson Parkway will get \$3.5M for Phase 1B, then Fairfield will get the next \$3.5M for either New Canon Rd. or Fairfield's Jepson Parkway Segments
2	McCormick Road Repaving Project in Rio Vista	\$468,704	\$156,235	McCormack Rd currently in design. Remaining funding will go to either Sunset Ave or Railroad Ave in Suisun.
3	SR37/ Fairgrounds Dr. SolanoExpress Bus Stop	\$239,864	FY 2016-17 through FY 2021-22	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	West Texas Gateway (Dependent on Nexus Study Update)	\$108,222	TBD	Update of Nexus Study required
5	Dixon Advanced Traffic and Rail Safety Study	\$418,119	\$60,000	Working Group 5 combined RTIF revenue with Working Group 7 to provide funds to study the need for grade-separation in near Dixon.
5	SR 113 Corridor Study		\$20,000	Traffic study on SR 113 in Dixon/Unincorporated County of Solano. Plan to be complete by end of 2019. Projects resulting from this study will be priority of WG5.
6	SR37/ Fairgrounds Dr. SolanoExpress Bus Stop	\$146,119	\$300,000	Working Groups 3 and 6 RTIF revenue recommended combined for a finance plan to fully fund the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop.
7	Dixon Advanced Traffic and Rail Safety Study	\$232,487	\$90,000	Working Group 5 combined RTIF revenue with Working Group 7 to provide funds to study the need for grade-separation in near Dixon.
7	McCormack Rd *(New Eligible Project)		\$151,061	Working Group 2 combined RTIF revenue with Working Group 7 to provide matching funds for the McCormack Rd Paving project. Tentative construction in 2020.
Total		\$3,734,815	\$4,487,296	90% of collected RTIF funds have been obligated to approved RTIF Projects. Roughly 50% 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.

As of the end of FY 2018-19, the STA Board approved the allocation of over 85% of RTIF revenue to implement approved RTIF Projects. In total, approximately 50% of all RTIF revenue collected has been dispersed to projects. The remaining balance is programmed to be dispersed in FY 2019-20 and future years as RTIF-eligible projects advance.

FY 2019-20 RTIF Working Group Recommendations and Approvals

All seven RTIF Working Groups met during the month of August 2019. During these meetings, the upcoming FY 2019-20 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 two completed or nearing completion:

- Working Group 1 – Jepson Parkway – Fairfield phase under construction.
- Working Group 2 - Hwy 12 Church Road Project included in SR12 SHOPP project
- Working Group 3 - Fairgrounds Dr Solano Express Bus Stop Complete
- Working Group 6 – Fairgrounds Dr Solano Express Bus Stop Complete

Project Recommendations for FY 2019/20 include:

- Working Group 1: Working group members discussed the need to update the existing funding agreement, which allocated the first \$3.5M in RTIF revenue generated by this district to Phase 1B of Jepson Parkway in Vacaville and the following \$3.5M to Phase 2C of Jepson Parkway in Fairfield. Since that agreement was finalized, annual revenue has not reached projected levels of funding, effectively delaying both projects. STA will update the matrix for projected payoff dates for each project in Vacaville and Fairfield. **Members need to discuss updating their funding agreement to make sure each project has its funding needs fulfilled.**
- Working Group 2: Working group members discussed dividing the current unexpended revenue, using one third of available funding (\$156,234) toward the completion of the McCormack Road Repaving Project in Rio Vista. Members would like to include the Sunset Avenue Railroad Crossing and Airport Road projects in the next *Nexus Study* Update. **Members will discuss how to expend the remaining two thirds of the available revenue after the *Nexus Study* is updated.**
- Working Group 3: With funding committed through FY 2021-22 for the Fairgrounds Dr Improvements, working group members decided to reconvene next fiscal year to discuss future priorities.
- Working Group 4: Working group members discussed the need to select a new project now that the Green valley Overpass is complete. Members determined that the North Connector West Project should not begin until the I-80/I-680/SR 12 Project is complete, and that the West Texas Gateway Project was a potential candidate for future funding, pending the *Nexus Study* update. **Members will discuss how to expend available revenue after the *Nexus Study* is updated.**
- Working Group 5: Working group members discussed the current SR 113 Improvement Study and the possibility of working with Caltrans to improve the city portions of SR 113 as a Complete Streets project in the future. Members proposed including Parkway Blvd, Pedrick Rd, and West A St Undercrossing in the *Nexus Study* Update. **Members will discuss how to expend available revenue after the *Nexus Study* is updated.**
- Working Group 6: recommended to dedicate future Working Group 6 RTIF funds towards the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop project.
- Working Group 7: County staff recommended McCormack Rd as their priority project going forward. They anticipate banking money until project costs are known.

Solano County recently updated the Nexus Study for the Public Facilities Fee (PFF), which is required to be updated every 5 years. Since this update, several projects have been proposed by member agencies to accommodate growth in particular areas. These new projects will need to be added to a Nexus Study Update for the RTIF portion of the PFF. Costs associated with this update will come from the available revenue of the working groups requesting the update.

New Projects to include in Nexus Study Update:

- Working Group 2: Sunset Ave Railroad Crossing (Suisun City), Airport Rd (Rio Vista)
- Working Group 4: West Texas Gateway
- Working Group 5: Parkway Blvd Overcrossing, Pedrick Road in Dixon, West A St Undercrossing

EXHIBIT A

Regional Transportation Impact Fee Schedule

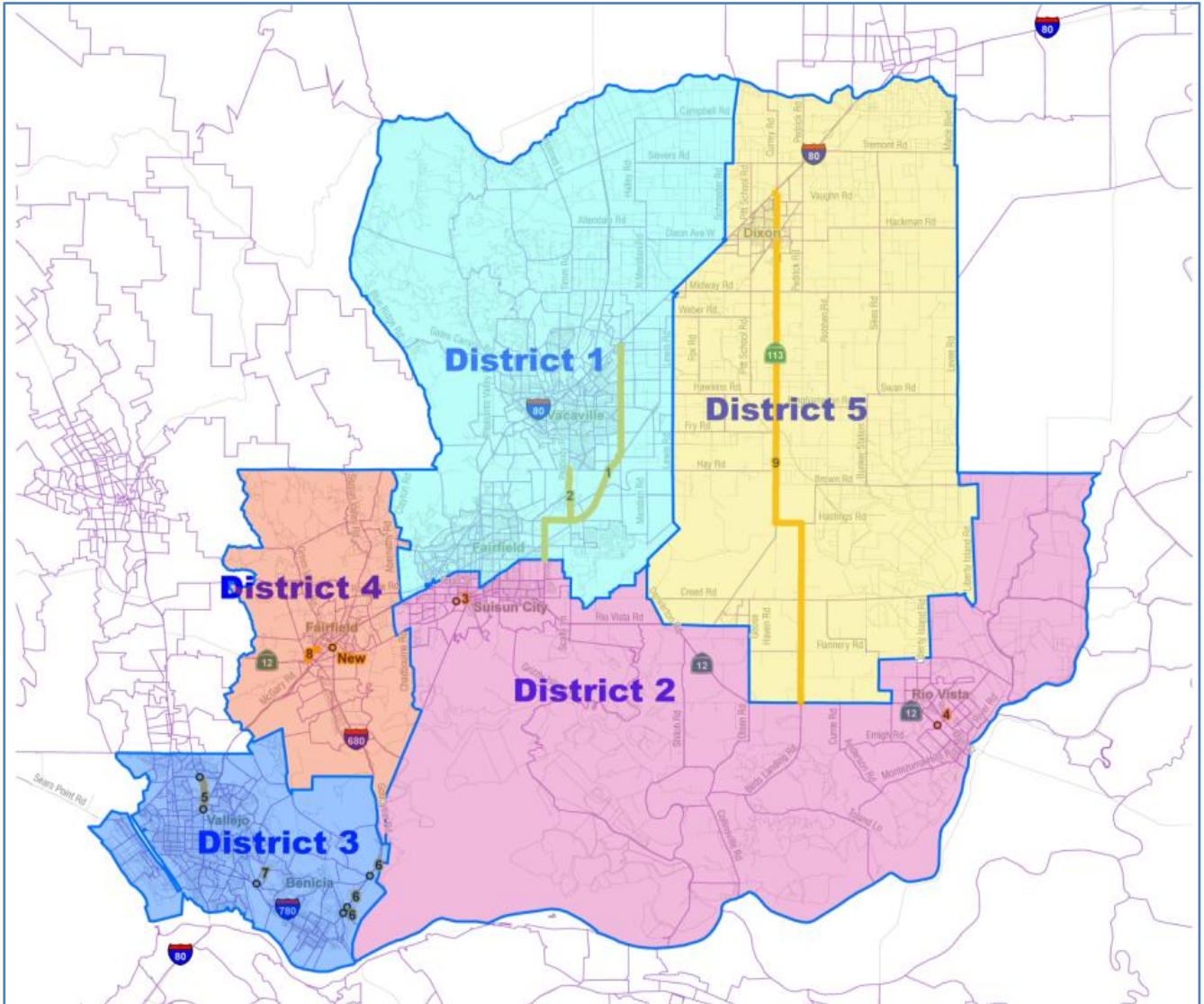
Approved by Solano County Board of Supervisors on December 3, 2013 as part of the Solano County Public Facility Fee and in use for Fiscal Year 2018/19.

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)

EXHIBIT B

Solano Regional Transportation Impact Fee District Map



RTIF Revenue History for FY 2018-19

	FY 2018-19 1st Quarter	FY 2018-19 2nd Quarter	FY 2018-19 3rd Quarter	FY 2018-19 4th Quarter	FY 2018-19 Total	Grand Total
RTIF Collection	\$ 276,494	\$ 409,825	\$ 380,466	\$ 574,327	\$1,641,112	\$7,246,325
2% STA Administration	\$ 5,530	\$ 8,196	\$ 7,609	\$ 11,487	\$32,822	\$144,927
RTIF Revenue for Eligible Projects	\$ 270,964	\$ 401,634	\$ 372,857	\$ 562,840	\$1,608,295	\$7,084,871
District 1 Jepson Corridor	\$ 127,203	\$ 199,186	\$ 191,320	\$ 258,795	\$776,504	\$3,496,492
District 2 SR 12 Corridor	\$ 56,041	\$ 99,654	\$ 43,240	\$ 81,602	\$280,538	\$590,185
District 3 South County	\$ 25,436	\$ 31,281	\$ 33,398	\$ 33,467	\$123,582	\$299,795
District 4 Central County	\$ 6,691	\$ 21,831	\$ 51,200	\$ 34,530	\$114,252	\$1,388,222
District 5 SR 113	\$ 28,497	\$ 9,519	\$ 16,414	\$ 98,161	\$152,591	\$601,690
District 6 Transit (5%)	\$ 13,548	\$ 20,081	\$ 18,643	\$ 28,142	\$80,414	\$354,243
District 7 County Road (5%)	\$ 13,548	\$ 20,081	\$ 18,643	\$ 28,142	\$80,414	\$354,243
Total RTIF Revenue Received for Eligible Projects:	\$270,964	\$401,634	\$372,857	\$562,840	\$1,608,295	\$7,084,871



Regional Transportation Impact Fee (RTIF)

Working Group Districts

Project Implementation Status

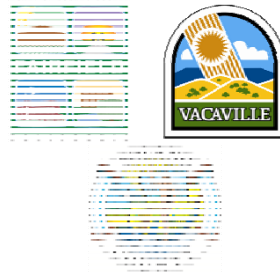
Working Group District 1

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 2018-19 with \$776,504 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 2018-19, 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 Canon Road located in the City of Fairfield or Fairfield’s remaining segments of Jepson Parkway, will be the project for which the remaining money will fund. New Canon Road was included in the updated Nexus study for 2019.

2. Participating Agencies:

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



3. RTIF Priority Project

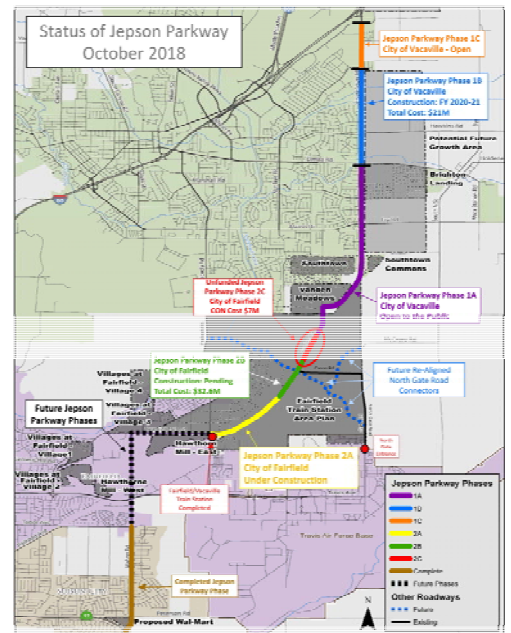
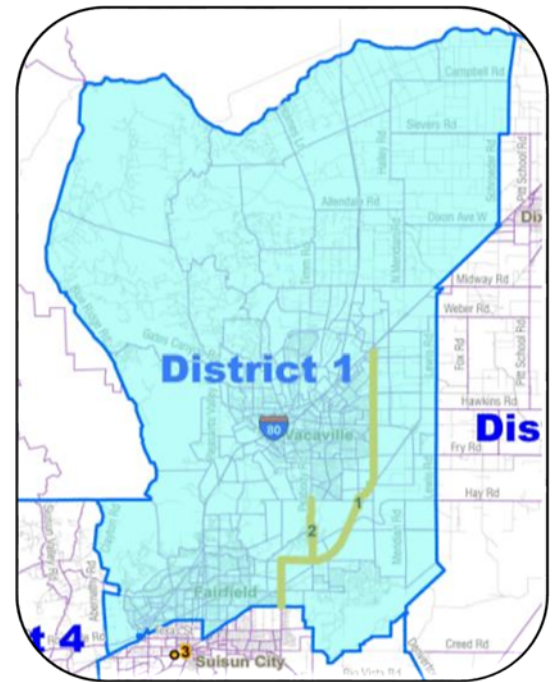
Jepson Parkway Project

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 2018-19 Reported RTIF Revenue: \$776,504
- b. RTIF Carryover funds: \$2,719,988
- c. Payments: \$1,375,192
- d. Remaining Balance: \$2,121,300

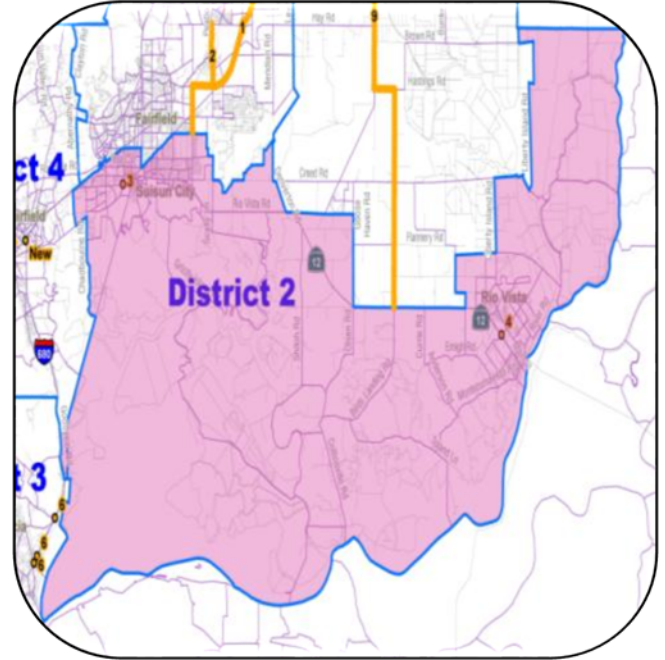
*Project is accruing revenue since FY 2016-17, to be used in Construction for Phase 3A in Vacaville



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 2018-19 with \$280,538. The Working Group will be using one third of available funding (\$156,234) toward the completion of the McCormack Road Repaving Project in Rio Vista. The Sunset Avenue Railroad Crossing and Airport Road projects will be included in future updates to the *Nexus Study*.



2. Participating Agencies:

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



3. RTIF Project

McCormack Road Repaving Project

Project Implementation Status: Design Underway

4. RTIF Financial Status: Working Group District 2

- a. FY 2018-19 Reported RTIF Revenue: \$280,538
- b. RTIF Carryover funds: \$309,647
- c. RTIF Payments: \$121,481
- d. Remaining Balance: \$468,704



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 2018-19 with \$121,582 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

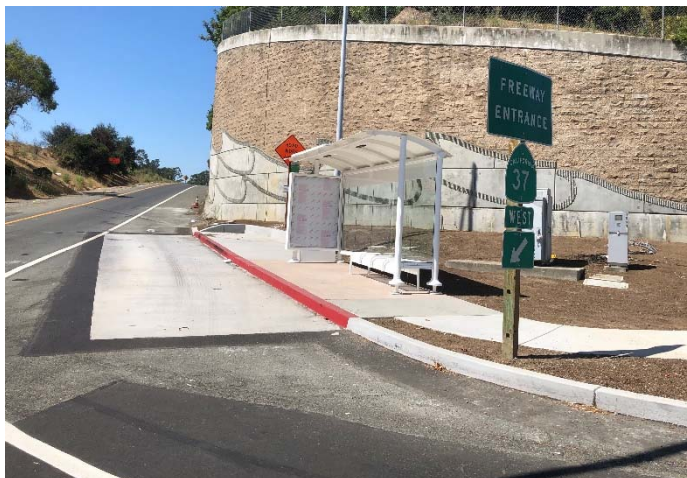
SR 37/Redwood Street/Fairgrounds Drive

Project Implementation Status: Bus Stops project completed in July 2019. Project Payback in progress



4. RTIF Financial Status: Working Group District 3

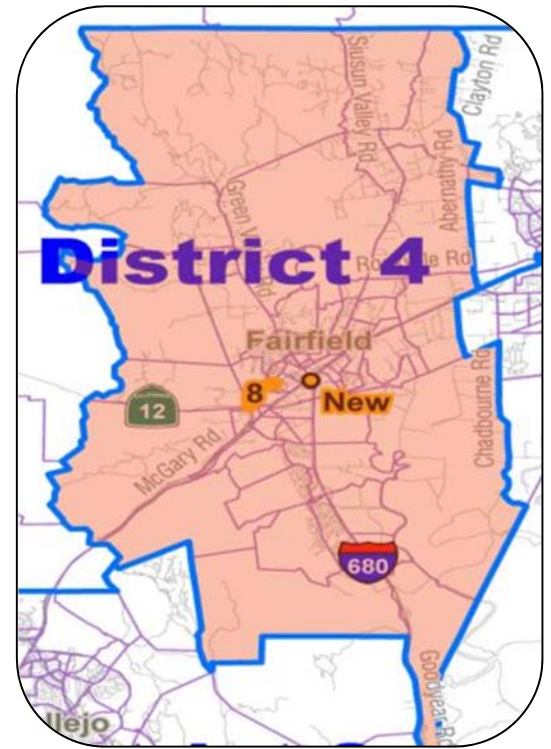
- a. FY 2018-19 Reported RTIF Revenue: \$121,582
- b. RTIF Carryover funds: \$176,213
- c. RTIF Payments: \$60,000
- d. Remaining Balance: \$239,795



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 its lowest collection since the inception of RTIF in FY 2018-19 with \$114,252. The participating agencies in Working Group District 4 determined that the North Connector West Project should not begin until the I-80/I-680/SR 12 Project is complete, and that the West Texas Gateway Project was a potential candidate for future funding, pending their inclusion as potential projects in a *Nexus Study* update.



2. Participating Agencies:

- a. City of Fairfield
- b. Solano County



3. Priority RTIF Project:

TBD based on Nexus Study Update

Project Implementation Status: Construction complete

4. RTIF Financial Status: Working Group District 4

- a. FY 2018-19 Reported RTIF Revenue: \$114,252
- b. RTIF Carryover funds: \$1,273,970
- c. RTIF Payments: \$1,280,000
- d. Remaining Balance: \$108,222



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 2018-19 with \$152,591 generated for this working group. The participating agencies in Working Group District 5 agreed they would like projects resulting from the 113 Corridor Study to be the future priority. Members proposed including Parkway Blvd, Pedrick Rd, and West A St Undercrossing in forthcoming *Nexus Study* updates.

2. Participating Agencies:

- a. City of Dixon
- b. Solano County

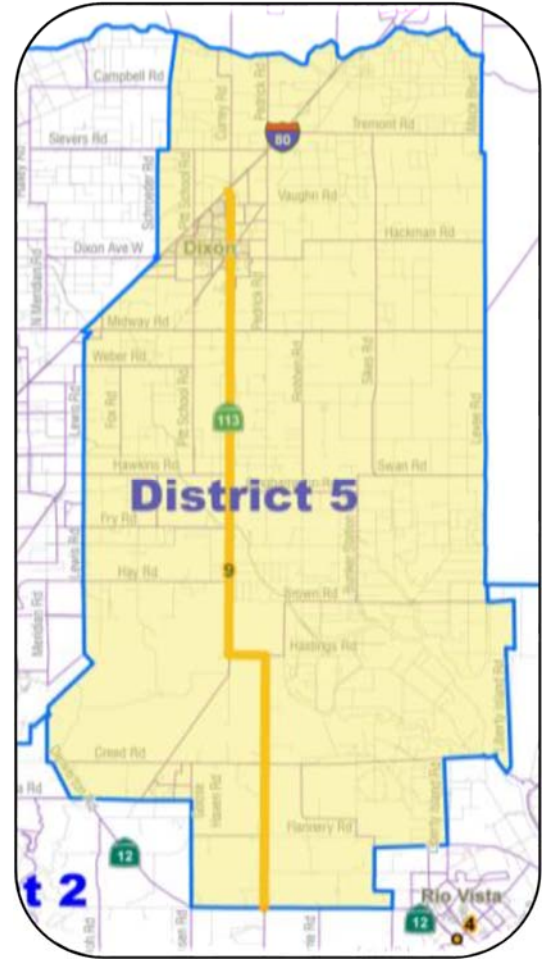
3. Priority RTIF Projects:

SR 113 Corridor Study - \$20k

Project Implementation Status: SR 113 Corridor Study nearly complete

4. RTIF Financial Status: Working Group District 5

- a. FY 2018-19 Reported RTIF Revenue: \$152,591
- b. FY 2013-14 RTIF Carryover funds: \$449,099
- c. RTIF Payments: \$183,571
- d. Remaining Balance: \$418,119



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 \$80,414 of RTIF was generated in FY 2018-19 for the recently completed SR37/Fairgrounds Dr Solano Express Bus Stop. A total of \$300,000 has been approved from Working Group 6 to go to this project.



2. Participating Agencies:

- a. City of Benicia
- b. City of Dixon
- c. City of Fairfield
- d. City of Suisun
- e. City of Vacaville
- f. Solano County Transit (SolTrans)
- g. County of Solano



3. Priority RTIF Project

SR37/Fairgrounds Dr Solano Express Bus Stop

- Project Implementation Status: Under Design. Completed in July 2019. \$300,000 approved for allocation to this project.

4. RTIF Financial Status: Working Group District 6

- a. FY 2018-19 Reported RTIF Revenue: \$80,414
- b. RTIF Carryover funds: \$273,829
- c. RTIF Payments: \$208,128
- d. Remaining Balance: \$146,115



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 \$80,414 of RTIF was generated in FY 2018-19 for eligible unincorporated road improvements. County staff recommended McCormack Rd as their priority project going forward. They anticipate banking money until costs are known

2. Participating Agencies:

- a. County of Solano

3. RTIF Priority Projects

- a. McCormack Rd

4. RTIF Financial Status: Working Group District 7

- a. FY 2018-19 Reported RTIF Revenue: \$80,414
- b. RTIF Carryover funds: \$273,829
- c. Project Expenditures: \$121,760
- d. Remaining Balance: \$232,483



Working Group Members for FY 2018/19

Working Group	Member Agencies Included	Members
1	Fairfield, Vacaville, Solano County	Paul Kaushal, Sean Cunningham, Matt Tuggle
2	Fairfield, Suisun City, Rio Vista, Solano County	Paul Kaushal, Nick Lozano, Robert Hickey, Matt Tuggle
3	Benicia, Vallejo, Solano County	William Tarbox, Terrance Davis, Matt Tuggle
4	Fairfield, Solano County	Paul Kaushal, 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	Diane Feinstein, Beth Kranda, Lori Damassa, Brandon Thomson, Claudia Williams