

SOLANO COUNTY STATISTICAL PROFILE

The County of Solano is strategically located along Interstate 80 between San Francisco and Sacramento. As one of California's original 27 counties, Solano County is rich in history and offers many resources to the general public and the business community. In addition to the unincorporated area, the County serves seven cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo.

The County provides the following services:

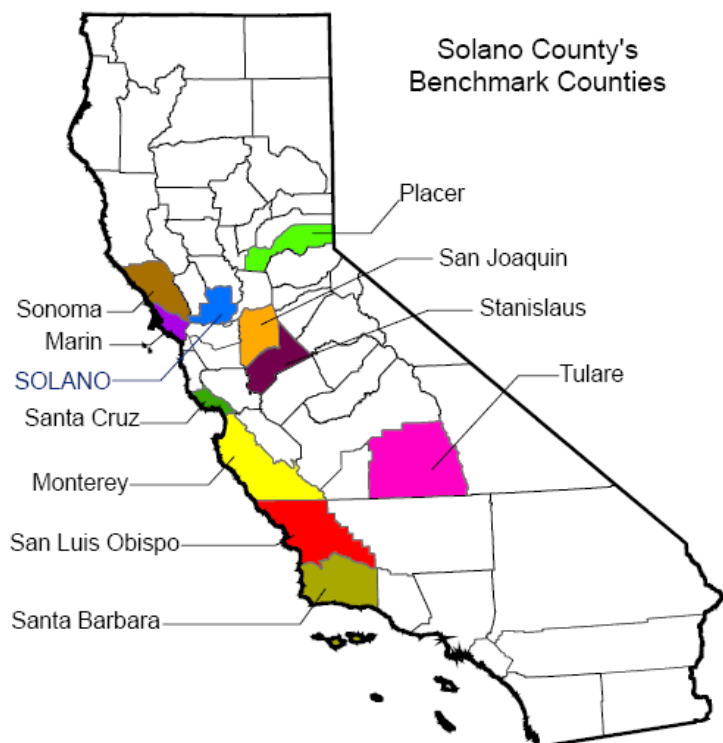
- Libraries (as contract services for cities)
- Jails and Juvenile Facilities
- Probationary Supervision
- District Attorney
- Public Defender and Alternative Defense
- Grand Jury
- Coroner and Forensic Services
- Airport
- Family Support Collection
- Public and Mental Health Services
- Indigent Medical Services
- Child Protection and Social Services
- Public Assistance
- Environmental Health
- Parks
- Veterans Services
- Agricultural Commissioner
- Weights and Measures
- U.C. Cooperative Extension Services
- Oversight and Permitting of Landfills and Solid Waste Disposal and Collection
- Elections and Voter Registration
- Clerk-Recorder
- Tax Assessment and Collection
- Emergency Medical Services
- Animal Care Services
- Building and Safety (unincorporated county only)
- Maintenance of County Roads and Bridges
- Law Enforcement (primarily unincorporated county)
- Land Use Issues (unincorporated county only)

BENCHMARK COUNTIES

The following pages provide a graphical summary of statistical, employment and demographic information about Solano County. When reviewing Solano County's economic health, the County government's financial capacity, and the County's delivery of services to residents in unincorporated areas, the County inevitably compares itself from the current year to past years.

Additionally, the question of how Solano County compares with other counties is often asked. This leads to the question: Which counties should be used for comparison purposes?

A group of ten counties have been selected to be used for comparison in six of the following charts. Solano County has the following characteristics in common with each of these counties:



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- They are the ten counties closest to Solano in population – six with higher population and four with lower population.
- A total population of more than 250,000 but less than 700,000.
- All include both suburban and rural environments.
- None contain a city with more than 300,000 in population.
- Six are coastal or Bay Area counties.
- Most have the same urban growth versus rural preservation challenges facing Solano County.

POPULATION

The California Department of Finance's January 1, 2012 estimate of the population of Solano County is 413,786, approximately 0.1% over 2011. Of California's 58 counties, Solano County ranks 21st in terms of population size.

California's population estimate was 37.7 million as of January 2012, according to the State Department of Finance. California, the nation's most populous state, represents 12% of the nation's population, or one out of every eight persons. Solano County's population represents 1.1% of the State population.

When you look at the county population since 2000, the rate of growth has tapered off to small increments. Between 2000 and 2010, the County grew by 18,802, or 4.8%, which is significantly less than the 54,121, or 15.9%, gains of the previous decade. Between 2010 and 2012, the county grew by 442 residents, or 0.1%.

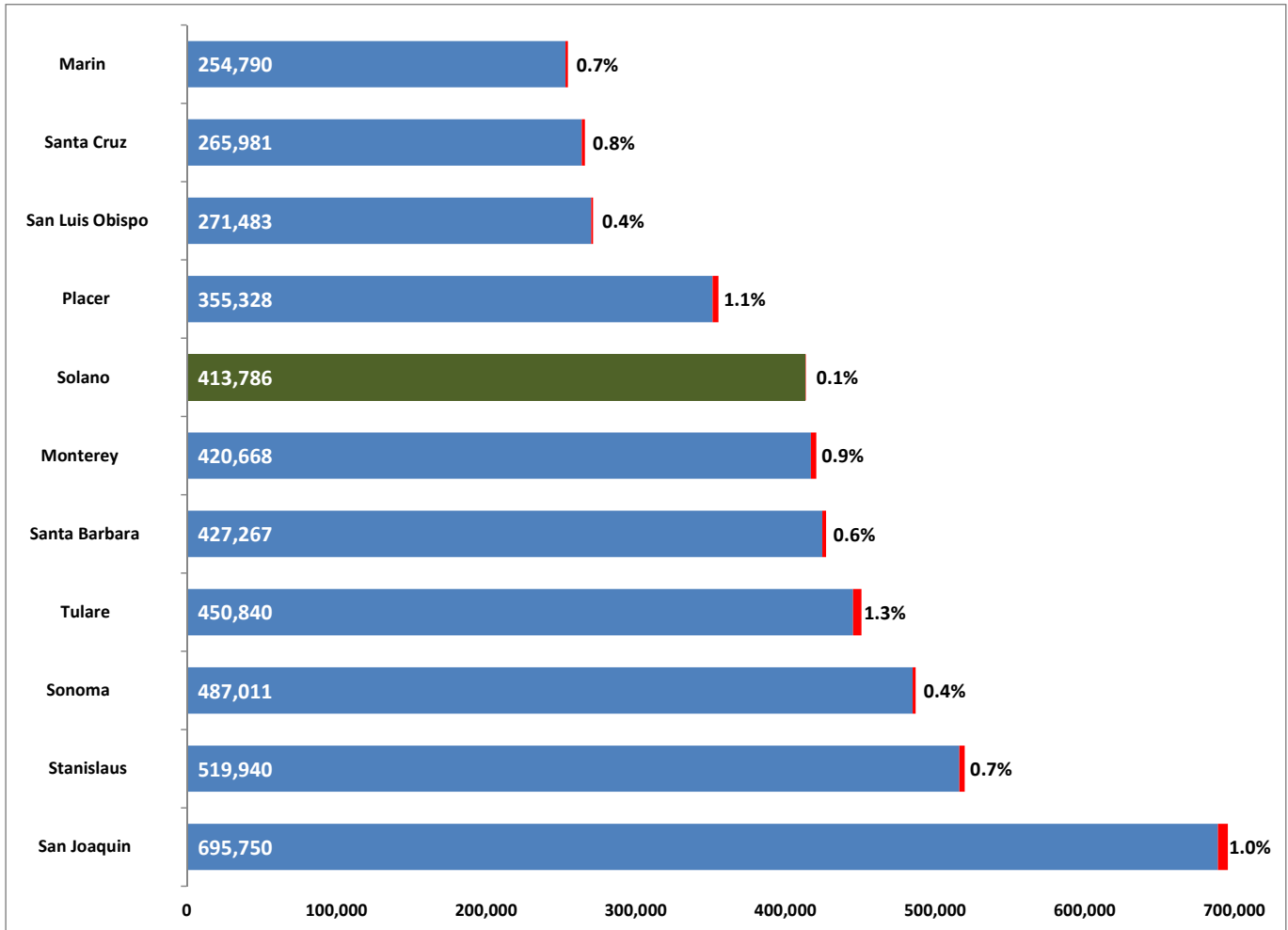
Only Fairfield and Rio Vista experienced growth between 2010 and 2012, increasing 1,058 and 58 respectively. Since 1990, Rio Vista has grown 123.7%, making it the fastest-growing Solano County city. Conversely, the population in the unincorporated area of Solano County has declined by 2,902, or 13.4% since 1990. Overall, the population for the entire county has grown by 73,365, or 21.6% since 1990 for an average annual growth rate of less than 1%.

Solano County Population Change from 1990 to 2012

	1990	1990 to 2000		2000	2000 to 2010		2010	2010 to 2012		2012
Benicia	24,437	2,428	9.9%	26,865	132	0.5%	26,997	(78)	(0.3%)	26,919
Dixon	10,401	5,702	54.8%	16,103	2,248	14.0%	18,351	(69)	(0.4%)	18,282
Fairfield	77,211	18,967	24.6%	96,178	9,143	9.5%	105,321	1,058	1.0%	106,379
Rio Vista	3,316	1,255	37.8%	4,571	2,789	61.0%	7,360	58	0.8%	7,418
Suisun City	22,686	3,432	15.1%	26,118	1,993	7.6%	28,111	(133)	(0.5%)	27,978
Vacaville	71,479	17,146	24.0%	88,625	3,803	4.3%	92,428	(336)	(0.4%)	92,092
Vallejo	109,199	7,561	6.9%	116,760	(818)	-0.7%	115,942	(14)	0.0%	115,928
Unincorporated	21,692	(2,370)	-10.9%	19,322	(488)	-2.5%	18,834	(44)	(0.2%)	18,790
Solano County	340,421	54,121	15.9%	394,542	18,802	4.8%	413,344	442	0.1%	413,786

Source: U.S. Census Bureau; California Department of Finance, Demographic Research Unit

Population of Benchmark Counties (January 2012)



Source: California Department of Finance, Demographic Research Unit, January 2012

Among the comparable counties, Solano County experienced the smallest rate of growth – gaining only an estimated 395 residents, or 0.1%, between 2011 and 2012. Tulare County experienced the largest rate of growth – 1.3% – among all counties. Placer ranked 3rd, San Joaquin ranked 7th, and Solano County ranked 38th in terms of population growth between 2011 and 2012.

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LAND AREA AND POPULATION DISTRIBUTION

According to the California Department of Finance's "January 2012 City/County Population Estimates," 83% of California residents live in incorporated cities and 17% in unincorporated areas. In contrast, 95.5% of residents in Solano County live within the county's seven cities. This phenomenon was by design. In the early 1980s the residents of the County passed an Orderly Growth Initiative, which was extended in 1994, that focuses most urban growth to the incorporated cities. The voters reaffirmed this measure through the adoption of the 2008 Solano County General Plan, sustaining a commitment to orderly growth through 2028.

In comparison to its benchmark counties, Solano County is one of the smaller counties in terms of square miles of land area. According to the U.S. Census Bureau, Solano County consists of 907 square miles, of which 78 square miles is covered with water. The San Pablo Bay, Suisun Bay, the Carquinez Straits and the Sacramento River provide the county with natural borders to the south and east. Rich agricultural land lies in the northern area of the county while rolling hills are part of the southern area. Approximately 62% of the county land area is comprised of farmland.

This unique mixture of a sizeable urban population and a large rural/agricultural base creates many problems and challenges for County government. These include:

- Challenges in the transition zones between urbanized areas and agricultural areas (i.e., land use, pesticide use, dust, odors and vermin).
- Coordination of infrastructure transitions from the urban areas to the rural areas (i.e., reliever routes, upgraded feeder streets/roads and flood control).
- With limited resources and a reliance on property taxes and State/Federal funding, it is a challenge to provide urban-driven needs (as indicated by the high density per square mile) for health, public assistance and law and justice services.

Comparison of Land Area and Population Density and Distribution in Benchmark Counties

Land & Water Area (Square Miles)			Persons Per Square Mile (Land Area)		Percent Residing in Unincorporated Areas	
Tulare	4,824	15	Santa Cruz	598	Santa Cruz	49.2%
Monterey	3,322	449	Solano	499	San Luis Obispo	43.9%
San Luis Obispo	3,304	311	San Joaquin	497	Tulare	32.1%
Santa Barbara	2,737	1,052	Marin	490	Santa Barbara	31.6%
Sonoma	1,576	192	Stanislaus	348	Placer	30.8%
Stanislaus	1,494	21	Sonoma	309	Sonoma	30.0%
Placer	1,404	98	Placer	253	Marin	26.6%
San Joaquin	1,399	27	Santa Barbara	156	Monterey	24.2%
Solano	829	78	Monterey	127	Stanislaus	21.4%
Marin	520	308	Tulare	93	San Joaquin	20.5%
Santa Cruz	445	162	San Luis Obispo	82	Solano	4.5%

Source: U.S. Census Bureau, California Department of Finance, Demographic Research Unit, January 2012

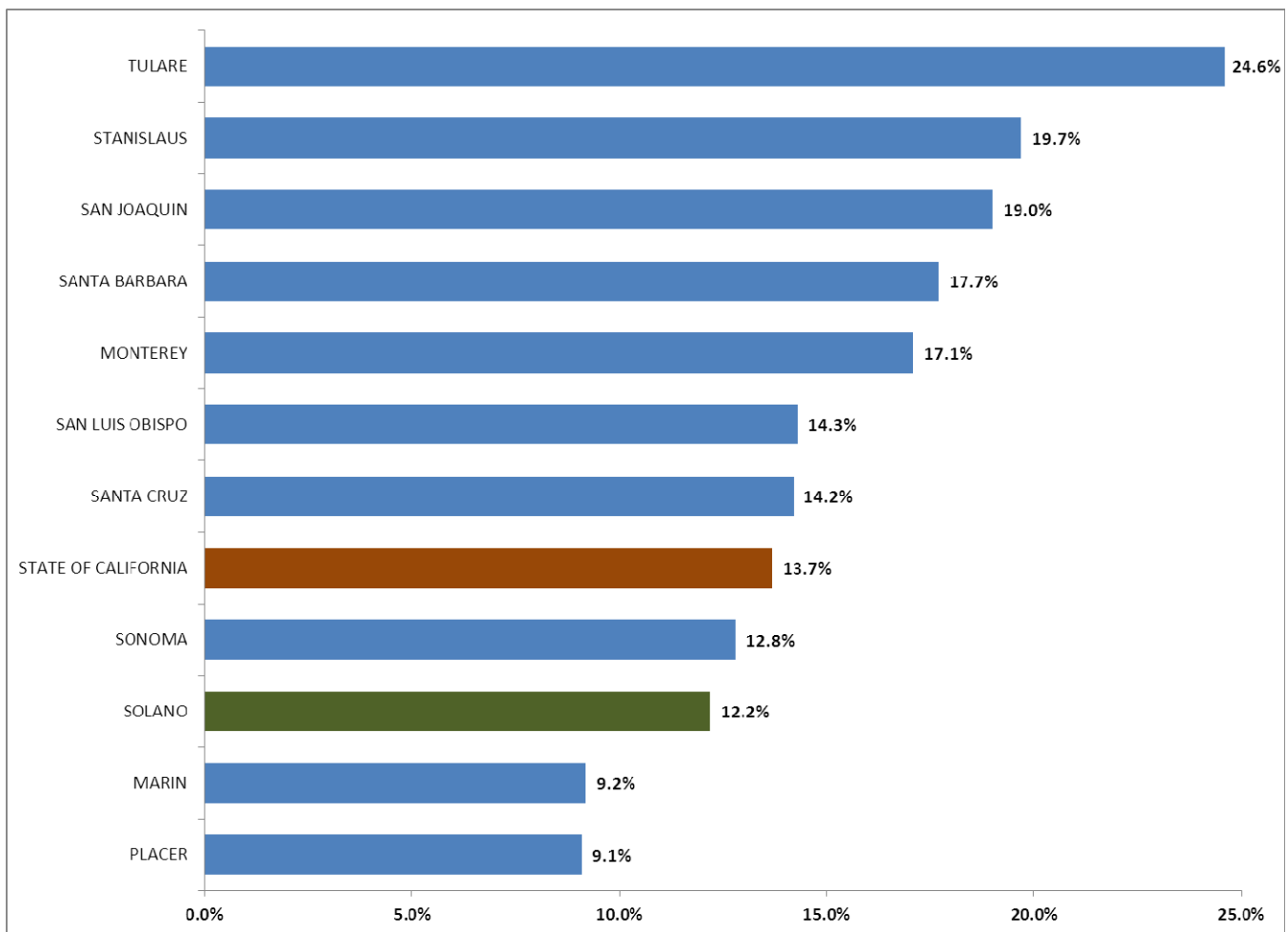
POPULATION LIVING IN POVERTY

According to the 2010 Small Area Income and Poverty Estimates (SAIPE) by the U.S. Census Bureau, 12.2% of the county population is living at or below the poverty level. This statistic is up from 2007 when the SAIPE estimated 9% poverty for all ages in Solano County. In 2010, the poverty rate in Solano County was 17.9% among residents under age 18 and 14.7% among families with children 5 to 17.

The U.S. Census Bureau's statistics on poverty provide an important measure of economic well-being and are sometimes used to assess the need or eligibility for various types of public assistance. Poverty statistics presented use thresholds prescribed for Federal agencies by the Office of Management and Budget and are estimates. It should be noted that only three of the comparison counties have a lower rate. While the county's level is not considered acceptable, the county's rate is less than the 13.7% statewide average rate for population living at or below the poverty level.

These statistics are starting show the known impacts of the Great Recession. In December 2006, a total of 14.7% of the county's population was receiving public assistance, in the form of Food Stamps, CalWORKs, General Assistance and Medi-Cal. Three years later in 2009 the percentage of the population receiving public assistance climbed to 18.1%. In December 2011, a total 19% of the county's population was receiving public assistance.

Percent of Population in Poverty (All Ages) in Benchmark Counties (2010)



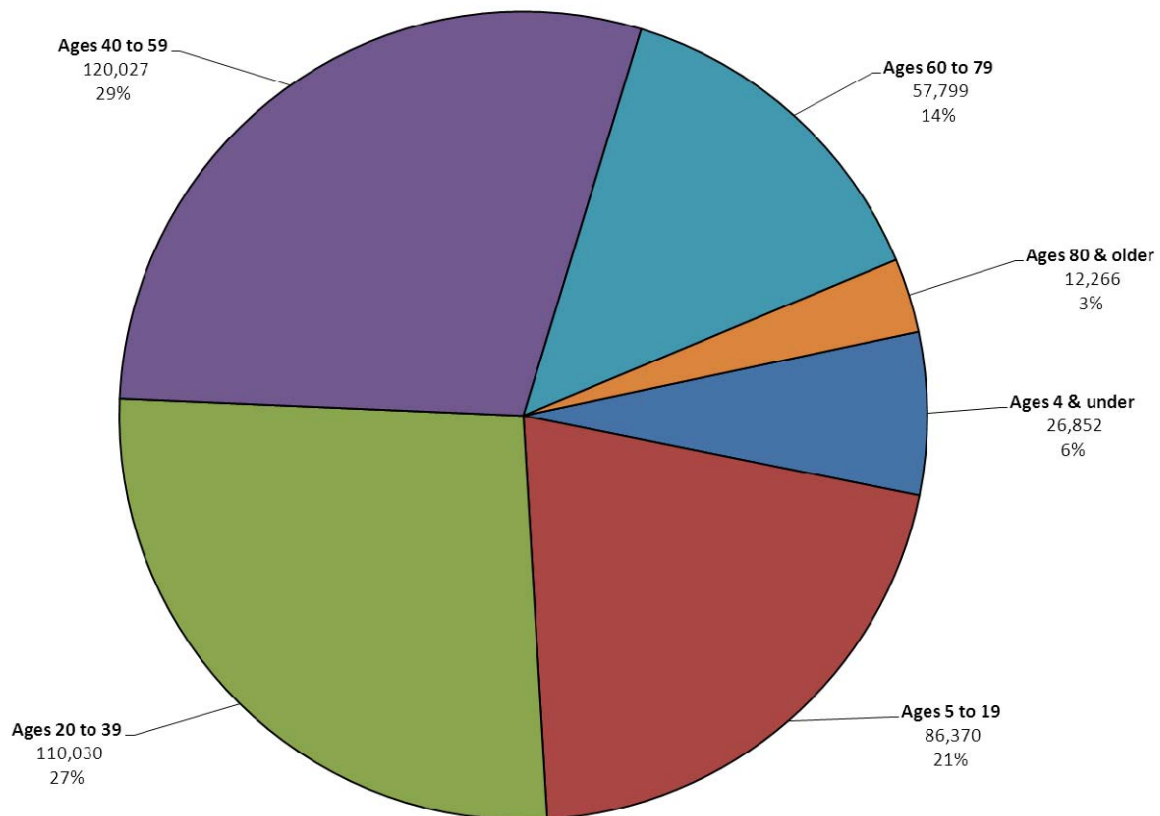
Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, November 2011

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POPULATION BY AGE AND ETHNICITY

According to the 2010 Census, Solano County experienced the largest shift in population in the age 60 and over population, which grew by 41.5% between 2000 and 2010. During the same time period, the 4 & under and the 5 to 19 age categories declined 4.9% and 8.4%, respectively. The major shifts in ethnic composition over the past decade were among the Hispanic population, which grew by 42.8%, and the White population, which declined by 13.2%. Other gains in population segments were Asian, 19.5%; African-American, 2%; and All Others, 16.6%.

Population by Age in Solano County (2010)



Population by Ethnicity in Solano County (2010)

TOTAL POPULATION		413,344
White	210,751	51.0%
African-American	60,750	14.7%
American Indian/Alaska Native/Pacific Islander	6,776	1.6%
Asian	60,473	14.6%
Other	43,236	10.5%
Two or More Races	31,358	7.6%
Hispanic or Latino	99,356	24.0%
Not Hispanic or Latino	313,988	76.0%

Source: U.S. Census Bureau, 2010 Census Data

EMPLOYMENT AND ECONOMIC GROWTH

According to the California Employment Development Department's preliminary March 2012 estimates, overall employment in California is better than it was a year ago, increasing employment by 263,400. The preliminary March 2012 unemployment rate for the state declined to 11.0%, down 0.9% from a year ago but remains 6% higher than it was in 2007.

Between March 2011 and March 2012, overall employment in Solano County increased by 7,100 jobs while the size of the workforce grew by 5,600 people actively seeking employment. This resulted in a net reduction of 1,500 unemployed residents. The Solano County unemployment rate was 11.1% in March 2012, down a full percentage point from a year earlier.

Between March 2007 and March 2012, overall employment in Solano County is down by 1,900 employed residents while the size of the workforce is up 12,000 to 219,600. As a result, the number of unemployed residents increased from 13,900 to 24,400. The unemployment rate in March 2007 was 5%.

Unemployment Rates from March 2007 to March 2011 in Benchmark Counties

	2007	2008	2009	2010	2011	2012	Change from 2007 to 2012
TULARE	10.4%	11.8%	16.5%	19.2%	18.7%	18.3%	7.9%
STANISLAUS	9.0%	11.2%	16.4%	18.7%	18.1%	17.4%	8.4%
SAN JOAQUIN	8.2%	10.3%	15.5%	18.1%	18.1%	16.7%	8.5%
MONTEREY	9.3%	10.8%	14.7%	16.5%	16.3%	14.7%	5.4%
SANTA CRUZ	7.1%	8.4%	12.6%	15.2%	14.5%	13.7%	6.6%
SOLANO	5.0%	6.3%	10.2%	12.5%	12.1%	11.1%	6.1%
STATE OF CALIFORNIA	5.0%	6.1%	10.5%	12.4%	11.9%	11.0%	6.0%
PLACER	4.7%	5.8%	10.1%	11.8%	11.3%	10.5%	5.8%
SONOMA	4.2%	5.2%	9.4%	11.1%	10.2%	9.5%	5.3%
SANTA BARBARA	4.5%	5.2%	8.3%	10.2%	9.5%	8.9%	4.4%
SAN LUIS OBISPO	4.1%	5.1%	8.4%	10.3%	9.6%	8.8%	4.7%
MARIN	3.5%	4.2%	7.3%	8.4%	7.7%	7.0%	3.5%

Source: California Employment Development Department, March 2007 to March 2012

Projections from the Business Forecast Center at the University of Pacific in April 2012 indicate Solano County will continue to see modest gains in employment. They are projecting a 2.8% improvement in the nonfarm employment in Solano County by the end of 2012. Employment gains are 1% in 2013, 1.6% in 2014 and 1.7% in 2015. The unemployment rate is expected to drop to 10.1% by the end of 2012 and to continue inching downward: 9.6% in 2013, 8.8% in 2014 and 7.9% in 2015. Based on these projections, unemployment will remain above pre-recession levels for several more years.

Between March 2007 and March 2012, three of the 12 industry sectors in Solano County tracked by the California Employment Development Division showed overall employment growth, while eight sectors retracted and one remained unchanged.

- Overall, the employed workforce shrank by 1%, or 1,900 jobs, between 2007 and 2012. Among employers located in Solano County, local industry employment declined 5.5%, or 7,000 jobs, during the same time period.
- Gains in local industry employment were in Education and Health Services category with 2,300 jobs, Leisure & Hospitality with 1,300 jobs and Trade, Transportation & Utilities with 200 jobs.

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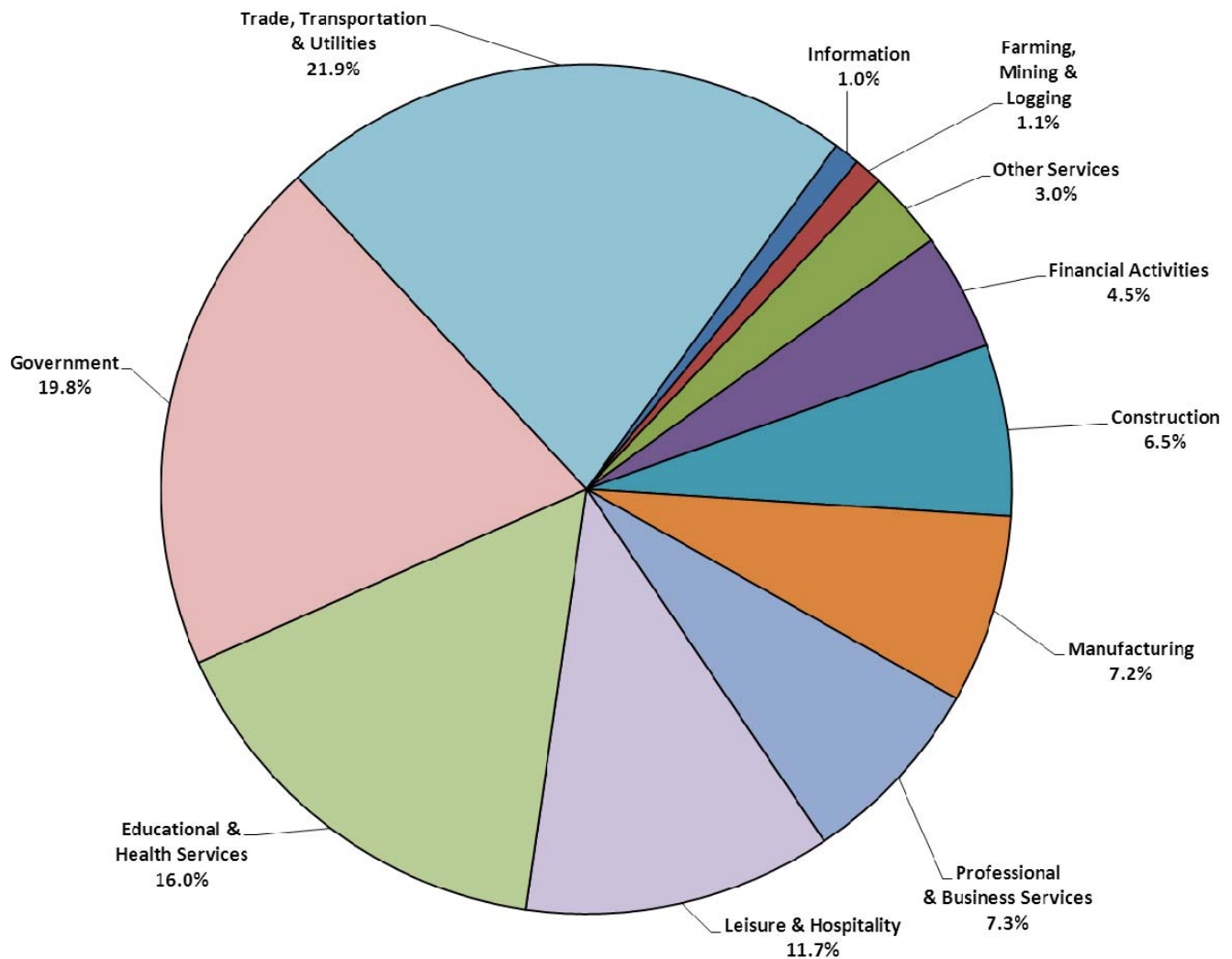
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- Losses in local industry employment were in Professional & Business Services, 2,800 jobs; Construction, 2,700 jobs; Government, 2,700 jobs; Manufacturing, 1,000 jobs; Financial Activities, 500 jobs; Information, 400 jobs; Other Services, 400 jobs; and Farm, 300 jobs.

Between March 2011 and March 2012, nine of the 12 sectors showed job growth, two remained unchanged and one retracted.

- Overall, the employed workforce grew by 3.8%, or 7,100 jobs. Among employers located in Solano County, local industry employment grew by 3.6%, or 4,200 jobs, during the same time period.
- Gains in local industry employment were in Leisure & Hospitality, 1,500 jobs; Trade, Transportation & Utilities, 1,200 jobs; Education & Health Services, 1,000 jobs; Construction, 500 jobs; Financial Activities, 200 jobs; Professional & Business Services, 200 jobs; Information, 100 jobs; Manufacturing, 100 jobs; and Mining & Logging, 100 jobs;
- Government was the only category of local industry employment to experience job losses over the year, with a decline of 700 jobs. Farm and Other Services remained unchanged.

Share of Total Employment by Industries in Solano County – March 2012



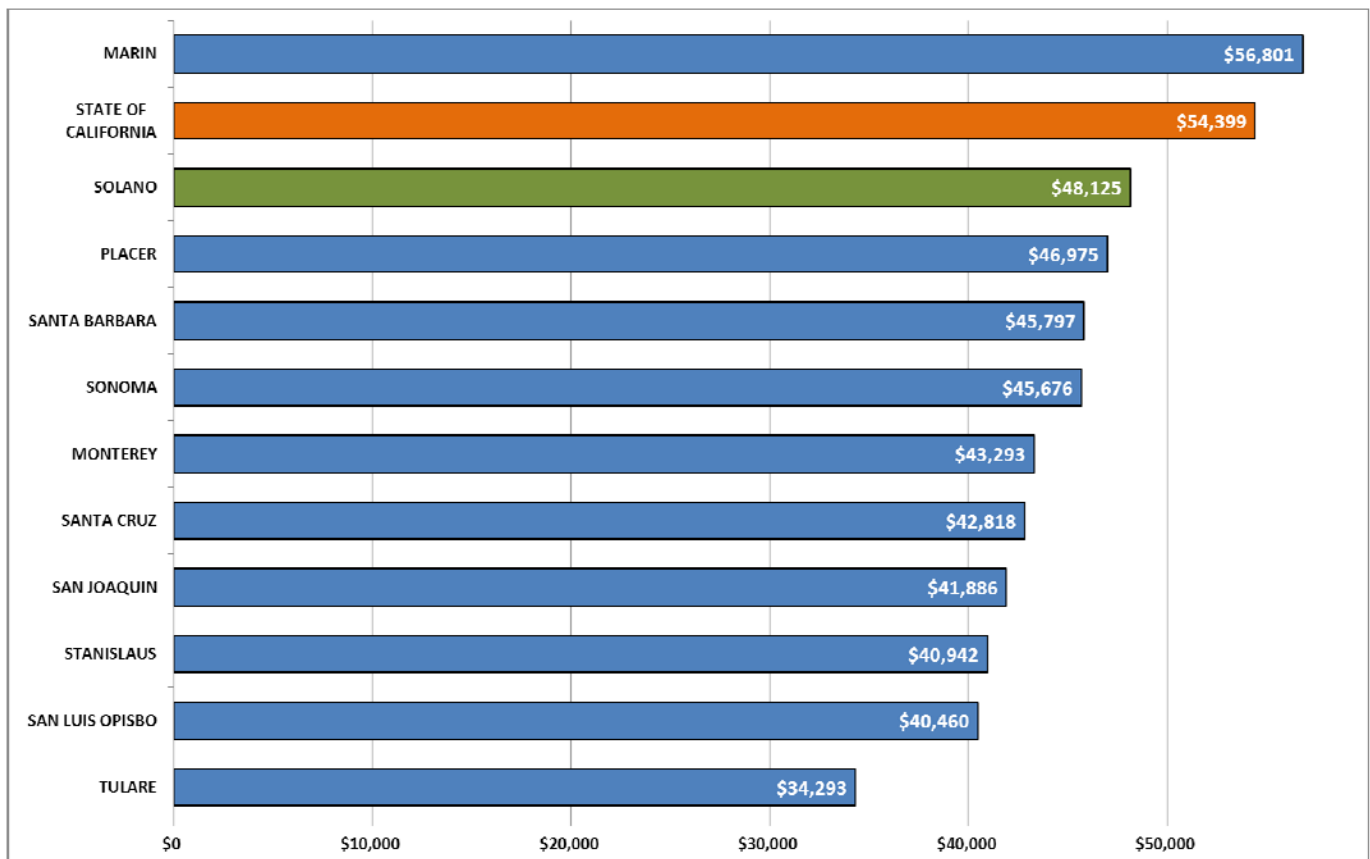
Source: California Employment Development Division

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According to the California Employment Development Department, three sectors in Solano County showed gains in their respective share of local industry employment between March 2007 and March 2012: Educational & Health Services up 2.7%, Leisure & Hospitality up 1.7% and Trade & Transportation up 1.4%. Three sectors experienced declines in their share of the local industry employment: Construction down 1.8%, Professional & Business Services, down 1.8% and Government, down 1%. All other sectors showed less than half percent declines.

According to the 2010 statistics from the U.S. Bureau of Economic Analysis, the average wage per job statewide increased 3.2% between 2009 and 2010. Solano County's average wage per job of \$48,125 reflects a 1.8% decrease over 2009, the only comparable county to have an appreciable decline. Despite the dip in 2010, Solano County experienced the largest gain in average wage per job between 2007 and 2010, growing 8.1% from \$44,499.

Average Wage Per Job in Benchmark Counties – 2010



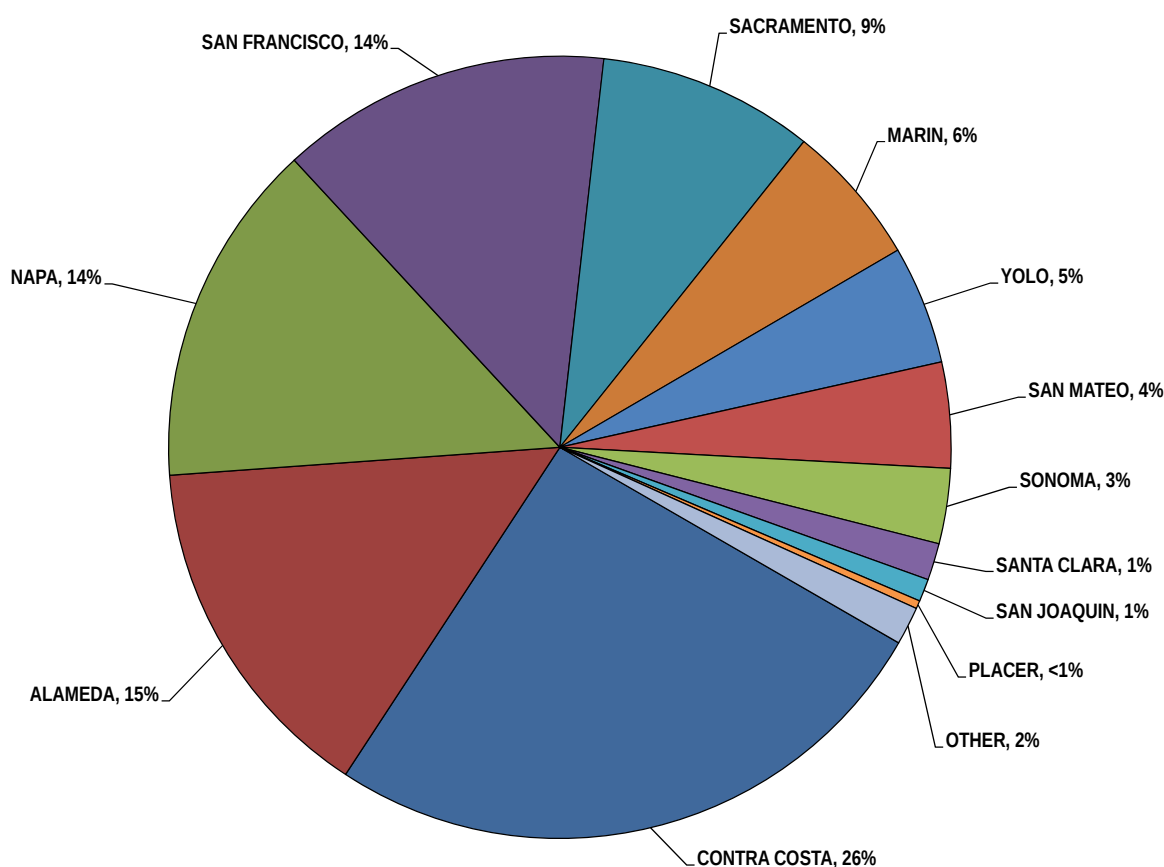
Source: Bureau of Economic Analysis, U.S. Department of Commerce

SOLANO COUNTY COMMUTING

According to the U.S. Census Bureau's 2009 American Community Survey, approximately 40% of working residents in Solano County commuted outside of the county for work. The survey estimated 76,164 residents commuted out of county in 2009, up 1.6% from 2006. At the same time, the number of people commuting into Solano County for work decreased by 768 or 2.5% to 29,908.

The 2009 American Community Survey also reported that approximately 76% of employed county residents drive alone to work, 15% car pool, 3% use public transportation and 6% either work at home or use other modes of transportation. Solano County, along with Napa County, has the highest percent of commuters using car pools in the San Francisco Bay Area. With all but one of the county's cities positioned along the Interstate 80 and 680 corridors, Solano County provides the commuter with access to Bay Area jobs and lower housing costs. Solano County residents commute to a variety of counties as illustrated by the chart below from U.S. Census Bureau.

Most Common Commute Destination for Working Solano County Residents



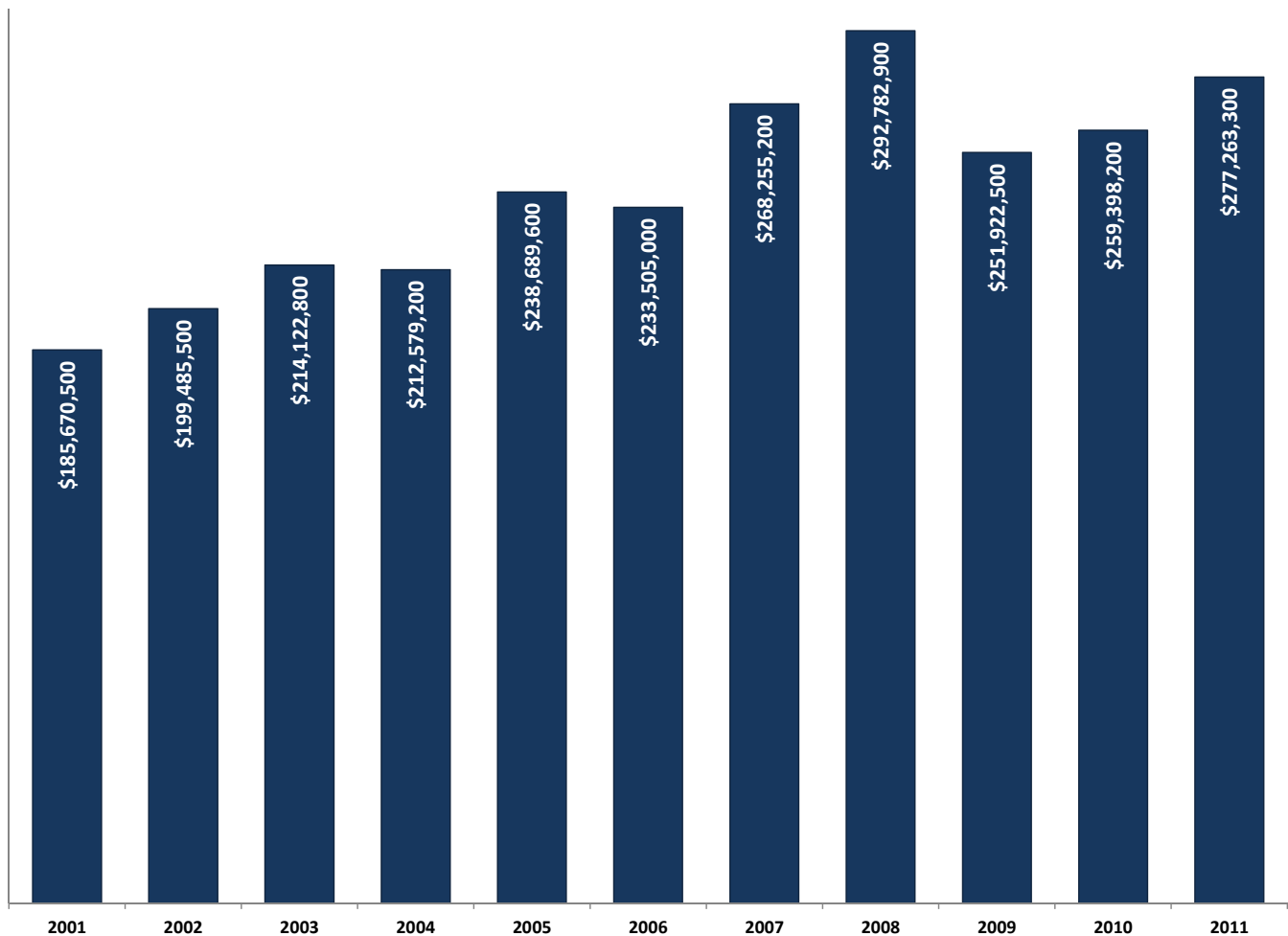
Source: U.S. Census Bureau, 2009 American Community Survey

GROSS AGRICULTURAL CROP VALUE

The preliminary 2011 estimated crop value of \$277,263,300 represents a 6.9% increase from 2010 values. Solano County produces more than 80 different commodities including fruits, nuts, vegetables, grains, seed, nursery stock, livestock, poultry, and apiary.

Agricultural production is part of a larger industry cluster that spans the full spectrum of economic activity from before the crops get into the field to the value-added processing in consumer products. According to the study released in May 2011, entitled "The Food Chain Cluster: Integrating the Food Chain in Solano and Yolo Counties to Create Economic Opportunity and Jobs," the total economic output of the food chain in 2009 for the two-county region was \$2.5 billion, or 10% of the region's total economic output. Solano County's share of the output was \$1 billion.

2011 Gross Agriculture Crop Values for Solano County



Source: County of Solano Agricultural Commissioner (early estimates for May 2011 Crop Report)

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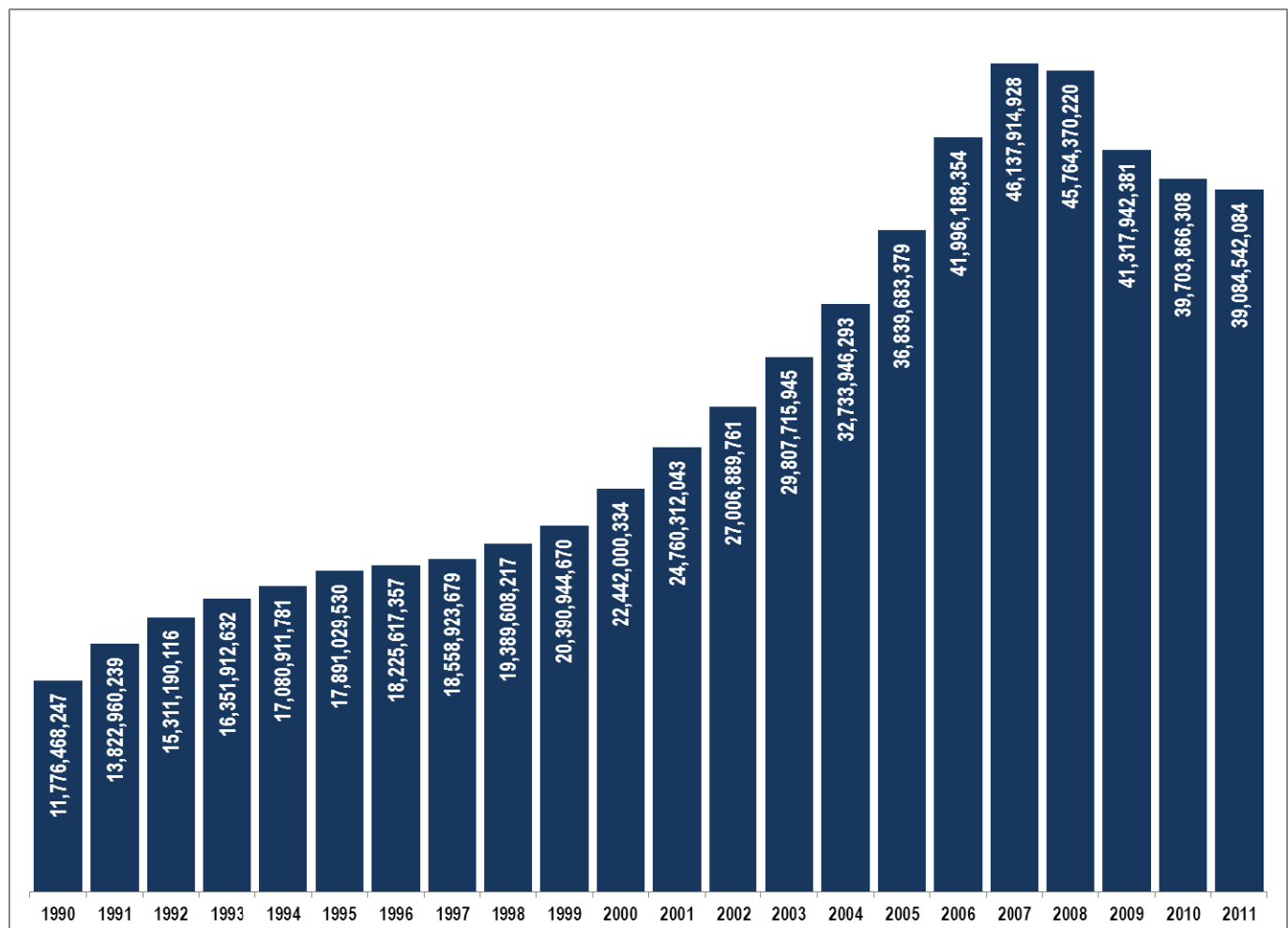
COUNTY ASSESSED VALUES AND GROWTH

Property taxes are a major source of local governmental revenues and are determined by assessed values. The property tax rate throughout the entire State of California is 1% of assessed values. The 2011 Property Assessment Roll of \$39 billion decreased by 1.6% from the prior year's roll value and represents property ownership in Solano County as of January 1, 2011. This is the fourth consecutive year of declines in value, representing a cumulative 15.3% decrease.

High numbers of foreclosures and dramatic drops in median home prices since the real estate peak in 2007 continue to affect the assessment roll. In the first quarter of 2011, a total of 1,301 notices of default were issued for homes in Solano County, a decline of 21.6% from the same quarter in 2010. Notices of defaults peaked at 2,464 during the first quarter of 2009, supporting the belief that the rate of decline may be slowing. The median price for homes sold in northern Solano County declined from \$415,000 in 2007 to \$198,000 in 2011. In southern Solano County, the median home price also declined from \$420,000 in 2007 to \$155,000 in 2010. In March 2012, the median home price shows a slight improvement: \$199,000 in northern Solano County and \$162,500 in southern Solano County.

Since the market peak in 2007 an increasing number of properties in Solano County have had their property values temporarily reduced in accordance with Proposition 8. Proposition 8 requires the Assessor to value property at the lesser of market value or the factored base year value, also known as the Proposition 13 value. The current property assessment roll reflects approximately 67,000 properties with reduced property value assessments.

Local Assessed Values for Solano County



Source: County of Solano, Assessor's Office, July 2011

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PRINCIPAL PROPERTY TAX PAYERS

COUNTY OF SOLANO			
Principal Taxpayers with over \$50,000,000 in Assessed Value for FY2011/12			
Principal Property Tax Payers	Business Type	Assessed Value	Tax Obligation*
Genentech, Inc.	Manufacturing	1,249,161,110	14,418,710
Valero Refining Company California	Oil	1,006,340,380	11,493,423
Pacific Gas & Electric Company	Utility	539,314,459	7,405,162
Shiloh Wind Project II, LLC	Energy	294,739,509	3,098,302
Anheuser Busch, Inc.	Manufacturing	287,746,084	3,251,055
Shiloh I Wind Project, LLC	Energy	167,576,164	1,761,561
High Winds, LLC	Energy	136,675,226	1,436,730
Alza Corporation	Manufacturing	135,841,098	1,493,475
Pacific Bell Telephone Co, DBA	Utility	130,109,786	1,700,717
California Northern Railroad	Transportation	118,363,358	1,443,116
Lodi Gas Storage, LLC	Energy	108,615,396	1,492,593
Walton CWCA Bn Wrhs 21, LLC	Property Management	106,913,355	1,255,545
Solano Mall, LLC	Commercial Sales	104,045,255	1,165,229
Cpg Finance II, LLC	Commercial Sales & Service	95,802,881	1,580,134
Meyer Cookware Industries, Inc.	Distribution/Manufacturing	85,300,662	984,290
Centro Watt Property Owner II	Commercial Sales & Service	72,880,924	879,552
Nut Tree Retail, LLC	Commercial Sales	72,374,716	1,064,944
Kaiser Foundation Hospitals	Healthcare	64,109,650	781,556
Novartis Pharmaceuticals Corp.	Manufacturing	61,660,211	741,646
Park Management Corp.	Theme Park	60,772,543	734,782
Amcor Pet Packaging USA Inc. 79	Manufacturing	57,447,971	631,073
State Compensation Insurance Fund	Financial	56,524,311	702,437
Prime Ascot LP	Real Estate	54,877,020	676,629
Emre Ergas	Energy	53,761,990	565,146
Trans Bay Cable, LLC	Energy	50,723,649	697,044

*Note: The Tax Obligation is calculated at 1% plus voter-approved bonds and any special assessments. Rates vary by Tax Area Code.

LLC – Limited Liability Corporation.

LP – Limited Partnership

Source: County of Solano, Tax Collector/County Clerk, April 2012

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