



**Memorandum**

---

To: Charity Crawford, Middle Green Valley Landowners  
From: DPF  
Date: March 23, 2022  
Subject: Public Services Financing Plan for Middle Green Valley Specific Plan (Solano County)

---

Per the request of the Middle Green Valley Landowners (“Landowners”), we have prepared this memo to provide a preliminary description of possible services providers and related financing mechanisms to provide public services to the Middle Green Valley Specific Plan (“Project”) within Solano County (“County”).

An illustrative matrix of the proposed improvements, services and related public or private agencies, financing mechanisms, and service funding in seen in the attached **Exhibit A** and described below.

**Infrastructure Financing Mechanisms**

The Project’s infrastructure would be funded through a combination of developer funds, local agency impact fee programs, and potential public financing programs such as a Mello-Roos Community Facilities District (“CFD”) or an assessment district.

**Funding for Public and Private Services**

Funding sources for public services may include some of the following: user rates directly charged by the local agency or utility, a portion of the County’s 1% property tax collection, service CFDs, and maintenance assessment districts. A detailed Fiscal Impact Analysis has been attached as **Exhibit B**.

It is anticipated that a Project-wide Homeowner’s Association (“Master HOA”) be formed to provided funding and services related to Project-wide amenities.

**Transportation and Roadways**

The Project’s in-tract streets and roads will be within the public right-of-way and be maintained by the County. Construction of public roadway facilities could be financed through a CFD or assessment district. A detailed Fiscal Impact Analysis has been attached as **Exhibit B**.

There may be private streets, such as alleys, that would be maintained by a HOA.

**Water Distribution Facilities**

The Project may be served two potential water purveyors: Solano Irrigation District (“SID”) or The City of Vallejo Water Department. SID already has jurisdiction over the central part of the Project and would be the default water purveyor for the Project. There is also a Joint Exercise of Powers Agreement between the City of Vallejo and Solano County to potentially allow the Project to connect to the City of Vallejo’s water distribution infrastructure to provide water service to the Project.

In either case, public water facilities may be financed through a CFD or assessment district. It would be expected that future service costs would be funded by service charges and/or property taxes and assessments levied by the ultimate water purveyor.

### **Sewer Facilities and Treatment**

Intract sewer facilities will be privately owned by the Master HOA and maintained through contracting with local plumbing service providers.

The Project's sewer system will be connected to the Fairfield-Suisun Sewer District for sewer treatment. Public infrastructure necessary for Fairfield-Suisun Sewer District may be financed through a CFD, assessment district, and payment of impact fees at the time of development.

### **Parks and Recreation**

Neighborhood parks within the Project will be privately owned and maintained by the Master HOA. Developer funds would be the only source of infrastructure funding as the parks are anticipated to be private improvements.

### **Fire Protection Services & Facilities**

The Cordelia Fire Protection District ("CFPD") would provide fire and emergency medical services to the Project. CFPD already provides services to the existing area.

CFPD services most of its funding from three major sources: (i) special parcel taxes (Measure I) passed by resident voters in November 2002, (ii) property taxes, and (iii) fees for services, interest income, and miscellaneous revenue.

### **Police Protection Services**

The Project would be within the jurisdiction of the Solano County Sheriff's Office to provide police protection services. A detailed Fiscal Impact Analysis has been attached as **Exhibit B**.

The primary funding source for the Sheriff's Office is the County's general fund contribution and revenue generated by the Proposition 172 Public Safety Tax, a one-half cent sales tax.

### **Solid Waste Disposal Services**

Republic Services & Solano Garbage Company typically provide solid waste disposal services to unincorporated areas of the County near the City of Fairfield. These services would be funded by user rates charged for services.

### **School Facilities and Services**

The Project is within the boundaries of the Fairfield-Suisun Elementary School District ("School District").

School District facilities are funded through a combination of developer impact fees, voter approved general obligation bonds, and grants allocated by the State of California.

School District operations are generally funded by a portion of the property taxes collected by the County.

### **Exhibit A (Infrastructure and Services Financing Matrix)**

The attached **Exhibit A** summarizes the types of infrastructure and services that will be required for the development of the Project including anticipated related agencies, jurisdictions, infrastructure financing sources are service funding sources.

### **Exhibit B (Fiscal Impact Analysis)**

The attached **Exhibit B** calculates the impact the Project will have on the revenues and expenditures of the County's General Fund and Road Fund. The analysis uses both the case study and per person

service/capita methodology to estimate these impacts using the most generally accepted assumptions. The Landowner's team is supplying this information at the request of the County in order to demonstrate that at build out of the Project, the Project generates a surplus of funding of \$1.1 million annually. Therefore, no additional funding is necessary from the County to support the Project.

## Exhibit A

**Middle Green Valley Specific Plan (Solano County)  
Infrastructure and Services Financing Matrix**

<b>Improvements / Services</b>	<b>Agency/Jurisdiction</b>	<b>Public or Private Improvements/Services</b>	<b>Infrastructure Financing</b>	<b>Service Funding</b>
Streets (Intract Improvements)	Solano County	Public	Community Facilities District/ Assessment District & Impact Fees	Property Tax
Streets (Private Streets & Alleys)	Homeowner's Association (HOA)	Private	Developer Funds	HOA Fees
Water	City of Vallejo (Water Department) or Solano Irrigation District	Public	Community Facilities District/ Assessment District & Impact Fees	User Rates
Sewer Treatment	Fairfield-Suisun Sewer District	Public	Community Facilities District/ Assessment District & Impact Fees	User Rates
Sewer (Intract Improvements)	Homeowner's Association (HOA)	Private	Developer Funds	User Rates
Parks	Homeowner's Association (HOA)	Private	Developer Funds	HOA Fees
Schools	Fairfield-Suisun Unified School District	Public	Developer Impact Fees, School Bonds (Property Taxes), & State Funds	Property Tax
Fire Protection	Cordelia Fire Protection District	Public		Property Taxes & Measure I Parcel Taxes
Police Protection	Solano County (Sheriff's Office)	Public	County Facilities Impact Fee	Property Tax
Gas/Electric	Pacific Gas and Electric Company (PG&E)	Private	Developer Funds and PG&E Fees	User Rates
Solid Waste	Solano Garbage Company (Republic Services)	Public (Contracted)		User Rates

**Exhibit B**  
**TABLE 1**  
**Middle Green Valley - Build Out**  
**Estimated General Fund & Street Fund Fiscal Impacts (2021\$)**

Item	Amount	Percent of Total
<b>General Fund Revenues</b>		
Property Taxes	1,060,591	64.3%
Property Tax In-Lieu of VLF	315,810	19.1%
Sales Taxes	140,275	8.5%
Prop. 172 Sales Tax	35,069	2.1%
Document Transfer Tax	34,320	2.1%
Revenue from Use of Money/Prop	3,967	0.2%
Intergovernmental Revenues	17,761	1.1%
Charges for Services	23,254	1.4%
Misc Revenues	19,304	1.2%
<b>Subtotal General Fund Revenues</b>	<b>1,650,352</b>	<b>100%</b>
Road Funds (Highway Users Tax) Revenue	21,847	
<b>Total General Fund and Road Fund Revenues</b>	<b>\$ 1,672,199</b>	
<b>General Fund Expenditures</b>		
General Government	50,510	9.85%
Health & Sanitation	50,560	9.86%
Public Protection	327,993	63.94%
Public Assistance	41,844	8.16%
Education & Recreation	12,059	2.35%
Contingency	30,034	5.85%
<b>Subtotal General Fund Expenditures</b>	<b>513,001</b>	<b>100%</b>
Total Road Fund Expenditures	64,954	
<b>Total General Fund and Road Fund Expenditures</b>	<b>\$ 577,954</b>	
<b>General Fund Operating Surplus/(Deficit)</b>		<b>\$ 1,137,351</b>
<b>Road Funds</b>		
Road Fund Revenue	\$ 21,847	
Road Fund Expenditure	64,954	
<b>Road Fund Operating Surplus/(Deficit)</b>		<b>\$ (43,107)</b>
<b>Combined General Fund and Road Fund Surplus/(Deficit)</b>		<b>\$ 1,094,245</b>

**Exhibit B**  
**TABLE 2 - LAND USE INFORMATION AND PROPERTY TAX CALCULATIONS**  
**Middle Green Valley Fiscal Impact Analysis**

Product	Reference	Unsecured Property	Build Out Units	Price Per Unit	Total Valuation
<b>Residential</b>					
Meadow			43	\$ 1,200,000	\$ 51,600,000
Farmstead			104	1,000,000	104,000,000
Bungalow			167	800,000	133,600,000
Courtyard			76	600,000	45,600,000
			<b>390</b>		<b>\$ 334,800,000</b>
<b>Non-Residential</b>					
Retail Buildings		\$ -	-	\$ -	\$ -
Industrial Buildings		\$ -	-	\$ -	\$ -
Office Buildings		\$ -	-	\$ -	\$ -
					<b>\$ -</b>
<b>Total Project Valuation</b>					<b>\$ 334,800,000</b>
<b>Estimated Annual Property Tax Calculation</b>					
Basic Rate					1.00%
Residential Secured Property Tax				\$	3,348,000
Non-Residential Secured Property Tax					-
<b>Total</b>				<b>\$</b>	<b>3,348,000</b>
<b>Estimated Property Tax Allocation</b>					
Residential Secured Property Tax Allocated to Solano County	[1]			31.7%	\$ 1,060,591
Non-Residential Secured Property Tax Allocated to Solano County	[1]			31.7%	-
<b>Total Secured Property Tax Allocated to Solano County</b>					<b>\$ 1,060,591</b>
Unsecured Property Tax (@1% of Residential Secured Property Tax)				1.00%	10,606
Unsecured Property Tax (@10% of Non-Residential Secured Property Tax)				10.00%	-
<b>Total Unsecured Property Tax</b>					<b>\$ 10,606</b>
<b>Total Persons Served by Development</b>					
<b>Persons per Household /(b)</b>					
Meadow					2.97
Farmstead					2.97
Bungalow					2.97
Courtyard					2.97
<b>Number of Households</b>					
Meadow					43
Farmstead					104
Bungalow					167
Courtyard					76
Residents					<b>1,158</b>
Employees (50% of one resident)					-
<b>Total Persons</b>					<b>1,158</b>
<b>Estimated Document Transfer Tax</b>					
Rural Farm Residential Turnover Rate	[2]				10.00%
Rural Meadow Residential Turnover Rate	[2]				10.00%
Rural Neighborhood Residential Turnover Rate	[2]				10.00%
Rural Mixed-Use Residential Turnover Rate	[2]				5.00%
Non-Residential Turnover Rate	[2]				5.00%
<b>Assessed Valuation</b>					
Rural Farm Residential Assessed Valuation					51,600,000
Rural Meadow Residential Assessed Valuation					104,000,000
Rural Neighborhood Residential Assessed Valuation					133,600,000
Rural Mixed-Use Residential Assessed Valuation					45,600,000
Non-Residential Assessed Valuation					-
<b>Amount</b>					<b>\$ 31,200,000</b>
Rate per \$1,000 of Assessed Value					0.1100%
<b>Total Estimated Document Transfer Tax</b>					<b>\$ 34,320</b>
<b>Estimated Property Tax in Lieu of VLF (PTILVLF)</b>					
FY 21-22 Solano County Assessed Valuation	[3]			\$	62,693,504,984
Assessed Value of Project					334,800,000
<b>Total Assessed Value</b>				<b>\$</b>	<b>63,028,304,984</b>
Percent Change in AV					0.53%
<b>Property Tax In-Lieu of VLF</b>		<b>\$ 59,137,560</b>			<b>\$ 315,810</b>

**Footnotes:**

- [1] Pursuant to the Solano County Tax Rate Area and ERAF shift.  
[2] Assumes single family residential property is sold once every 10 years, and multi-family and non-residential property is sold once every 20 years.  
[3] Total FY 2021-22 secured and unsecured assessed value for Solano County.

**Exhibit B**  
**TABLE 3 - GENERAL FUND REVENUES**  
**Middle Green Valley Fiscal Impact Analysis**

	Reference Table	Estimating Procedure	Service Population	Revenue Multiplier	Annual Revenue at Buildout
<b>General Fund Revenues</b>					
Property Taxes	Table 2	Case Study	-	-	1,060,591
Property Tax In-Lieu of VLF	Table 2	Case Study	-	-	315,810
Sales Taxes	Table 9	Case Study	-	-	140,275
Prop. 172 Sales Tax	Table 9	Case Study	-	-	35,069
Document Transfer Tax	Table 2	Case Study	-	-	34,320
Revenue from Use of Money/Prop	Table 9	Persons Served	1,158	3.43	3,967
Intergovernmental Revenues	Table 9	Persons Served	1,158	15.33	17,761
Charges for Services	Table 9	Persons Served	1,158	20.08	23,254
Misc Revenues	Table 9	Persons Served	1,158	16.67	19,304
					<b>\$ 1,650,352</b>
<b>Road Funds (Highway Users Tax) Revenue</b>	Table 9	Persons Served	1,158	\$ 18.86	<b>\$ 21,847</b>

**Exhibit B**  
**TABLE 4 - GENERAL FUND EXPENDITURES CALCULATIONS**  
**Middle Green Valley Fiscal Impact Analysis**

	Reference Table	Estimating Procedure	Service Population	Revenue Multiplier	Annual Expenditures at Buildout
<b>General Fund Expenditures</b>					
General Government	Table 7	per person served	1,158	\$ 43.61	50,510
Health & Sanitation	Table 7	per capital	1,158	43.65	50,560
Public Protection	Table 7	per person served	1,158	283.17	327,993
Public Assistance	Table 7	per capital	1,158	36.12	41,844
Education & Recreation	Table 7	per person served	1,158	10.41	12,059
Contingency	Table 7	per person served	1,158	25.93	30,034
<b>Total General Fund Expenditures</b>					<b>\$ 513,001</b>
<b>Total Road Fund Expenditures</b>	Table 7	per person served	1,158	\$ 56.08	<b>\$ 64,954</b>



**Exhibit B**  
**Table 5 - Residential and Non-Residential Land Uses Summary**  
**Middle Green Valley Fiscal Impact Analysis**

<b>Product</b>	<b>Acres</b>	<b>Units</b>	<b>Unsecured Property</b>	<b>Estimated Market Value Per Unit [1]</b>	<b>Estimated Secured Assessed Valuation</b>	<b>Estimated Total Valuation</b>
Meadow	139	43	-	\$ 1,200,000	\$ -	\$ 51,600,000
Farmstead	39	104	-	1,000,000	-	104,000,000
Bungalow	56	167	-	800,000	-	133,600,000
Courtyard	15	76	-	600,000	-	45,600,000
<b>Total Residential Land Uses</b>	<b>249</b>	<b>390</b>				<b>\$ 334,800,000</b>

  

<b>Product</b>	<b>Mix</b>	<b>Building Sq. Ft.</b>	<b>Unsecured Property</b>	<b>Estimated Market Value Per Sq. Ft. [1]</b>	<b>Estimated Secured Assessed Valuation</b>	<b>Estimated Total Valuation</b>
<b>Commercial</b>						
Retail Buildings	0%	-	-	\$ -	\$ -	\$ -
Industrial Buildings	0%	-	-	-	-	-
Office Buildings	0%	-	-	-	-	-
<b>Total Commercial Land Uses</b>		<b>-</b>				<b>\$ -</b>
<b>TOTAL</b>						<b>\$ 334,800,000</b>

Source: \_\_\_\_\_  
[1] Estimated by DPFPG

<b>Solano County</b>	<b>2021</b>
Population	438,527
Employment	202,800
Persons Served	539,927

Source:

Population: Solano County FY 2021/22 Adopted Budget  
Employment: Solano County 2020 Index of Economic and Community Progress (May 2021)  
Note: employees equal half of a resident

Persons per Household

			<b>Persons Served</b>
Meadow	2.97	43	128
Farmstead	2.97	104	309
Bungalow	2.97	167	496
Courtyard	2.97	76	226
Retail Buildings	-	-	-
Industrial Buildings	-	-	-
Office Buildings	-	-	-
			<b>1,158</b>

Source:

Per the Solano County Middle Green Valley Specific Plan Draft EIR 2009.

Turnover Rate

Single Family 10%  
Multi-Family 5%  
Non-Residential 5%

Source:

Sales Tax Capture Rate, Percentage of Non-Residential Taxable Sales based upon Regional Demand: Table 2 of the Solano County Fiscal Impact Analysis - Revenue Assumptions Case Study.  
Turnover Rate: Table 1 Solano County Fiscal Impact Analysis - General Assumptions.  
Inflation Rate and Home Price Appreciation: Table 1 Solano County Fiscal Impact Analysis - General Assumptions.

**Exhibit B**  
**Table 6 - Property Tax Allocation Factors**  
**Middle Green Valley Fiscal Impact Analysis**

Acres % of Total Acreage	TRA 060-024 249 100.00%	ERAF Shift	Solano County
<b>Property Tax Fund</b>			
General County	0.402071	0.364283	0.255604
County Free Library	0.035205	0.172192	0.029143
ACC Cap Outlay	0.010357		
Mosquito Abatement District	0.007534		
Aviation	0.001528		
Recreation	0.002598	0.360781	0.001661
Solano County Water Agency	0.019602		
Lib Spec Tax Zone 1	0.015721	0.336631	0.010429
B A A Q M D	0.002816		
Solano Irrigation Dist	0.028558		
Special Road	0.033151	0.398287	0.019947
Cordelia Fire	0.049312		
Solano Cemetery District	0.018061		
Co Supt-Co Sch Ser Fund Sup	0.013159		
Co Supt-Development Center	0.002784		
Solano Community Col M&O	0.035398		
F-S Unif Schl Dist M&O	0.316465		
Co Supt-Co Sch Ser Fund Supp	0.001397		
Co Supt-Board of Education	0.004283		
<b>Total</b>	<b>1.000000</b>		
<b>Property Tax Redistributed to the Solano County General Fund</b>			<b>0.3168</b>

## Footnotes:

(a) The reallocation of property taxes away from counties, cities, and other agencies to the Education Revenue Augmentation Fund (ERAF) is based on certain formulas; the allocations to the various funds shown in the table represent allocations after ERAF

**Exhibit B**  
**Table 7 - Expenditure Estimating Procedures (2021\$)**  
**Middle Green Valley Fiscal Impact Analysis**

Item	Estimating Procedure	Annual General Fund Expenditures	Offsetting Revenues [1]	Net City Cost	Service Population	Avg. Cost Per Person Served	Adjustment Factor [2]	Expenditure Per Person
<b>General Fund Expenditures</b>								
<b>General Government</b>								
BOS - District 1	per person served	\$ 620,294	\$ -	\$ 620,294	539,927	\$ 1.15	0.75	\$ 0.86
BOS - District 2	per person served	587,434	-	587,434	539,927	1.09	0.75	0.82
BOS - District 3	per person served	653,000	-	653,000	539,927	1.21	0.75	0.91
BOS - District 4	per person served	624,267	-	624,267	539,927	1.16	0.75	0.87
BOS - District 5	per person served	601,794	-	601,794	539,927	1.11	0.75	0.84
BOS - Administration	per person served	286,814	-	286,814	539,927	0.53	0.75	0.40
Administration	per person served	5,248,664	3,202,408	2,046,256	539,927	3.79	0.75	2.84
General Revenue	per person served	600,000	-	600,000	539,927	1.11	0.75	0.83
Employee Development & Training	per person served	777,191	628,815	148,376	539,927	0.27	0.75	0.21
Delta Water Activities	per person served	1,299,696	334,425	965,271	539,927	1.79	0.75	1.34
Assessor	per person served	8,942,744	4,575,877	4,366,867	539,927	8.09	0.75	6.07
Auditor-Controller	per person served	6,217,768	5,377,833	839,935	539,927	1.56	0.75	1.17
Tax Collector/County Clerk	per person served	2,818,273	1,806,949	1,011,324	539,927	1.87	0.75	1.40
Treasurer	per person served	1,155,891	1,155,891	-	539,927	-	0.75	-
County Counsel	per person served	5,387,893	3,945,534	1,442,359	539,927	2.67	0.75	2.00
Human Resources	per person served	4,847,267	4,370,118	477,149	539,927	0.88	0.75	0.66
Registrar of Voters	per capita	8,655,282	165,500	8,489,782	438,527	19.36	0.75	14.52
Real Estate Services	per person served	990,747	1,054,735	(63,988)	539,927	(0.12)	0.75	(0.09)
Promotion	per person served	155,515	-	\$ 155,515	539,927	0.29	0.75	0.22
General Services	per person served	24,315,112	18,827,486	5,487,626	539,927	10.16	0.75	7.62
Survey/Engineer	per person served	140,957	51,000	89,957	539,927	0.17	0.75	0.12
General Fund-Other	-	-	-	-	-	-	0.75	-
<b>Subtotal General Government</b>		<b>\$ 74,926,603</b>	<b>\$ 45,496,571</b>	<b>\$ 29,430,032</b>				<b>\$ 43.61</b>
<b>Health &amp; Sanitation</b>								
In Home Supp Svcs-Public Auth	per capita	\$ 19,956,210	\$ 11,883,571	\$ 8,072,639	438,527	\$ 18.41	1.00	\$ 18.41
Behavioral Health	per capita	110,985,167	104,531,493	6,453,674	438,527	14.72	1.00	14.72
Health Services	per capita	60,453,842	55,838,203	4,615,639	438,527	10.53	1.00	10.53
<b>Subtotal Health &amp; Sanitation</b>		<b>\$ 191,395,219</b>	<b>\$ 172,253,267</b>	<b>\$ 19,141,952</b>				<b>\$ 43.65</b>
<b>Public Protection</b>								
Grand Jury	per person served	\$ 132,964	\$ -	\$ 132,964	539,927	\$ 0.25	1.00	\$ 0.25
District Attorney	per person served	33,471,913	14,157,951	19,313,962	539,927	35.77	1.00	35.77
Public Defender	per person served	17,459,558	1,214,380	16,245,178	539,927	30.09	1.00	30.09
Alternate Public Defender	per person served	5,624,560	161,157	5,463,403	539,927	10.12	1.00	10.12
Other Public Defense	per person served	3,790,737	-	3,790,737	539,927	7.02	1.00	7.02
Sheriff Public Safety/Patrol	per person served	133,645,784	59,195,371	74,450,413	539,927	137.89	1.00	137.89
Probation	per person served	48,217,447	23,003,885	25,213,562	539,927	46.70	1.00	46.70
Agricultural Commissioner	per person served	4,987,570	2,234,889	2,752,681	539,927	5.10	1.00	5.10
Animal Care Services	per person served	4,772,169	4,044,970	727,199	539,927	1.35	1.00	1.35
Recorder	per person served	2,137,667	2,518,500	(380,833)	539,927	(0.71)	1.00	(0.71)
Resource Management	per person served	14,854,338	10,394,891	4,459,447	539,927	8.26	1.00	8.26
Office of Family Violence Prev	per person served	983,270	262,255	721,015	539,927	1.34	1.00	1.34
<b>Subtotal Public Protection</b>		<b>\$ 270,077,977</b>	<b>\$ 117,188,249</b>	<b>\$ 152,889,728</b>				<b>\$ 283.17</b>
<b>Public Assistance</b>								
Administration Division	per capita	\$ 3,907,647	\$ 2,468,877	\$ 1,438,770	438,527	\$ 3.28	1.00	\$ 3.28
Social Services Department	per capita	124,278,650	116,359,027	7,919,623	438,527	18.06	1.00	18.06
Assistance Programs	per capita	58,632,254	52,785,545	5,846,709	438,527	13.33	1.00	13.33
Ind Burial Vets Cem Care	per capita	36,704	8,500	28,204	438,527	0.06	1.00	0.06
Veterans Service	per capita	938,462	330,000	608,462	438,527	1.39	1.00	1.39
<b>Subtotal Public Assistance</b>		<b>\$ 187,793,717</b>	<b>\$ 171,951,949</b>	<b>\$ 15,841,768</b>				<b>\$ 36.12</b>
<b>Education &amp; Recreation</b>								
Library	per person served	\$ 28,753,668	\$ 24,030,484	\$ 4,723,184	539,927	\$ 8.75	1.00	\$ 8.75
Cooperative Ext Svce	per person served	329,513	-	329,513	539,927	0.61	1.00	0.61
Parks & Recreation	per person served	2,065,943	1,497,409	568,534	539,927	1.05	1.00	1.05
<b>Subtotal Education &amp; Recreation</b>		<b>\$ 31,149,124</b>	<b>\$ 25,527,893</b>	<b>\$ 5,621,231</b>				<b>10.41</b>
<b>Contingency</b>								
Contingency	per person served	\$ 14,000,000	\$ -	\$ 14,000,000	539,927	\$ 25.93	1.00	\$ 25.93
<b>Subtotal Contingency</b>		<b>\$ 14,000,000.00</b>	<b>\$ -</b>	<b>\$ 14,000,000.00</b>				<b>\$ 25.93</b>
<b>Total General Fund Expenditures</b>		<b>\$ 769,342,640</b>	<b>\$ 532,417,929</b>	<b>\$ 236,924,711</b>				<b>\$ 442.89</b>
<b>Road Fund</b>								
Roads	per person served	\$ 30,277,353	\$ -	\$ 30,277,353	539,927	\$ 56.08	1.00	\$ 56.08
<b>Total Road Fund</b>		<b>\$ 30,277,353.00</b>	<b>\$ -</b>	<b>\$ 30,277,353.00</b>				<b>\$ 56.08</b>

Source: Solano County Budget FY 2021-22 Annual Budget.

**Footnotes:**

[1] Represents General Fund departmental revenues identified for specific General Fund department functions in the County's fiscal budget

[2] This analysis applies an efficiency factor of 75% to the general governmental expenditure multipliers. This factor assumes that economies of scale are realized within General Government department functions that lessen the incremental costs of serving new growth (residents and persons served).

**Exhibit B**  
**Table 8 - Revenue Estimating Procedures (2021\$)**  
**Middle Green Valley Fiscal Impact Analysis**

Item	Estimating Procedure	Annual Budget Revenues	Offsetting Revenues	Net Annual Revenues	Service Population	Revenue Multiplier
<b>General Fund</b>						
Property Taxes: Secured	Case Study	93,922,305	-	93,922,305	N/A	-
Property Taxes: Unsecured	Case Study	2,995,000	-	2,995,000	N/A	-
Property Transfer Tax	Case Study	3,500,000	-	3,500,000	N/A	-
Sales & Use Taxes	Case Study	2,650,000	-	2,650,000	N/A	-
Public Safety Sales Tax	Case Study	43,893,049	-	43,893,049	N/A	-
Property Tax In-Lieu of VLF	Case Study	59,137,560	-	59,137,560	N/A	-
Licenses, Permits, & Franchises	[2]	8,578,762	8,578,762	-	N/A	-
Fines, Forfeitures, & Penalty	[2]	946,600	946,600	-	N/A	-
Revenue from Use of Money/Prop	Persons Served	1,849,314	-	1,849,314	539,927	3.43
Intergovernmental Revenues	Persons Served	8,279,195	-	8,279,195	539,927	15.33
Charges for Services	[3]	54,198,757	43,359,006	10,839,751	539,927	20.08
Misc Revenues [1]	Persons Served	8,998,242	-	8,998,242	539,927	16.67
<b>Total General Fund Operating Revenues</b>		<b>\$ 288,948,784</b>	<b>\$ 52,884,368</b>	<b>\$ 236,064,416</b>		<b>\$ 55.50</b>
<b>Road Funds</b>						
Highway User Tax	Persons Served	10,183,712	-	10,183,712	539,927	18.86
<b>Total Road Funds</b>		<b>\$ 10,183,712</b>	<b>\$ -</b>	<b>\$ 10,183,712</b>		<b>\$ 18.86</b>

Source: Solano County Budget FY 2021-22 Annual Budget

Footnotes:

[1] Includes Miscellaneous Revenues, Penalties, Unitary (Business License), Transient Occupancy Tax, & Other Financing Sources.

[2] This analysis assumes that all of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Since these revenues are budget neutral and are not discretionary, they are not included in estimating discretionary Project revenues.

[3] This analysis assumes that 80% of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Since these revenues are budget neutral and are not discretionary, they are not included in estimating discretionary Project revenues.

**Exhibit B**  
**Table 9 - Sales Tax Calculations**  
**Middle Green Valley Fiscal Impact Analysis**

Land Use	Taxable Spending per Household <sup>1</sup>	Units	Total Taxable Spending
<b>Residential</b>			
Meadow	\$71,825	43	\$3,088,495
Farmstead	\$59,855	104	\$6,224,874
Bungalow	\$47,884	167	\$7,996,568
Courtyard	\$35,913	76	\$2,729,368
		<b>390</b>	<b>\$20,039,305</b>
<b>Nonresidential</b>			
Retail Buildings	\$0	0	\$0
Industrial Building	\$0	0	\$0
Industrial Buildings	\$0	0	\$0
		<b>0</b>	<b>\$0</b>
			<b>\$20,039,305</b>
<b>Leakage (30%)</b>			<b>\$6,011,791</b>
<b>Solano County Capture (70%)</b>			<b>\$14,027,513</b>
<b>Solano County General Fund Sales &amp; Use Tax Revenues:</b>			
Solano County Taxable Spending Capture			\$14,027,513
County Share of Sales Tax		1.00%	<b>\$140,275</b>
<b>Project Derived Sales Tax Revenue to County</b>			<b>\$140,275</b>
<b>Prop. 172 Sales Tax</b>		0.25%	<b>\$35,069</b>
<b><u>Voter Approved/Other Economic Benefits</u></b>			<b>% of</b>
N/A (Measure B expires 21/22)		0.00%	<b>Total</b>
			\$0
<b>Total Voter Approved/Other Economic Benefits (At Buildout)</b>			<b>\$0</b>

**Footnotes:**

<sup>1</sup>Assumes total taxable sales per household is equal to 24.1% of estimated household income. Estimated household income is calculated using home price by assuming 20% down, 5.5%/30 year mortgage, and 2% annual taxes. Home expense is assumed to be 30% of annual household income.