

# Solano County Highway Interchange & Economic Development Study

Background Report **DRAFT**

November 2024



# Contents

- Chapter 1: Introduction.....3
- Chapter 2: Demographic and Economic Conditions in Solano County.....5
  - Section 2.1 Population and Households.....5
  - Section 2.2 Race and Ethnicity .....6
  - Section 2.3 Educational Attainment .....7
  - Section 2.4 Age .....8
  - Section 2.5 Income .....9
  - Section 2.6 Housing.....11
  - Section 2.7 Economic Conditions.....15
- Chapter 3: Interchange Existing Conditions..... 20
  - Section 3.1 Interchange 1: I-80 and Chadbourne Rd. (Fairfield) .....20
  - Section 3.2 Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville) .....23
  - Section 3.3 Interchange 3: I-505 and Midway Rd. (Vacaville) .....26
  - Section 3.4 Interchange 4: I-80 and Midway Rd. (Vacaville) .....29
  - Section 3.5 Interchange 5: I-80 and Dixon Ave. W (Dixon).....32
  - Section 3.6 Interchange 6: I-80 and Pitt School Rd. (Dixon).....35
  - Section 3.7 Interchange 7: I-80 and Currey Rd. (Dixon) .....38
  - Section 3.8 Interchange 8: I-80 and Pedrick Rd. (Dixon).....41
- Chapter 4: Interchange Market Area Analysis ..... 44
  - Section 4.1 Interchange 1: I-80 and Chadbourne Rd. (Fairfield) .....45
  - Section 4.2 Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville) .....53
  - Section 4.3 Interchange 3: I-505 and Midway Rd. (Vacaville) .....61
  - Section 4.4 Interchange 4: I-80 and Midway Rd. (Vacaville) .....70
  - Section 4.5 Interchange 5: I-80 and Dixon Ave. W (Dixon).....78
  - Section 4.6 Interchange 6: I-80 and Pitt School Rd. (Dixon).....86
  - Section 4.7 Interchange 7: I-80 and Currey Rd. (Dixon) .....94

Section 4.8	Interchange 8: I-80 and Pedrick Rd. (Dixon).....	102
<b>Chapter 5:</b>	<b>Interchange Infrastructure Analysis.....</b>	<b>110</b>
Section 5.1	Interchange 1: I-80 and Chadbourne Rd. (Fairfield) .....	110
Section 5.2	Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville) .....	112
Section 5.3	Interchange 3: I-505 and Midway Rd. (Vacaville) .....	114
Section 5.4	Interchange 4: I-80 and Midway Rd. (Vacaville) .....	116
Section 5.5	Interchange 5: I-80 and Dixon Ave. W (Dixon).....	118
Section 5.6	Interchange 6: I-80 and Pitt School Rd. (Dixon).....	120
Section 5.7	Interchange 7: I-80 and Currey Rd. (Dixon) .....	122
Section 5.8	Interchange 8: I-80 and Pedrick Rd. (Dixon).....	124

# Chapter 1: Introduction

Solano County has identified eight interchanges along the Interstate 80 (I-80) corridor for a feasibility study of near-term commercial or residential development on surrounding parcels (referred to as Study Areas – see **Figure 1.1-1**). Those parcels display the following criteria:

- County has land use authority;
- Parcels would likely not need a ballot measure to accommodate economic development opportunities; and
- Potential development opportunities are significant due to the adjacency to established neighboring communities and favorable demographics/land use characteristics.

This Background Report assesses the following:

- **Chapter 2:** existing demographic and economic conditions of Solano County and cities adjacent to the eight interchanges;
- **Chapter 3:** existing land use regulations and uses surrounding the interchanges;
- **Chapter 4:** demographic and economic conditions within 5-, 10-, and 15-minute drive times (referred to as Market Areas) of the interchanges; and
- **Chapter 5:** a high-level analysis of existing infrastructure and public facilities.

Solano County's General Plan encourages any residential or commercial development to occur within the seven incorporated cities where municipal services (sewer, water, power, road maintenance, waste management, etc.) are available. Much of the unincorporated land between city limits is valuable and intended for future development, often situated at or around highway interchanges. However, cities have not initiated annexation of these areas, so they remain unincorporated and under Solano County's jurisdiction.



# Chapter 2: Demographic and Economic Conditions in Solano County

This section describes characteristics of Solano County’s resident population using data from the U.S. Census Bureau’s American Community Survey (ACS) for 2012 and 2022, the Longitudinal Employer-Household Dynamics (LEHD) program, and housing market data from Apartment List and Redfin. The analysis from this section provides insight into existing conditions across the County and along the I-80 corridor, providing context for the more targeted analyses of Interchanges 1 through 8 in Chapter 4: (Interchange Market Area Analysis).

Note that due to the location of the interchanges being analyzed, the cities of Rio Vista, Suisun City, Vallejo, and Benicia are excluded from this analysis.

## Section 2.1 Population and Households

**Table 2.1-A** compiles ACS data showing the population and households in Solano County and the three cities in the Market Area (Fairfield, Vacaville and Dixon). Solano County had a population of 450,995 and 154,987 households in 2022. Countywide, households with children under 18 decreased and households with adults over 65 increased in 2012 to 2022, but the median age stayed roughly the same over the same period. Dixon has the smallest population and number of households among the Market Area cities. Every city in the Market Area experienced a decrease in households with children under 18, an increase in households with people over 65, and a decrease in average household size between 2012 and 2022.

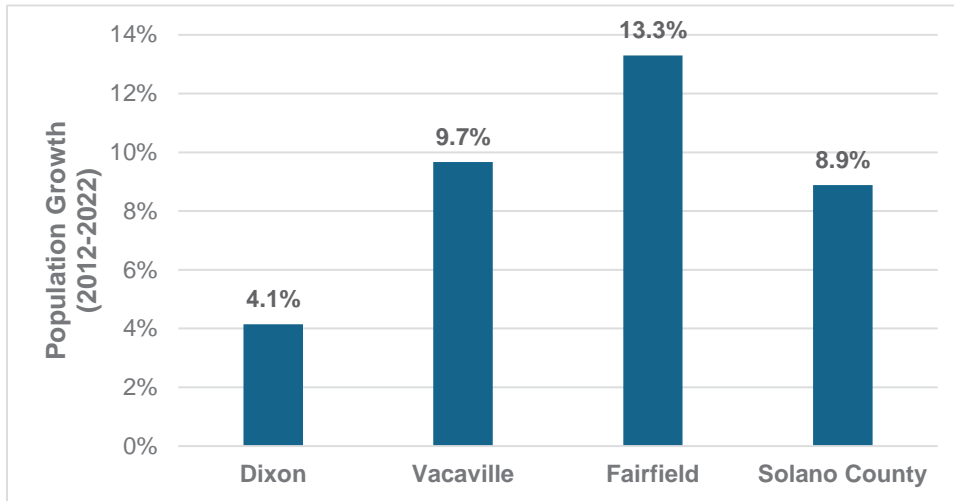
Figure 2.1-1 summarizes ACS data and shows population growth for the cities in the Market Area and Solano County. Fairfield experienced a 13.3 percent increase in population from 2012 to 2022, the largest among the Market Area and Solano County as a whole.

**Table 2.1-A: Total Population, Households, and Median Age, 2012-2022 (Market Area and Solano County)**

	Dixon		Vacaville		Fairfield		Solano County	
	2012	2022	2012	2022	2012	2022	2012	2022
<b>Total Population</b>	18,312	19,071	92,672	101,631	105,407	119,420	414,209	450,995
<b>Total Households</b>	6,095	6,491	30,892	33,723	33,233	37,593	140,295	154,987
<i>Households with Children &lt;18</i>	47.8%	43.0%	37.2%	33.9%	43.7%	39.3%	37.9%	33.1%
<i>Households with People &gt;65</i>	19.7%	27.7%	21.8%	30.9%	21.9%	31.2%	24.1%	33.6%
<i>Single-person household</i>	15.7%	20.1%	24.6%	21.2%	19.0%	19.0%	22.6%	23.5%
<b>Average Household Size</b>	3.00	2.94	3.25	2.83	3.41	3.13	2.83	2.84
<b>Median Age</b>	33.7	33.5	37.5	37.3	32.5	35.8	37.0	38.8

Source: ACS 5-Year Est. 2012, 2022

**Figure 2.1-1: Population Growth, 2012-2022 (Market Area and Solano County)**



Source: ACS 5-Year Est. 2012, 2022

## Section 2.2 Race and Ethnicity

**Table 2.2-A** shows the share of racial and ethnic groups in the Market Area and Solano County. The population in Solano County has grown and the proportions of racial and ethnic groups have become more evenly distributed from 2012 to 2022. Dixon has the highest proportion of residents with Hispanic origin in comparison to other cities and Solano County. Fairfield may be considered the most diverse city in the Market Area because of the relatively even proportion of racial and ethnic groups in the city.

**Table 2.2-A: Percentages of Race and Ethnicity, 2012-2022 (Market Area and Solano County)**

	Dixon		Vacaville		Fairfield		Solano County	
	2012	2022	2012	2022	2012	2022	2012	2022
<b>Total population</b>	18,312	19,071	92,672	101,631	105,407	119,420	414,209	450,995
<i>Hispanic Origin (Any Race)</i>	43.5%	41.1%	22.4%	26.1%	25.5%	29.9%	24.0%	28.0%
<i>White Alone</i>	47.3%	48.1%	56.0%	47.5%	36.2%	28.4%	40.8%	35.5%
<i>Black Alone</i>	1.8%	2.1%	9.6%	8.3%	15.1%	15.1%	13.9%	12.9%
<i>American Indian Alone</i>	0.1%	0.0%	0.3%	0.4%	0.3%	0.3%	0.3%	0.4%
<i>Asian alone</i>	3.0%	3.4%	5.6%	9.4%	16.2%	17.8%	14.6%	15.3%
<i>Pacific Islander Alone</i>	0.7%	0.02%	0.6%	0.8%	0.9%	1.0%	0.9%	0.8%

Source: ACS 5-Year Est. 2012, 2022

## Section 2.3

## Educational Attainment

**Table 2.3-A** shows the educational attainment in the three Market Area cities compared to Solano County. Countywide, the percentage of the population with a high school degree or less and some college, no degree decreased between 2012 and 2022. The three Market cities mirror the County: the percentage of people with a high school degree or less decreased over the period from 2012 to 2022. Relatedly, the proportion of the population with an associate’s degree grew over the same time.

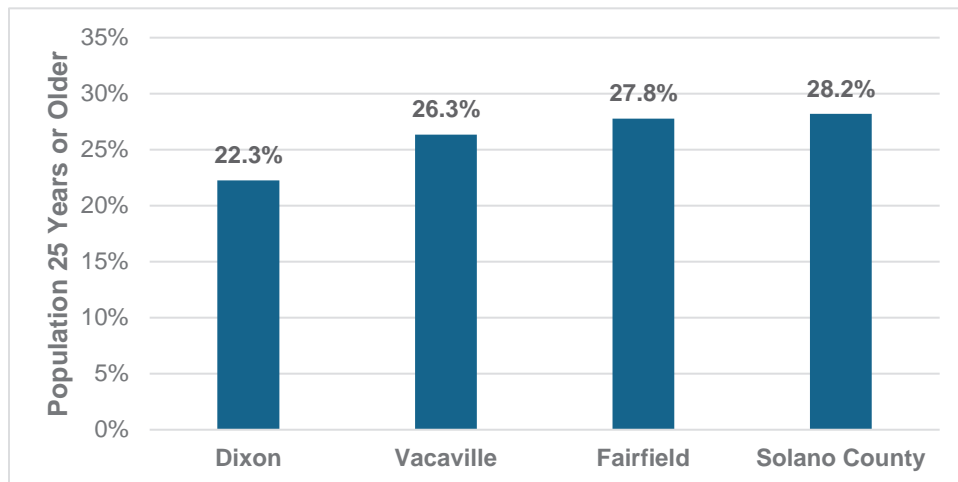
**Figure 2.3-1** displays the percentages of the population who have a bachelor’s degree or higher in the three Market Area cities and Countywide. Solano County holds the largest share of people with a bachelor’s degree at 28.2 percent, but both Fairfield and Vacaville trail the County by less than 2 percent.

**Table 2.3-A: Percentages of Educational Attainment, 2012-2022 (Market Area and Solano County)**

	Dixon		Vacaville		Fairfield		Solano County	
	2012	2022	2012	2022	2012	2022	2012	2022
<b>Population 25 years and over</b>	11,547	12,109	62,054	70,182	64,040	78,708	272,020	312,706
<i>High school degree or less</i>	48.8%	42.1%	38.2%	33.0%	37.8%	36.4%	37.3%	34.9%
<i>Some college, no degree</i>	24.2%	25.4%	29.5%	29.1%	28.9%	25.5%	28.6%	26.4%
<i>Associate's degree</i>	7.6%	10.2%	10.6%	11.5%	9.8%	10.3%	9.9%	10.5%
<i>Bachelor's degree</i>	13.5%	15.0%	14.8%	18.0%	17.1%	18.8%	17.1%	19.3%
<i>Graduate or professional degree</i>	5.9%	7.2%	6.9%	8.4%	6.3%	9.0%	7.2%	8.9%

Source: ACS 5-Year Est. 2012, 2022

**Figure 2.3-1: Percentages of Bachelor’s Degree or Higher, 2022 (Market Area and Solano County)**



Source: ACS 5-Year Est. 2022



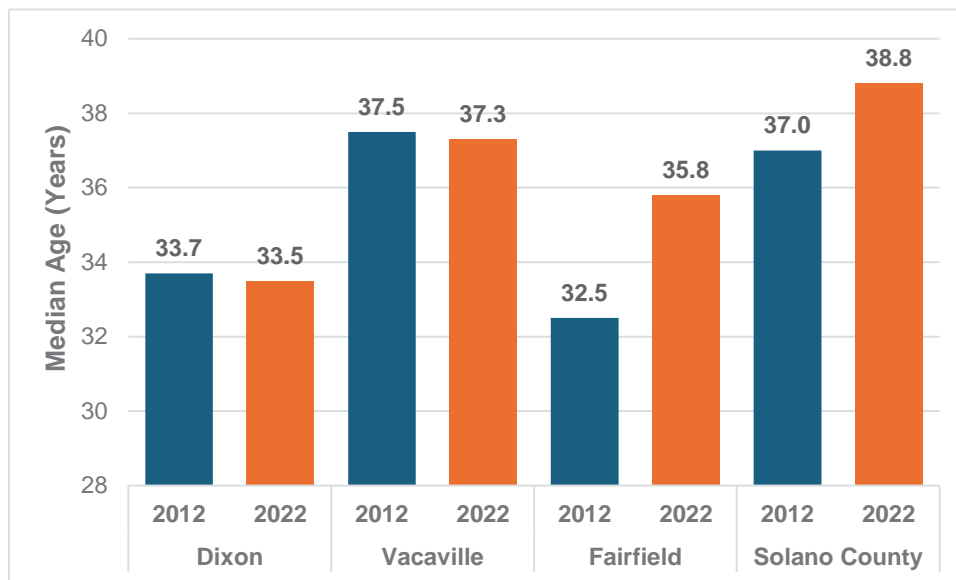
## Section 2.4

## Age

**Figure 2.4-1** shows the median age in the Market Area and Solano County. **Figure 2.4-2** depicts the age distribution in each jurisdiction. Over the period from 2012 to 2022, the median age in Solano County rose from 37.0 to 38.8 and rose in Fairfield from 32.5 to 35.8. The median ages in both Dixon and Vacaville fell over this same period.

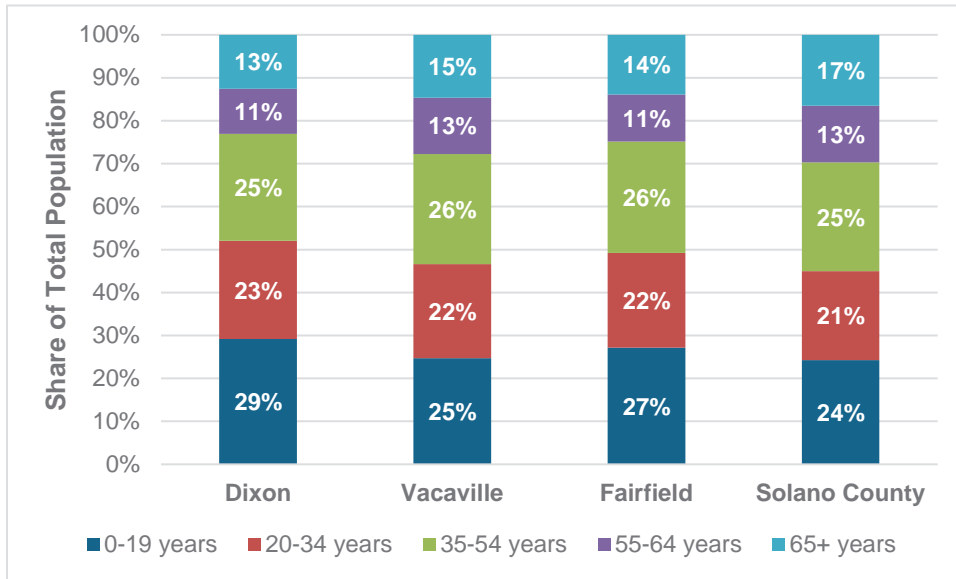
Solano County has a larger percentage of seniors (residents aged 65 or older), and the smallest share of residents aged 0-19 than any of the Market Area cities. The majority of residents in the Market Area cities are between the ages of 0 and 54 years old. Nearly 30 percent of the population in Dixon is 19 years of age or younger, and 28 percent of the population in Vacaville is 55 years of age or older.

**Figure 2.4-1: Median Age, 2012-2022 (Market Area and Solano County)**



Source: ACS 5-Year Est. 2012, 2022

**Figure 2.4-2: Percentages of Age Distribution, 2022 (Market Area and Solano County)**



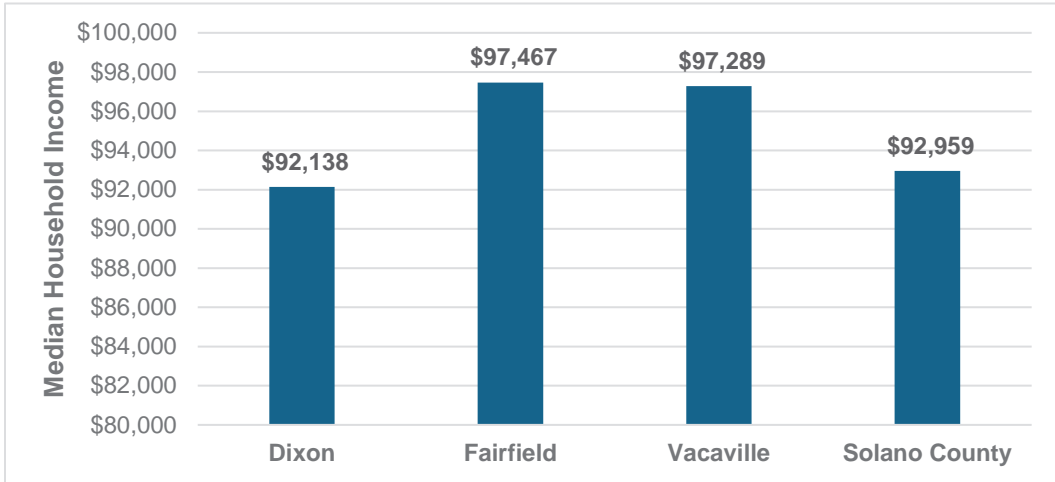
Source: ACS 5-Year Est. 2022

## Section 2.5 Income

**Figure 2.5-1** shows the median household income for the Market Area cities and Solano County. **Figure 2.5-2** depicts the percentages of households by income category for the same areas. Solano County has the second lowest median household income, topping Dixon by \$821, but has the largest share of households earning less than \$34,999 annually.

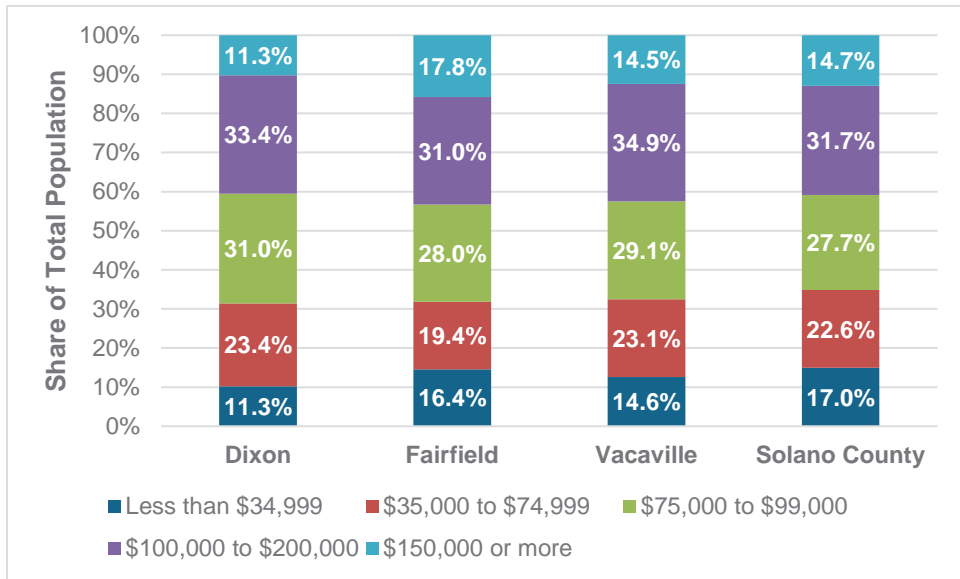
Fairfield has the highest median household income among the Market Areas and the largest share of households earning more than \$150,000. Dixon has the lowest median household income and the largest percentage of people earning between \$75,000 and \$99,000 at 31 percent. About one-third of the Market Area has a household income below \$74,999. In each of the Market Area cities, the percentages of households in the highest income category (\$150,000 or more), and the lowest income category (less than \$34,999) are about the same.

**Figure 2.5-1: Median Household Income, 2022 (Market Area and Solano County)**



Source: ACS 5-Year Est. 2022

**Figure 2.5-2: Percentages of Households by Income Category, 2022 (Market Area and Solano County)**



Source: ACS 5-Year Est. 2022

## Section 2.6

## Housing

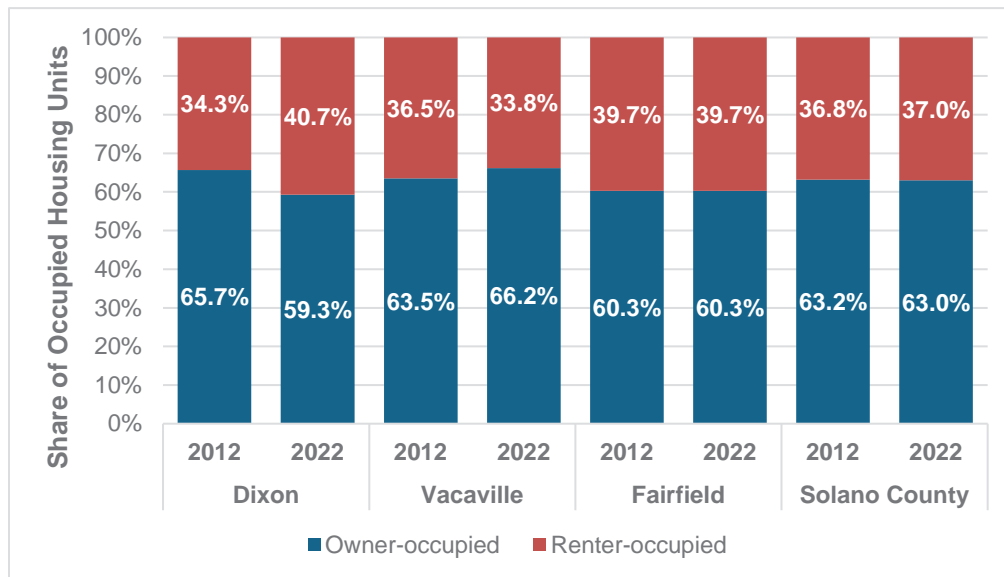
### 2.6.1 Housing Tenure and Housing Stock

**Figure 2.6-1** shows the percentages of households by tenure from 2012 to 2022 in the Market Area and Solano County. **Table 2.6-A** depicts the percentages of household units in each of the three Market Area cities and Solano County from 2012 to 2022. **Figure 2.6-2** demonstrates the proportion of total housing units in 2022 for the Market Area and Solano County.

From 2012 to 2022, Solano County saw almost no change in the proportion of owner-occupied to renter-occupied units. Over the same period, almost 10,000 new units were made available and the largest increase in housing units came from developments with 20 or more units. The housing units in the County are overwhelmingly 1-unit detached.

All cities in the Market Area have seen an increase in total housing units from 2012 to 2022. During this increase, Vacaville is the only city to also experience an increase in the proportion of 1-unit, detached units. In 2022, Dixon had the largest share of 3 to 19 units among any of the Market Area cities at 22.8 percent. Similar to Solano County, a majority of the available housing units in Dixon, Fairfield, and Vacaville were detached 1-units.

**Figure 2.6-1: Percentages of Households by Tenure, 2012-2022 (Market Area and Solano County)**



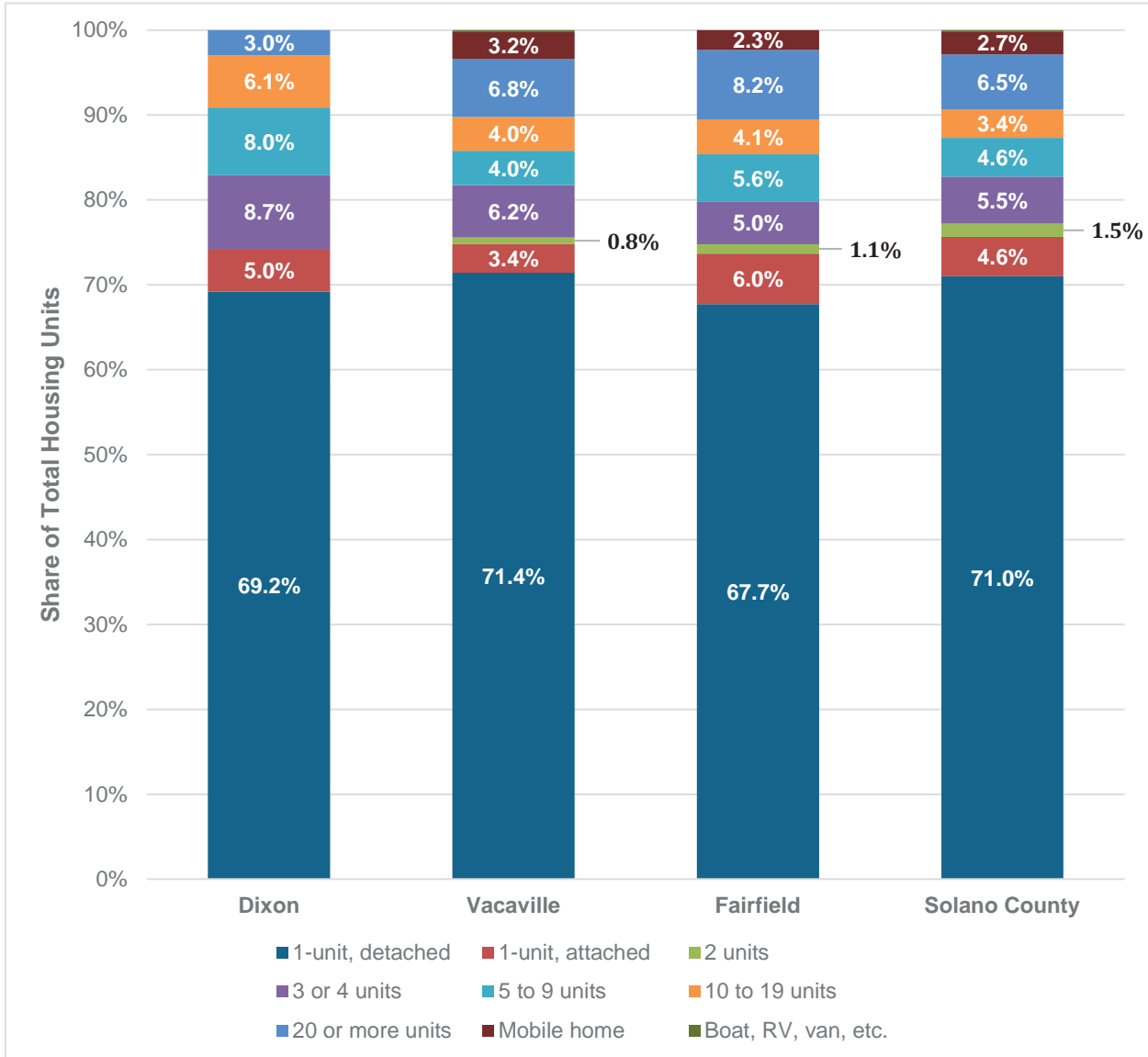
Source: ACS 5-Year Est. 2012, 2022

**Table 2.6-A: Percentages of Household Units, 2012-2022 (Market Area and Solano County)**

	Dixon		Vacaville		Fairfield		Solano County	
	2012	2022	2012	2022	2012	2022	2012	2022
<b>Total housing units</b>	6,562	6,726	32,717	35,518	35,803	39,346	152,624	162,513
<i>1-unit, detached</i>	75.4%	69.2%	70.3%	71.4%	70.1%	67.7%	71.2%	71.0%
<i>1-unit, attached</i>	3.1%	5.0%	4.0%	3.4%	6.1%	6.0%	4.2%	4.6%
<i>2 units</i>	0.5%	0.0%	0.5%	0.8%	1.4%	1.1%	1.7%	1.5%
<i>3 or 4 units</i>	6.1%	8.7%	6.1%	6.2%	3.7%	5.0%	5.7%	5.5%
<i>5 to 9 units</i>	6.0%	8.0%	4.9%	4.0%	5.3%	5.6%	5.2%	4.6%
<i>10 to 19 units</i>	3.4%	6.1%	5.5%	4.0%	3.5%	4.1%	3.8%	3.4%
<i>20 or more units</i>	3.1%	3.0%	5.5%	6.8%	7.4%	8.2%	5.2%	6.5%
<i>Mobile home</i>	2.5%	0.0%	3.3%	3.2%	2.4%	2.3%	2.8%	2.7%
<i>Boat, RV, van, etc.</i>	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.1%	0.2%

Source: ACS 5-Year Est. 2012, 2022

**Figure 2.6-2: Percentages of Total Housing Units, 2022 (Market Area and Solano County)**

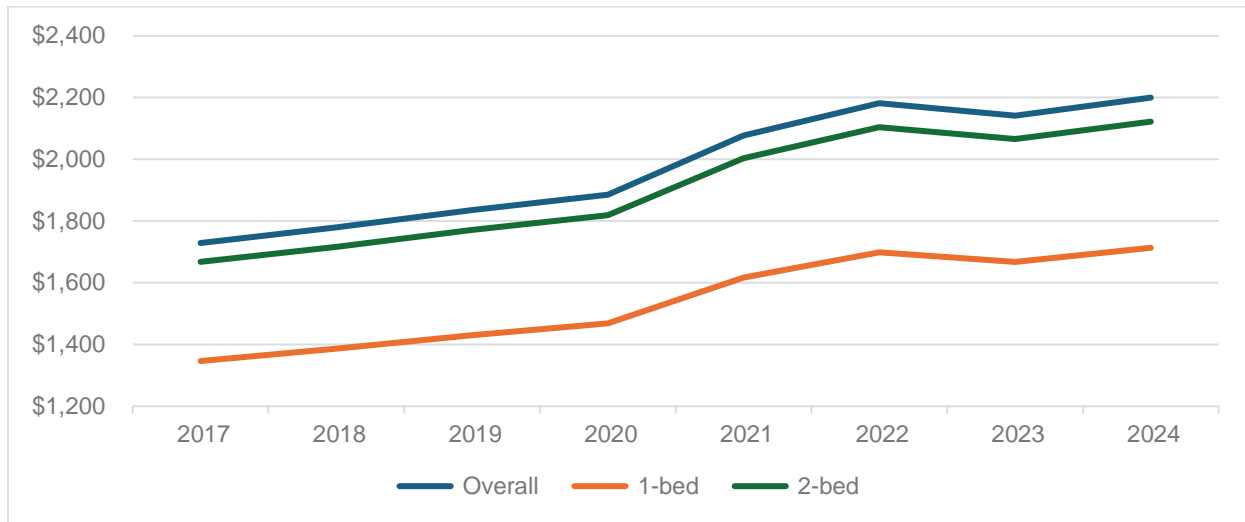


Source: ACS 5-Year Est. 2022

## 2.6.2 Housing Costs

**Figure 2.6-3** presents the trend in rent prices for Solano County from 2017 to 2024, covering three categories: overall rent, 1-bedroom apartments, and 2-bedroom apartments. Over the years, rent prices have shown a steady increase, particularly in 2-bedroom units, which generally maintain a higher price point compared to 1-bedroom units. The overall rent prices also demonstrate a similar upward trend, with a slight dip around 2022. However, by 2024, rent prices appear to be back on an upward trajectory.

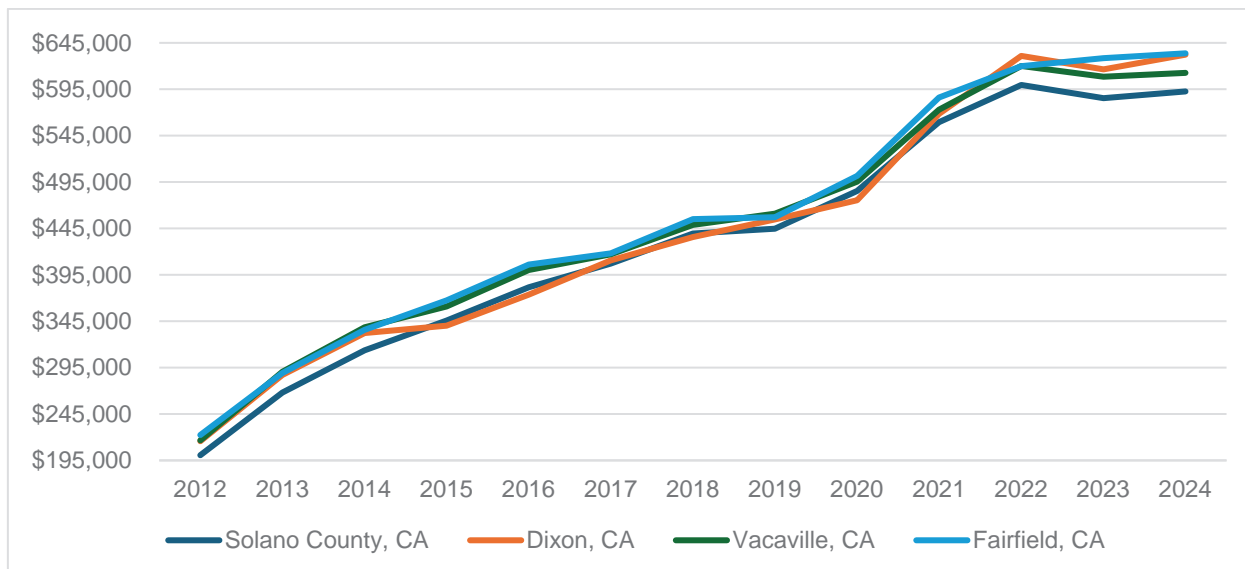
**Figure 2.6-3: Average Monthly Rent by Bedroom, Jan. 2017 – Oct. 2024 (Solano County)**



Source: Apartment List Rent Estimates, January 2017 to October 2024

**Figure 2.6-4** displays the median sale prices of single-family homes across Solano County, Dixon, Vacaville, and Fairfield from 2012 to 2024. The chart reveals a clear upward trend in home prices for all locations, with values nearly doubling over this period. Starting around 2012, the median sale prices were below \$250,000. However, beginning in 2015, prices began a steady climb, which accelerated significantly from 2019 onwards. In 2022, median prices reached their peak, with a slight dip or leveling off observed after this high point. Despite this minor correction, prices remain elevated relative to pre-2019 levels and show a continuing upward trend. This sustained growth suggests persistent demand pressures in the region. Throughout this period, home prices across Solano County, Dixon, Vacaville, and Fairfield have remained relatively similar, with each area following a parallel trend line with little deviation.

**Figure 2.6-4: Median Sale Price of Single-Family Homes, 2012-2024 (Market Area and Solano County)**



Source: Redfin 2024

## Section 2.7

## Economic Conditions

This section provides a comprehensive analysis of Solano County's economic conditions, drawing on key metrics from the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program and the California Employment Development Department (EDD) Labor Market Information Division (LMID) to explore employment distribution and regional specialization. The analysis identifies healthcare and social assistance as the County's largest sector by employment, with notable concentrations in Fairfield and Vacaville. Retail trade and public administration also emerge as key sectors, though their prominence varies across cities.

Building on LEHD employment data, the section also utilizes comparative metrics such as location quotient and employment growth for the period 2012–2022, derived from LMID data, to evaluate industry performance relative to California and the North Bay Area. These metrics, presented in **Figure 2.7-2** and **Figure 2.6-3**, highlight healthcare and manufacturing as both concentrated and growing, reflecting their critical contributions to the local economy. By contrast, sectors like information and management of companies face negative growth and declining concentration, presenting challenges that may require strategic attention.

The analysis combines granular city-level trends with broader regional comparisons, offering actionable insights into Solano County's competitive advantages and areas of potential improvement. Together, these findings highlight pathways for sustainable growth and economic diversification.

### 2.7.1 Employment by Industry

As shown in **Table 2.7-A**, the largest sectors for employment Solano County are in the healthcare and social assistance, retail trade, and professional and construction industries. The health care and social assistance industry has the largest share of jobs, with 29,257 positions. This is also true for the cities of Fairfield and Vacaville, where the health care and social assistance sector holds the largest share of jobs, with 7,773 and 7,906 positions, respectively. In the City of Dixon, the largest sector is retail trade, with 989 jobs, while the second largest sector is accommodation and food services, with 625 jobs.

Comparing the job distribution among Dixon, Vacaville, and Fairfield reveals distinct differences. In Dixon, the largest two categories are retail trade and accommodation and food services. By contrast, in Vacaville and Fairfield, the largest two categories are health care and social assistance followed by retail trade. Dixon is the only city in the market area with a significant number of jobs in the agriculture, forestry, fishing, and hunting industry, though it only holds 13% of the County's jobs in that sector. Both Fairfield and Vacaville have a significant public administration sector.

**Table 2.7-A: Employment by Industry, 2021 (Market Area and Solano County)**

Code	Industry Category	Dixon		Vacaville		Fairfield		Solano County	
		#	%	#	%	#	%	#	%
<b>Total Employment</b>		<b>5,414</b>	<b>100%</b>	<b>33,631</b>	<b>100%</b>	<b>40,439</b>	<b>100%</b>	<b>131,442</b>	<b>100%</b>
11	Agriculture, Forestry, Fishing and Hunting	204	3.8%	89	0.3%	8	0.0%	1,598	1.2%
21	Mining, Quarrying, and Oil and Gas Extraction	15	0.3%	9	0.0%	0	0.0%	299	0.2%

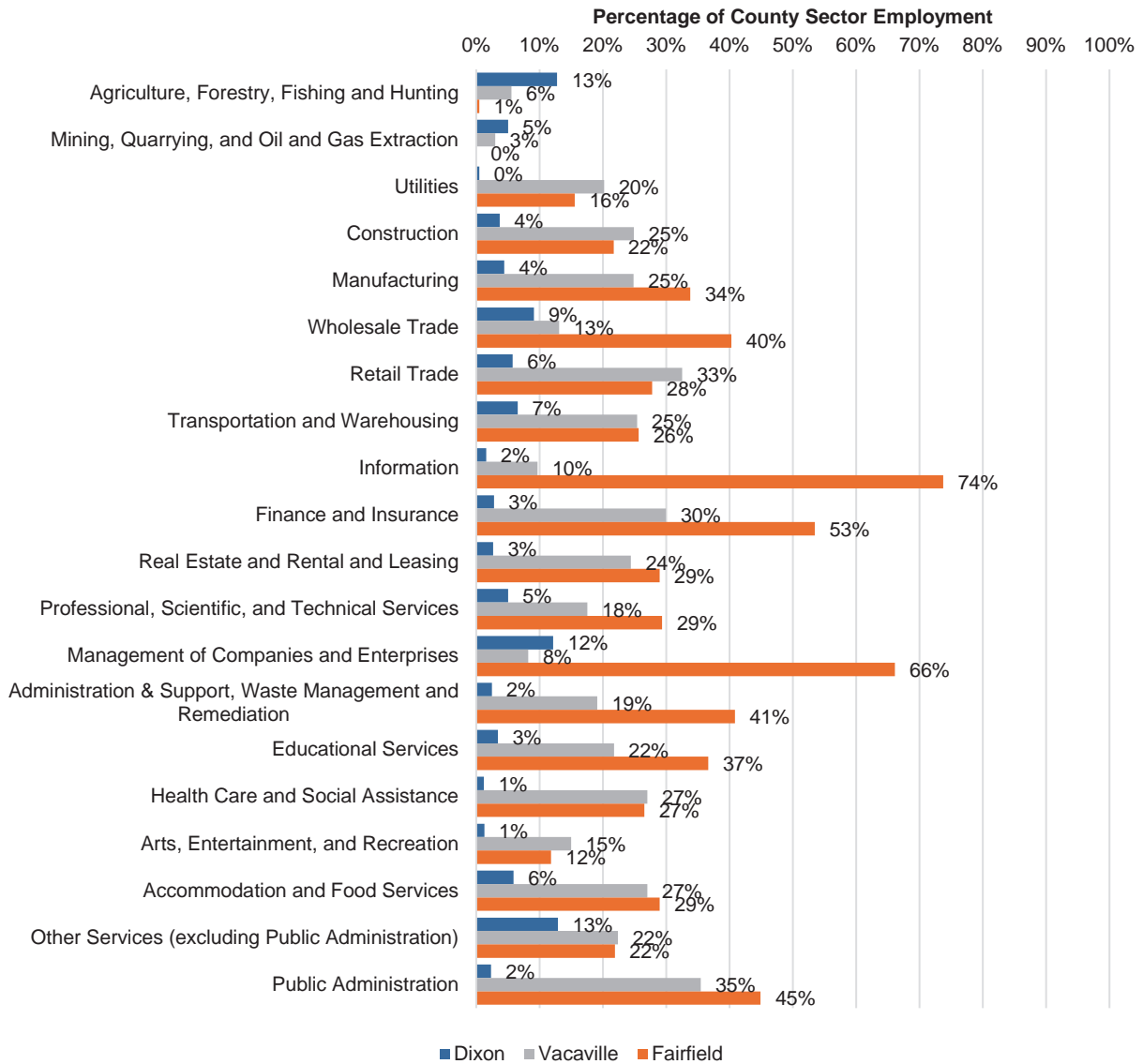


Code	Industry Category	Dixon		Vacaville		Fairfield		Solano County	
		#	%	#	%	#	%	#	%
22	Utilities	3	0.1%	126	0.4%	97	0.2%	624	0.5%
23	Construction	427	7.9%	2,871	8.5%	2,503	6.2%	11,537	8.8%
31-33	Manufacturing	449	8.3%	2,534	7.5%	3,448	8.5%	10,201	7.8%
42	Wholesale Trade	379	7.0%	544	1.6%	1,677	4.1%	4,162	3.2%
44-45	Retail Trade	989	18.3%	5,575	16.6%	4,761	11.8%	17,148	13.0%
48-49	Transportation and Warehousing	296	5.5%	1,145	3.4%	1,157	2.9%	4,509	3.4%
51	Information	15	0.3%	92	0.3%	702	1.7%	952	0.7%
52	Finance and Insurance	100	1.8%	1,064	3.2%	1,899	4.7%	3,552	2.7%
53	Real Estate and Rental and Leasing	44	0.8%	400	1.2%	474	1.2%	1,637	1.2%
54	Professional, Scientific, and Technical Services	213	3.9%	743	2.2%	1,244	3.1%	4,236	3.2%
55	Management of Companies and Enterprises	80	1.5%	54	0.2%	435	1.1%	658	0.5%
56	Administration & Support, Waste Management and Remediation	141	2.6%	1,094	3.3%	2,339	5.8%	5,726	4.4%
61	Educational Services	357	6.6%	2,269	6.7%	3,822	9.5%	10,433	7.9%
62	Health Care and Social Assistance	352	6.5%	7,906	23.5%	7,773	19.2%	29,257	22.3%
71	Arts, Entertainment, and Recreation	20	0.4%	233	0.7%	184	0.5%	1,557	1.2%
72	Accommodation and Food Services	625	11.5%	2,863	8.5%	3,070	7.6%	10,599	8.1%
81	Other Services (excluding Public Administration)	495	9.1%	858	2.6%	840	2.1%	3,836	2.9%
92	Public Administration	210	3.9%	3,162	9.4%	4,006	9.9%	8,921	6.8%

Source: LEHD 2021

**Figure 2.7-1** shows the local concentration of employment by industry for Fairfield, Dixon, and Vacaville relative to Solano County. Among the three cities, Fairfield has the highest concentration (74%) in the information sector. Fairfield also holds the second and third highest concentration (66%) in management of companies and enterprises and the finance and insurance sector (53%). Dixon has the largest share of jobs in agriculture, out of the three cities (13%). Fairfield and Vacaville each hold 27% of the jobs in the health care and social assistance sector, while Dixon holds only 1% of those jobs. Fairfield holds a significant share of jobs in wholesale trade. Fairfield and Vacaville both have a large share of transportation and warehousing jobs in the County at 26% and 25%, respectively.

**Figure 2.7-1 Percent of County Employment by NAICS Industry Sector by City, 2021**

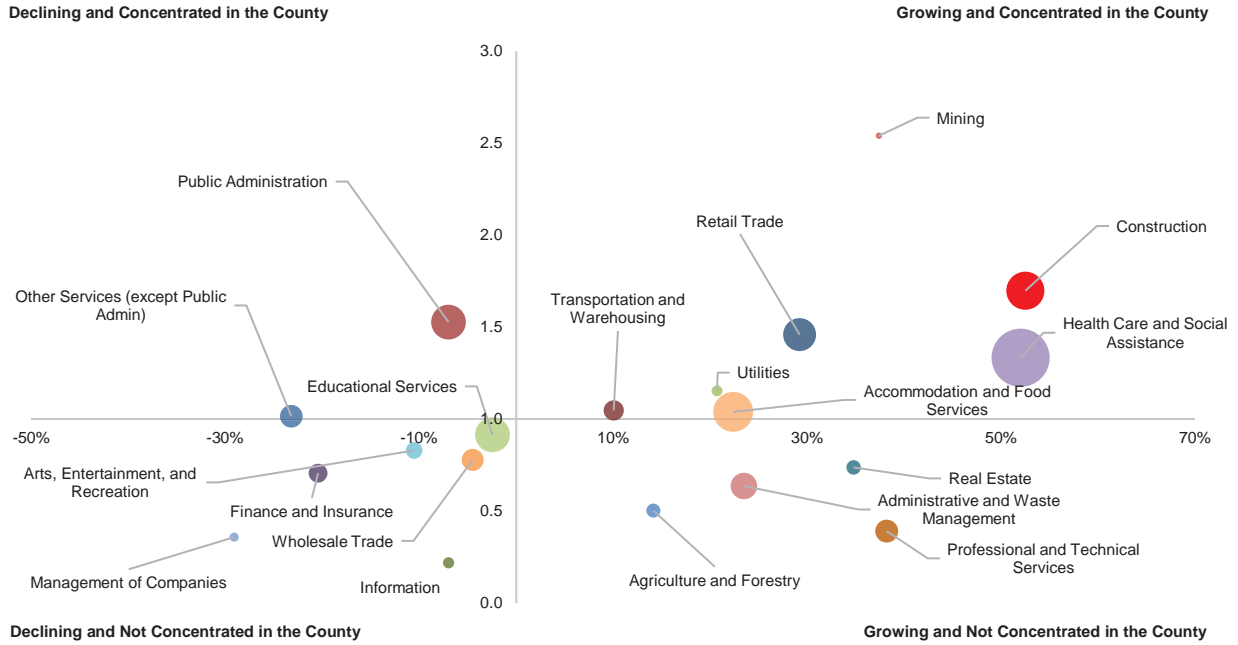


Source: LEHD 2021

## 2.7.2 Industry Growth and Regional Specialization

Building on the employment distribution trends highlighted in Table 2.7 A, **Figure 2.7-2** and **Figure 2.6-3** provide a dynamic view of how industries in Solano County compare to California and the North Bay, combining location quotient, employment growth, and employment size by industry sector into one display. **Figure 2.7-2** focuses on comparing Solano County industries with California, while **Figure 2.6-3** examines industries relative to North Bay Area counties.

**Figure 2.7-2: Industry Growth and Concentration in Solano County Relative to California, 2012–2022**

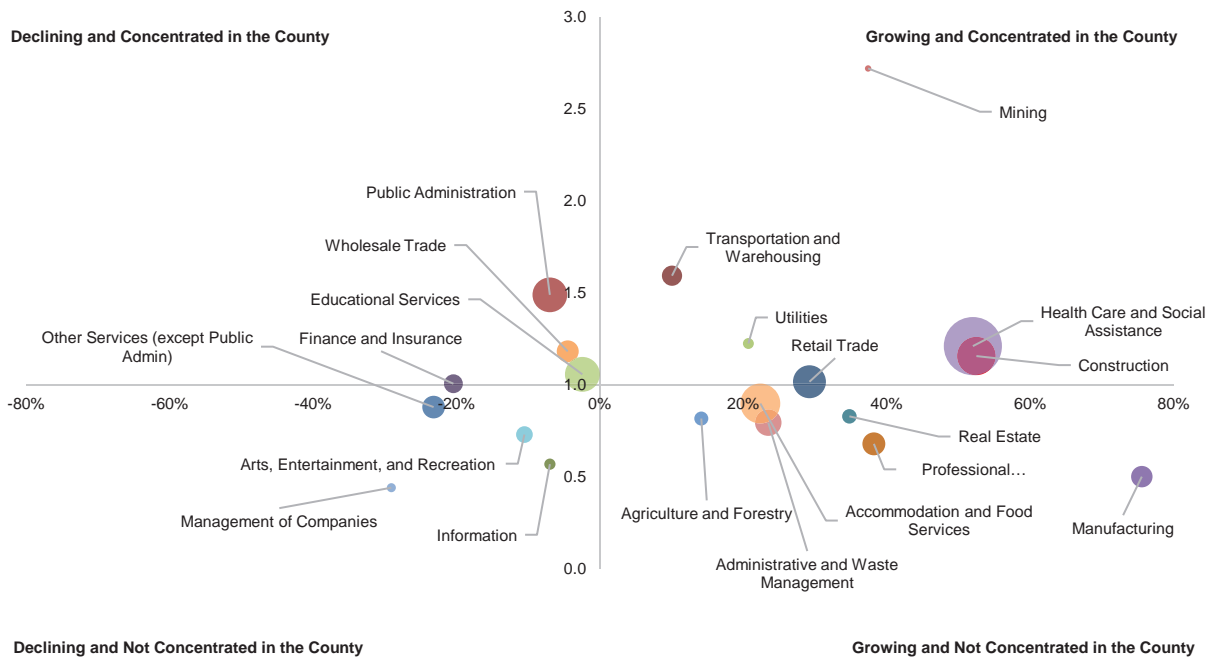


Source: LMID 2024

In **Figure 2.7-2**, the concentration (Y-axis), growth rate (X-axis), and employment size (bubble size) reveal several key trends:

- *Healthcare and Social Assistance* demonstrates significant growth (54.5%) and a high location quotient, emphasizing its importance as a growing and highly concentrated sector in Solano County compared to California.
- *Information* is the least concentrated sector and is experiencing negative growth (-38.9%), which may indicate declining relevance or a structural shift in the County's economy.
- *Manufacturing* has a high concentration and is growing steadily, reflecting its strength as a local economic driver.
- *Retail Trade* shows moderate concentration and steady growth, consistent with the County's expanding population and consumer demand.

**Figure 2.7-3: Industry Growth and Concentration in Solano County Relative to the North Bay Area, 2012–2022**



Source: LMID 2024

**Figure 2.7-3** compares industries in Solano County with the broader North Bay Area. Key differences include:

- *Healthcare and Social Assistance* trends similarly to its performance in **Figure 2.7-2**, with notable growth and high concentration.
- *Construction* shows a slight decline in concentration compared to the North Bay, possibly due to shifts in regional priorities.
- *Management of Companies* is experiencing negative growth and declining concentration, indicating challenges in maintaining competitiveness within this sector.
- *Retail Trade* maintains steady growth, but its concentration is lower compared to the North Bay.

# Chapter 3: Interchange Existing Conditions

This section describes existing land use policy and existing conditions within and near the Study Area of each interchange. It focuses on existing County General Plan Land Use (GPLU) designations and County zoning district allowances while also noting the presence of nearby city Spheres of Influence (SOI) and existing land uses.

## Section 3.1 Interchange 1: I-80 and Chadbourne Rd. (Fairfield)

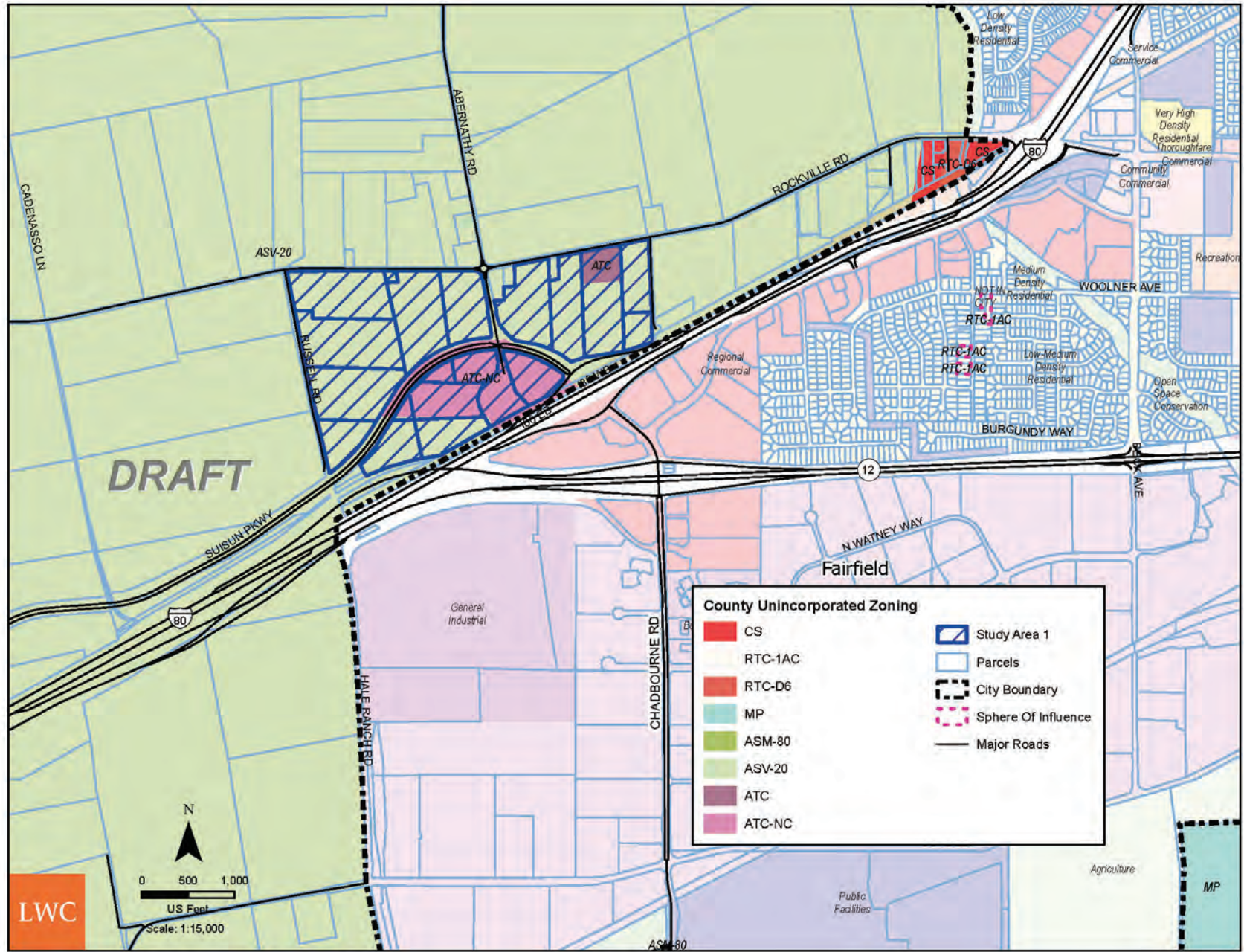
Interchange 1’s Study Area includes parcels north of I-80 and adjacent to the City of Fairfield. Existing uses are predominantly agricultural, reflecting the underlying General Plan designation, but also include single-family homes and a museum. South of I-80 and in Fairfield city limits are a collection of car dealerships.

Several parcels are zoned Agriculture Tourist Center (ATC), reflecting their inclusion within the [Suisun Valley Strategic Plan](#) (SVSS) and a key point of entry to the Suisun Valley. Existing policy direction in the SVSS highlights that allowed land uses in the ATC and ATC-NC Districts include commercial uses which promote visitor enjoyment in the Valley and, though they support agriculture, do not have to be ancillary to agriculture.

<b>Highways / Significant Roads</b>		I-80 SR 12 (Rio Vista Hwy)
<b>Neighboring City</b>		Fairfield
<b>Sphere of Influence (SOI) Overlap?</b>		No
<b>Municipal Service Area (MSA) Overlap?</b>		No
<b>Special Study Area Overlap?</b>		Yes - Suisun Valley
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Agriculture (AG)
	<b>County Zoning District</b>	Agriculture - Suisun Valley (A-SV-20) Agriculture Tourist Center (ATC) Agriculture Tourist Center - North Connector (ATC-NC)
<b>Significant Existing Uses Nearby</b>		Car dealerships, breweries, urgent care clinic, museum, produce markets, farms, agricultural cooperative



Figure 3.1-2: Interchange 1 Zoning, I-80 and Chadbourne Rd. (Fairfield)



## Section 3.2

## Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville)

Interchange 2’s Study Area is located at the City of Vacaville’s southwestern border, north (and across I-80) from Lagoon Valley Park and the under-construction Lower Lagoon Valley master planned community. Existing uses within the Study Area and across I-80 are almost entirely agricultural, ag-adjacent, or devoted to open space/recreation. However, the [Lower Lagoon Valley project](#) will add over 1,000 dwelling units, additional employment, and over 900,000 square feet of commercial/retail uses, significantly shifting the balance of development around the interchange.

Zoning within the Study Area remains entirely agricultural (A-40), though the parcels within Vacaville’s SOI are designated Highway Commercial within the County’s General Plan. This designation aligns these southernmost parcels with those designated Commercial Highway and Business Park across I-80 and already within City limits.

<b>Highways / Significant Roads</b>		I-80 Lagoon Valley Rd.
<b>Neighboring City</b>		Vacaville
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Agriculture (AG) Highway Commercial (HC)
	<b>County Zoning District</b>	Agriculture (AG)
<b>Significant Existing Uses Nearby</b>		Disc golf course, archery range, athletic field, horse center, towing service, kennel, agricultural services, mini storage, church



Figure 3.2-1: Interchange 2 Land Use, I-80 and Lagoon Valley Rd. (Vacaville)

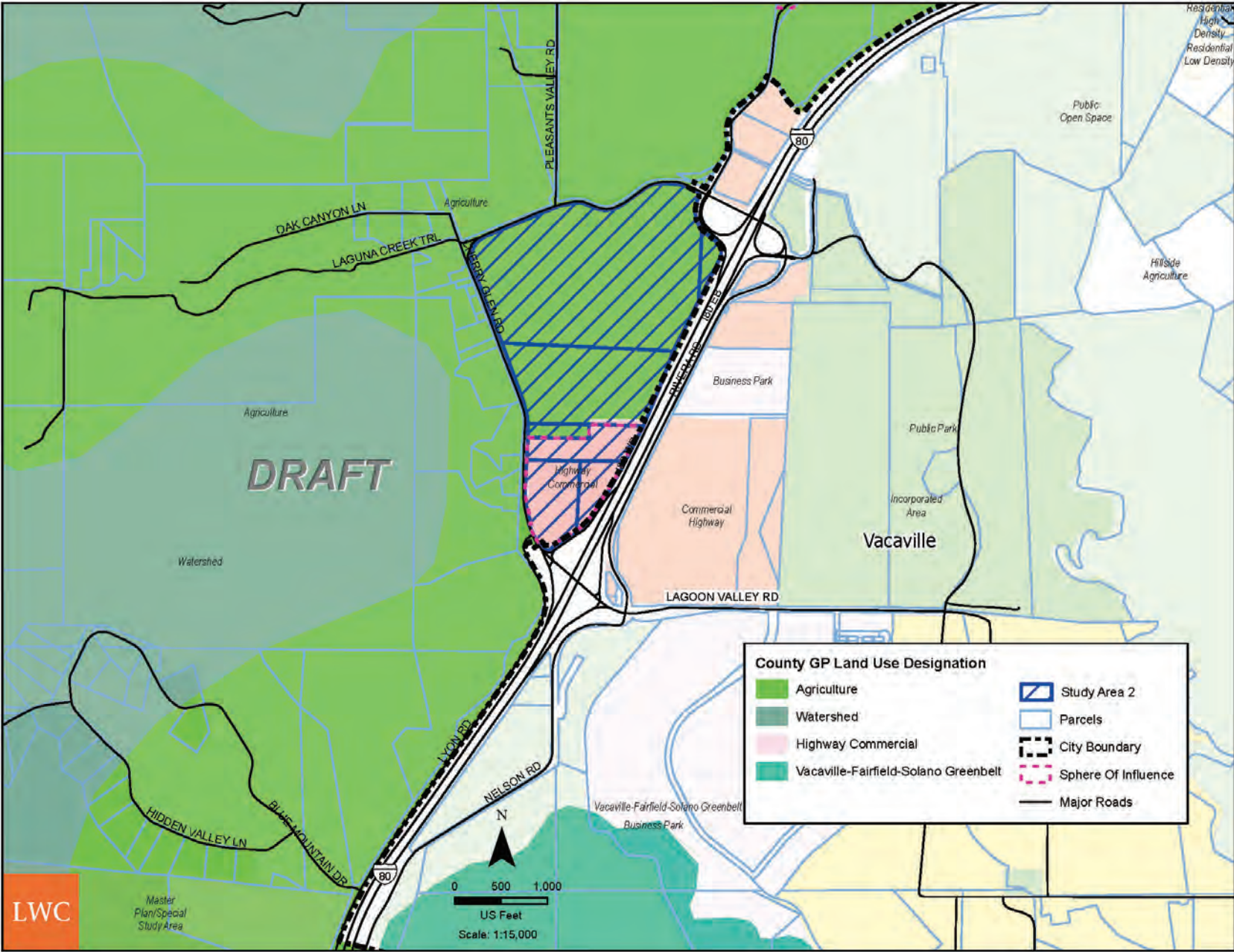
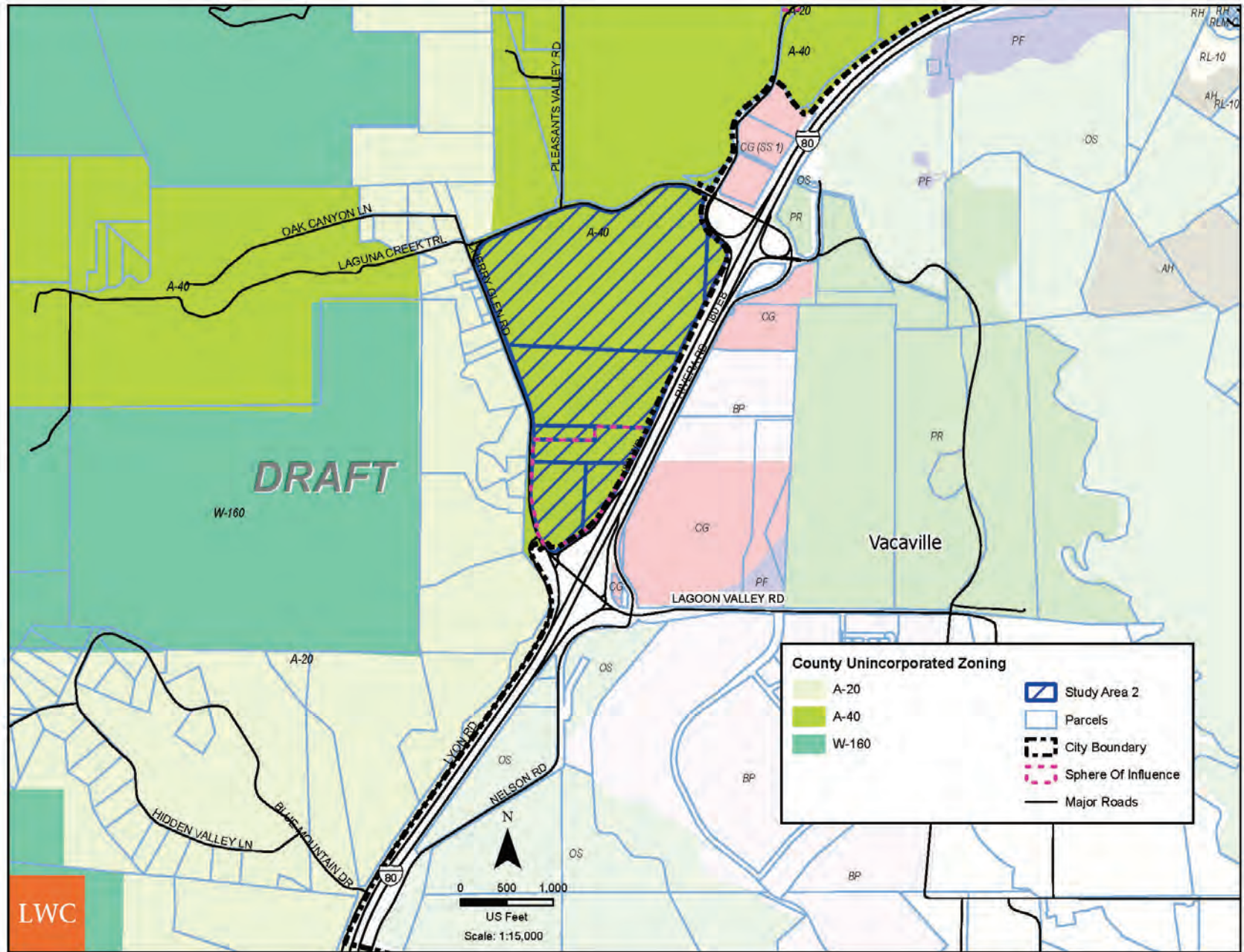


Figure 3.2-2: Interchange 2 Zoning, I-80 and Lagoon Valley Rd. (Vacaville)



LWC

## Section 3.3

# Interchange 3: I-505 and Midway Rd. (Vacaville)

Interchange 3’s Study Area consists of non-contiguous parcels just outside the City of Vacaville’s northern border. Parcels within the Study Area are predominantly agricultural or vacant, but include established rural residential development, a gas station, and a paintball facility. Outside the Study Area, most unincorporated parcels features single-family homes (designated Rural Residential) and includes two RV parks (on parcels designated Commercial Recreation). However, similar to Interchange 2, significant development is occurring within Vacaville’s city limits, including an industrial park and logistics hub (west of I-505) and the North Village master-planned development (east of I-505). The latter area is regulated by the recently updated [North Village Specific Plan \(NVSP\)](#), which will add over 1,300 dwelling units and commercial/office uses in the coming years.

Existing policy direction in the County’s Land Use Element designates the Study Area’s large, rectangular parcels as the North Vacaville Limited Industrial Areas, envisioned to accommodate large-scales uses “that cannot be accommodated in city industrial areas and other uses that may not be compatible with city industrial areas.” Though zoning is aligned with General Plan designations on the smaller, commercial parcels (i.e., Commercial Highway, Neighborhood Commercial, etc.), the Limited Industrial Area remains zoned for agricultural uses only (A-20 and A-40), anticipating a future specific plan or policy plan overlay.

<b>Highways / Significant Roads</b>		I-80 Midway Rd.	
<b>Neighboring City</b>		Vacaville	
<b>SOI Overlap?</b>		No	
<b>MSA Overlap?</b>		No	
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Specific Project Area (SP): North Vacaville Limited Industrial Highway Commercial (HC)	Service Commercial (SC) Commercial Recreation (CR) Rural Residential (RR)
	<b>County Zoning District</b>	Agriculture (A-20) Rural Residential (RR-2.5) Commercial Highway (C-H) Neighborhood Commercial (C-N)	Commercial Recreation (C-R) Commercial-Service (C-S) Park (P)
<b>Significant Existing Uses Nearby</b>		Paintball facility, RV parks, gas station, logistics/fulfillment centers, warehouses, industrial gas supplier, single-family homes, RV repair shop	

Figure 3.3-1: Interchange 3 Land Use, I-505 and Midway Rd. (Vacaville)

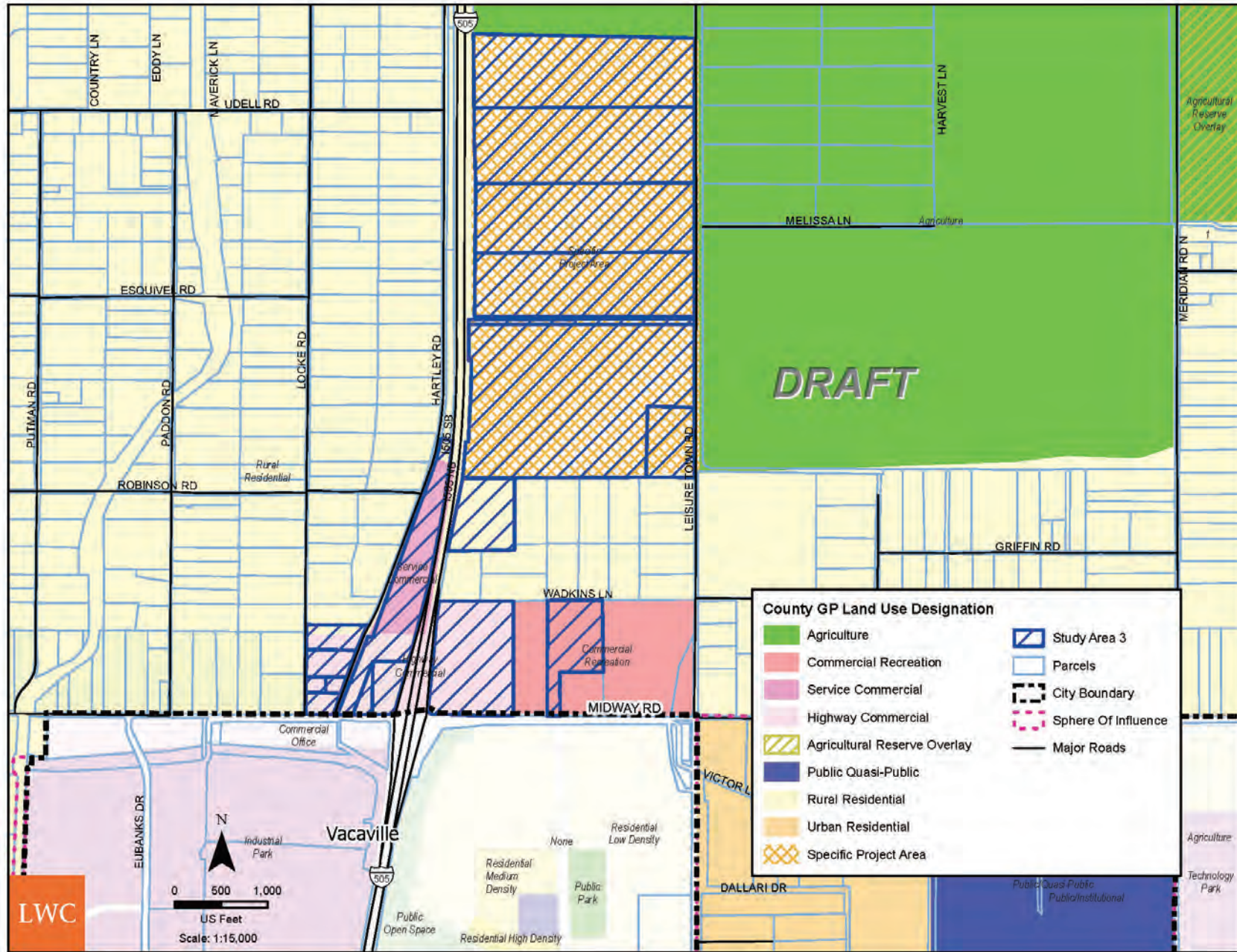
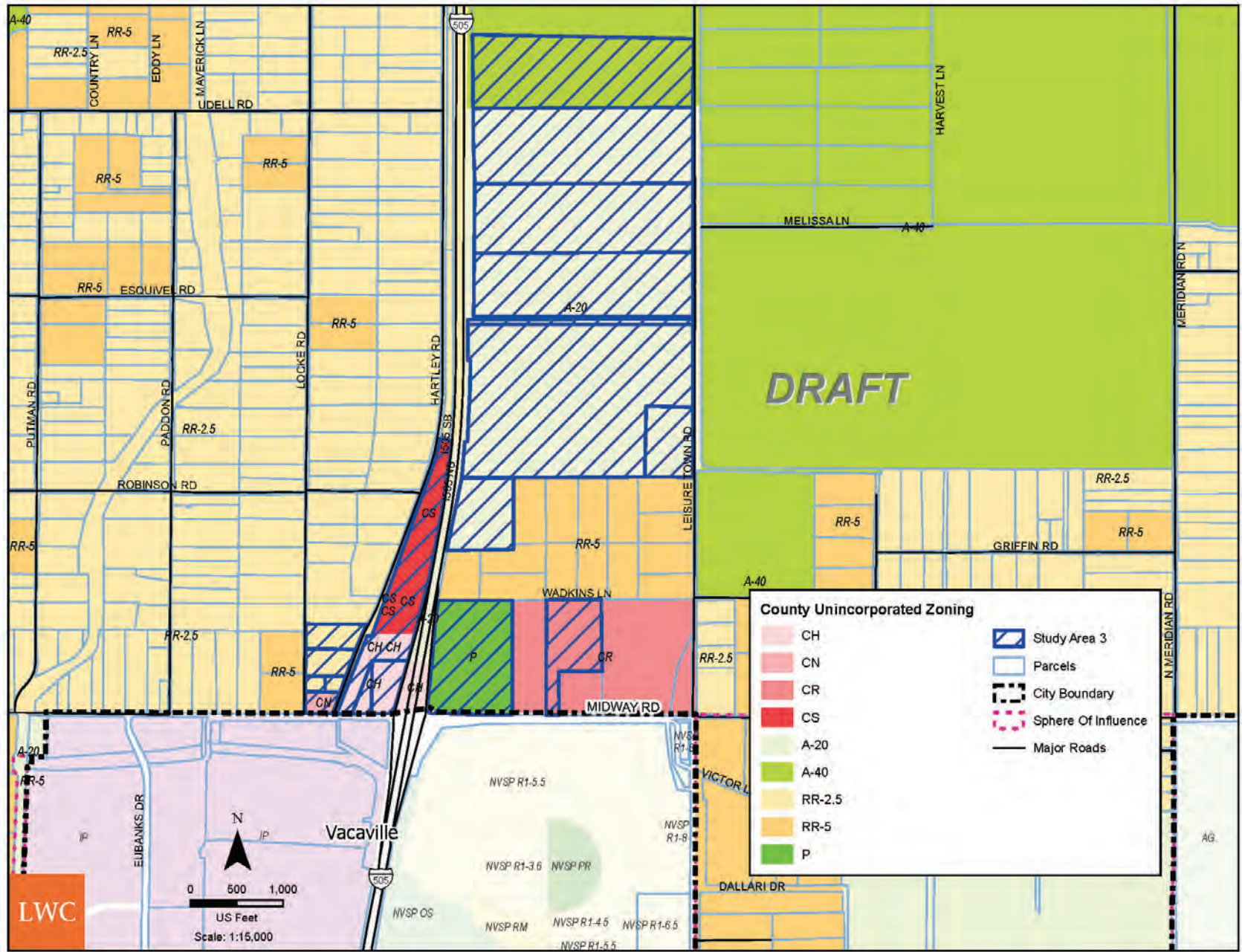


Figure 3.3-2: Interchange 3 Zoning, I-505 and Midway Rd. (Vacaville)



## Section 3.4 Interchange 4: I-80 and Midway Rd. (Vacaville)

Interchange 4’s Study Area straddles the City of Vacaville’s northeast corner, centered on a collection of light industrial uses south of Midway Rd. (e.g., metal fabrication, vehicle storage) adjacent to agricultural parcels to the southwest and northeast. Across I-80 are additional agricultural parcels, one of which has added a gas station and market. Outside the Study Area, existing uses are mostly rural residential or agricultural; the Vacaville-Dixon Greenbelt and the Sacramento Valley National Cemetery are directly adjacent to many parcels to the north, east, and south.

Land uses designations are almost entirely business-oriented; the Highway Commercial designation in particular is directed towards highway travelers, supporting uses such as automobile services and repair stations, hotels, motels, restaurants, and retail. The Urban Commercial and Urban Industrial designations, meanwhile, provide for appropriate uses aligned with the City of Vacaville’s General Plan, owing to their inclusion within its MSA. However, with the exception of two Highway Commercial (CH) parcels, zoning remains agricultural (A-40).

This Study Area overlaps significantly with Vacaville’s [Northeast Growth Area](#), an approximately 1,400-acre region designated for future economic development by the City, envisioned to be developed with employment-generating uses directed at large technology/business campuses. Due to the City’s long-term interest in the area, many parcels have been included in Vacaville’s SOI, MSA, and Urban Growth Boundary (UGB) since the 2000’s. However, development of the Northeast Growth Area is contingent on the drafting of a specific plan and is not anticipated to be developed within the 2035 horizon year of the City’s General Plan.

<b>Highways / Significant Roads</b>		I-80 Midway Rd.
<b>Neighboring City</b>		Vacaville
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Highway Commercial (HC) Urban Commercial (UC) Urban Industrial (UI) Vacaville-Dixon Greenbelt
	<b>County Zoning District</b>	Agriculture (A-40) Commercial Highway (C-H)
<b>Significant Existing Uses Nearby</b>		Building materials store, metal fabricator store, auto repair shop, parking storage, pipe supplier, gas station, market, cemetery

Figure 3.4-1: Interchange 4 Land Use, I-80 and Midway Rd. (Vacaville)

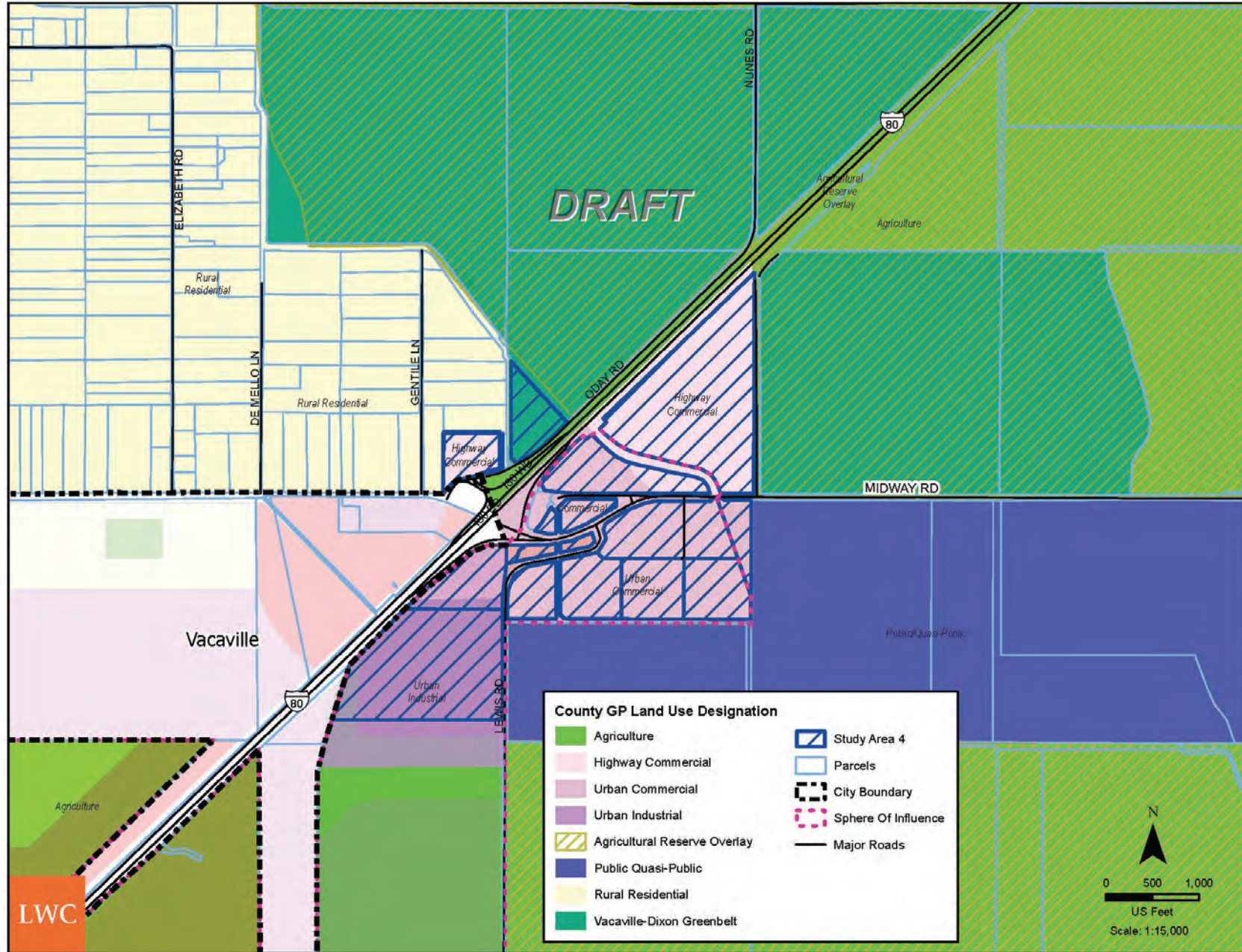
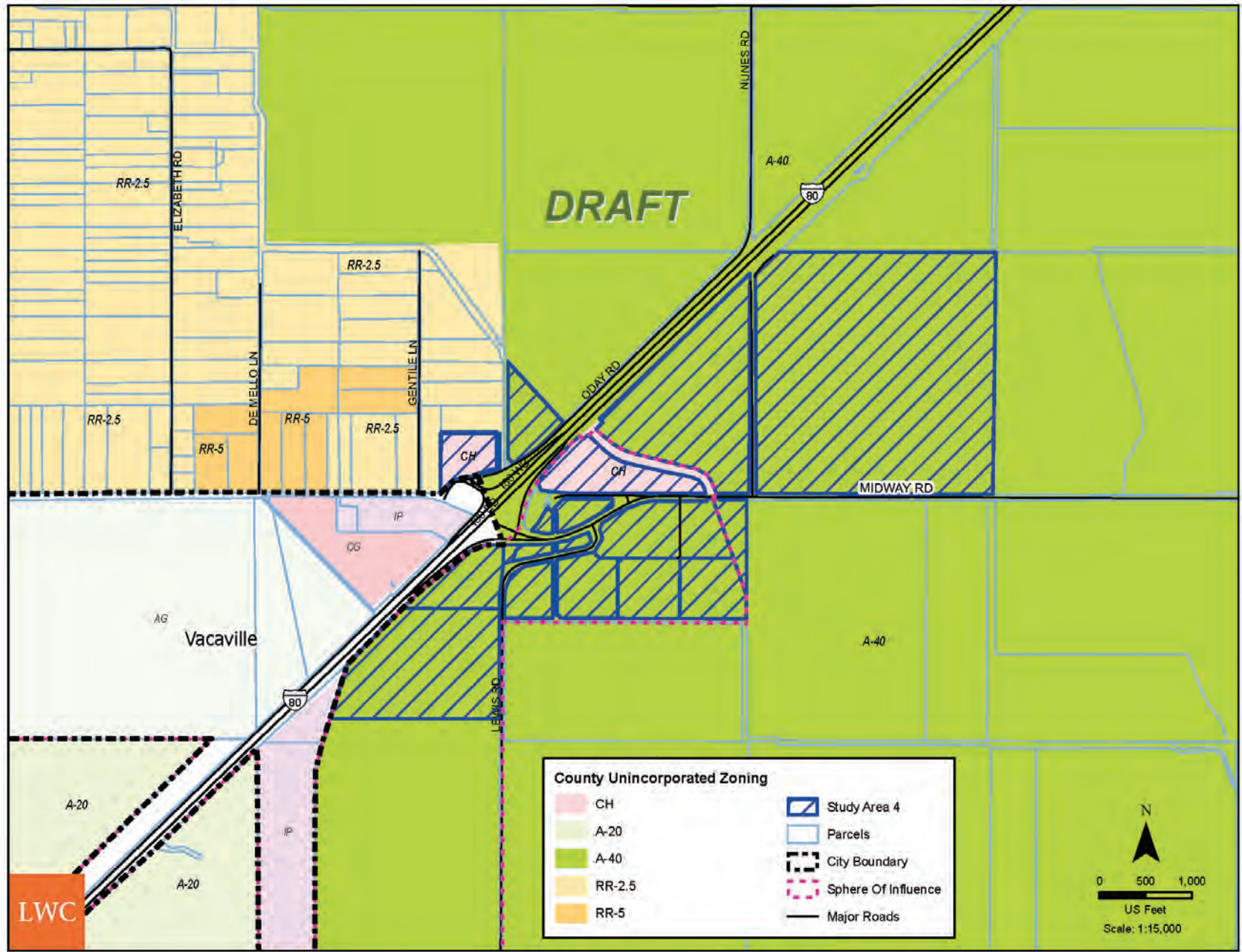


Figure 3.4-2: Interchange 4 Zoning, I-80 and Midway Rd. (Vacaville)





## Section 3.5

## Interchange 5: I-80 and Dixon Ave. W (Dixon)

Interchange 5’s Study Area includes a triangular collection of parcels featuring farms, single-family homes, and a gas station. On the other side of I-80 is the City of Dixon’s southwest boundary, a formerly agricultural area which, since the adoption of the [Southwest Dixon Specific Plan](#) in 2005, has been developed with large, single-family residential subdivisions south of W Dixon Ave. Also nearby (north of W Dixon Ave.) is a collection of highway-oriented uses (e.g., fast food, gas station, lodging) and the Gateway Plaza retail development. The entire Study Area is within the City’s SOI and MSA.

All parcels are currently designated Urban Commercial, providing for appropriate retail and nonretail commercial uses aligned with the City of Dixon’s General Plan, owing to their inclusion within its MSA. However, with the exception of one Highway Commercial (CH) parcel which hosts an existing gas station, zoning remains agricultural (A-40).

<b>Highways / Significant Roads</b>		I-80 Dixon Ave.
<b>Neighboring City</b>		Dixon
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Urban Commercial (UC)
	<b>County Zoning District</b>	Agriculture (A-40) Commercial Highway (C-H)
<b>Significant Existing Uses Nearby</b>		Pumpkin patch, motel, restaurants, fast food, gas station, single-family homes, elementary school, gym, retail, park

Figure 3.5-1: Interchange 5 Land Use, I-80 and Dixon Ave. W (Dixon)

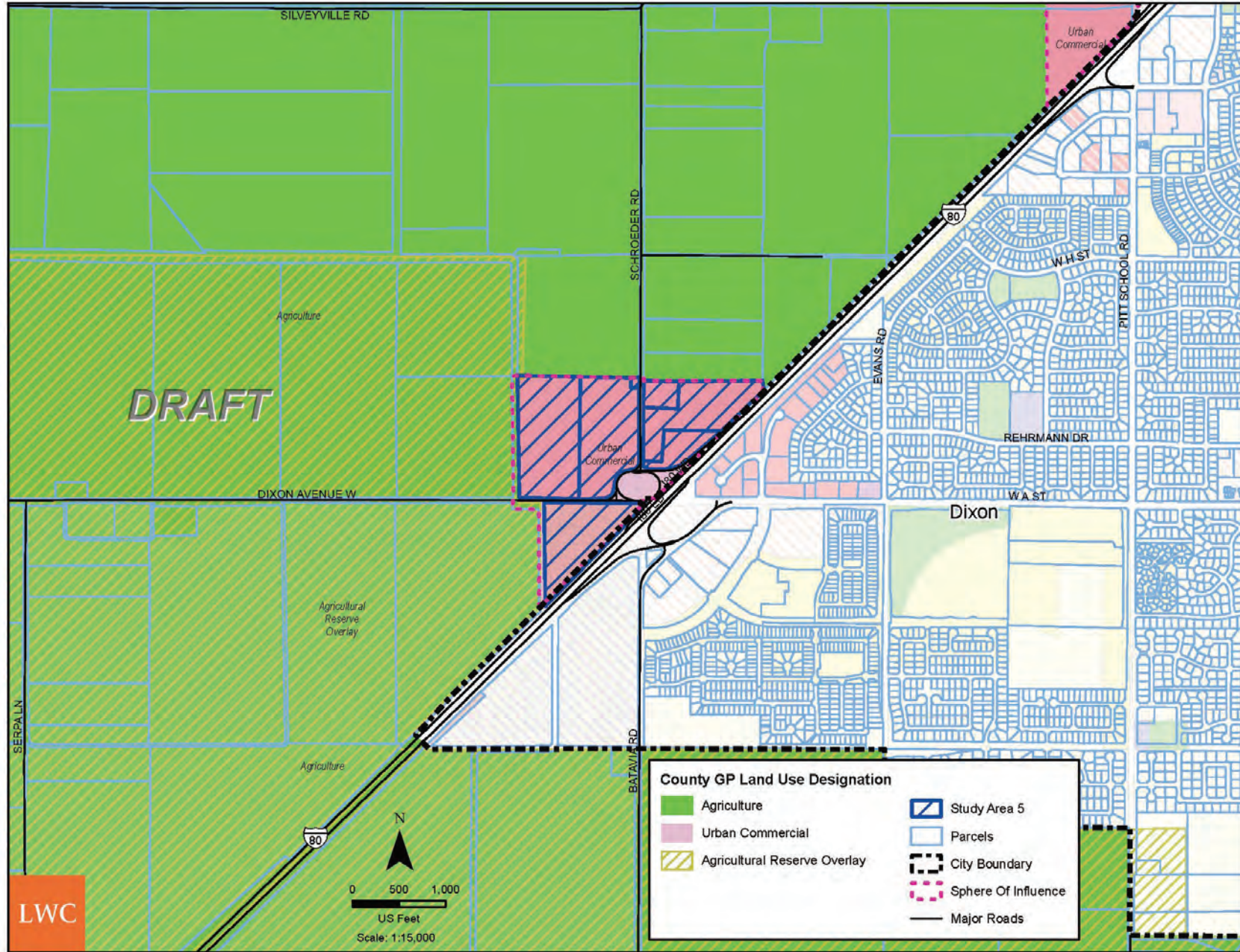
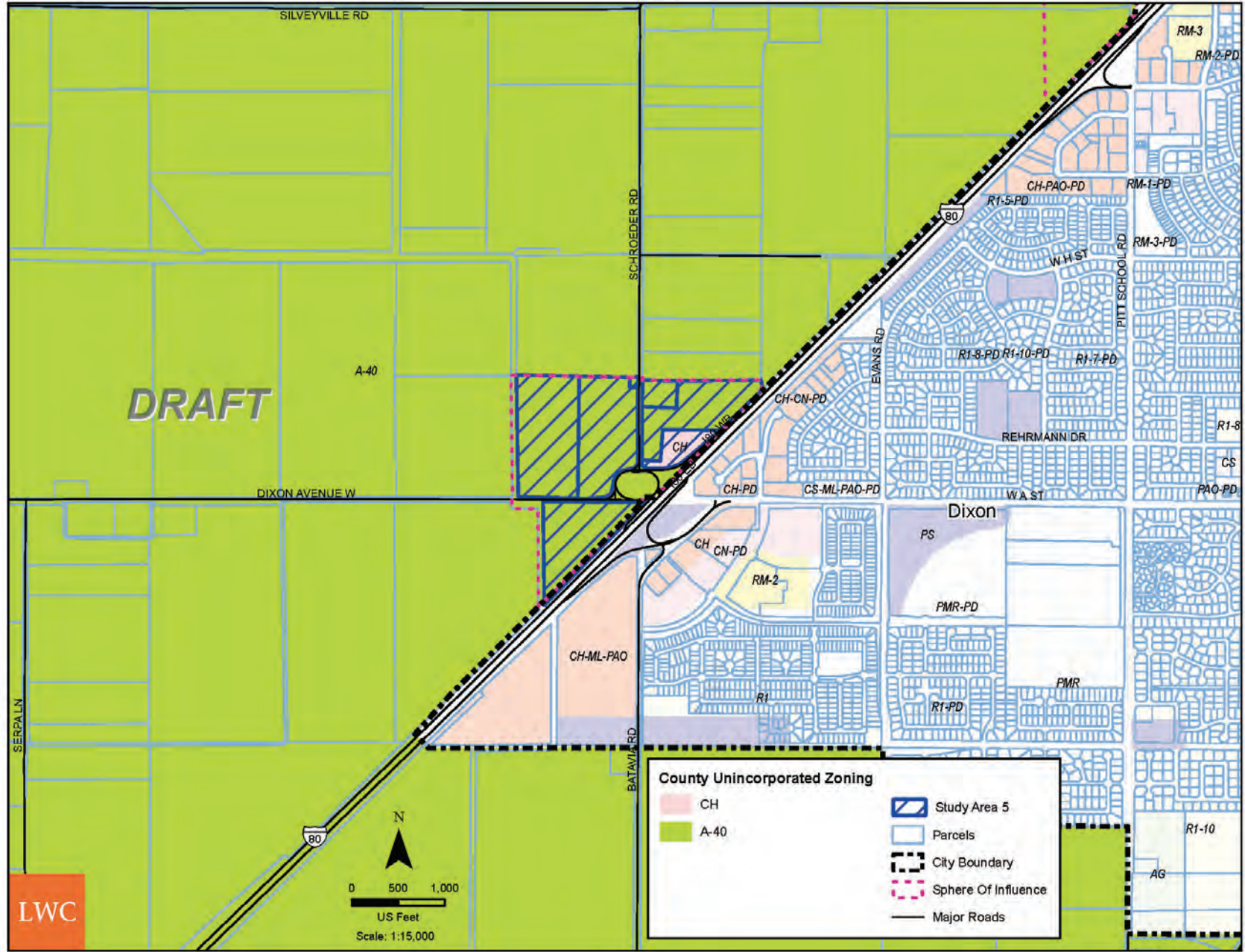


Figure 3.5-2: Interchange 5 Zoning, I-80 and Dixon Ave. W (Dixon)



## Section 3.6

## Interchange 6: I-80 and Pitt School Rd. (Dixon)

Interchange 6’s Study Area, like that of Interchange 5, centers on a triangular collection of agricultural parcels immediately across I-80 from the City of Dixon, including three rural residential homes. The Study Area extends farther to include adjacent parcels. Nearby and within Dixon city limits are established single- and multi-family developments, centered on a commercial area which includes a grocery store, fast food restaurants, a gas station, and lodging.

As with Interchange 5’s Study Area, the central parcels designated Urban Commercial are within the City’s SOI and MSA, providing for appropriate retail and nonretail commercial uses aligned with the City of Dixon’s General Plan. The parcels beyond remain designated for Agriculture, and all parcels within the Study Area remain zoned for agriculture (A-40).

<b>Highways / Significant Roads</b>		I-80 Pitt School Rd.
<b>Neighboring City</b>		Dixon
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Agriculture (AG) Urban Commercial (UC)
	<b>County Zoning District</b>	Agriculture (A-40)
<b>Significant Existing Uses Nearby</b>		Café, fast food, hotel, credit union, motel, car wash, apartments, single-family homes, bakery, grocery store, bank, restaurant, gas station

Figure 3.6-1: Interchange 6 Land Use, I-80 and Pitt School Rd. (Dixon)

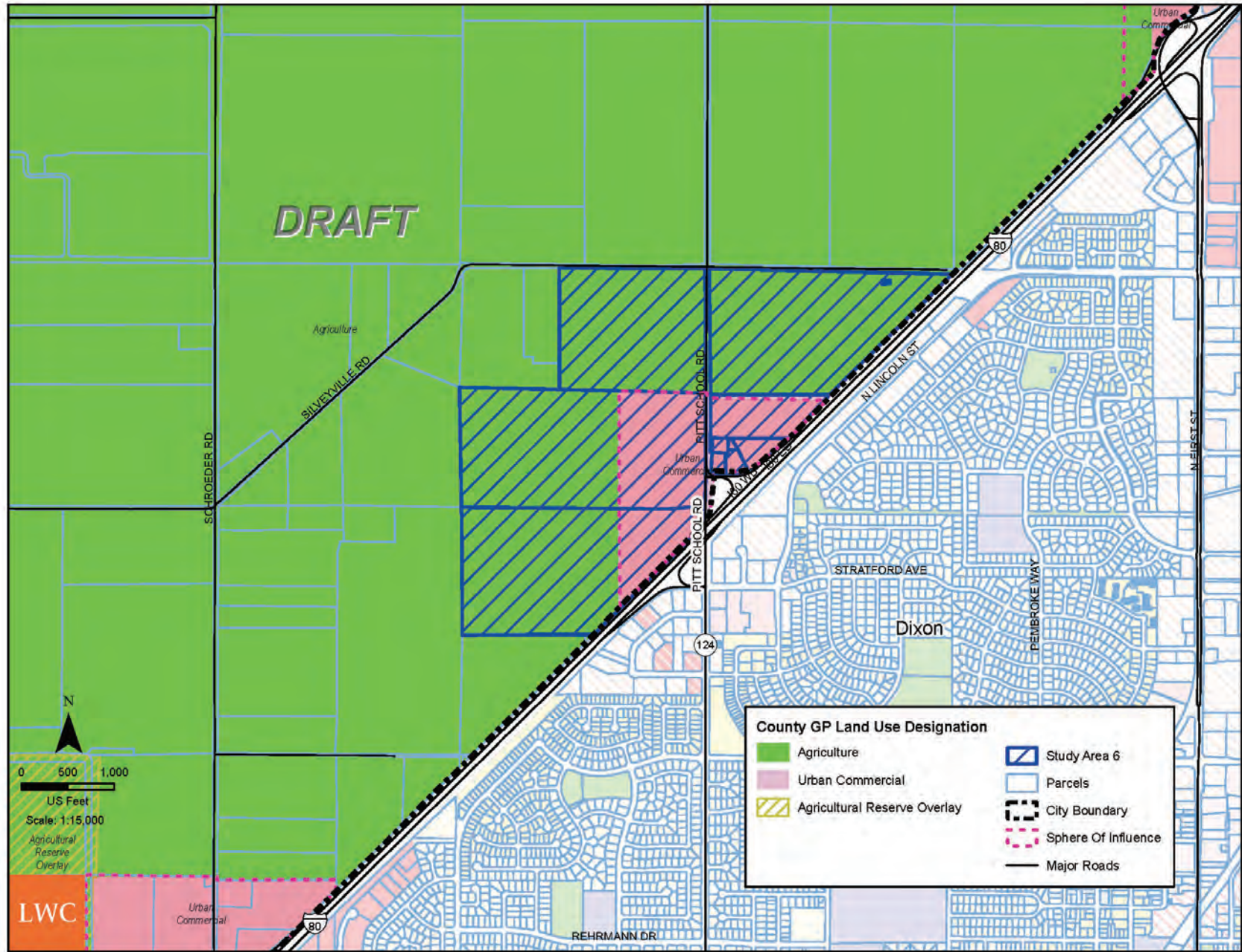
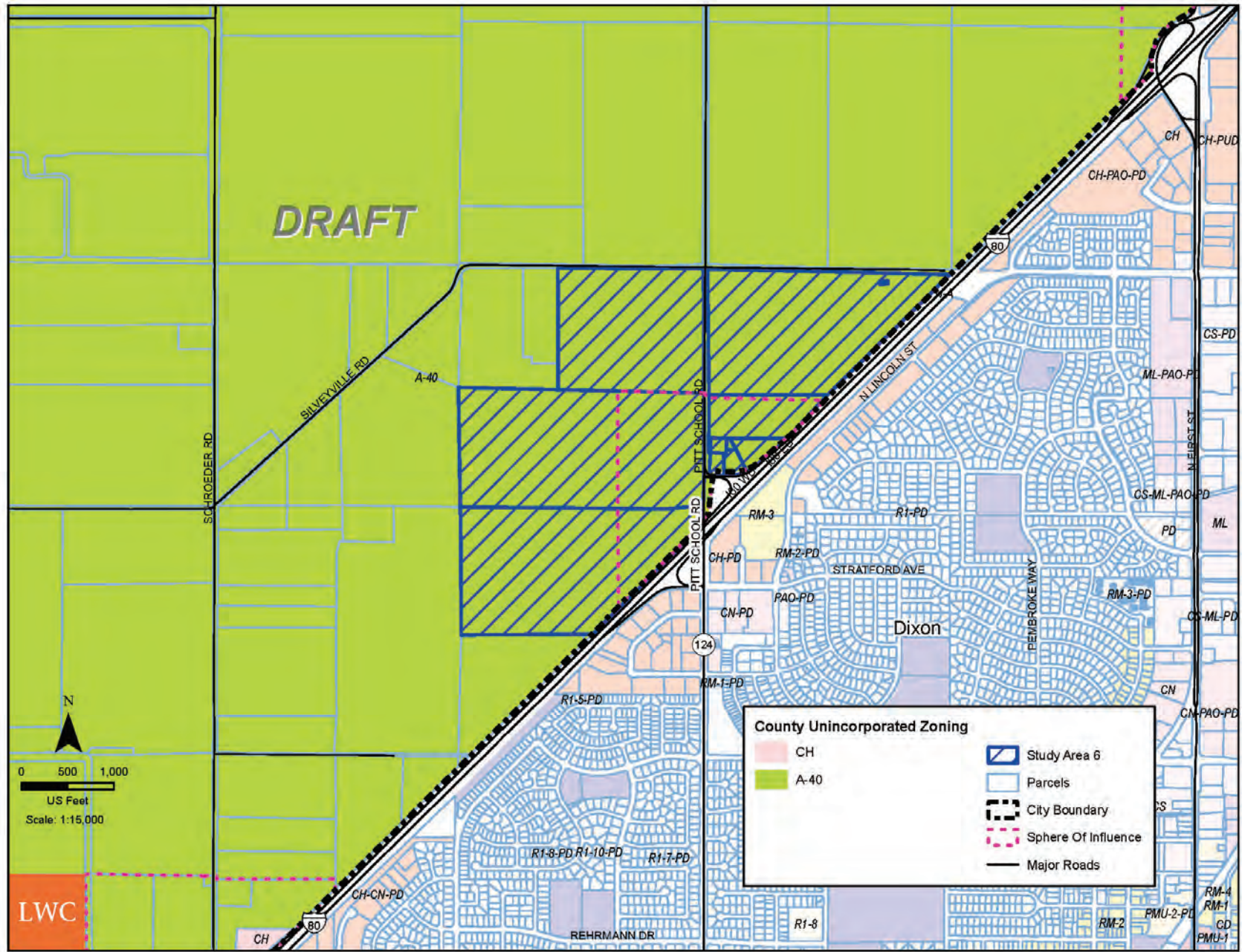


Figure 3.6-2: Interchange 6 Zoning, I-80 and Pitt School Rd. (Dixon)



## Section 3.7

## Interchange 7: I-80 and Currey Rd. (Dixon)

Interchange 7’s Study Area includes parcels both west and east of Currey Rd. The handful of parcels to the east feature rural residences and an animal feed store. These surround a large, roughly triangular collection of parcels within the City of Dixon, home to the Milk Farm Restaurant sign and, though vacant, envisioned to eventually be redeveloped as a regional commercial and transportation hub. To the west of Currey Rd. are large agricultural parcels and a collection of ag-related structures. Across I-80 and within the City are a restaurant, fast food, department store, and distribution center, all included within the City’s [Northeast Quadrant Specific Plan \(NQSP\)](#), adopted in 1995 and still in the process of being built-out.

A portion of the Study Area, though not entire parcels, is within the City’s SOI. This portion is designated both Urban Commercial and Agriculture. The remainder of the Study Area is designated Agriculture, though a small portion is also designated Highway Commercial. Nearly all parcels within the Study Area remain zoned for agriculture (A-40), with the exception of a corner parcel at the intersection of Milk Farm Rd. and Hess Ln., zoned Commercial Highway (CH).

<b>Highways / Significant Roads</b>		I-80 Currey Rd.
<b>Neighboring City</b>		Dixon
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Agriculture (AG) Highway Commercial (HC) Urban Commercial (UC)
	<b>County Zoning District</b>	Agriculture (A-40) Commercial Highway (C-H)
<b>Significant Existing Uses Nearby</b>		Supermarket, restaurants, hotel, animal feed stores, cannabis store, Milk Farm sign, manufacturing and distribution uses

Figure 3.7-1: Interchange 7 Land Use, I-80 and Currey Rd. (Dixon)

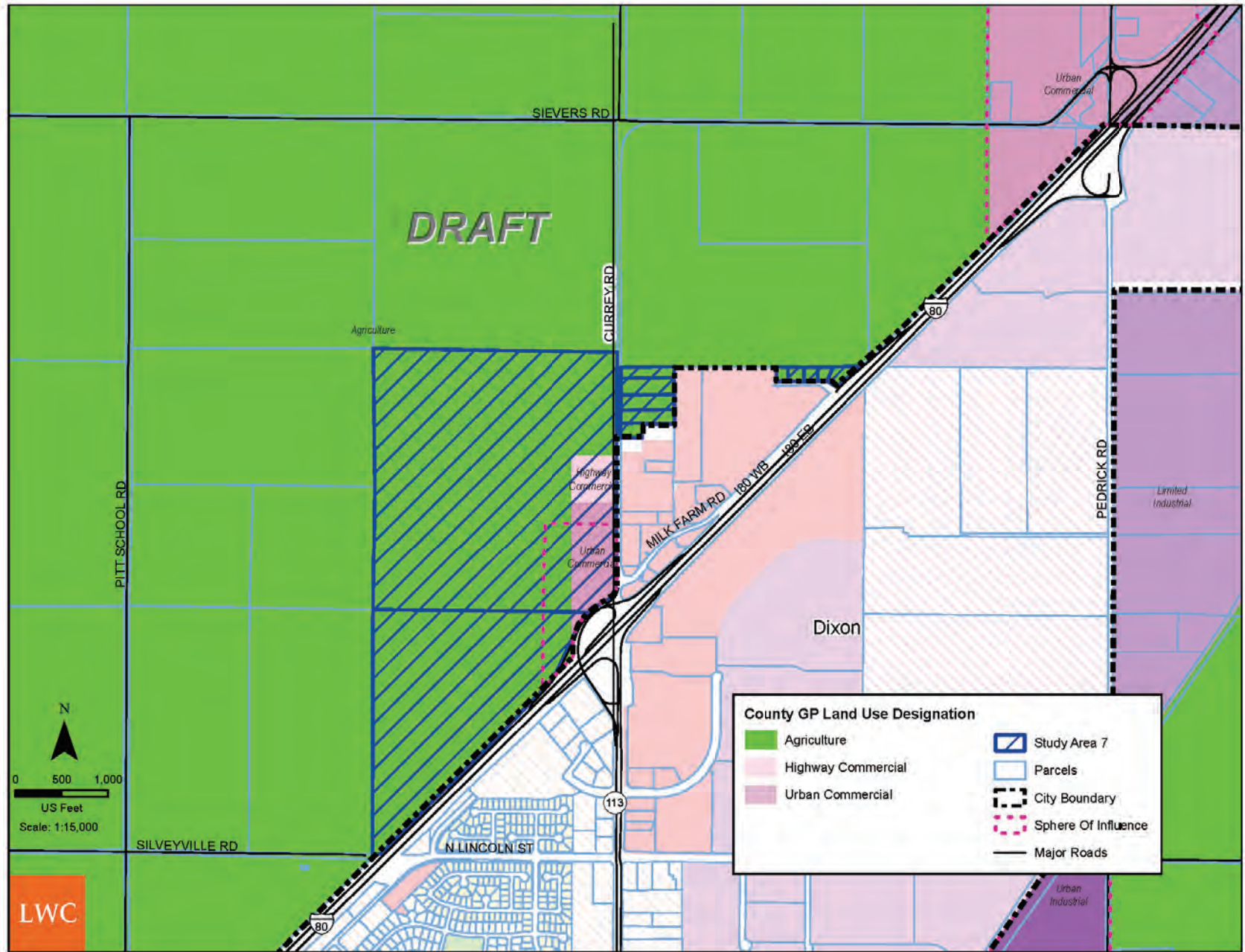
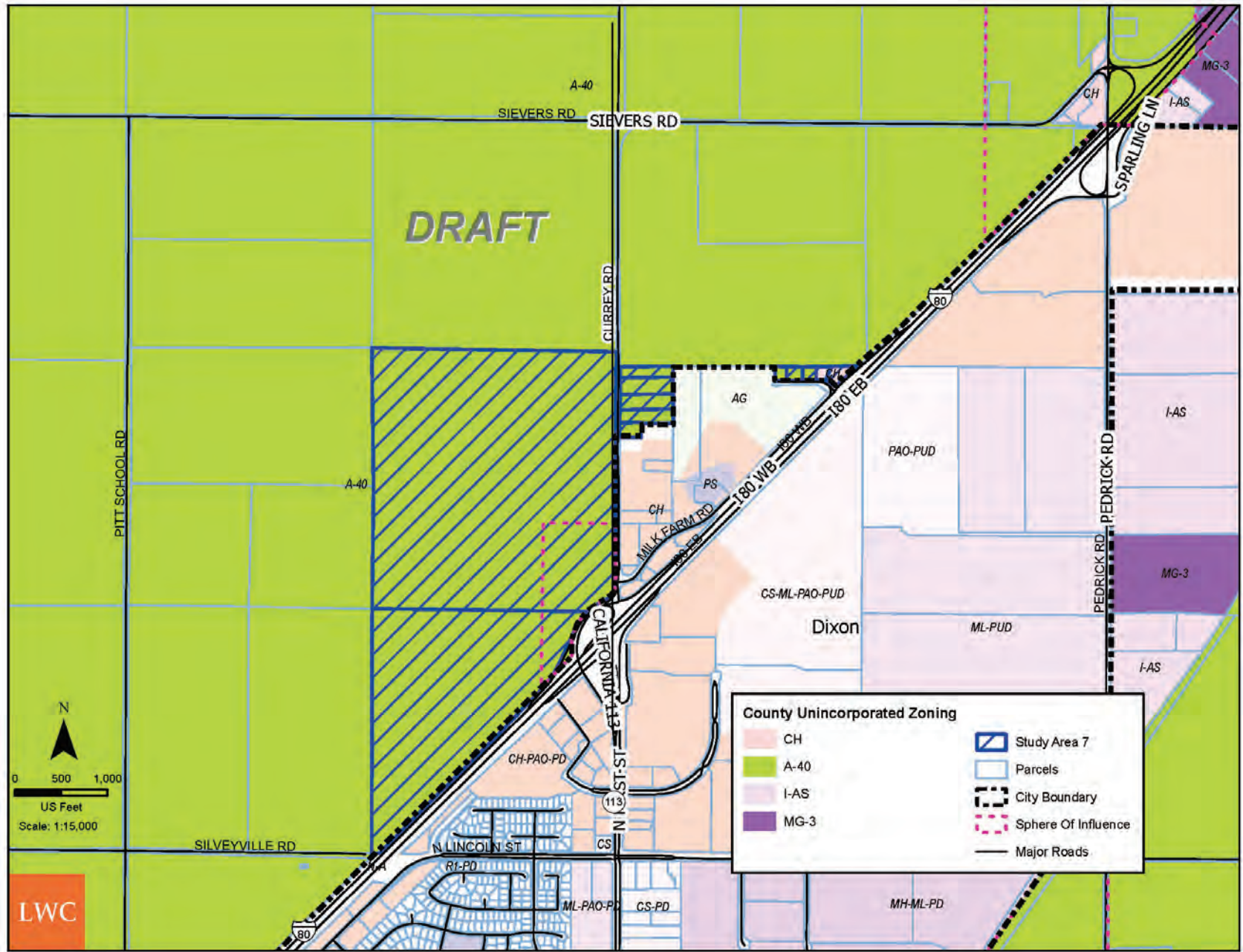




Figure 3.7-2: Interchange 7 Zoning, I-80 and Currey Rd. (Dixon)



## Section 3.8

## Interchange 8: I-80 and Pedrick Rd. (Dixon)

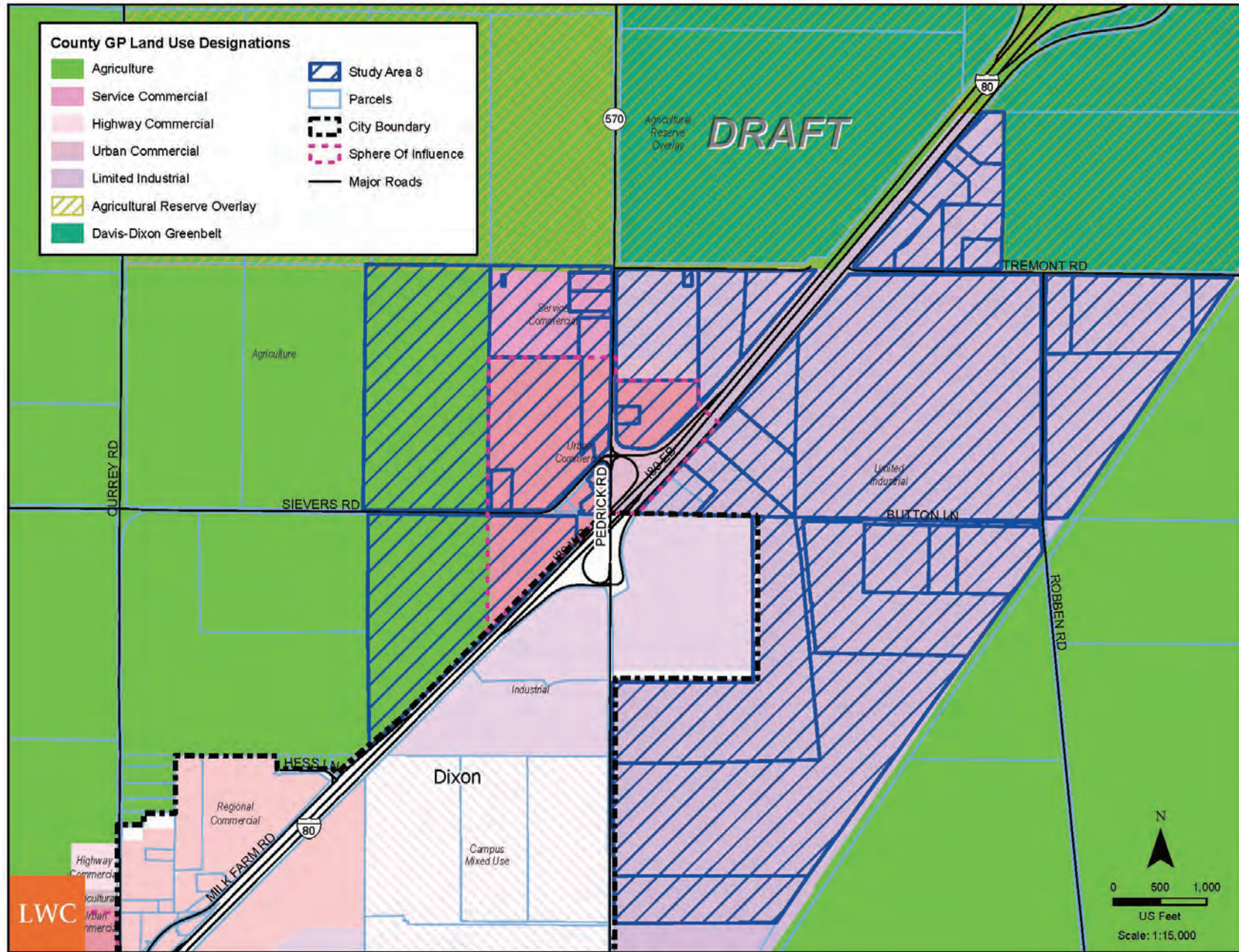
Interchange 8’s Study Area is the largest of all eight interchanges. It covers a mostly agricultural area straddling both I-80 and the northeastern corner of the City of Dixon’s city limits. Existing uses include manufacturing businesses, trucking companies, an auction house, agricultural services, a gas station, a market, and two rural residences. The Study Area is bordered by agricultural areas to the west and east, as well as the Davis-Dixon Greenbelt to the north.

At the center of the Study Area is a roughly triangular group of parcels within the City’s SOI, featuring a gas station, produce market, and rural residences amidst farms. Similar to Interchanges 4, 5, and 6, these parcels are designated Urban Commercial. Adjacent to these parcels, west of Pedrick Rd., and outside the City’s SOI are additional parcels designated Agriculture or Service Commercial and associated uses. Parcels are zoned either for agriculture (A-40) or Service Commercial (CS).

The remainder (and majority) of the Study Area is designated Limited Industrial. Similar to the North Vacaville Limited Industrial Area (see Interchange 3), policy direction in the County’s Land Use Element envisions this area will feature “agriculture-supporting industrial uses,” subject to Development Agreements which will address design, drainage, and traffic impacts. To support this vision, parcels in this portion of the Study Area have been zoned for Manufacturing – General (MG-1/2, MG-3) or Industrial – Agricultural Service (I-AS).

<b>Highways / Significant Roads</b>		I-80 Pedrick Rd.
<b>Neighboring City</b>		Dixon
<b>SOI Overlap?</b>		Yes
<b>MSA Overlap?</b>		Yes
<b>Study Area Parcels</b>	<b>County General Plan Land Use</b>	Agriculture (AG) Urban Commercial (UC) Service Commercial (SC) Limited Industrial (LI)
	<b>County Zoning District</b>	Agriculture (A-40) Commercial Service (C-S) Manufacturing - General (M-G-1/2, M-G-3) Industrial - Agricultural Service (I-AS)
<b>Significant Existing Uses Nearby</b>		Trucking companies, truck dealer, auction house, banquet hall, manufacturing uses, concrete product supplier, gas station, produce market, agriculture

Figure 3.8-1: Interchange 8 Land Use, I-80 and Pedrick Rd. (Dixon)





## Chapter 4: Interchange Market Area Analysis

Market area boundaries are delineated by drive times from each interchange in the study as determined by a GIS algorithm using the existing street network and posted maximum speeds. The 5-, 10-, and 15-minute drive times were selected to represent frequent trips to occasional trips by the population. When comparing market areas for each interchange it should be noted that their boundaries can overlap.

The software created estimates of population characteristics within each drive time based on ESRI 2024 and ACS 5-Year (2018-2022) data. Data processing was applied to the initial drive time polygons to generalize their extent in a limited way.

The drive times serve as a general indication of the immediate proximity to each interchange and the available markets in the vicinity. The drive time analysis suggests parameters for examining the characteristics of the population and households that could be attracted to the site. It is understood that traffic conditions, weather events and the time of day can alter the distances covered by these drive times.

The demographic data tables for each interchange provide estimates of population and housing unit characteristics in various categories that are present in that market area. The total number and percentages of each category or subcategory are presented for each drive time along with a County Index value. The County Index value represents the category's share of the overall County population and provides a benchmark to evaluate and compare market areas.

## Section 4.1

## Interchange 1: I-80 and Chadbourne Rd. (Fairfield)

### 4.1.1 Population, Households, and Race/Ethnicity

**Interchange 1 (I-80 and Chadbourne Rd.)** Market Areas are shown in **Figure 4.1-1**. The market areas associated with this interchange are concentrated in Fairfield and extend north partially through Vacaville and south into Vallejo. Relatively small portions of it are within Napa County.

As shown in **Table 4.1-A**, the market area contains almost 13,000 individuals living in approximately 4,300 households within a 5-minute drive of the interchange.

The 10-minute drive time radius expands to include a population of approximately 102,300 people living in just over 34,000 households.

The 15-minute drive time radius includes a population of about 188,500 people living in about 63,300 households. This represents 41% of the total population of Solano County (note that the market area extends beyond the County boundaries in some areas).

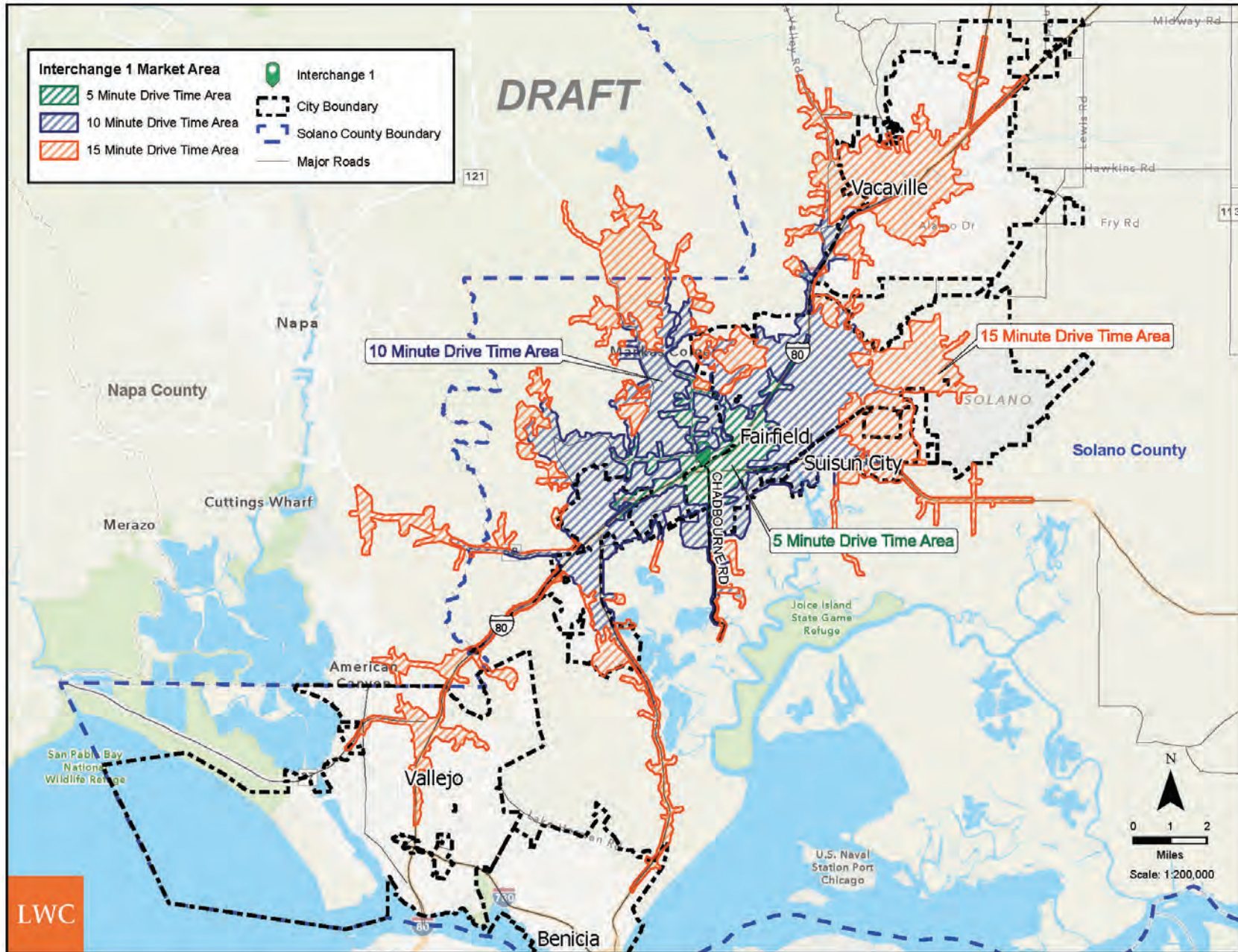
Within each drive time market, the average household size is larger than the County average at about three with a larger share of households with children under 18 and a higher amount of families living in rental units than the County overall. The County Index values for households with children under 18 in the I-80 and Chadbourne Rd. markets are 115%, 114.8% and 106.8% in the 5-, 10-, and 15-minute areas, respectively.

**Table 4.1-A: Total Population, Households, and Median Age (Interchange 1)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	12,905	2.8%	102,313	22.4%	188,484	41.2%	457,532
<b>Total Households</b>	4,339	2.8%	34,054	21.7%	63,306	40.3%	157,259
<i>Households with Children &lt;18</i>	1,630	115.0%	12,767	114.8%	22,076	106.8%	51,366
<b>Average Household Size</b>	2.96	103.9%	2.99	104.9%	2.96	103.9%	2.85
<b>Median Age</b>	38.2	96.0%	38.0	95.5%	38.1	95.7%	39.8
<i>Male</i>	37.1	96.1%	36.8	95.3%	36.9	95.6%	38.6
<i>Female</i>	39.3	95.4%	39.2	95.1%	39.4	95.6%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.1-1: Interchange 1 Market Area (5-, 10-, and 15-Minute Drive Times)



Age data for the population in the three drive time markets is shown in **Table 4.1-B**. The population has a median age of about 38 in all three drive time markets, lower than the Countywide average of 39.8 years of age. Median ages for men and women tend to be lower than their County average by similar amounts.

All markets for Interchange 1 have a relatively large representation of children and young adults up to age 19 at higher rates than the County overall. The age of adults tends to be younger from 20 to 39 in these markets than the County average, especially in the 5-minute drive time area.

All three Interchange 1 markets have an underrepresentation of individuals at 60 years of age and older than Solano County as a whole. The 5-minute market area also has a relatively higher concentration of individuals aged 50 to 59.

**Table 4.1-B: Total Populations by Age (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	12,967	100%	2.8%	102,313	1	22.4%	188,484	1	41.2%	457,532	100%
0 – 4	742	5.7%	103.6%	6,072	5.9%	107.3%	10,948	5.8%	105.5%	25,104	5.5%
5 – 9	841	6.5%	112.1%	6,384	6.2%	106.9%	11,633	6.2%	106.9%	26,512	5.8%
10 - 14	853	6.6%	111.9%	6,701	6.5%	110.2%	12,082	6.4%	108.5%	26,981	5.9%
15 - 19	885	6.8%	113.3%	6,673	6.5%	108.3%	12,221	6.5%	108.3%	27,482	6.0%
20 - 29	1,808	14.0%	109.4%	13,427	13.1%	102.3%	24,758	13.2%	103.1%	58,481	12.8%
30 - 39	1,939	15.0%	105.6%	14,899	14.6%	102.8%	27,804	14.8%	104.2%	65,197	14.2%
40 - 49	1,628	12.6%	96.2%	13,662	13.4%	102.3%	25,152	13.3%	101.5%	59,895	13%
50 - 59	1,698	13.1%	108.3%	12,262	12.0%	99.2%	22,596	11.9%	98.3%	55,510	12.1%
60 - 69	1,430	11.0%	88.7%	11,713	11.5%	92.7%	21,540	11.4%	91.9%	56,695	12%
70 - 79	751	5.8%	69.0%	7,066	7.0%	83.3%	13,254	7.0%	83.3%	38,457	8.4%
80 - 85+	391	3.0%	81.1%	3,454	3.4%	91.9%	6,496	3.4%	91.9%	17,218	4%

Source: ESRI 2024

**Table 4.1-C** contains data on race and ethnicity in the three market areas for Interchange 1. In general, population distribution by racial category in each of the drive time markets is represented by higher rates of American Indians. Across all markets Pacific Islander and Some Other Race Alone categories have higher rates of representation versus the County overall. This is a significant characteristic given their small share (1.1% and 17%, respectively) of the total market area population.

In terms of Hispanic ethnicity, which is separate from any of the racial categories, all three market areas have larger proportions of Hispanic population than Solano County as a whole. The 5-minute market area has the highest rate of Hispanic population, and it decreases in the outlying markets.

The Asian ethnic group has the lowest representation out of all three markets at about 83% in the 5-minute area population. The Asian, Black and Two or More ethnic groups have similar rates in the 10- and 15-minute area populations. Individuals identifying as White are underrepresented in all three markets relative to the County overall.



**Table 4.1-C: Race and Ethnicity (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	4,158	32.2%	88.0%	30,760	30.1%	82.2%	61,332	32.5%	88.8%	167,658	36.6%
<b>Black Alone</b>	1,570	12.2%	91.0%	15,057	14.7%	109.7%	26,265	13.9%	103.7%	61,090	13.4%
<b>American Indian Alone</b>	272	2.1%	175.0%	1,571	1.5%	125.0%	2,583	1.4%	116.7%	5,441	1.2%
<b>Asian Alone</b>	1,845	14.3%	83.1%	18,385	18.0%	104.7%	34,260	18.2%	105.8%	78,585	17.2%
<b>Pacific Islander Alone</b>	120	0.9%	100.0%	1,124	1.1%	122.2%	2,058	1.1%	122.2%	4,313	0.9%
<b>Some Other Race Alone</b>	2,933	22.7%	145.5%	19,327	18.9%	121.2%	32,104	17.0%	109.0%	71,518	15.6%
<b>Two or More Races</b>	2,006	15.5%	102.6%	16,089	15.7%	104.0%	29,882	15.9%	105.3%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	5,152	39.9%	132.6%	35,578	34.8%	115.6%	62,093	32.9%	109.3%	137,595	30.1%

Source: ESRI 2024

#### 4.1.2 Housing Units, Tenure, and Housing Costs

Housing units by units in structure in the three market areas for Interchange 1 are presented in **Table 4.1-D**. Multifamily buildings are present in all three markets at significantly higher rates than the County as a whole. The percentages of multifamily buildings with 10 to 50 or more units are especially high across all three markets.

The data show that although single family detached units are the most prevalent type of housing structure, they are below Countywide levels in the outlying 10- and 15-minute drive time markets. The percentages of buildings containing 3 to 9 housing units is significantly higher than the County level in the 10- and 15-minute drive time markets. The concentration of single family detached homes falls in the same market areas where the rate of multifamily housing structures with 3 to 9 units rises.

**Table 4.1-D: Housing Units by Units in Structure (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	4,348	100.0%	2.7%	35,257	100.0%	21.7%	63,797	100.0%	39.3%	162,513	100%
<i>1, detached</i>	3,141	72.2%	101.7%	23,621	67.0%	94.4%	43,693	68.5%	96.5%	115,389	71.0%
<i>1, attached</i>	128	2.9%	63.0%	1,240	3.5%	76.1%	2,372	3.7%	80.4%	7,552	4.6%
<i>2</i>	36	0.8%	53.3%	388	1.1%	73.3%	667	1.0%	66.7%	2,512	1.5%
<i>3 or 4</i>	96	2.2%	40.0%	2,061	5.8%	105.5%	3,816	6.0%	109.1%	9,006	5.5%
<i>5 to 9</i>	156	3.6%	78.3%	2,123	6.0%	130.4%	3,507	5.5%	119.6%	7,433	4.6%
<i>10 to 19</i>	302	6.9%	202.9%	1,905	5.4%	158.8%	2,811	4.4%	129.4%	5,469	3.4%
<i>20 to 49</i>	146	3.4%	188.9%	1,051	3.0%	166.7%	1,519	2.4%	133.3%	2,965	1.8%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
50 or more	268	6.2%	131.9%	2,334	6.6%	140.4%	3,492	5.5%	117.0%	7,569	4.7%
Mobile home	75	1.7%	63.0%	534	1.5%	55.6%	1,844	2.9%	107.4%	4,363	2.7%
Boat, RV, van, etc.	-	0.0%	0.0%	-	0.0%	0.0%	76	0.1%	50.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The median year that housing units were built is 1982 in all three market areas (**Table 4.1-E**). The concentration of housing units built in the 1970s and the 2000s increases from the 5-minute market to the outer market areas. For housing units built in the 1980s and 2010s, the trend reverses with the highest concentration of these units within the 5-minute market area. Housing units from the 1950s are the highest category compared to Countywide percentages across all three market areas while housing units built in the 1990s are underrepresented versus Countywide levels.

The pace of housing construction in Solano County peaked between 1970 and 1989 with about 41% of all units constructed during this period but has slowed since then, which is reflected in the age of housing in the 10- and 15-minute market areas when 41% and 43% of the housing stock was built, respectively. With 17.3% of housing units constructed between 2000 and 2019 in Solano County, the rate of housing construction in these two decades was almost identical to the rate of housing construction during the 1950s and 1960s in the County when 17.4% of housing units were built.

**Table 4.1-E: Housing Units by Year Structure Built (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	4,348	100.0%	2.7%	35,257	100.0%	21.7%	63,797	100.0%	39.3%	162,513	100%
Built 2020 or later	-	0.0%	0.0%	21	0.1%	25.0%	110	0.2%	50.0%	602	0.4%
Built 2010 to 2019	421	9.7%	176.4%	2,223	6.3%	114.5%	3,624	5.7%	103.6%	8,989	5.5%
Built 2000 to 2009	287	6.6%	55.9%	3,880	11.0%	93.2%	8,551	13.4%	113.6%	19,109	11.8%
Built 1990 to 1999	425	9.8%	66.7%	4,876	13.8%	93.9%	9,255	14.5%	98.6%	23,851	14.7%
Built 1980 to 1989	1,243	28.6%	131.8%	7,971	22.6%	104.1%	13,687	21.5%	99.1%	35,252	21.7%
Built 1970 to 1979	630	14.5%	75.5%	6,617	18.8%	97.9%	13,598	21.3%	110.9%	31,122	19.2%
Built 1960 to 1969	404	9.3%	95.9%	5,029	14.3%	147.4%	7,540	11.8%	121.6%	15,815	9.7%
Built 1950 to 1959	790	18.2%	236.4%	3,350	9.5%	123.4%	5,377	8.4%	109.1%	12,587	7.7%
Built 1940 to 1949	102	2.3%	60.5%	608	1.7%	44.7%	923	1.4%	36.8%	6,198	3.8%
Built 1939 or earlier	44	1.0%	18.2%	682	1.9%	34.5%	1,131	1.8%	32.7%	8,988	5.5%
<b>Median Year</b>	1982			1982			1982			1982	

Source: ACS 5-Year Est. 2018-2022

Renter-occupied housing units are more common in all three market areas of Interchange 1 than the County overall (**Table 4.1-F**). Renter-occupied housing units are more concentrated in the 5-minute market area than the other market areas. Conversely, percentages of owner-occupied housing units follow the opposite

trend and are lower than the Countywide levels. High occupancy rates, which are at Countywide levels, coupled with vacancy rates lower than the Countywide average, signify a limited housing supply.

**Table 4.1-F: Housing Units by Occupancy Status and Tenure (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	4,565	100.0%	2.8%	35,566	100.0%	21.6%	66,044	100.0%	40.1%	164,757	100%
<i>Occupied</i>	4,345	95.2%	99.8%	34,054	95.7%	100.3%	63,306	95.9%	100.5%	157,259	95.4%
<i>Owner</i>	2,459	53.9%	89.1%	19,924	56.0%	92.6%	38,527	58.3%	96.4%	99,646	60.5%
<i>Renter</i>	1,886	41.3%	118.0%	14,130	39.7%	113.4%	24,779	37.5%	107.1%	57,613	35.0%
<i>Vacant</i>	184	4.0%	87.0%	1,512	4.3%	93.5%	2,738	4.1%	89.1%	7,498	4.6%

Source: ESRI 2024

Owner-occupied housing units by value are provided in **Table 4.1-G**. The housing unit value present in Interchange 1 market areas with the highest concentration above County levels is \$2,000,000 or more. This category is overrepresented in all three market areas, which is significant because this category only comprises about 1% of owner-occupied housing units. Housing unit values between this upper range and \$500,000 are either below or around Countywide averages in these market areas.

**Table 4.1-G: Owner-Occupied Housing Units by Value (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	2,443	100%	2.5%	19,687	100.0%	20.2%	36,633	100.0%	37.5%	97,692	100.0%
<i>Less than \$100,000</i>	40	1.5%	40.5%	427	2.1%	56.8%	1,186	3.3%	89.2%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	621	25.5%	171.1%	3,762	19.1%	128.2%	6,268	17.1%	114.8%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	686	28.1%	120.1%	5,444	27.7%	118.4%	9,668	26.4%	112.8%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	849	34.8%	84.9%	6,814	34.6%	84.4%	13,706	37.4%	91.2%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	167	6.8%	56.7%	2,163	11.0%	91.7%	3,891	10.6%	88.3%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	36	1.5%	40.5%	746	3.8%	102.7%	1,341	3.7%	100.0%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	13	0.5%	83.3%	111	0.6%	100.0%	229	0.6%	100.0%	596	0.6%
<i>\$2,000,000 or more</i>	29	1.2%	171.4%	217	1.1%	157.1%	344	0.9%	128.6%	688	0.7%
<b>Median Home Value</b>	481,560	87.7%		507,668	92.5%		521,788	95.0%		549,100	

Source: ACS 5-Year Est. 2018-2022

Renter-occupied housing units by gross rent are provided in **Table 4.1-H**. In the 5-minute market area the rent range with the highest rate above the County average is \$2,000 - \$2,999 at 151%. This market area has a significantly lower proportion of the most common rent range in the County, \$1,000 - \$1,999, at about 81% of the Countywide level. The 10- and 15-minute market areas have average levels of rent in the \$1,000 to \$2,999 ranges. These market areas also have lower levels of the more expensive rents.

**Table 4.1-H: Renter-Occupied Housing Units by Gross Rent (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	1,694	100.0%	3.0%	14,284	100.0%	24.9%	24,268	100.0%	42.4%	57,295	100.0%
<i>With cash rent</i>	1,675	98.9%	102.8%	13,886	97.2%	101.0%	23,509	96.9%	100.7%	55,114	96.2%
<i>Less than \$1,000</i>	41	2.5%	25.0%	1,371	9.7%	96.8%	2,097	8.7%	86.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	537	31.7%	80.9%	6,262	43.8%	111.7%	9,914	40.9%	104.3%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	965	56.9%	151.3%	5,147	36.0%	95.7%	9,371	38.6%	102.7%	21,546	37.6%
<i>\$3,000 - \$3,499</i>	118	7.0%	109.4%	782	5.5%	85.9%	1,423	5.9%	92.2%	3,673	6.4%
<i>\$3,500 or more</i>	15	0.9%	29.0%	324	2.3%	74.2%	704	2.9%	93.5%	1,800	3.1%
<i>No cash rent</i>	19	1.1%	28.9%	398	2.8%	73.7%	759	3.1%	81.6%	2,181	3.8%
<b>Median Gross Rent</b>	2,268		114.5%	1,914		96.6%	1,980		99.9%	1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.1.3 Household Income

Information on incomes for the three drive time market areas is provided in **Table 4.1-I**. The 5-minute market area has a median household income of over \$99,000, which is almost the same as that of Solano County. Households with incomes of \$100,000-\$149,999 make up the largest cohort of the 5-minute market area, accounting for 26% of all households. This compares to the Countywide level of just over 20%.

The average household income of the 5-minute market area is reported at about \$122,600, compared to almost \$128,800 for the County. This suggests a negative skewness to the income distribution in this market area. The lower income bracket of \$25,000-\$34,999 has a higher concentration in the 5-minute market area than the County overall.

Tenants in the 10- and 15-minute market areas have median incomes of about \$94,000 and \$97,500, respectively. The lower household income bracket of \$25,000-\$34,999 is present again at higher concentrations in the 10- and 15-minute market areas than the County overall.

The most common income bracket in the County is estimated to be \$100,000 to \$149,000 at about 20.2% of households. The frequency of this income bracket is higher than average among Interchange 1 market areas. Still, these areas tend to have households that are more frequently lower income than average.

**Table 4.1-I: Household Income (Interchange 1)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$99,479		100.4%	\$93,846		94.8%	\$97,454		98.4%	\$99,041	
<b>Average Household Income</b>	\$122,609		95.2%	\$121,467		94.3%	\$126,289		98.1%	\$128,797	
<b>Per Capita Income</b>	\$41,271		93.0%	\$40,283		90.8%	\$42,371		95.5%	\$44,379	

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Income Brackets</b>											
<\$15,000	206	4.7%	61.8%	2,816	8.3%	109.2%	4,806	7.6%	100.0%	12,025	7.6%
\$15,000-\$24,999	132	3.0%	93.8%	1,157	3.4%	106.3%	1,889	3.0%	93.8%	5,036	3.2%
\$25,000-\$34,999	274	6.3%	131.3%	1,883	5.5%	114.6%	3,270	5.2%	108.3%	7,562	4.8%
\$35,000-\$49,999	326	7.5%	93.8%	2,614	7.7%	96.3%	5,184	8.2%	102.5%	12,619	8.0%
\$50,000-\$74,999	617	14.2%	108.4%	4,746	13.9%	106.1%	8,521	13.5%	103.1%	20,561	13.1%
\$75,000-\$99,999	625	14.4%	105.9%	4,758	14.0%	102.9%	8,677	13.7%	100.7%	21,460	13.6%
\$100,000-\$149,999	1,126	26.0%	128.7%	7,204	21.2%	105.0%	13,505	21.3%	105.4%	31,745	20.2%
\$150,000-\$199,999	415	9.6%	73.3%	3,921	11.5%	87.8%	7,464	11.8%	90.1%	20,559	13.1%
\$200,000+	619	14.3%	87.7%	4,955	14.6%	89.6%	9,991	15.8%	96.9%	25,684	16.3%

Source: ESRI 2024

# Section 4.2 Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville)

## 4.2.1 Population, Households, and Race/Ethnicity

**Interchange 2 (I-80 and Lagoon Valley Rd.)** Market Areas are shown in **Figure 4.2-1**. The market areas associated with this interchange extend through Fairfield and Suisun City to the south and Vacaville to the north. Portions of the market areas are located north of Vacaville and west of Fairfield.

As shown in **Table 4.2-A**, the 5-minute drive time area contains about 5,300 individuals living in approximately 2,200 households around the interchange.

The 10-minute drive time radius expands to include a population of approximately 126,000 people living in about 43,700 households.

The 15-minute drive time radius includes a population of about 233,900 people living in about 78,900 households. These many individuals represent 51% of the total population of Solano County.

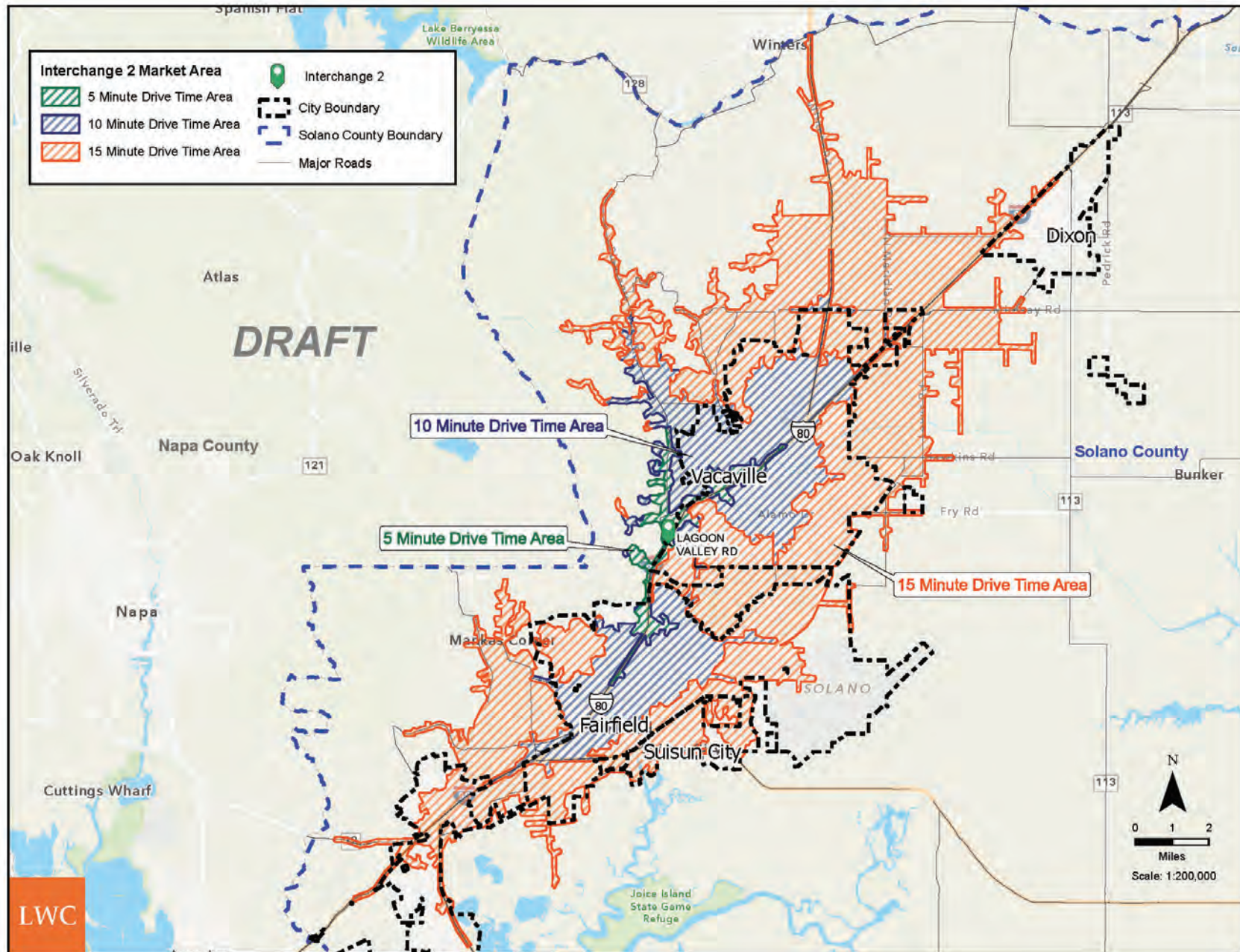
The 5-minute drive time market area contains a much higher percentage of households with children at over twice the rate than the County overall (225%) but also has a smaller average household at 84.2% of the County average. This area contains an age demographic that tends to be older than average, especially in the 60 to 69 and 80 to 85+ ranges, so these older adults are more likely to be living alone. Households in the 5-minute market area also tend to be in the higher income categories with 37.5% in the top two income ranges earning above \$150,000. Demographic variables for the other two market areas around Interchange 2 tend to be near Countywide averages in most cases.

**Table 4.2-A: Total Population, Households, and Median Age (Interchange 2)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	5,327	1.2%	126,060	27.6%	233,901	51.1%	457,532
<b>Total Households</b>	2,213	1.4%	43,686	27.8%	78,872	50.2%	157,259
<i>Households with Children &lt;18</i>	1,630	225.5%	12,767	89.5%	22,076	85.7%	51,366
<b>Average Household Size</b>	2.40	84.2%	2.83	99.3%	2.88	101.1%	2.85
<b>Median Age</b>	40.7	102.3%	38.2	96.0%	38.6	97.0%	39.8
<i>Male</i>	39.2	101.6%	37.1	96.1%	37.5	97.2%	38.6
<i>Female</i>	42.3	102.7%	39.5	95.9%	39.8	96.6%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.2-1: Interchange 2 Market Area (5-, 10-, and 15-Minute Drive Times)



Age data for the population in the three drive time markets around Interchange 2 is shown in **Table 4.2-B**. The population has a median age of almost 41 in the 5-minute market area. This market area has a relatively older population of adults with median ages for men and women above County averages. The median ages are 38 and 39 in the other two drive time markets. Median ages for women are higher than men in all three drive time markets.

The ages of children in the 5-minute drive time area are close to the County average in the 10 to 14 age range but are underrepresented in the other ranges. The 10- and 15-minute markets for Interchange 2 have larger representations of children and adults up to age 39 at higher rates than the County overall. The 30 to 39 age bracket is represented significantly above the County average for all three Interchange 2 markets.

The 5-minute market area has significant concentrations of older adults aged 60 to 69 and 80 to 85+. The other two drive time markets have average or below average rates of individuals at 60 years of age and older than Solano County as a whole.

**Table 4.2-B: Total Populations by Age (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	5,327	100%	1.2%	126,060	1	27.6%	233,901	1	51.1%	457,532	100%
0 – 4	249	4.7%	85.5%	7,208	5.7%	103.6%	13,304	5.7%	103.6%	25,104	5.5%
5 – 9	278	5.2%	89.7%	7,583	6.0%	103.4%	14,117	6.0%	103.4%	26,512	5.8%
10 - 14	307	5.8%	98.3%	7,755	6.2%	105.1%	14,420	6.2%	105.1%	26,981	5.9%
15 - 19	300	5.6%	93.3%	7,803	6.2%	103.3%	14,401	6.2%	103.3%	27,482	6.0%
20 - 29	673	12.6%	98.4%	16,900	13.4%	104.7%	30,612	13.1%	102.3%	58,481	13%
30 - 39	803	15.1%	106.3%	19,115	15.2%	107.0%	34,998	15.0%	105.6%	65,197	14.2%
40 - 49	664	12.4%	94.7%	16,431	13.0%	99.2%	31,237	13.4%	102.3%	59,895	13%
50 - 59	664	12.4%	102.5%	14,926	11.8%	97.5%	28,235	12.1%	100.0%	55,510	12.1%
60 - 69	720	13.6%	109.7%	14,557	11.5%	92.7%	27,291	11.6%	93.5%	56,695	12%
70 - 79	441	8.3%	98.8%	9,123	7.2%	85.7%	16,929	7.2%	85.7%	38,457	8.4%
80 - 85+	230	4.3%	116.2%	4,660	3.7%	100.0%	8,358	3.6%	97.3%	17,218	4%

Source: ESRI 2024

**Table 4.2-C** contains data on race and ethnicity in the three market areas for Interchange 2. The population distribution by racial category in the 5-minute market is characterized by higher than County average rates of Whites (137.4%). Across all markets, individuals identifying as Two or More races have higher rates of representation versus the County overall. The total populations of the Asian (~38,000), Some Other Race (~38,000), and Two or More Races (~39,800) ethnic groups are at similar levels within the 15-minute market area.

For Hispanic ethnicity, the 5-minute market area has a below average rate (89.7%) of Hispanic population relative to the County. The 10-minute market Hispanic population is significantly above (111.3%) the County rate, and the outer market area has almost the same proportion as the County.



**Table 4.2-C: Race and Ethnicity (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	3,712	50.3%	137.4%	54,644	40.0%	109.3%	95,669	38.6%	105.5%	167,658	36.6%
<b>Black Alone</b>	595	8.1%	60.4%	16,588	12.1%	90.3%	30,992	12.5%	93.3%	61,090	13.4%
<b>American Indian Alone</b>	109	1.5%	125.0%	1,814	1.3%	108.3%	3,099	1.2%	100.0%	5,441	1.2%
<b>Asian Alone</b>	902	12.2%	70.9%	16,910	12.4%	72.1%	37,993	15.3%	89.0%	78,585	17.2%
<b>Pacific Islander Alone</b>	49	0.7%	77.8%	1,372	1.0%	111.1%	2,474	1.0%	111.1%	4,313	0.9%
<b>Some Other Race Alone</b>	742	10.0%	64.1%	22,867	16.7%	107.1%	37,968	15.3%	98.1%	71,518	15.6%
<b>Two or More Races</b>	1,278	17.3%	114.6%	22,440	16.4%	108.6%	39,761	16.0%	106.0%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	1,994	27.0%	89.7%	45,785	33.5%	111.3%	76,732	30.9%	102.7%	137,595	30.1%

Source: ESRI 2024

#### 4.2.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three market areas for Interchange 2 are presented in **Table 4.2-D**. Housing units in the 1-attached category and multifamily buildings with 20 to 49 units are present at higher rates, at 143.5% and 188.9% respectively, within the 5-minute drive time area than the County overall. The share of structures with 20 to 49 total units remains elevated in the 10- and 15-minute drive time markets around Interchange 2.

Single-family detached units are the most prevalent type of housing structure, and they are present near the County average in all three Interchange 2 drive time markets. The percentage of detached homes does drop in the 10-minute market area, however, where the percentages of housing structures with 3 to 19 units are at relatively high levels.

**Table 4.2-D: Housing Units by Units in Structure (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,325	100.0%	1.4%	44,510	100.0%	27.4%	79,116	100.0%	48.7%	162,513	100.0%
<i>1, detached</i>	1,674	72.0%	101.4%	28,490	64.0%	90.1%	55,150	69.7%	98.2%	115,389	71.0%
<i>1, attached</i>	154	6.6%	143.5%	1,600	3.6%	78.3%	3,013	3.8%	82.6%	7,552	4.6%
<i>2</i>	6	0.3%	20.0%	484	1.1%	73.3%	678	0.9%	60.0%	2,512	1.5%
<i>3 or 4</i>	121	5.2%	94.5%	3,427	7.7%	140.0%	4,490	5.7%	103.6%	9,006	5.5%
<i>5 to 9</i>	90	3.9%	84.8%	2,736	6.1%	132.6%	3,853	4.9%	106.5%	7,433	4.6%
<i>10 to 19</i>	54	2.3%	67.6%	2,251	5.1%	150.0%	3,343	4.2%	123.5%	5,469	3.4%
<i>20 to 49</i>	78	3.4%	188.9%	1,266	2.8%	155.6%	1,910	2.4%	133.3%	2,965	1.8%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
50 or more	115	4.9%	104.3%	2,904	6.5%	138.3%	4,261	5.4%	114.9%	7,569	4.7%
Mobile home	30	1.3%	48.1%	1,268	2.8%	103.7%	2,290	2.9%	107.4%	4,363	2.7%
Boat, RV, van, etc.	2	0.1%	50.0%	82	0.2%	100.0%	128	0.2%	100.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The median year that housing units were built around Interchange 2 is provided in **Table 4.2-E**. The age of housing transitions from older to younger between the inner and outer market areas which is reflected in median year built for each area of 1972, 1980 and 1983, respectively. The most housing units were built in the 5-minute market area in the 1950s versus the 1970s for the outer market areas. However, housing built since the 1990s are more common than Countywide levels in the 15-minute drive time radius and much more common than the 5- and 10-minute areas.

The pace of housing construction in Solano County was highest between 1970 and 1989 with about 41% of all units constructed during that time. The year built in the 10- and 15-minute market areas reflects that trend when 47% and 43% of the housing stock was built, respectively.

**Table 4.2-E: Housing Units by Year Structure Built (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,325	100.0%	1.4%	44,510	100.0%	27.4%	79,116	100.0%	48.7%	162,513	100.0%
Built 2020 or later	2	0.1%	25.0%	62	0.1%	25.0%	311	0.4%	100.0%	602	0.4%
Built 2010 to 2019	61	2.6%	47.3%	2,019	4.5%	81.8%	5,553	7.0%	127.3%	8,989	5.5%
Built 2000 to 2009	225	9.7%	82.2%	3,906	8.8%	74.6%	9,677	12.2%	103.4%	19,109	11.8%
Built 1990 to 1999	244	10.5%	71.4%	6,313	14.2%	96.6%	12,938	16.4%	111.6%	23,851	14.7%
Built 1980 to 1989	281	12.1%	55.8%	9,997	22.5%	103.7%	16,816	21.3%	98.2%	35,252	21.7%
Built 1970 to 1979	421	18.1%	94.3%	10,873	24.4%	127.1%	17,429	22.0%	114.6%	31,122	19.2%
Built 1960 to 1969	415	17.8%	183.5%	6,357	14.3%	147.4%	8,926	11.3%	116.5%	15,815	9.7%
Built 1950 to 1959	456	19.6%	254.5%	3,795	8.5%	110.4%	5,269	6.7%	87.0%	12,587	7.7%
Built 1940 to 1949	112	4.8%	126.3%	548	1.2%	31.6%	893	1.1%	28.9%	6,198	3.8%
Built 1939 or earlier	109	4.7%	85.5%	640	1.4%	25.5%	1,303	1.6%	29.1%	8,988	5.5%
<b>Median Year</b>	1972			1980			1983			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure closely match County averages in all three market areas of Interchange 2 as shown in **Table 4.2-F**. Renter-occupied housing units are more highly concentrated in the 10-minute market area, while owner-occupied units are less common, than the other market areas. Housing vacancies are lower than the County average with the 5-minute drive time radius particularly lower.

**Table 4.2-F: Housing Units by Occupancy Status and Tenure (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	2,294	100.0%	1.4%	45,575	100.0%	27.7%	82,200	100.0%	49.9%	164,757	100.0%
<i>Occupied</i>	2,213	96.5%	101.2%	43,686	95.9%	100.5%	78,872	96.0%	100.6%	157,259	95.4%
<i>Owner</i>	1,400	61.0%	100.8%	25,087	55.0%	90.9%	49,615	60.4%	99.8%	99,646	60.5%
<i>Renter</i>	813	35.4%	101.1%	18,599	40.8%	116.6%	29,257	35.6%	101.7%	57,613	35.0%
<i>Vacant</i>	81	3.5%	76.1%	1,889	4.1%	89.1%	3,328	4.0%	87.0%	7,498	4.6%

Source: ESRI 2024

Owner-occupied housing units by value for Interchange 2 market areas are provided in **Table 4.2-G**. Housing units in the \$700,000 to \$999,000 and \$1,500,000 - \$1,999,999 brackets are present in higher percentages than County levels in the 5-minute drive time radius at 122.5% and 166.7%, respectively. These housing values cause the median home value in this market to be above the County median value of \$549,100.

Median home values in the 10- and 15-minute drive time markets are roughly at or below the County median value. In these markets, home values in the three categories within the range \$100,000 to \$749,000 are overrepresented relative to the County. Median home values are below and near the County median home value in the 10- and 15-minute drive time markets as a result.

**Table 4.2-G: Owner-Occupied Housing Units by Value (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	1,375	100.0%	1.4%	24,425	100.0%	25.0%	47,124	100.0%	48.2%	97,692	100.0%
<i>Less than \$100,000</i>	7	0.5%	13.5%	888	3.5%	94.6%	1,641	3.5%	94.6%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	187	13.6%	91.3%	4,251	17.4%	116.8%	7,162	15.1%	101.3%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	328	23.9%	102.1%	6,287	25.7%	109.8%	11,505	24.4%	104.3%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	593	43.1%	105.1%	10,416	42.6%	103.9%	19,913	42.3%	103.2%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	202	14.7%	122.5%	1,895	7.8%	65.0%	4,780	10.1%	84.2%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	37	2.7%	73.0%	448	1.8%	48.6%	1,598	3.4%	91.9%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	14	1.0%	166.7%	111	0.5%	83.3%	249	0.5%	83.3%	596	0.6%
<i>\$2,000,000 or more</i>	7	0.5%	71.4%	128	0.5%	71.4%	276	0.6%	85.7%	688	0.7%
<b>Median Home Value</b>	\$569,772		103.8%	\$518,865		94.5%	\$540,853		98.5%	\$549,100	

Source: ACS 5-Year Est. 2018-2022

Renter-occupied housing units by gross rent are provided in **Table 4.2-H**. Median gross rent is higher than the County average of \$1,981 in the 5-minute market area (\$2,120), about average in the 10-minute market area (\$1,978), and slightly above average in the 15-minute market area (\$2,038). The median rent range with the highest rate above the County average is \$3,500 or more in the 5-market market area at 129%.

**Table 4.2-H: Renter-Occupied Housing Units by Gross Rent (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	756	100.0%	1.3%	18,022	100.0%	31.5%	28,448	100.0%	49.7%	57,295	100.0%
<i>With cash rent</i>	751	99.3%	103.2%	17,430	96.7%	100.5%	27,483	96.6%	100.4%	55,114	96.2%
<i>Less than \$1,000</i>	97	12.9%	128.8%	1,689	9.2%	91.8%	2,269	8.0%	79.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	238	31.5%	80.4%	7,239	40.2%	102.6%	10,923	38.4%	98.0%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	346	45.8%	121.8%	7,004	38.8%	103.2%	11,474	40.3%	107.2%	21,546	37.6%
<i>\$3,000 - \$3,499</i>	39	5.2%	81.3%	920	5.1%	79.7%	1,905	6.7%	104.7%	3,673	6.4%
<i>\$3,500 or more</i>	30	4.0%	129.0%	577	3.2%	103.2%	915	3.2%	103.2%	1,800	3.1%
<i>No cash rent</i>	5	0.7%	18.4%	592	3.3%	86.8%	965	3.4%	89.5%	2,181	3.8%
<b>Median Gross Rent</b>	\$2,120		107.0%	\$1,978		99.8%	\$2,038		102.9%	\$1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.2.3 Household Income

Information on incomes for the three drive time market areas is provided in **Table 4.2-I**. Median household income is higher than the County average of \$99,041 in the 5-minute market area (\$113,256), close to average in the 10-minute market area (\$93,647), and slightly above average in the 15-minute market area (\$101,881).

Households with incomes over \$200,000 make up the largest cohort of the 5-minute market area, accounting for about 23% of all households as compared to the Countywide level of just over 16%. This is a 139% difference from the Countywide level and the largest difference in any income range and market area. The next largest deviation from the Countywide level is 65.6% of the County average for households in the \$15,000-\$24,999 range in the 5-minute market area.

Households with incomes between \$100,000 and \$149,999 form the largest portions of households in the 10-minute and 15-minute market areas at about 21% each, which is the most frequent Countywide median household income level occurring at a 20.2% rate.

Other household income ranges are mostly at or near their respective County averages in the 10- and 15-minute drive time markets for Interchange 2. However, lower household income distributions are more common in the 10-minute market and somewhat higher household income distributions are more common in the 15-minute market as reflected in each area’s median and average household income.

**Table 4.2-I: Household Income (Interchange 2)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$113,256	114.4%		\$93,647	94.6%		\$101,881	102.9%		\$99,041	

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Average Household Income</b>	\$147,999		114.9%	\$122,873		95.4%	\$131,110		101.8%	\$128,797	
<b>Per Capita Income</b>	\$57,089		128.6%	\$42,563		95.9%	\$44,335		99.9%	\$44,379	
<b>Income Brackets</b>											
<\$15,000	122	5.5%	72.4%	3,661	8.4%	110.5%	5,633	7.1%	93.4%	12,025	7.6%
\$15,000-\$24,999	47	2.1%	65.6%	1,265	2.9%	90.6%	2,189	2.8%	87.5%	5,036	3.2%
\$25,000-\$34,999	93	4.2%	87.5%	2,412	5.5%	114.6%	3,865	4.9%	102.1%	7,562	4.8%
\$35,000-\$49,999	176	8.0%	100.0%	3,451	7.9%	98.8%	5,761	7.3%	91.3%	12,619	8.0%
\$50,000-\$74,999	235	10.6%	80.9%	6,206	14.2%	108.4%	10,110	12.8%	97.7%	20,561	13.1%
\$75,000-\$99,999	283	12.8%	94.1%	6,104	14.0%	102.9%	10,890	13.8%	101.5%	21,460	13.6%
\$100,000-\$149,999	426	19.2%	95.0%	9,002	20.6%	102.0%	16,809	21.3%	105.4%	31,745	20.2%
\$150,000-\$199,999	327	14.8%	113.0%	5,047	11.6%	88.5%	10,331	13.1%	100.0%	20,559	13.1%
\$200,000+	503	22.7%	139.3%	6,537	15.0%	92.0%	13,281	16.8%	103.1%	25,684	16.3%

Source: ESRI 2024

## Section 4.3

## Interchange 3: I-505 and Midway Rd. (Vacaville)

### 4.3.1 Population, Households, and Race/Ethnicity

**Interchange 3 (I-505 and Midway Rd.) Market Areas** are shown in **Figure 4.3-1**. The market areas associated with this interchange are located in and around Vacaville and Dixon. The areas extend eastward and westward around Midway Road and I-80 and south to the vicinity of Fry Road and Alamo Drive. The market areas spread out along I-505 into northern regions of Solano County and portions of the 10- and 15-minute drive time markets are in Yolo County.

As shown in **Table 4.3-A**, the 15-minute market area contains almost 8,400 individuals living in approximately 2,900 households within a 5-minute drive of the interchange.

The 10-minute drive time radius expands to include a population of approximately 71,200 people living in over 26,600 households.

The 15-minute drive time radius includes a population of about 157,000 people living in approximately 54,000 households. This population represents about 34% of the total population of Solano County (note that the market area extends beyond the County boundaries in some areas).

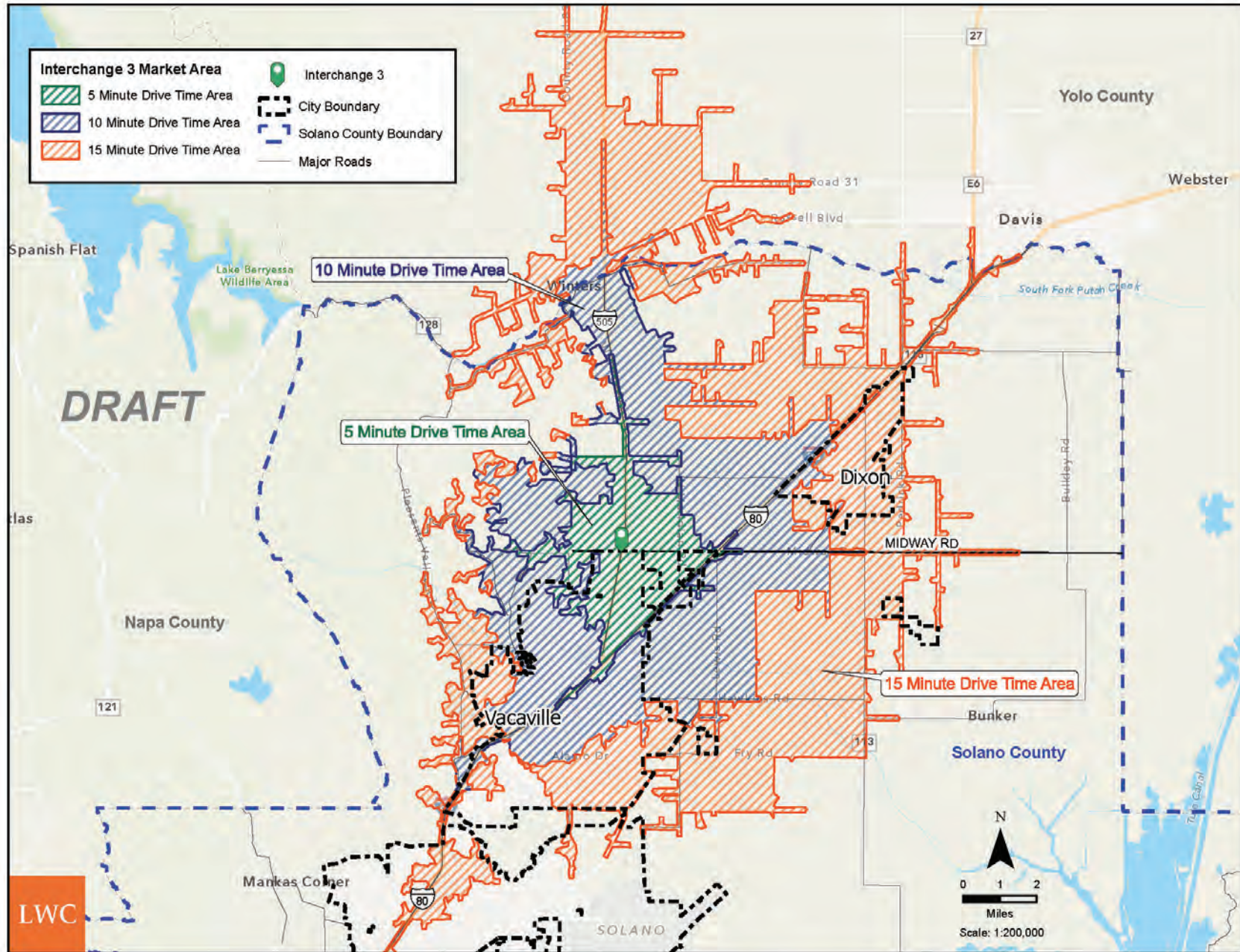
The 5-minute drive time market area contains a higher percentage of households with children than the County overall at 119.4% of the average and these households also tend to have higher incomes and pay higher rents. The 10-minute drive time market area has a median age that matches the County but contains a higher share of the 80 to 85+ demographic and also has a relatively higher proportion of renters. Households in the 15-minute market area also tend to be in the higher income categories at rates above County averages. All market areas have mobile home and RV/van housing units present well above Countywide averages.

**Table 4.3-A: Total Population, Households, and Median Age (Interchange 3)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	8,396	1.8%	71,198	15.6%	156,885	34.3%	457,532
<b>Total Households</b>	2,911	1.9%	26,647	16.9%	53,916	34.3%	157,259
<i>Households with Children &lt;18</i>	1,135	119.4%	8,117	93.3%	17,572	99.8%	51,366
<b>Average Household Size</b>	2.88	101.1%	2.66	93.3%	2.80	98.2%	2.85
<b>Median Age</b>	38.7	97.2%	39.6	99.5%	39.4	99.0%	39.8
<i>Male</i>	38.1	98.7%	37.9	98.2%	38.4	99.5%	38.6
<i>Female</i>	39.3	95.4%	41.3	100.2%	40.6	98.5%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.3-1: Interchange 3 Market Area (5-, 10-, and 15-Minute Drive Times)



Age data for the population in the three drive time markets is shown in **Table 4.3-B**. The population has a median age of about 39 in all three drive time markets, which is very close to the Countywide average. Median ages for women are higher than men in all three drive time markets, as they are for the County, but are moderately below the County average in the 5-minute market area.

The age category significantly above average in the 5-minute market area is 40 to 49 at 122.1% of the Countywide average. This market also has a population of children aged 5 to 9 at higher rates than the County overall (119%). The portion adults aged 80 and older (4.3%) in the 10-minute market area population is 116% of the Countywide average. All other age categories in the 10- and 15-minute market areas are similar to County averages.

**Table 4.3-B: Total Populations by Age (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	8,396	100%	1.8%	71,198	100%	15.6%	156,885	100%	34.3%	457,532	100%
0 – 4	492	5.9%	107.3%	3,970	5.6%	101.8%	8,639	5.5%	100.0%	25,104	5.5%
5 – 9	582	6.9%	119.0%	4,256	6.0%	103.4%	9,246	5.9%	101.7%	26,512	5.8%
10 - 14	557	6.6%	111.9%	4,322	6.1%	103.4%	9,383	6.0%	101.7%	26,981	5.9%
15 - 19	461	5.5%	91.7%	4,217	5.9%	98.3%	9,325	5.9%	98.3%	27,482	6.0%
20 - 29	938	11.1%	86.7%	8,896	12.5%	97.7%	20,098	12.8%	100.0%	58,481	12.8%
30 - 39	1,343	16.0%	112.7%	10,358	14.6%	102.8%	23,123	14.8%	104.2%	65,197	14.2%
40 - 49	1,350	16.0%	122.1%	9,138	12.8%	97.7%	21,004	13.4%	102.3%	59,895	13.1%
50 - 59	1,043	12.4%	102.5%	8,440	11.9%	98.3%	19,192	12.2%	100.8%	55,510	12.1%
60 - 69	902	10.7%	86.3%	8,752	12.3%	99.2%	19,141	12.2%	98.4%	56,695	12.4%
70 - 79	514	6.2%	73.8%	5,833	8.1%	96.4%	12,039	7.6%	90.5%	38,457	8.4%
80 - 85+	214	2.6%	70.3%	3,017	4.3%	116.2%	5,695	3.6%	97.3%	17,218	3.7%

Source: ESRI 2024

**Table 4.3-C** contains data on race and ethnicity in the three market areas for Interchange 3. The population distributions of most ethnic groups in each of the drive time markets are below County averages. Across all markets individuals in the Two or More Races and White categories have higher rates of representation than the County overall. The County index values for Two or More Races (114.6%) and Whites (139.9%) are highest in the 1-minute market area for Interchange 3.

The Asian ethnic group is a significant proportion of the population in the 5-minute market area at 21.7% which is 126.2% of the Countywide average. The Asian ethnic group is underrepresented in the 10- and 15-minute area populations versus County averages at 52.3% and 56.4%, respectively. The Black ethnic group is underrepresented in each market area when compared to County averages where the 10-minute markets area has a Black population that is 48.5% of the County average.

All three drive time market areas have significant Hispanic populations that are around one-third of each area's total population. The 5-minute market area, however, has a low Hispanic population rate that is about 78% of their County average.



**Table 4.3-C: Race and Ethnicity (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	3,746	44.6%	121.9%	36,424	51.2%	139.9%	75,212	47.9%	130.9%	167,658	36.6%
<b>Black Alone</b>	577	6.9%	51.5%	4,600	6.5%	48.5%	13,167	8.4%	62.7%	61,090	13.4%
<b>American Indian Alone</b>	77	0.9%	75.0%	914	1.3%	108.3%	1,944	1.2%	100.0%	5,441	1.2%
<b>Asian Alone</b>	1,825	21.7%	126.2%	6,412	9.0%	52.3%	15,186	9.7%	56.4%	78,585	17.2%
<b>Pacific Islander Alone</b>	52	0.6%	66.7%	548	0.8%	88.9%	1,197	0.8%	88.9%	4,313	0.9%
<b>Some Other Race Alone</b>	787	9.4%	60.3%	9,985	14.0%	89.7%	23,757	15.1%	96.8%	71,518	15.6%
<b>Two or More Races</b>	1,332	15.9%	105.3%	12,314	17.3%	114.6%	26,422	16.8%	111.3%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	1,969	23.5%	78.1%	22,619	31.8%	105.6%	50,917	32.5%	108.0%	137,595	30.1%

Source: ESRI 2024

### 4.3.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three drive time markets around Interchange 3 are provided in **Table 4.3-D**. Multifamily buildings with 10 to 50 or more housing units are present at above-average rates in all market areas, especially structures containing 10 to 19 units. The type of housing occurring at the highest levels above their County average in the 5- and 10-minute market areas are RVs/vans at 400% and 200% above their average of 0.2%.

Mobile home housing units also have a significant presence in each market area. They are present with a County index of 178% in the 5- and 10-minute market areas and are 118.5% above their Countywide average in the 15-minute market area. About 39% (~1,700) of all mobile home housing units in the County are in the 15-minute market area of Interchange 3.

Single-family detached units are the most prevalent type of housing structure in the market areas around Interchange 3 at around 70% of total units in each area. They are present near the County average in the 15-minute drive time market (101.7%) but are below County averages in the 5- and 10-minute market areas at 96.9% and 92.5%, respectively.

In the market areas where single-family homes are present less frequently than average, multifamily buildings with 10 to 19 units are the next largest category in the 5-minute market at 9.7%, which is notably a 285% increase above County average. Buildings with 3 or 4 units are the next largest category behind single detached homes in the 10-minute market. They make up 6.7% of total units and have a County index value of almost 122% in this area while being far less common in the 5-minute market at just 16.4% of their Countywide average.

**Table 4.3-D: Housing Units by Units in Structure (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,978	100.0%	1.8%	27,495	100.0%	16.9%	53,756	100.0%	33.1%	162,513	100.0%
<i>1, detached</i>	2,048	68.8%	96.9%	18,063	65.7%	92.5%	38,820	72.2%	101.7%	115,389	71.0%
<i>1, attached</i>	32	1.1%	23.9%	1,158	4.2%	91.3%	1,888	3.5%	76.1%	7,552	4.6%
<i>2</i>	-	0.0%	0.0%	293	1.1%	73.3%	492	0.9%	60.0%	2,512	1.5%
<i>3 or 4</i>	28	0.9%	16.4%	1,853	6.7%	121.8%	3,052	5.7%	103.6%	9,006	5.5%
<i>5 to 9</i>	52	1.7%	37.0%	1,313	4.8%	104.3%	2,441	4.5%	97.8%	7,433	4.6%
<i>10 to 19</i>	288	9.7%	285.3%	1,368	5.0%	147.1%	2,022	3.8%	111.8%	5,469	3.4%
<i>20 to 49</i>	130	4.4%	244.4%	541	2.0%	111.1%	884	1.6%	88.9%	2,965	1.8%
<i>50 or more</i>	233	7.8%	166.0%	1,470	5.3%	112.8%	2,341	4.4%	93.6%	7,569	4.7%
<i>Mobile home</i>	144	4.8%	177.8%	1,317	4.8%	177.8%	1,697	3.2%	118.5%	4,363	2.7%
<i>Boat, RV, van, etc.</i>	25	0.8%	400.0%	118	0.4%	200.0%	120	0.2%	100.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The median year that housing units were built around Interchange 3 is provided in **Table 4.3-E**. The age of housing units generally changes from younger to older as the market areas expand outward. The median year built for each area is 2004, 1983 and 1984, respectively.

Housing units built in the 5-minute market area since 2010 have County Index values of 676% and 750% for these two decades. Approximately 96% of housing units built since 2010 in the County (602) are in Interchange 3 market areas. Housing units built in the 1990s are also more common in the 5- and 10-minute areas than Countywide levels at about 129% and 122%, respectively.

**Table 4.3-E: Housing Units by Year Structure Built (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,978	100.0%	1.8%	27,495	100.0%	16.9%	53,756	100.0%	33.1%	162,513	100.0%
<i>Built 2020 or later</i>	89	3.0%	750.0%	132	0.5%	125.0%	357	0.7%	175.0%	602	0.4%
<i>Built 2010 to 2019</i>	1,108	37.2%	676.4%	1,703	6.2%	112.7%	3,932	7.3%	132.7%	8,989	5.5%
<i>Built 2000 to 2009</i>	482	16.2%	137.3%	3,078	11.2%	94.9%	6,534	12.2%	103.4%	19,109	11.8%
<i>Built 1990 to 1999</i>	488	16.4%	111.6%	5,232	19.0%	129.3%	9,667	18.0%	122.4%	23,851	14.7%
<i>Built 1980 to 1989</i>	179	6.0%	27.6%	5,230	19.0%	87.6%	11,002	20.5%	94.5%	35,252	21.7%
<i>Built 1970 to 1979</i>	306	10.3%	53.6%	6,287	22.9%	119.3%	12,534	23.3%	121.4%	31,122	19.2%
<i>Built 1960 to 1969</i>	70	2.4%	24.7%	3,311	12.0%	123.7%	5,152	9.6%	99.0%	15,815	9.7%
<i>Built 1950 to 1959</i>	49	1.6%	20.8%	1,439	5.2%	67.5%	2,818	5.2%	67.5%	12,587	7.7%
<i>Built 1940 to 1949</i>	36	1.2%	31.6%	258	0.9%	23.7%	465	0.9%	23.7%	6,198	3.8%
<i>Built 1939 or earlier</i>	172	5.8%	105.5%	824	3.0%	54.5%	1,294	2.4%	43.6%	8,988	5.5%
<b>Median Year</b>	2004			1983			1984			1982	

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure for Interchange 3 are shown in **Table 4.3-F**. Owner-occupied units are overrepresented in the 5- and 15-market areas at 104% and 105.5% while renter-occupied housing units are overrepresented in the 10-minute market area at 108.3% versus Countywide levels. The housing vacancy rate of 5.9% is notably higher than the County average (128.3%) in the 5-minute drive time radius.

**Table 4.3-F: Housing Units by Occupancy Status and Tenure (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	3,093	100.0%	1.9%	27,802	100.0%	16.9%	56,095	100.0%	34.0%	164,757	100.0%
<i>Occupied</i>	2,911	94.1%	98.6%	26,647	95.8%	100.4%	53,916	96.1%	100.7%	157,259	95.4%
<i>Owner</i>	1,944	62.9%	104.0%	16,110	57.9%	95.7%	35,799	63.8%	105.5%	99,646	60.5%
<i>Renter</i>	967	31.3%	89.4%	10,537	37.9%	108.3%	18,117	32.3%	92.3%	57,613	35.0%
<i>Vacant</i>	182	5.9%	128.3%	1,155	4.2%	91.3%	2,179	3.9%	84.8%	7,498	4.6%

Source: ESRI 2024

Owner-occupied housing units categorized by value in Interchange 3 market areas are provided in **Table 4.3-G**. Median home values are above average in the 5-minute drive time area market (123.7%) and slightly above average in the 10- and 15-minute drive time area markets categories at 103.5%. Still, most home values fall within the range of \$500,000 - \$749,000, the most common range in the County, in each drive time market.

The most above-average categories in the Interchange 3 markets versus the County overall include \$1,500,000 - \$1,999,999, \$1,000,000 - \$1,499,999 and less than \$100,00.

Housing units less than \$100,00 are more concentrated in the 5- and 10-minute market areas at 203% and 143% above Countywide levels (3.7%). These types of units are close to their average level in the 15-minute market area with a County Index value of 105.4%.

Housing units in the range of \$1,500,000 - \$1,999,999 are present at levels of 450%, 233% and 167% above their Countywide average in each market area, respectively. Units with values of \$1,000,000 - \$1,499,999 are present at 346%, 162% and 108% above their average in each market area, respectively.

The most underrepresented home value category in all Interchange 3 drive time markets is \$100,000 - \$399,000 with a County Index value of just 6.0% in the 5-minute market. Homes with values of \$2,000,000 or more also occur less frequently than their countrywide average in each drive time market.

**Table 4.3-G: Owner-Occupied Housing Units by Value (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	1,854	100.0%	1.9%	16,300	100.0%	16.7%	33,608	100.0%	34.4%	97,692	100.0%
<i>Less than \$100,000</i>	140	7.5%	202.7%	862	5.3%	143.2%	1,304	3.9%	105.4%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	18	0.9%	6.0%	2,103	13.0%	87.2%	3,925	11.8%	79.2%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	171	9.2%	39.3%	3,306	20.3%	86.8%	7,313	21.8%	93.2%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	833	44.9%	109.5%	6,886	42.2%	102.9%	15,651	46.6%	113.7%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	398	21.5%	179.2%	1,877	11.5%	95.8%	3,577	10.6%	88.3%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	237	12.8%	345.9%	970	6.0%	162.2%	1,344	4.0%	108.1%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	50	2.7%	450.0%	235	1.4%	233.3%	346	1.0%	166.7%	596	0.6%
<i>\$2,000,000 or more</i>	5	0.3%	42.9%	62	0.4%	57.1%	148	0.4%	57.1%	688	0.7%
<b>Median Home Value</b>	679,172		123.7%	568,236		103.5%	568,079		103.5%	549,100	

Source: ACS 5-Year Est. 2018-2022

Renter-occupied housing units by gross rent are provided in **Table 4.3-H**. The most common rent range in Solano County is \$1,000 - \$1,999 at 39.2% of all rental units in the County followed by \$2,000 - \$2,999 in 37.6% of rental units. The most common rent range is significantly underrepresented in the 5- and 15-minute market areas at 43.1% and 90.1% of its Countywide average and occurs at about average rates in the 10-minute market area with a 101.5% County Index. The \$2,000 - \$2,999 rent range is present significantly higher than its Countywide average in the 5-minute market with a County Index of almost 145%, where it makes up 54.5% of all rents.

The 5-minute market area also has an excess of higher rent ranges relative to the County overall with \$3,000 - \$3,499 and \$3,500 or more at about 216% and 174% above their average. This market area also has very low rates of rents of less than \$2,000. Rents in the less than \$1,000 category are available at just 15% of the County rate (15 units) and the \$1,000 - \$1,999 range is available at less than half its County average at 43.1%.

Another notable feature of rental costs in Interchange 3 market areas is the higher frequency of No Cash Rents relative to the County. The No Cash Rent category occurs in these market areas at about 208%, 105%, and 142% in the 5-, 10- and 15-minute market areas, respectively.

**Table 4.3-H: Renter-Occupied Housing Units by Gross Rent (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	989	100.0%	1.7%	9,585	100.0%	16.7%	17,515	100.0%	30.6%	57,295	100.0%
<i>With cash rent</i>	911	92.1%	95.7%	9,203	96.0%	99.8%	16,573	94.6%	98.3%	55,114	96.2%
<i>Less than \$1,000</i>	15	1.5%	15.0%	869	9.2%	91.8%	1,690	9.5%	94.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	168	16.9%	43.1%	3,812	39.8%	101.5%	6,180	35.3%	90.1%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	539	54.5%	144.9%	3,665	38.2%	101.6%	7,035	40.1%	106.6%	21,546	37.6%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
\$3,000 - \$3,499	136	13.8%	215.6%	660	6.9%	107.8%	1,252	7.1%	110.9%	3,673	6.4%
\$3,500 or more	53	5.4%	174.2%	196	2.0%	64.5%	416	2.4%	77.4%	1,800	3.1%
No cash rent	78	7.9%	207.9%	382	4.0%	105.3%	941	5.4%	142.1%	2,181	3.8%
<b>Median Gross Rent</b>	2,581		130.3%	1,983		100.1%	2,047		103.3%	1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.3.3 Household Income

Household incomes for Interchange 3 drive time market areas are provided in **Table 4.3-I**. Median household income is higher than the Countywide median value (\$99,041) in the 5-minute market area at \$137,206, close to average in the 10-minute market area at \$100,660, and higher in the 15-minute market area \$105,637.

Average household incomes are higher than median values in all three markets. County Index values for average household incomes in each market are 131.5%, 103.3% and 106.3%, respectively.

Households with incomes over \$200,000 make up the largest cohort of the 5-minute market area (835), accounting for about 29% of all households versus the Countywide level of just over 16%. This is a 176% difference from the Countywide level and the largest difference in any income range and market area. The next highest deviation from the Countywide level is about 134% of its average for households in the \$150,000-\$199,999 range in the 5-minute market area.

Households with incomes between \$100,000 and \$149,999 form the largest portions of households in the 10-minute and 15-minute market areas at about 19% and 20% each, which is the most frequent Countywide median household income level occurring at a 20.2% rate.

Household incomes below \$75,000 are mostly underrepresented in Interchange 3 drive time market areas, especially in the 5- and 15-minute areas, with two income ranges, \$50,000 - \$74,999 and \$25,000 - \$34,999, near their averages in the 10-minute market area.

**Table 4.3-I: Household Income (Interchange 3)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$137,206	138.5%		\$100,660	101.6%		\$105,637	106.7%		\$99,041	
<b>Average Household Income</b>	\$169,401	131.5%		\$132,989	103.3%		\$136,850	106.3%		\$128,797	
<b>Per Capita Income</b>	\$59,269	133.6%		\$49,762	112.1%		\$47,253	106.5%		\$44,379	
<b>Income Brackets</b>											
<\$15,000	142	4.9%	64.5%	2,109	7.9%	103.9%	3,579	6.6%	86.8%	12,025	7.6%
\$15,000-\$24,999	62	2.1%	65.6%	746	2.8%	87.5%	1,245	2.3%	71.9%	5,036	3.2%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
\$25,000-\$34,999	75	2.6%	54.2%	1,274	4.8%	100.0%	2,337	4.3%	89.6%	7,562	4.8%
\$35,000-\$49,999	86	3.0%	37.5%	1,956	7.3%	91.3%	3,876	7.2%	90.0%	12,619	8.0%
\$50,000-\$74,999	269	9.2%	70.2%	3,637	13.6%	103.8%	6,541	12.1%	92.4%	20,561	13.1%
\$75,000-\$99,999	356	12.2%	89.7%	3,500	13.1%	96.3%	7,561	14.0%	102.9%	21,460	13.6%
\$100,000-\$149,999	575	19.8%	98.0%	5,037	18.9%	93.6%	11,023	20.4%	101.0%	31,745	20.2%
\$150,000-\$199,999	511	17.6%	134.4%	3,629	13.6%	103.8%	7,955	14.8%	113.0%	20,559	13.1%
\$200,000+	835	28.7%	176.1%	4,760	17.9%	109.8%	9,800	18.2%	111.7%	25,684	16.3%

Source: ESRI 2024

## Section 4.4

## Interchange 4: I-80 and Midway Rd. (Vacaville)

### 4.4.1 Population, Households, and Race/Ethnicity

**Interchange 4 (I-80 and Midway Rd.)** Market Areas are shown in **Figure 4.4-1**. The market areas around this interchange are situated in and around Vacaville and Dixon. The areas extend eastward and westward from the interchange along Midway Road and to the northeast and southwest along I-80. The market southern extent is in the vicinity of Fry Road and Alamo Drive. Portions of the 15-minute drive time market are in Yolo County.

The 5-minute market area contains about 3,700 individuals living in approximately 1,300 households within a 5-minute drive of the interchange.

The 10-minute drive time radius expands to include a population of approximately 60,600 people living in approximately 22,150 households.

The 15-minute drive time radius includes a population of about 165,800 people living in about 57,200 households. This represents 36% of the total population of Solano County (note that this market area extends beyond the County boundary).

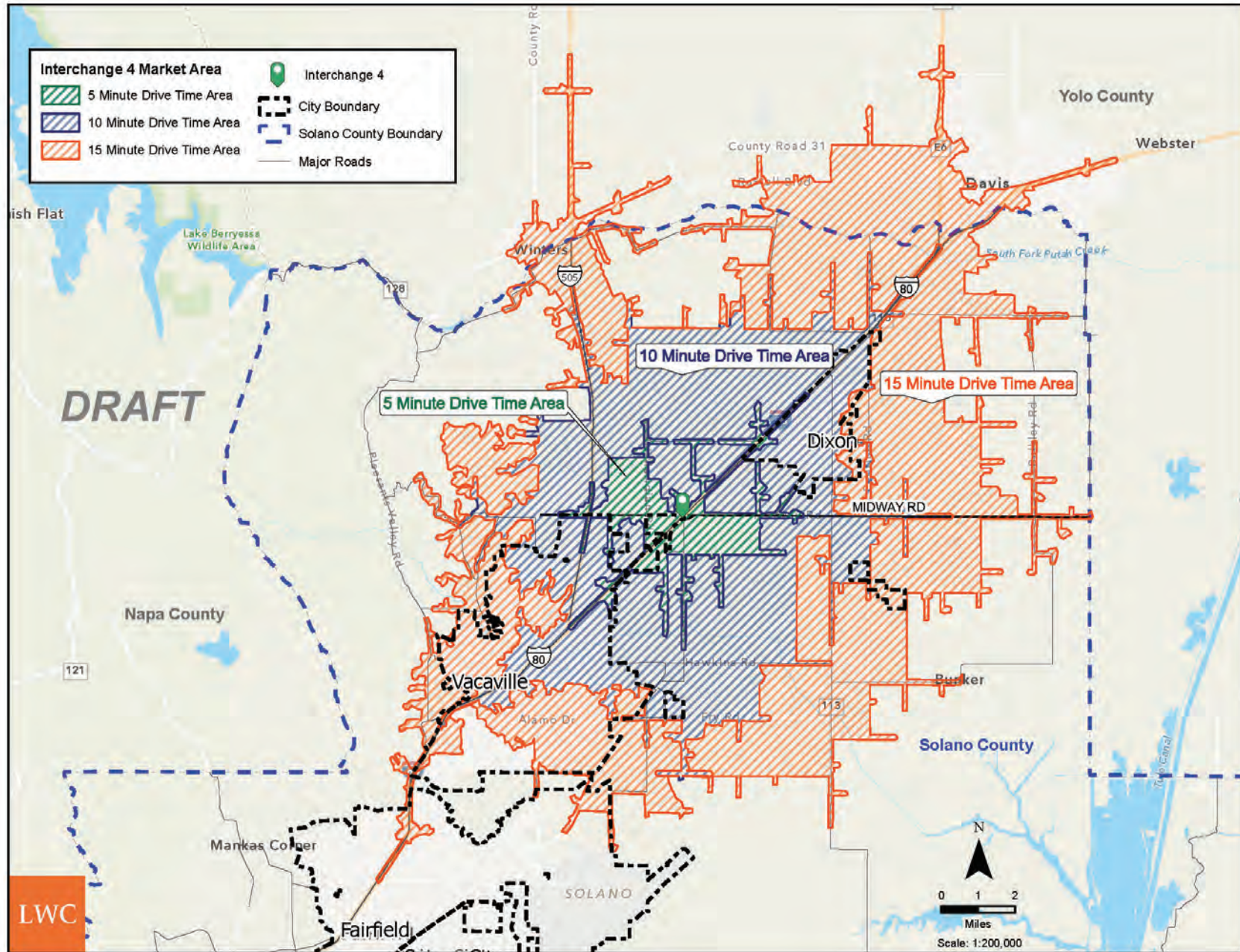
The County Index values for households with children under 18 in Interchange 4 market areas are 140.2%, 96.6% and 92.4% in the 5-, 10-, and 15-minute areas, respectively. The average household size is smaller, median household incomes are higher, and the median age is younger than the County overall in each Interchange 4 drive time markets. A higher-than-average share of residents own their home in the 5-minute market (103.8%) whereas the proportion of families living in rental units is higher than the County overall in the other two Interchange 4 market areas at 102.3% and 109.1%, respectively.

**Table 4.4-A: Total Population, Households, and Median Age (Interchange 4)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	3,714	0.8%	60,586	13.2%	165,832	36.2%	457,532
<b>Total Households</b>	1,323	0.8%	22,149	14.1%	57,220	36.4%	157,259
<i>Households with Children &lt;18</i>	606	140.2%	6,992	96.6%	17,272	92.4%	51,366
<b>Average Household Size</b>	2.80	98.2%	2.73	95.8%	2.73	95.8%	2.85
<b>Median Age</b>	37.60	94.5%	39.60	99.5%	35.5	89.2%	39.8
<i>Male</i>	36.70	95.1%	37.90	98.2%	34.8	90.2%	38.6
<i>Female</i>	38.60	93.7%	41.20	100%	36.2	87.9%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.4-1: Interchange 4 Market Area (5-, 10-, and 15-Minute Drive Times)





Age data for the population in the three drive time markets is shown in **Table 4.4-B**. The population has a median age of about 38 in the 5-minute drive time market, 40 in the 10-minute market, and 36 in the 15-minute market. All three median ages are below average with the 5-minute market median age at only 89.2% of the County average. Median ages for women are lower than men in the 5- and 15-minute markets.

The 5- and 10-minute markets for Interchange 4 have relatively high concentrations of children up to age 14 with adults aged 30 to 49 also prevalent. Young adults and children in the 15 to 29 categories are more prevalent in the 15-minute market than their County averages.

The 15-minute market area has a relatively higher concentration of individuals aged 80 to 85+ at 118.9% of the County average.

**Table 4.4-B: Total Populations by Age (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	3,714	100%	0.8%	60,586	100%	13.2%	165,832	100%	36.2%	457,532	100%
0 – 4	227	6.1%	110.9%	3,427	5.7%	103.6%	8,489	5.10%	92.7%	25,104	5.50%
5 – 9	227	6.1%	120.7%	3,427	5.7%	103.4%	8,489	5.10%	91.4%	25,104	5.80%
10 - 14	259	7.0%	115.3%	3,658	6.0%	105.1%	8,868	5.30%	91.5%	26,512	5.90%
15 - 19	251	6.8%	100%	3,730	6.2%	100%	8,995	5.40%	143.3%	26,981	6.00%
20 - 29	433	11.7%	91.4%	7,638	12.6%	98.4%	29,965	18.1%	141.4%	58,481	13%
30 - 39	609	16.4%	115.5%	8,595	14.2%	100%	22,214	13.40%	94.4%	65,197	14.20%
40 - 49	574	15.4%	117.6%	7,940	13.1%	100%	19,506	11.80%	90.1%	59,895	13.10%
50 - 59	467	12.6%	104.1%	7,128	11.7%	96.7%	17,805	10.70%	88.4%	55,510	12.10%
60 - 69	385	10.4%	83.9%	7,310	12.1%	97.6%	17,970	10.80%	87.1%	56,695	12.40%
70 - 79	204	5.5%	65.5%	4,902	8.1%	96.4%	11,747	7.10%	84.5%	38,457	8.40%
80 - 85+	84	2.2%	59.5%	2,628	4.4%	118.9%	6,025	3.70%	100%	17,218	3.70%

Source: ESRI 2024

**Table 4.4-C** contains data on race and ethnicity in Interchange 4 market areas. Across all markets, population distributions for Black, Asian and Pacific Islander ethnic groups are below their Countywide averages while American Indians are at the average level. Individuals in the Hispanic, Two or More Races, and White categories have population distributions that are at higher levels than the County overall in each market except for Hispanics in the 15-minute market area (99.3% County Index). The population share of the Some Other Race ethnic group is above the Countywide average in the 5- and 10-minute market areas and below average in the 15-minute market area.

**Table 4.4-C: Race and Ethnicity (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	627	49.1%	134.2%	30,204	49.9%	136.3%	83,594	50.4%	137.7%	167,658	36.6%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Black Alone</b>	33	2.6%	19.4%	3,446	5.7%	42.5%	10,048	6.1%	45.5%	61,090	13.4%
<b>American Indian Alone</b>	15	1.2%	100.0%	747	1.2%	100.0%	1,921	1.2%	100.0%	5,441	1.2%
<b>Asian Alone</b>	106	8.3%	48.3%	5,412	8.9%	51.7%	19,790	11.9%	69.2%	78,585	17.2%
<b>Pacific Islander Alone</b>	8	0.6%	66.7%	459	0.8%	88.9%	1,163	0.7%	77.8%	4,313	0.9%
<b>Some Other Race Alone</b>	275	21.6%	138.5%	10,089	16.7%	107.1%	22,620	13.6%	87.2%	71,518	15.6%
<b>Two or More Races</b>	212	16.6%	109.9%	10,229	16.9%	111.9%	26,696	16.1%	106.6%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	518	40.6%	134.9%	21,110	34.8%	115.6%	49,550	29.9%	99.3%	137,595	30.1%

Source: ESRI 2024

#### 4.4.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three drive time markets around Interchange 4 are provided in **Table 4.4-D**. Although single-family homes are the most numerous housing structure, they are present below the Countywide average of 71% in each market area at percentages between 64% and 67% (90% to 94% County Index). They are present near the County average in the 15-minute drive time market (101.7%) but are below County averages in the 5- and 10-minute market areas at 96.9% and 92.5%, respectively.

Multifamily buildings are more concentrated in Interchange 4 market areas than the County overall. Multifamily structures with 10 to 19 housing units are present at the most above-average rates in all market areas, with County Index values of about 271%, 177% and 174% from inner to outer market areas. In the 15-minute drive time market, multifamily buildings containing 3 to 4 or 50 or more units are the most numerous types of multifamily structures, mirroring their share of the County’s housing stock, and are present at 114.5% and 131.9% above their Countywide average.

Mobile home and RV/van housing units are also present in each market area at higher rates than the County overall. In the 5-minute market area RV/van housing units have a County Index value of 450% but total only 12 units. Mobile homes are present with County Index values of about 193% (71 units) in the 5-minute market, about 159% (938 units) in the 10-minute market, and at 111% (1,725) in the 15-minute market area.

**Table 4.4-D: Housing Units by Units in Structure (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	1,367	100%	0.8%	21,947	100%	13.5%	58,447	100%	36.0%	162,513	100%
<i>1, detached</i>	916	67.0%	94.4%	14,369	65.5%	92.3%	37,398	64.0%	90.1%	115,389	71.0%
<i>1, attached</i>	15	1.1%	23.9%	946	4.3%	93.5%	2,828	4.8%	104.3%	7,552	4.60%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
2	0	0%	0%	63	0.3%	20.0%	608	1.0%	66.7%	2,512	1.50%
3 or 4	29	2.1%	38.2%	1,515	6.9%	125.5%	3,672	6.3%	114.5%	9,006	5.50%
5 to 9	43	3.1%	67.4%	1,172	5.3%	115.2%	3,542	6.1%	132.6%	7,433	4.60%
10 to 19	126	9.2%	270.6%	1,325	6.0%	176.5%	3,451	5.9%	173.5%	5,469	3.40%
20 to 49	55	4.0%	222.2%	406	1.8%	100%	1,506	2.6%	144.4%	2,965	1.80%
50 or more	99	7.2%	153.2%	1,148	5.2%	110.6%	3,599	6.2%	131.9%	7,569	4.70%
Mobile home	71	5.2%	192.6%	938	4.3%	159.3%	1,725	3.0%	111.1%	4,363	2.70%
Boat, RV, van, etc.	12	0.9%	450.0%	64	0.3%	150.0%	119	0.2%	100%	255	0.20%

Source: ACS 5-Year Est. 2018-2022

The decade a housing structure was built and the median year built for each Interchange 4 market area are provided in **Table 4.4-E**. The median age of housing transitions from younger to older from the 5-minute market area to the 15-minute market area. The median year built for each area is 2001, 1987 and 1984, respectively, which are all younger than the Countywide median year of 1982.

Housing structures built in the 5-minute market area since 2010 have County Index values of about 591% and 725% for these two decades totaling 483 units combined. Housing structures built since 2010 are also more highly concentrated in the other two drive time market areas around Interchange 4 versus the County overall. Housing constructed in the decades before 1960 is much rarer in each market area than the County overall ranging from about 9% to 65% of Countywide averages.

**Table 4.4-E: Housing Units by Year Structure Built (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	1,367	100%	0.8%	21,947	100%	13.5%	58,447	100%	36.0%	162,513	100%
<i>Built 2020 or later</i>	39	2.9%	725.0%	130	0.6%	150.0%	326	0.6%	150.0%	602	0.40%
<i>Built 2010 to 2019</i>	444	32.5%	590.9%	2,083	9.5%	172.7%	4,205	7.2%	130.9%	8,989	5.50%
<i>Built 2000 to 2009</i>	213	15.6%	132.2%	3,310	15.1%	128.0%	7,246	12.4%	105.1%	19,109	11.80%
<i>Built 1990 to 1999</i>	376	27.5%	187.1%	4,421	20.1%	136.7%	10,644	18.2%	123.8%	23,851	14.70%
<i>Built 1980 to 1989</i>	89	6.5%	30.0%	3,911	17.8%	82.0%	11,757	20.1%	92.6%	35,252	21.70%
<i>Built 1970 to 1979</i>	112	8.2%	42.7%	4,372	19.9%	103.6%	13,833	23.7%	123.4%	31,122	19.20%
<i>Built 1960 to 1969</i>	28	2.0%	20.6%	2,279	10.4%	107.2%	5,624	9.6%	99.0%	15,815	9.70%
<i>Built 1950 to 1959</i>	10	0.7%	9.1%	783	3.6%	46.8%	2,948	5.0%	64.9%	12,587	7.70%
<i>Built 1940 to 1949</i>	9	0.7%	18.4%	176	0.8%	21.1%	493	0.8%	21.1%	6,198	3.80%
<i>Built 1939 or earlier</i>	46	3.4%	61.8%	480	2.2%	40.0%	1,370	2.3%	41.8%	8,988	5.50%
<b>Median Year</b>	2001			1987			1984			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure and vacancy rates for Interchange 4 are provided in **Table 4.4-F**. Owner-occupied units are slightly overrepresented in the 5-minute area with a County Index value of 103.8%, about average in the 10-minute market (99.7%), and less frequent at 95.2% in the 15-minute market. Renter-occupied housing units are represented at 89.7%, 102.3% and 109.1% of Countywide levels in the 5-, 10- and 15-minute market areas. The housing vacancy rate of 5.9% is higher than the County average of 4.6% (128.3% higher) in the 5-minute drive time radius.

**Table 4.4-F: Housing Units by Occupancy Status and Tenure (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	1,405	100%	0.9%	23071	100%	14.0%	59,726	100%	36.3%	164,757	100%
<i>Occupied</i>	1,323	94.2%	98.7%	22149	96.0%	100.6%	57,220	95.8%	100.4%	157,259	95.40%
<i>Owner</i>	882	62.8%	103.8%	13901	60.3%	99.7%	34,391	57.6%	95.2%	99,646	60.50%
<i>Renter</i>	441	31.4%	89.7%	8248	35.8%	102.3%	22,829	38.2%	109.1%	57,613	35.00%
<i>Vacant</i>	82	5.8%	126.1%	922	4.0%	87.0%	2,506	4.2%	91.3%	7,498	4.60%

Source: ESRI 2024

The median home value for owner-occupied housing units and their range of values are listed for each Interchange 4 market area in **Table 4.4-G**. The median home value is 114.1% higher than the Countywide average of \$549,100 in the 5-minute market area. Median home values are 103.6% and 105.8% higher than the average in the 10- and 15-minute market areas.

The housing value range present in the 10- and 15-minute market areas with the highest proportion above County levels is \$1,500,000 - \$1,999,999 at about 167% and 200%. Housing units in this range only comprise about 1% of total units, however. Housing units with values below \$100,00 are concentrated in the 5-minute market area at about 187% above the County average but only total 58 housing units.

**Table 4.4-G: Owner-Occupied Housing Units by Value (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	841	100%	0.9%	13,097	100%	13.4%	32,704	100%	33.5%	97,692	100.0%
<i>Less than \$100,000</i>	58	6.9%	186.5%	591	4.6%	124.3%	1,320	4.0%	108.1%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	17	2.1%	14.1%	1,596	12.2%	81.9%	3,547	10.9%	73.2%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	148	17.6%	75.2%	2,688	20.5%	87.6%	6,741	20.6%	88.0%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	391	46.5%	113.4%	6,064	46.3%	112.9%	14,639	44.8%	109.3%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	159	18.9%	157.5%	1,403	10.7%	89.2%	4,378	13.4%	111.7%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	51	6.1%	164.9%	583	4.5%	121.6%	1,542	4.7%	127.0%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	9	1.1%	183.3%	132	1.0%	166.7%	387	1.2%	200.0%	596	0.6%
<i>\$2,000,000 or more</i>	9	1.1%	157.1%	40	0.3%	42.9%	152	0.5%	71.4%	688	0.7%
<b>Median Home Value</b>	\$626,598	114.1%		\$568,993	103.6%		\$581,034	105.8%		\$549,100	

Source: ACS 5-Year Est. 2018-2022

The median gross rent for renter-occupied housing units and rent distributions are listed for each Interchange 4 market area in **Table 4.4-H**. County Index values for median gross rent in each market area are 128.0% (\$2,535), 97.0% (\$1,922) and 100.3% (\$1,987), respectively.

In the 5-minute market area rent in the ranges of \$3,000 - \$3,499 and \$3,500 or more are much more common than the County average at about 194% and 155%, respectively. The 10- and 15-minute market areas have mostly about average proportions of rents in various ranges that are similar to Countywide levels.

The category of No Cash Rents occurs more frequently relative to the County in the 5- and 10- minute market areas. This category is available in these market areas at about 255% and 142% above the Countywide average and is close to average in the 15-minute market areas at a rate of 3.9%.

**Table 4.4-H: Renter-Occupied Housing Units by Gross Rent (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	475	100%	0.8%	7,882	100%	13.8%	22,546	100%	39.4%	57,295	100%
<i>With cash rent</i>	429	90.3%	93.9%	7,459	94.6%	98.3%	21,669	96.1%	99.9%	55,114	96.20%
<i>Less than \$1,000</i>	17	3.5%	35.0%	682	8.6%	86.0%	2,162	9.8%	98.0%	5,686	10.00%
<i>\$1,000 - \$1,999</i>	73	15.4%	39.3%	3,385	42.9%	109.4%	8,822	39.1%	99.7%	22,409	39.20%
<i>\$2,000 - \$2,999</i>	258	54.3%	144.4%	2,654	33.7%	89.6%	8,661	38.4%	102.1%	21,546	37.60%
<i>\$3,000 - \$3,499</i>	59	12.4%	193.8%	560	7.1%	110.9%	1,287	5.7%	89.1%	3,673	6.40%
<i>\$3,500 or more</i>	23	4.8%	154.8%	176	2.2%	71.0%	736	3.3%	106.5%	1,800	3.10%
<i>No cash rent</i>	46	9.7%	255.3%	423	5.4%	142.1%	877	3.9%	102.6%	2,181	3.80%
<b>Median Gross Rent</b>	\$2,535		128.0%	\$1,922		97.0%	\$1,987		100.3%	\$1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.4.3 Household Income

Household incomes for Interchange 4 drive time market areas are provided in **Table 4.4-I**. Median household income is above the Countywide median value (\$99,041) in the 5-minute market area at \$128,896, close to average in the 10-minute market area at \$100,717 and the 15-minute market area \$100,333.

Households with incomes over \$200,000 make up the largest cohort of the 5-minute market area at about 326, accounting for around 25% of all households versus the Countywide level of just over 16%. This is a 151% difference from the Countywide average. This difference from the average is the largest in any income range and market area for Interchange 4. Households in this income range are also overrepresented in the 10- and 15-minute market areas at about 110% and 107%, respectively.

The next highest deviation from the Countywide level for any market area is about 141% for households in the \$150,000-\$199,999 range in the 5-minute market area. Households in this income range are also overrepresented in the 10- and 15-minute market areas at about 103% and 106%, respectively.

The largest share of households Countywide (20.2%) have incomes between \$100,000 and \$149,999 and this range is underrepresented in the 10-minute and 15-minute market areas at about 94% and 93% each.

Households in the \$75,000-\$99,999 and <\$15,000 income ranges are overrepresented in the 15-minute market area at about 106% and 104%, respectively.

Households in the \$25,000-\$34,999 and \$35,000-\$49,999 income ranges are overrepresented in the 10- and market area at about 106% and 115%, respectively.

**Table 4.4-I: Household Income (Interchange 4)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$128,896		130.1%	\$100,717		101.7%	\$100,333		101.3%	99,041	100%
<b>Average Household Income</b>	\$160,894		124.9%	\$133,790		103.9%	\$132,192		102.6%	128,797	100%
<b>Per Capita Income</b>	\$53,583		120.7%	\$49,024		110.5%	\$45,852		103.3%	44,379	100%
<b>Income Brackets</b>											
<\$15,000	42	3.2%	42.1%	1,505	6.8%	89.5%	4,977	8.7%	114.5%	12,025	7.60%
\$15,000-\$24,999	20	1.5%	46.9%	589	2.7%	84.4%	1,690	3.0%	93.8%	5,036	3.20%
\$25,000-\$34,999	28	2.1%	43.8%	994	4.5%	93.8%	2,921	5.1%	106.3%	7,562	4.80%
\$35,000-\$49,999	62	4.7%	58.8%	1,836	8.3%	103.8%	4,168	7.3%	91.3%	12,619	8.00%
\$50,000-\$74,999	130	9.8%	74.8%	2,871	13.0%	99.2%	7,092	12.4%	94.7%	20,561	13.10%
\$75,000-\$99,999	193	14.6%	107.4%	3,186	14.4%	105.9%	7,652	13.4%	98.5%	21,460	13.60%
\$100,000-\$149,999	277	20.9%	103.5%	4,218	19.0%	94.1%	10,739	18.8%	93.1%	31,745	20.20%
\$150,000-\$199,999	244	18.4%	140.5%	2,991	13.5%	103.1%	7,950	13.9%	106.1%	20,559	13.10%
\$200,000+	326	24.6%	150.9%	3,958	17.9%	109.8%	10,031	17.5%	107.4%	25,684	16.30%

Source: ESRI 2024

## Section 4.5

## Interchange 5: I-80 and Dixon Ave. W (Dixon)

### 4.5.1 Population, Households, and Race/Ethnicity

**Interchange 5 (I-80 and Dixon Ave. W) Market Areas** are shown in **Figure 4.5-1**. The market areas are located around Dixon in the northeastern portion of Solano County. Part of the 15-minute drive time market extends into Yolo County to the north. Each market area extent is approximately symmetrical around the interchange.

As shown in **Table 4.5-A**, the 5-minute market area contains about 12,300 individuals living in approximately 4,100 households.

The 10-minute drive time radius increases to a population of approximately 32,200 people living in approximately 10,900 households.

The 15-minute drive time radius encompasses a population of about 162,400 people living in about 57,300 households. This represents about 36% of the total population of Solano County (note that this market area extends beyond the County boundary).

The County Index values for households with children under 18 in Interchange 5 market areas are 114.5%, 118.2% and 82.8% in the 5-, 10-, and 15-minute areas, respectively. Likewise, average household size becomes smaller with increasing distance. Median age of the population is younger than the County overall in each Interchange 5 drive time markets and gets progressively younger with increasing drive time radius.

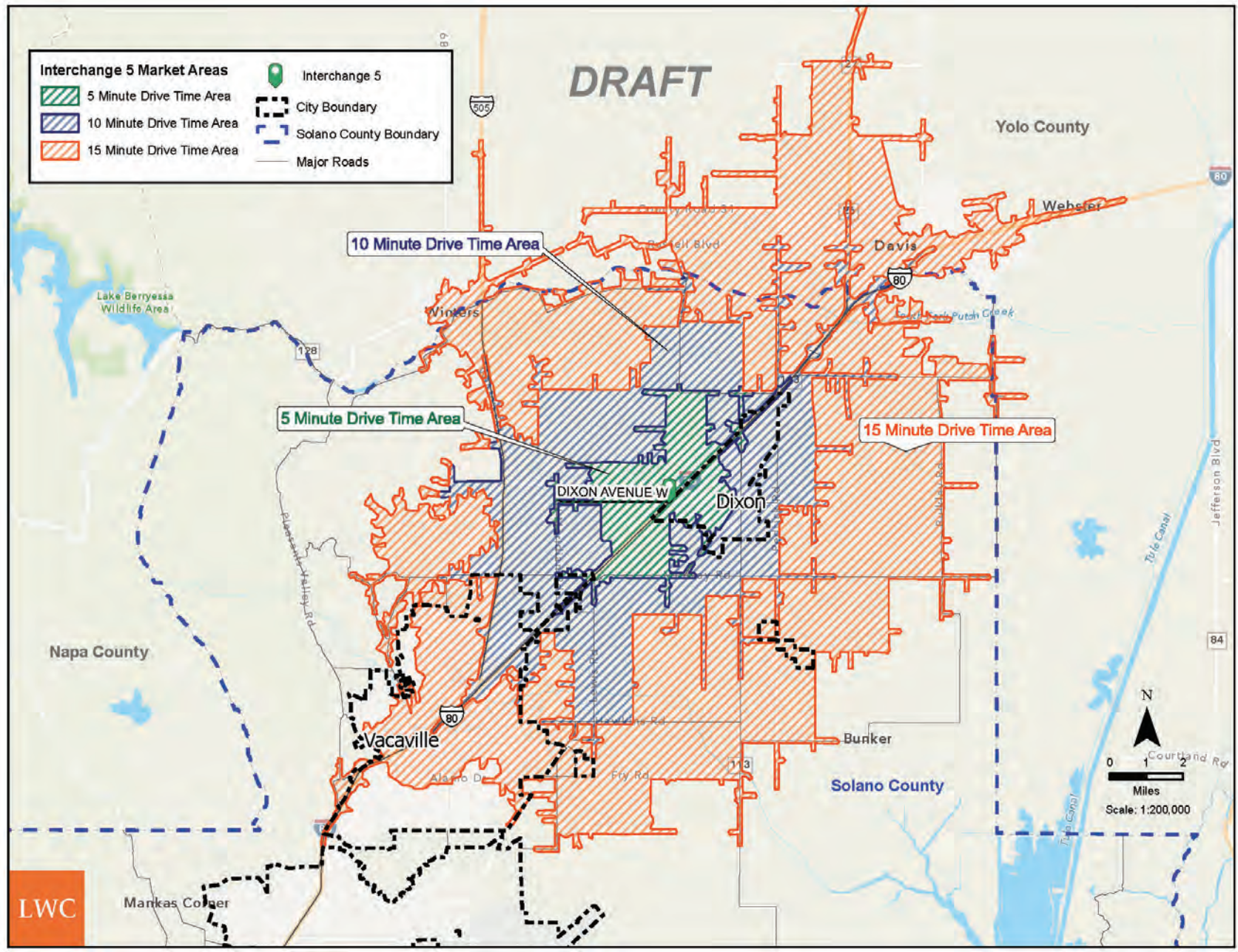
The median value of owner-occupied housing units increases from the inner market area to the outer market area with County Index values of 92.1%, 103.4% and 111.0%, respectfully. Median rents are below the County median value in each market. Median household income is about average in the 5- and 10-minute markets and is below average in the outer market area.

**Table 4.5-A: Total Population, Households, and Median Age (Interchange 5)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	12,326	2.7%	32,175	7.0%	162,437	35.5%	457,532
<b>Total Households</b>	4,139	2.6%	10,850	6.9%	57,309	36.4%	157,259
<i>Households with Children &lt;18</i>	1,548	114.5%	4,189	118.2%	15,494	82.8%	51,366
<b>Average Household Size</b>	2.98	104.6%	2.87	100.7%	2.65	93.0%	2.85
<b>Median Age</b>	39.2	98.5%	36.7	92.2%	32.9	82.7%	39.8
<i>Male</i>	37.7	97.7%	35.7	92.5%	32.3	83.7%	38.6
<i>Female</i>	40.9	99.3%	37.8	91.7%	33.4	81.1%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.5-1: Interchange 5 Market Area (5-, 10-, and 15-Minute Drive Times)





Age data for the population in the three drive time markets are shown in **Table 4.5-B**. Population median ages are below the County average in all three market areas with the 15-minute market median age of 32.9 at just 82.7% of the County average. Median ages for men and women are lower than their County average by similar amounts (within about 2%) in each market area. Median ages for women are older than men in each market as is true for the County overall.

The 5- and 10-minute market areas have relatively high concentrations of children and young adults up to age 29. The number of young adults in the 20 to 29 age range is notable in the 15-minute market area with a total over 35,000 and a share of the population that is about 169% of their County average. The age cohort below them at 15 to 19 years old is similarly overrepresented at about 162% of their County average.

**Table 4.5-B: Total Populations by Age (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	12,326	100%	2.7%	32,175	1	7.0%	162,437	1	35.5%	457,532	100%
0 - 4	680	5.5%	100.0%	1,813	5.6%	101.8%	7,873	4.8%	87.3%	25,104	5.5%
5 - 9	732	5.9%	101.7%	1,939	6.0%	103.4%	8,004	4.9%	84.5%	26,512	5.8%
10 - 14	788	6.4%	108.5%	1,985	6.2%	105.1%	8,090	5.0%	84.7%	26,981	5.9%
15 - 19	804	6.5%	108.3%	2,544	7.9%	131.7%	15,753	9.7%	161.7%	27,482	6.0%
20 - 29	1,580	12.8%	100.0%	4,789	14.9%	116.4%	35,209	21.6%	168.8%	58,481	13%
30 - 39	1,714	13.9%	97.9%	4,498	14.0%	98.6%	20,860	12.9%	90.8%	65,197	14.2%
40 - 49	1,542	12.5%	95.4%	4,189	13.1%	100.0%	17,344	10.7%	81.7%	59,895	13%
50 - 59	1,551	12.6%	104.1%	3,639	11.3%	93.4%	15,804	9.7%	80.2%	55,510	12.1%
60 - 69	1,557	12.6%	101.6%	3,531	11.0%	88.7%	16,299	10.0%	80.6%	56,695	12%
70 - 79	946	7.6%	90.5%	2,189	6.8%	81.0%	11,146	6.9%	82.1%	38,457	8.4%
80 - 85+	433	3.5%	94.6%	1,059	3.3%	89.2%	6,056	3.7%	100.0%	17,218	4%

Source: ESRI 2024

**Table 4.5-C** contains data on race and ethnicity in Interchange 5 market areas. Across all markets, population distributions for Black, Asian and Pacific Islander ethnic groups are below their Countywide averages. The Two or More Races and White categories have population distributions that are higher than average in each market area. The share of American Indians, Some Other Race and Hispanic Origin ethnic groups are above their Countywide averages in the 5- and 10-minute market areas and below average in the 15-minute market area.

**Table 4.5-C: Race and Ethnicity (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	5,825	53.5%	146.2%	15,290	47.5%	129.8%	82,098	50.5%	138.0%	167,658	36.6%
<b>Black Alone</b>	319	2.9%	21.6%	1,293	4.0%	29.9%	7,593	4.7%	35.1%	61,090	13.4%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>American Indian Alone</b>	155	1.4%	116.7%	447	1.4%	116.7%	1,859	1.1%	91.7%	5,441	1.2%
<b>Asian Alone</b>	374	3.4%	19.8%	3,228	10.0%	58.1%	23,476	14.5%	84.3%	78,585	17.2%
<b>Pacific Islander Alone</b>	63	0.6%	66.7%	159	0.5%	55.6%	1,027	0.6%	66.7%	4,313	0.9%
<b>Some Other Race Alone</b>	2,391	21.9%	140.4%	6,487	20.2%	129.5%	21,355	13.1%	84.0%	71,518	15.6%
<b>Two or More Races</b>	1,770	16.2%	107.3%	5,270	16.4%	108.6%	25,030	15.4%	102.0%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	4,686	43.0%	142.9%	12,601	39.2%	130.2%	45,820	28.2%	93.7%	137,595	30.1%

Source: ESRI 2024

#### 4.5.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three drive time markets around Interchange 5 are provided in **Table 4.5-D**. Single-family homes are present below the Countywide average of 71% of housing units in the 10- and 15- market areas at percentages of 65.5% and 56.6% respectively (92.3% and 79.7% County Index). They are present in the 5-minute market areas at a rate of 77.3% of all housing units, which is 108.8% of the County average.

Multifamily structures with three or four, five to nine, and 10 to 19 housing units are present at above-average rates in all Interchange 5 market areas. The highest County Index values for multifamily structures in the 5-, 10- and 15-minute drive time markets are five to nine units at about 198%, 10 to 19 units at about 215% and 209%, respectively.

**Table 4.5-D: Housing Units by Units in Structure (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	3,875	100.0%	2.4%	10,816	100.0%	6.7%	59,274	100.0%	36.5%	162,513	100.0%
<i>1, detached</i>	2,994	77.3%	108.9%	7,081	65.5%	92.3%	33,556	56.6%	79.7%	115,389	71.0%
<i>1, attached</i>	111	2.9%	63.0%	401	3.7%	80.4%	3,996	6.7%	145.7%	7,552	4.6%
<i>2</i>	1	0.0%	0.0%	15	0.1%	6.7%	835	1.4%	93.3%	2,512	1.5%
<i>3 or 4</i>	224	5.8%	105.5%	642	5.9%	107.3%	4,382	7.4%	134.5%	9,006	5.5%
<i>5 to 9</i>	352	9.1%	197.8%	619	5.7%	123.9%	4,175	7.0%	152.2%	7,433	4.6%
<i>10 to 19</i>	144	3.7%	108.8%	794	7.3%	214.7%	4,198	7.1%	208.8%	5,469	3.4%
<i>20 to 49</i>	-	0.0%	0.0%	312	2.9%	161.1%	2,087	3.5%	194.4%	2,965	1.8%
<i>50 or more</i>	43	1.1%	23.4%	571	5.3%	112.8%	4,164	7.0%	148.9%	7,569	4.7%
<i>Mobile home</i>	5	0.1%	3.7%	353	3.3%	122.2%	1,742	2.9%	107.4%	4,363	2.7%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<i>Boat, RV, van, etc.</i>	-	0.0%	0.0%	29	0.3%	150.0%	139	0.2%	100.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The decade a housing structure was constructed and the median year built for each Interchange 5 market area are provided in **Table 4.5-E**. The median year built for housing units in each market area is 1981, 1991 and 1984, respectively. The Countywide median year of construction for housing units is 1982.

The number of housing units built in the 1970s and 1990s in the 5-minute market area are at about 156% and 162% of their Countywide average levels, respectively. In the 10- and 15-minute drive time market areas housing units built in the 2020s and 1990s occur at higher rates than the County overall at 375% and 126%, respectively. Housing constructed prior to 1960 is consistently below Countywide averages around Interchange 5.

**Table 4.5-E: Housing Units by Year Structure Built (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	3,875	100.0%	2.4%	10,816	100.0%	6.7%	59,274	100.0%	36.5%	162,513	100.0%
<i>Built 2020 or later</i>	-	0.0%	0.0%	160	1.5%	375.0%	288	0.5%	125.0%	602	0.4%
<i>Built 2010 to 2019</i>	56	1.4%	25.5%	1,823	16.9%	307.3%	4,045	6.8%	123.6%	8,989	5.5%
<i>Built 2000 to 2009</i>	372	9.6%	81.4%	1,734	16.0%	135.6%	7,218	12.2%	103.4%	19,109	11.8%
<i>Built 1990 to 1999</i>	922	23.8%	161.9%	1,961	18.1%	123.1%	10,955	18.5%	125.9%	23,851	14.7%
<i>Built 1980 to 1989</i>	686	17.7%	81.6%	1,278	11.8%	54.4%	11,173	18.8%	86.6%	35,252	21.7%
<i>Built 1970 to 1979</i>	1,160	29.9%	155.7%	2,029	18.8%	97.9%	13,392	22.6%	117.7%	31,122	19.2%
<i>Built 1960 to 1969</i>	319	8.2%	84.5%	714	6.6%	68.0%	6,490	10.9%	112.4%	15,815	9.7%
<i>Built 1950 to 1959</i>	218	5.6%	72.7%	636	5.9%	76.6%	3,296	5.6%	72.7%	12,587	7.7%
<i>Built 1940 to 1949</i>	46	1.2%	31.6%	130	1.2%	31.6%	753	1.3%	34.2%	6,198	3.8%
<i>Built 1939 or earlier</i>	97	2.5%	45.5%	351	3.2%	58.2%	1,665	2.8%	50.9%	8,988	5.5%
<b>Median Year</b>	1981			1991			1984			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure and vacancy rates for Interchange 5 are provided in **Table 4.5-F**. Owner-occupied units are more frequent in the 5-market area with a County Index value of 121.3%, about average in the 10-minute market (102.6% County Index), and less frequent with an 85.1% County Index in the 15-minute market area. Renter-occupied housing units are represented at 68.0%, 95.1% and 124.3% of Countywide levels in the 5-, 10- and 15-minute market areas, respectively. The housing vacancy rate of 2.8% is much lower than the County average of 4.6% in the 5-minute drive time radius and reached 5.0% in the 15-minute drive time radius.

**Table 4.5-F: Housing Units by Occupancy Status and Tenure (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	4,259	100.0%	2.6%	11,367	100.0%	6.9%	60,319	100.0%	36.6%	164,757	100.0%
<i>Occupied</i>	4,139	97.2%	101.9%	10,850	95.5%	100.1%	57,309	95.0%	99.6%	157,259	95.4%
<i>Owner</i>	3,126	73.4%	121.3%	7,062	62.1%	102.6%	31,067	51.5%	85.1%	99,646	60.5%
<i>Renter</i>	1,013	23.8%	68.0%	3,788	33.3%	95.1%	26,242	43.5%	124.3%	57,613	35.0%
<i>Vacant</i>	120	2.8%	60.9%	517	4.5%	97.8%	3,010	5.0%	108.7%	7,498	4.6%

Source: ESRI 2024

The median home value for owner-occupied housing units and their range of values are listed for each Interchange 5 market area in **Table 4.5-G**. The median home value about \$505,800 in the 5-minute market area is 92.1% of the Countywide average. Median home values are at 103.4% and 111.0% of the average value in the 10- and 15-minute market areas.

Housing units with values between \$400,000 and \$499,000 are present in the 5-minute market area at about 170% of their County average and consist of almost 40% of all units. Housing units with values in the range of \$1,500,000 - \$1,999,999 are present in the 10- and 15-minute market areas with the highest proportion above County levels at about 200% and 233%. Housing units in this range only comprise about 1.2% to 1.4% of all housing units, however.

**Table 4.5-G: Owner-Occupied Housing Units by Value (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	2,568	100.0%	2.6%	6,123	100.0%	6.3%	29,863	100.0%	30.6%	97,692	100.0%
<i>Less than \$100,000</i>	26	1.0%	27.0%	230	3.7%	100.0%	1,225	4.1%	110.8%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	211	8.2%	55.0%	615	10.0%	67.1%	3,014	10.1%	67.8%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	1,020	39.7%	169.7%	1,446	23.6%	100.9%	5,304	17.8%	76.1%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	1,186	46.2%	112.7%	2,834	46.3%	112.9%	12,315	41.2%	100.5%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	78	3.0%	25.0%	690	11.3%	94.2%	5,055	16.9%	140.8%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	18	0.7%	18.9%	202	3.3%	89.2%	2,413	8.1%	218.9%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	14	0.5%	83.3%	72	1.2%	200.0%	418	1.4%	233.3%	596	0.6%
<i>\$2,000,000 or more</i>	16	0.6%	85.7%	35	0.6%	85.7%	121	0.4%	57.1%	688	0.7%
<b>Median Home Value</b>	505,797		92.1%	568,013		103.4%	609,409		111.0%	549,100	

Source: ACS 5-Year Est. 2018-2022

The median gross rent for renter-occupied housing units and rent distributions are listed for each Interchange 5 market area in **Table 4.5-H**. County Index values for median gross rent in each market area are 92.7% (\$1,836), 92.2% (\$1,826) and 96.4% (\$1,981), respectively.

In the 5-minute market area rent in the range of \$1,000 - \$1,199 are more common than the County average at about 160%. The 10- and 15-minute market areas have housing units with rents of less than \$1,000 (131.7%) and greater than \$1,500 (122.6%) that are above Countywide levels.

The category of No Cash Rents occurs more frequently relative to the County in the 5- and 10- minute market areas. This category is provided in these market areas at about 150% and 240% of the Countywide average.

**Table 4.5-H: Renter-Occupied Housing Units by Gross Rent (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
Total Renter-Occupied Housing Units	1,230	100.0%	2.1%	4,244	100.0%	7.4%	25,813	100.0%	45.1%	57,295	100.0%
With cash rent	1,160	94.3%	98.0%	3,860	91.0%	94.6%	24,866	96.3%	100.1%	55,114	96.2%
Less than \$1,000	16	1.4%	14.0%	565	13.2%	131.7%	2,496	9.7%	96.8%	5,686	10.0%
\$1,000 - \$1,999	768	62.5%	159.4%	1,723	40.6%	103.6%	11,233	43.5%	111.0%	22,409	39.2%
\$2,000 - \$2,999	333	27.1%	72.1%	1,266	29.8%	79.3%	8,862	34.3%	91.2%	21,546	37.6%
\$3,000 - \$3,499	32	2.6%	40.6%	222	5.2%	81.3%	1,294	5.0%	78.1%	3,673	6.4%
\$3,500 or more	9	0.7%	22.6%	83	2.0%	64.5%	981	3.8%	122.6%	1,800	3.1%
No cash rent	70	5.7%	150.0%	385	9.1%	239.5%	948	3.7%	97.4%	2,181	3.8%
Median Gross Rent	1,836		92.7%	1,826		92.2%	1,910		96.4%	1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.5.3 Household Income

Household incomes for Interchange 5 drive time market areas are provided in **Table 4.5-I**. Median household income is close to the Countywide median value (\$99,041) in the 5-minute market area at \$100,915, close to average in the 10-minute market area at \$100,118 and below average in the 15-minute market area \$95,303.

The income bracket with the largest variation above its Countywide level in the 5-minute market area is the \$75,000-\$99,999 range with a County Index value of 138.2% (share of households is about 19%). Households in this income bracket are also overrepresented in the 10-minute market area with an index value of 115.4%.

Households in the \$35,000-\$49,999 income bracket are overrepresented in the 10-minute market area by the largest amount with a County Index value of 116.3%. Households in this bracket form 9.3% of households in this market.

Households with incomes of less than \$15,000 are overrepresented in the 15-minute market area by the largest amount with a County Index value of 138.2%. Households in this income bracket make up 10.5% of households in this market. About half of all households in this income bracket Countywide are in this 15-minute market area.

The largest share of households Countywide (20.2%) have incomes between \$100,000 and \$149,999 and this range is underrepresented in the 15-minute market area at 17.3% (85.6% County Index).

**Table 4.5-I: Household Income (Interchange 5)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$100,915		101.9%	\$100,118		101.1%	\$95,303		96.2%	\$99,041	
<b>Average Household Income</b>	\$123,140		95.6%	\$129,566		100.6%	\$130,396		101.2%	\$128,797	
<b>Per Capita Income</b>	\$41,180		92.8%	\$43,715		98.5%	\$46,229		104.2%	\$44,379	
<b>Income Brackets</b>											
<\$15,000	168	4.1%	53.9%	680	6.3%	82.9%	6,019	10.5%	138.2%	12,025	7.6%
\$15,000-\$24,999	72	1.7%	53.1%	297	2.7%	84.4%	2,123	3.7%	115.6%	5,036	3.2%
\$25,000-\$34,999	167	4.0%	83.3%	427	3.9%	81.3%	3,192	5.6%	116.7%	7,562	4.8%
\$35,000-\$49,999	328	7.9%	98.8%	1,012	9.3%	116.3%	4,238	7.4%	92.5%	12,619	8.0%
\$50,000-\$74,999	528	12.8%	97.7%	1,300	12.0%	91.6%	7,113	12.4%	94.7%	20,561	13.1%
\$75,000-\$99,999	777	18.8%	138.2%	1,701	15.7%	115.4%	7,038	12.3%	90.4%	21,460	13.6%
\$100,000-\$149,999	981	23.7%	117.3%	2,165	20.0%	99.0%	9,914	17.3%	85.6%	31,745	20.2%
\$150,000-\$199,999	666	16.1%	122.9%	1,529	14.1%	107.6%	7,698	13.4%	102.3%	20,559	13.1%
\$200,000+	452	10.9%	66.9%	1,739	16.0%	98.2%	9,974	17.4%	106.7%	25,684	16.3%

Source: ESRI 2024

## Section 4.6

## Interchange 6: I-80 and Pitt School Rd. (Dixon)

### 4.6.1 Population, Households, and Race/Ethnicity

**Interchange 6 (I-80 and Pitt School Rd.) Market Areas** are shown in **Figure 4.6-1**. The market areas around this interchange are situated in and around Vacaville and Dixon in the northeastern portion of Solano County. The areas extend eastward and westward from the interchange along Midway Road and to the northeast and southwest along I-80. The 15-minute market southern extent is in the vicinity of Fry Road. Portions of the 10- and 15-minute drive time market are in Yolo County.

As shown in **Table 4.6-A**, the 5-minute market area contains about 13,900 individuals living in approximately 4,700 households within a 5-minute drive of the interchange.

The 10-minute drive time radius contains a population of approximately 43,600 people living in about 13,350 households.

The 15-minute drive time radius includes a population of about 158,000 people living in about 56,000 households. This represents 36% of the total population of Solano County (note that this market area extends beyond the County boundary).

The County Index values for households with children under 18 in Interchange 6 market areas are 129.0%, 96.4% and 80.4% in the 5-, 10-, and 15-minute market areas, respectively (Table 6.6 A). The average household size is larger than the County average at almost three in the 5-minute market but is smaller than average in the other two markets at 2.77 and 2.63, respectively.

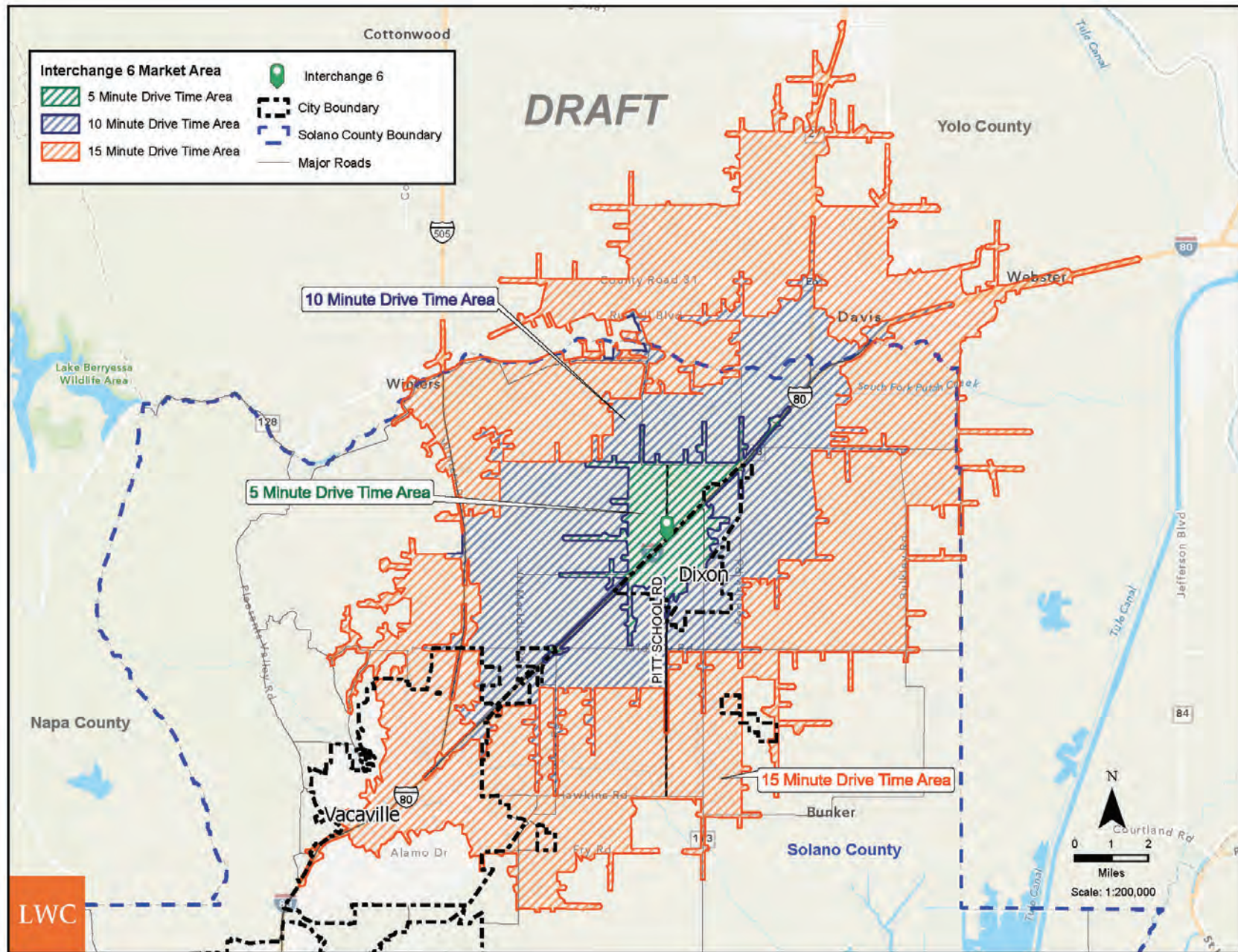
More residents own their home than rent in the 5-minute market area (71.2% of units versus 25.8%) but the difference is much closer in the other market areas where the proportion of rental units is higher than the Countywide level. Median gross rents in all Interchange 6 market areas are lower than the County overall. Median household incomes are close to the Countywide median except for the 10-minute market area where it is significantly lower.

**Table 4.6-A: Total Population, Households, and Median Age (Interchange 6)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	13,895	3.0%	43,584	9.5%	158,125	34.6%	457,532
<b>Total Households</b>	4,663	3.0%	13,347	8.5%	56,019	35.6%	157,259
<i>Households with Children &lt;18</i>	1,965	129.0%	4,203	96.4%	14,719	80.4%	51,366
<b>Average Household Size</b>	2.98	104.6%	2.77	97.2%	2.63	92.3%	2.85
<b>Median Age</b>	39.0	98.0%	27.4	68.8%	32.5	81.7%	39.8
<i>Male</i>	37.5	97.2%	27.6	71.5%	32.1	83.2%	38.6
<i>Female</i>	40.7	98.8%	27.2	66.0%	32.9	79.9%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.6-1: Interchange 6 Market Area (5-, 10-, and 15-Minute Drive Times)





Age data for the population in the three Interchange 6 drive time markets are provided in **Table 4.6-B**. The population has a median age of 39 in the 5-minute drive time market, 27.4 in the 10-minute market, and 32.5 in the 15-minute market. All three median ages are below the Countywide median age (39.8) with the 10-minute market median age at only 68.8% of the Countywide value. Median ages for women are higher than men except in the 10-minute market area where they are about equal at 27.2 versus 27.6.

Lower median ages in the 10- and 15-minute markets are caused by high proportions of children and young adults in the 15 to 19 and 20 to 29 age categories relative to the County overall (Table 6.6-B). County index values for the 15 to 19 cohort are about 247% in the 10-minute market area and 163% in the 15-minute market area. For the 20 to 29 cohort, these values are about 201% and 177%, respectively.

**Table 4.6-B: Total Populations by Age (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	13,895	100%	3.0%	43,584	1	9.5%	158,125	1	34.6%	457,532	100%
0 – 4	765	5.5%	100.0%	1,935	4.4%	80.0%	7,343	4.6%	83.6%	25,104	5.5%
5 – 9	815	5.9%	101.7%	1,913	4.4%	75.9%	7,545	4.8%	82.8%	26,512	5.8%
10 - 14	890	6.4%	108.5%	1,983	4.5%	76.3%	7,748	4.9%	83.1%	26,981	5.9%
15 - 19	907	6.5%	108.3%	6,437	14.8%	246.7%	15,484	9.8%	163.3%	27,482	6.0%
20 - 29	1,845	13.3%	103.9%	11,212	25.7%	200.8%	35,727	22.6%	176.6%	58,481	13%
30 - 39	1,910	13.8%	97.2%	4,871	11.2%	78.9%	19,679	12.4%	87.3%	65,197	14.2%
40 - 49	1,746	12.6%	96.2%	4,093	9.4%	71.8%	16,778	10.6%	80.9%	59,895	13%
50 - 59	1,728	12.5%	103.3%	3,725	8.6%	71.1%	15,223	9.6%	79.3%	55,510	12.1%
60 - 69	1,748	12.6%	101.6%	3,673	8.5%	68.5%	15,606	9.9%	79.8%	56,695	12%
70 - 79	1,055	7.6%	90.5%	2,346	5.4%	64.3%	10,944	6.9%	82.1%	38,457	8.4%
80 - 85+	486	3.5%	94.6%	1,395	3.2%	86.5%	6,048	3.8%	102.7%	17,218	4%

Source: ESRI 2024

**Table 4.6-C** contains data on race and ethnicity in Interchange 6 market areas. Proportions of Black, Asian and Pacific Islander ethnic groups among the population in these markets are below their Countywide levels. American Indian, Hispanic, and Some Other Race ethnic groups have higher rates of representation than their Countywide average in the 5- and 10-minute markets with Some Other Race at the highest rate of 144.9% and 110.3%, respectively. Individuals identifying as White are a share of the population at higher levels than the County overall in each market area.

**Table 4.6-C: Race and Ethnicity (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	7,225	52.0%	142.1%	21,256	48.8%	133.3%	80,619	51.0%	139.3%	167,658	36.6%
<b>Black Alone</b>	431	3.1%	23.1%	1,480	3.4%	25.4%	6,700	4.2%	31.3%	61,090	13.4%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
American Indian Alone	209	1.5%	125.0%	578	1.3%	108.3%	1,664	1.1%	91.7%	5,441	1.2%
Asian Alone	491	3.5%	20.3%	6,365	14.6%	84.9%	25,271	16.0%	93.0%	78,585	17.2%
Pacific Islander Alone	77	0.6%	66.7%	258	0.6%	66.7%	915	0.6%	66.7%	4,313	0.9%
Some Other Race Alone	3,139	22.6%	144.9%	7,508	17.2%	110.3%	19,444	12.3%	78.8%	71,518	15.6%
Two or More Races	2,323	16.7%	110.6%	6,139	14.1%	93.4%	23,511	14.9%	98.7%	68,927	15.1%
Hispanic Origin (Any Race)	6,111	44.0%	146.2%	14,354	32.9%	109.3%	41,603	26.3%	87.4%	137,595	30.1%

Source: ESRI 2024

#### 4.6.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three drive time markets around Interchange 6 are provided in **Table 4.6-D**. Single-family homes are present at about the average rate, relative to the County as a whole, in the 5-minute market area (103.2% County Index) while occurring at below average rates in the 10- and 15-minute markets with 70.4% and 78.5% County Index values.

Multifamily buildings containing between 3 and 19 housing are present at rates above their Countywide levels in all market areas with the 10 to 19 unit category having the highest County Index value of about 321% in the 10-minute market (1,542 structures). Larger multifamily buildings containing either 20 to 49 or 50 or more units are more common than average in the 10- and 15-minute markets. These types of structures are overrepresented at rates between 155% and 250% above their Countywide average in the 10- and 15-minute market areas.

**Table 4.6-D: Housing Units by Units in Structure (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	4,596	100.0%	2.8%	14,116	100.0%	8.7%	57,431	100.0%	35.3%	162,513	100.0%
1, detached	3,371	73.3%	103.2%	7,052	50.0%	70.4%	31,967	55.7%	78.5%	115,389	71.0%
1, attached	135	2.9%	63.0%	822	5.8%	126.1%	4,071	7.1%	154.3%	7,552	4.6%
2	1	0.0%	0.0%	133	0.9%	60.0%	753	1.3%	86.7%	2,512	1.5%
3 or 4	291	6.3%	114.5%	1,073	7.6%	138.2%	4,201	7.3%	132.7%	9,006	5.5%
5 to 9	410	8.9%	193.5%	1,427	10.1%	219.6%	4,077	7.1%	154.3%	7,433	4.6%
10 to 19	332	7.2%	211.8%	1,542	10.9%	320.6%	4,217	7.3%	214.7%	5,469	3.4%
20 to 49	-	0.0%	0.0%	632	4.5%	250.0%	2,287	4.0%	222.2%	2,965	1.8%
50 or more	53	1.2%	25.5%	1,175	8.3%	176.6%	4,196	7.3%	155.3%	7,569	4.7%
Mobile home	3	0.1%	3.7%	244	1.7%	63.0%	1,499	2.6%	96.3%	4,363	2.7%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<i>Boat, RV, van, etc.</i>	-	0.0%	0.0%	16	0.1%	50.0%	164	0.3%	150.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

Housing units categorized by decade built and the median year built for each Interchange 6 market area are provided in **Table 4.6-E**. The median year built for each market area from inner to outer is 1982, 1989 and 1984, respectively. The 1980s decade is underrepresented in these market areas, however, when grouping housing units by decade built as compared to their 21.7% share of all housing units in Solano County.

Housing units built in the 1970s and 1990s are more common in all markets than the County overall with County Index values between about 106% and 163% in these areas. Housing units built between 2000, and the present are more concentrated in the 10- and 15-minute markets versus the County overall. Housing units from the 2010 decade occur at over twice their County average (224%). Housing constructed in the decades prior to 1960 is less common in each market area than the County overall ranging from about 29% to 66% of Countywide averages.

**Table 4.6-E: Housing Units by Year Structure Built (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	4,596	100.0%	2.8%	14,116	100.0%	8.7%	57,431	100.0%	35.3%	162,513	100.0%
<i>Built 2020 or later</i>	-	0.0%	0.0%	117	0.8%	200.0%	335	0.6%	150.0%	602	0.4%
<i>Built 2010 to 2019</i>	110	2.4%	43.6%	1,736	12.3%	223.6%	4,383	7.6%	138.2%	8,989	5.5%
<i>Built 2000 to 2009</i>	440	9.6%	81.4%	2,407	17.1%	144.9%	7,259	12.6%	106.8%	19,109	11.8%
<i>Built 1990 to 1999</i>	1,105	24.0%	163.3%	2,601	18.4%	125.2%	10,840	18.9%	128.6%	23,851	14.7%
<i>Built 1980 to 1989</i>	773	16.8%	77.4%	2,123	15.0%	69.1%	10,204	17.8%	82.0%	35,252	21.7%
<i>Built 1970 to 1979</i>	1,418	30.9%	160.9%	2,883	20.4%	106.3%	12,345	21.5%	112.0%	31,122	19.2%
<i>Built 1960 to 1969</i>	356	7.7%	79.4%	1,030	7.3%	75.3%	7,127	12.4%	127.8%	15,815	9.7%
<i>Built 1950 to 1959</i>	217	4.7%	61.0%	718	5.1%	66.2%	2,833	4.9%	63.6%	12,587	7.7%
<i>Built 1940 to 1949</i>	51	1.1%	28.9%	148	1.0%	26.3%	729	1.3%	34.2%	6,198	3.8%
<i>Built 1939 or earlier</i>	124	2.7%	49.1%	352	2.5%	45.5%	1,376	2.4%	43.6%	8,988	5.5%
<b>Median Year</b>	1982			1989			1984			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure and vacancy rates for Interchange 6 are provided in **Table 4.6-F**. Owner-occupied units occur at an above average level in the 5-market area with a County Index value of 117.7%, below average in the 10-minute market (82.1%) and 15-minute market (84.3%). Renter-occupied housing units are represented at 73.7%, 128.6% and 125.1% of Countywide levels in the 5-, 10- and 15-minute market areas, respectively. The housing vacancy rate at 3.0% is only 65.2% of the County average (4.6%) in the 5-minute drive time market while it is above average at 5.2% in the other markets.

**Table 4.6-F: Housing Units by Occupancy Status and Tenure (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	4,807	100.0%	2.9%	14,085	100.0%	8.5%	59,080	100.0%	35.9%	164,757	100.0%
<i>Occupied</i>	4,663	97.0%	101.7%	13,347	94.8%	99.4%	56,019	94.8%	99.4%	157,259	95.4%
<i>Owner</i>	3,421	71.2%	117.7%	7,003	49.7%	82.1%	30,144	51.0%	84.3%	99,646	60.5%
<i>Renter</i>	1,242	25.8%	73.7%	6,344	45.0%	128.6%	25,875	43.8%	125.1%	57,613	35.0%
<i>Vacant</i>	144	3.0%	65.2%	738	5.2%	113.0%	3,061	5.2%	113.0%	7,498	4.6%

Source: ESRI 2024

The median home value for owner-occupied housing units and their range of values are listed for each Interchange 6 market area in **Table 4.6-G**. The median home value is 93.9% of the Countywide average of \$549,100 in the 5-minute market area. Median home values are 105.7% and 116.0% of the average in the 10- and 15-minute market areas.

Housing units with values in the range of \$400,000 to \$499,000 are concentrated in the 5-minute market area at about 159% of the County average. The housing value range \$1,500,00 to \$1,999,999 is present in the 10-minute at 200% of the County average but only includes 73 housing units. In the 15-minute market area the housing value category with the highest proportion above County levels is \$1,000,000 - \$1,499,999 at about 287%. The range \$1,500,000 - \$1,999,999 is at 283% of the Countywide average but these units only comprise 1.7% of total units, however.

**Table 4.6-G: Owner-Occupied Housing Units by Value (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	2,878	100.0%	2.9%	6,011	100.0%	6.2%	28,259	100.0%	28.9%	97,692	100.0%
<i>Less than \$100,000</i>	36	1.3%	35.1%	202	3.2%	86.5%	1,001	3.6%	97.3%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	244	8.5%	57.0%	593	9.9%	66.4%	2,536	9.0%	60.4%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	1,073	37.3%	159.4%	1,385	23.0%	98.3%	4,349	15.4%	65.8%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	1,377	47.8%	116.6%	2,562	42.6%	103.9%	11,394	40.3%	98.3%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	85	3.0%	25.0%	885	14.7%	122.5%	5,325	18.8%	156.7%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	25	0.9%	24.3%	272	4.5%	121.6%	2,994	10.6%	286.5%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	23	0.8%	133.3%	73	1.2%	200.0%	482	1.7%	283.3%	596	0.6%
<i>\$2,000,000 or more</i>	15	0.5%	71.4%	38	0.6%	85.7%	178	0.6%	85.7%	688	0.7%
<b>Median Home Value</b>	515,614	93.9%		580,504	105.7%		636,991	116.0%		549,100	

Source: ACS 5-Year Est. 2018-2022

The median gross rent for renter-occupied housing units and rent distributions are listed for each Interchange 6 market area in **Table 4.6-H**. County Index values for median gross rent in each market area are 128.0% (\$2,535), 97.0% (\$1,922) and 100.3% (\$1,987), respectively.

In the 5-minute market area rent in the ranges of \$1,000 - \$1,199 and No Cash Rent are more common than the County average at about 144% and 403%, respectively. The 10- and 15-minute market areas have rents in the range of \$3,500 or more at above average proportions compared to Countywide levels (155% and 139%). However, a higher prevalence of rents below \$2,000 leads to lower median rents in the outer market areas.

**Table 4.6-H: Renter-Occupied Housing Units by Gross Rent (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	1,611	100.0%	2.8%	7,280	100.0%	12.7%	25,881	100.0%	45.2%	57,295	100.0%
<i>With cash rent</i>	1,364	84.7%	88.0%	6,890	94.6%	98.3%	24,925	96.3%	100.1%	55,114	96.2%
<i>Less than \$1,000</i>	17	1.0%	10.0%	906	12.4%	123.8%	2,393	9.3%	92.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	911	56.5%	144.1%	3,208	44.0%	112.2%	11,638	45.0%	114.8%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	398	24.7%	65.7%	2,205	30.3%	80.6%	8,485	32.8%	87.2%	21,546	37.6%
<i>\$3,000 - \$3,499</i>	31	1.9%	29.7%	224	3.1%	48.4%	1,300	5.0%	78.1%	3,673	6.4%
<i>\$3,500 or more</i>	9	0.6%	19.4%	346	4.8%	154.8%	1,110	4.3%	138.7%	1,800	3.1%
<i>No cash rent</i>	247	15.3%	402.6%	391	5.4%	142.1%	956	3.7%	97.4%	2,181	3.8%
<b>Median Gross Rent</b>	1,829		92.3%	1,826		92.2%	1,895		95.7%	1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.6.3 Household Income

Household incomes for Interchange 6 drive time market areas are provided in **Table 4.6-I**. Median household income is close to the Countywide median value (\$99,041) in the 5-minute market area at \$96,518, is below median in the 10-minute market area at \$85,237 and is close to median the 15-minute market area \$96,631.

The proportion of households incomes (18.9%) in the range of \$75,000-\$99,999 is a 139.0% difference from the Countywide average in the 5-minute market area. Households in this income range are near average levels in the 10-minute market and below average levels in the 15-minute market at about 101.5% and 86.8%, respectively.

The highest deviation from the Countywide level for any market area is about 146% for 1,485 households in the less than \$15,000 bracket in the 10-minute market area. Households in this income range are also overrepresented in the 15-minute market areas at about 141%, which is the highest above average range in this market. Households in the \$25,000-\$34,999 income range are also overrepresented in the 10-minute market area at about 135%.

Households in the \$15,000-\$24,999 income bracket are also overrepresented in the 15-minute market area at about 118.8%.

The largest share of households Countywide (20.2%) have incomes between \$100,000 and \$149,999 and this range is underrepresented in the 10-minute and 15-minute market areas at 84.2% and 83.2% each.

**Table 4.6-I: Household Income (Interchange 6)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$96,518		97.5%	\$85,237		86.1%	\$96,631		97.6%	\$99,041	
<b>Average Household Income</b>	\$118,989		92.4%	\$116,637		90.6%	\$135,750		105.4%	\$128,797	
<b>Per Capita Income</b>	\$39,812		89.7%	\$36,078		81.3%	\$48,339		108.9%	\$44,379	
<b>Income Brackets</b>											
<\$15,000	216	4.6%	60.5%	1,485	11.1%	146.1%	5,970	10.7%	140.8%	12,025	7.6%
\$15,000-\$24,999	76	1.6%	50.0%	508	3.8%	118.8%	2,122	3.8%	118.8%	5,036	3.2%
\$25,000-\$34,999	184	3.9%	81.3%	863	6.5%	135.4%	3,135	5.6%	116.7%	7,562	4.8%
\$35,000-\$49,999	459	9.8%	122.5%	1,249	9.4%	117.5%	4,025	7.2%	90.0%	12,619	8.0%
\$50,000-\$74,999	608	13.0%	99.2%	1,685	12.6%	96.2%	6,878	12.3%	93.9%	20,561	13.1%
\$75,000-\$99,999	882	18.9%	139.0%	1,844	13.8%	101.5%	6,592	11.8%	86.8%	21,460	13.6%
\$100,000-\$149,999	1,059	22.7%	112.4%	2,272	17.0%	84.2%	9,439	16.8%	83.2%	31,745	20.2%
\$150,000-\$199,999	696	14.9%	113.7%	1,598	12.0%	91.6%	7,286	13.0%	99.2%	20,559	13.1%
\$200,000+	483	10.4%	63.8%	1,844	13.8%	84.7%	10,572	18.9%	116.0%	25,684	16.3%

Source: ESRI 2024

## Section 4.7

## Interchange 7: I-80 and Currey Rd. (Dixon)

### 4.7.1 Population, Households, and Race/Ethnicity

**Interchange 7 (I-80 and Currey Rd.) Market Areas** are shown in **Figure 4.7-1**. The market areas around this interchange are situated in and around Vacaville and Dixon in the northeastern portion of Solano County. The areas extend eastward and westward from the interchange along Midway Road and to the northeast and southwest along I-80. The 15-minute market southern extent is in the vicinity of Fry Road. Portions of the 15-minute drive time market are in Yolo County.

As shown in **Table 4.7-A**, the 5-minute market area contains about 3,700 individuals living in approximately 1,300 households within a 5-minute drive of the interchange.

The 10-minute drive time radius expands to include a population of approximately 60,600 people living in approximately 22,150 households.

The 15-minute drive time radius includes a population of about 165,800 people living in about 57,200 households. This represents 36% of the total population of Solano County (note that this market area extends beyond the County boundary).

The County Index values for households with children under 18 in Interchange 7 market areas are 131.4%, 125.4% and 77.2% in the 5-, 10-, and 15-minute market areas, respectively (Table 6.7 A). The average household size is larger than the County average at over three in the 5- and 10-minute market areas but is smaller than average in the outer market at 2.61.

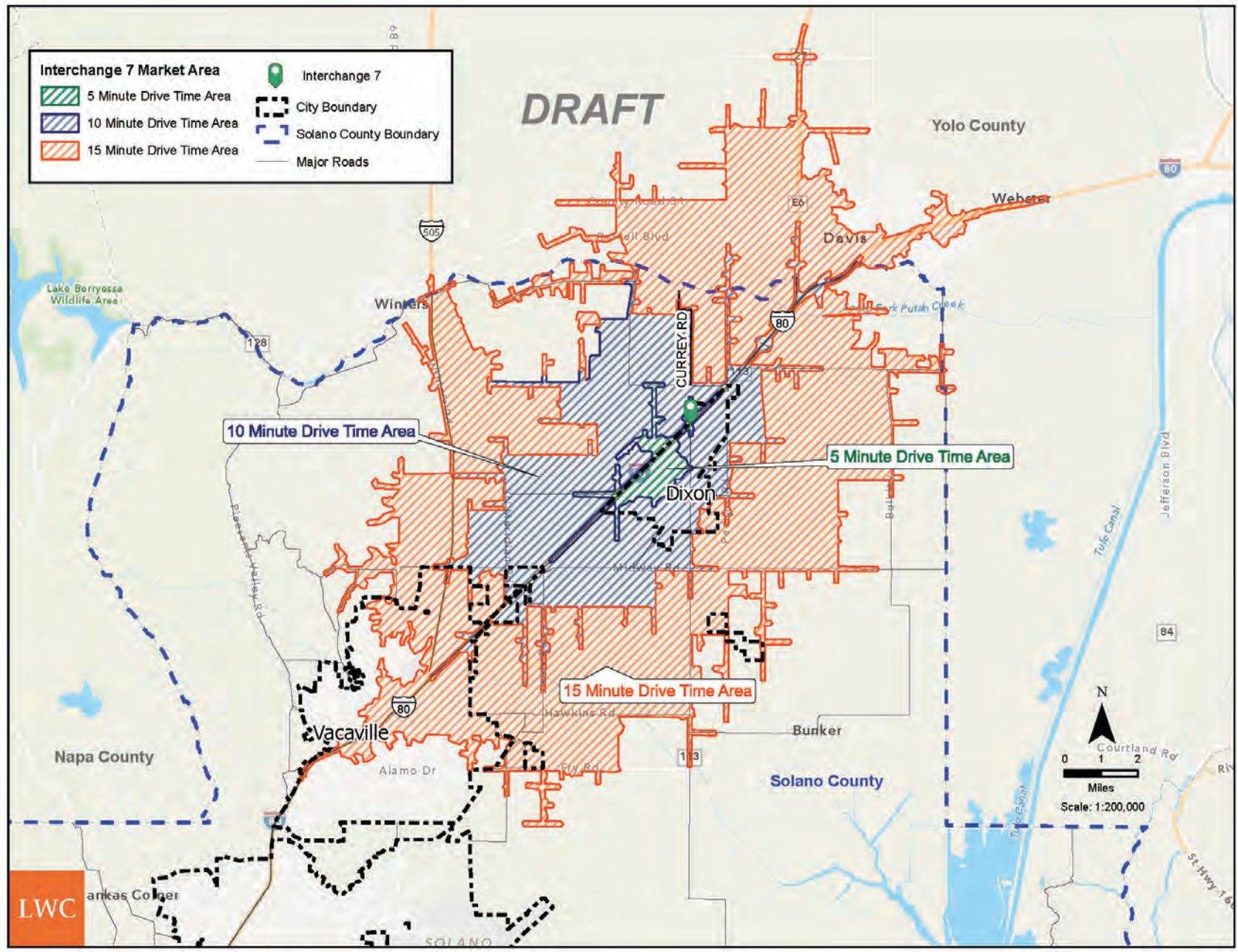
More residents own their home than rent in the 5- and 10-minute market areas (119% and 111.2% County Index values), but the difference is much closer in the 15-minute market areas where the proportion of owner versus rental units is 48.0% to 46.9%. Median gross rents in all Interchange 7 market areas are lower than the County overall. Median household incomes are close to the Countywide median except for the 15-minute market area where it is lower.

**Table 4.7-A: Total Population, Households, and Median Age (Interchange 7)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	8,988	2.0%	21,554	4.7%	114,102	24.9%	457,532
<b>Total Households</b>	2,941	1.9%	7,112	4.5%	39,734	25.3%	157,259
<i>Households with Children &lt;18</i>	1,262	131.4%	2,913	125.4%	10,023	77.2%	51,366
<b>Average Household Size</b>	3.06	107.4%	3.03	106.3%	2.61	91.6%	2.85
<b>Median Age</b>	38.0	95.5%	38.2	96.0%	30.7	77.1%	39.8
<i>Male</i>	36.5	94.6%	37.0	95.9%	30.4	78.8%	38.6
<i>Female</i>	39.5	95.9%	39.4	95.6%	30.9	75.0%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.7-1: Interchange 7 Market Area (5-, 10-, and 15-Minute Drive Times)





Age data for the population in the three Interchange 7 markets are provided in **Table 4.7-B**. The population has a median age of 38 in the 5-minute drive time market, 38.2 in the 10-minute market, and 30.7 in the 15-minute market. All three median ages are below the Countywide median age (39.8) with the 15-minute market median age at only 77.1% of the Countywide value. Median ages for women are higher than men.

The 5- and 10-minute markets have higher than average rates of children and young adults up to age 29. The lower median age in the 15-minute market is due to high proportions of children and young adults in the 15 to 19 and 20 to 29 age categories relative to the County overall (Table 6.7-B). County index values for these groups are about 187% and 191% in the 15-minute market area. This market area also has lower than average rates of adults over age 29 except for senior citizens over 80.

**Table 4.7-B: Total Populations by Age (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	8,988	100%	2.0%	21,554	1	4.7%	114,102	1	24.9%	457,532	100%
0 – 4	513	5.7%	103.6%	1,285	6.0%	109.1%	5,079	4.5%	81.8%	25,104	5.5%
5 – 9	548	6.1%	105.2%	1,348	6.3%	108.6%	5,109	4.5%	77.6%	26,512	5.8%
10 - 14	587	6.5%	110.2%	1,442	6.7%	113.6%	5,228	4.6%	78.0%	26,981	5.9%
15 - 19	594	6.6%	110.0%	1,444	6.7%	111.7%	12,730	11.2%	186.7%	27,482	6.0%
20 - 29	1,234	13.7%	107.0%	2,793	12.9%	100.8%	27,930	24.5%	191.4%	58,481	13%
30 - 39	1,274	14.1%	99.3%	3,018	14.0%	98.6%	13,594	11.9%	83.8%	65,197	14.2%
40 - 49	1,153	12.9%	98.5%	2,824	13.1%	100.0%	11,262	9.9%	75.6%	59,895	13%
50 - 59	1,118	12.5%	103.3%	2,604	12.0%	99.2%	10,239	9.0%	74.4%	55,510	12.1%
60 - 69	1,095	12.2%	98.4%	2,566	11.9%	96.0%	10,738	9.5%	76.6%	56,695	12%
70 - 79	601	6.7%	79.8%	1,520	7.1%	84.5%	7,689	6.7%	79.8%	38,457	8.4%
80 - 85+	269	3.0%	81.1%	712	3.3%	89.2%	4,503	3.9%	105.4%	17,218	4%

Source: ESRI 2024

**Table 4.7-C** contains data on race and ethnicity in Interchange 7 market areas. Across all markets, population distributions for Black, Asian and Pacific Islander ethnic groups are below their Countywide averages. Individuals in the American Indians, Hispanic, Two or More Races, and Some Other Race ethnic groups have population distributions that are at higher than their County average in the 5- and 10-minute market areas and lower than average in the 15-minute market area.

**Table 4.7-C: Race and Ethnicity (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	4,637	51.6%	141.0%	10,592	49.1%	134.2%	57,144	50.1%	136.9%	167,658	36.6%
<b>Black Alone</b>	296	3.3%	24.6%	645	3.0%	22.4%	4,998	4.4%	32.8%	61,090	13.4%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>American Indian Alone</b>	119	1.3%	108.3%	346	1.6%	133.3%	1,245	1.1%	91.7%	5,441	1.2%
<b>Asian Alone</b>	351	3.9%	22.7%	894	4.1%	23.8%	18,147	15.9%	92.4%	78,585	17.2%
<b>Pacific Islander Alone</b>	53	0.6%	66.7%	107	0.5%	55.6%	724	0.6%	66.7%	4,313	0.9%
<b>Some Other Race Alone</b>	2,008	22.3%	142.9%	5,301	24.6%	157.7%	15,203	13.3%	85.3%	71,518	15.6%
<b>Two or More Races</b>	1,524	17.0%	112.6%	3,670	17.0%	112.6%	16,640	14.6%	96.7%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	3,972	44.2%	146.8%	9,967	46.2%	153.5%	31,580	27.7%	92.0%	137,595	30.1%

Source: ESRI 2024

#### 4.7.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the three drive time markets around Interchange 7 are provided in **Table 4.7-D**. The 15-minute drive time market contains approximately a quarter (25.3%) of all housing units in the County while the proportion of single-family detached homes is below the County average in this market area at just 51.1% of all units.

Multifamily buildings are present at higher levels in the 15-minute market areas than the County overall. All multifamily structures with three or more housing units are present at above-average rates in this market area. Single attached housing units (3,174 units) make up 7.7% of the housing stock in this market area, which is about 167% of the Countywide average.

In the 5- and 10-minute markets multifamily buildings containing three to four, five to nine, and 10 to 19 units are the most numerous types of multifamily structures, and present at the highest rates above their Countywide averages.

**Table 4.7-D: Housing Units by Units in Structure (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,982	100.0%	1.8%	7,106	100.0%	4.4%	41,157	100.0%	25.3%	162,513	100.0%
<i>1, detached</i>	2,131	71.5%	100.7%	5,066	71.3%	100.4%	21,037	51.1%	72.0%	115,389	71.0%
<i>1, attached</i>	95	3.2%	69.6%	342	4.8%	104.3%	3,174	7.7%	167.4%	7,552	4.6%
<i>2</i>	-	0.0%	0.0%	2	0.0%	0.0%	467	1.1%	73.3%	2,512	1.5%
<i>3 or 4</i>	253	8.5%	154.5%	515	7.2%	130.9%	3,120	7.6%	138.2%	9,006	5.5%
<i>5 to 9</i>	319	10.7%	232.6%	536	7.5%	163.0%	3,366	8.2%	178.3%	7,433	4.6%
<i>10 to 19</i>	142	4.8%	141.2%	404	5.7%	167.6%	3,624	8.8%	258.8%	5,469	3.4%
<i>20 to 49</i>	-	0.0%	0.0%	25	0.4%	22.2%	1,599	3.9%	216.7%	2,965	1.8%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
50 or more	41	1.4%	29.8%	140	2.0%	42.6%	3,468	8.4%	178.7%	7,569	4.7%
Mobile home	-	0.0%	0.0%	68	1.0%	37.0%	1,230	3.0%	111.1%	4,363	2.7%
Boat, RV, van, etc.	-	0.0%	0.0%	8	0.1%	50.0%	71	0.2%	100.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The decade a housing structure was built, and the median year built for each Interchange 7 market area are provided in **Table 4.7-E**. The median year built of housing from the 5-minute market to the 15-minute market is almost the same in 1986 and 1985. The median year built for each area is all older than the Countywide median year of 1982.

Housing structures built during the 1970s and 1990s in the 5-minute market area have County Index values of about 163% and 205% for these two decades totaling 1,834 units combined. Units built during these decades are also overrepresented in the 10- and 15-minute markets.

Housing units built since 2000 are also overrepresented in the 10- and 15-minute markets around Interchange 7 versus the County overall. Housing constructed in the decades prior to 1960 is less frequent in each market area than the County overall ranging from 0% to 90.9% of Countywide averages.

**Table 4.7-E: Housing Units by Year Structure Built (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	2,982	100.0%	1.8%	7,106	100.0%	4.4%	41,157	100.0%	25.3%	162,513	100.0%
Built 2020 or later	-	0.0%	0.0%	43	0.6%	150.0%	233	0.6%	150.0%	602	0.4%
Built 2010 to 2019	57	1.9%	34.5%	512	7.2%	130.9%	3,411	8.3%	150.9%	8,989	5.5%
Built 2000 to 2009	336	11.3%	95.8%	1,180	16.6%	140.7%	5,548	13.5%	114.4%	19,109	11.8%
Built 1990 to 1999	900	30.2%	205.4%	1,299	18.3%	124.5%	7,630	18.5%	125.9%	23,851	14.7%
Built 1980 to 1989	514	17.2%	79.3%	1,097	15.4%	71.0%	7,753	18.8%	86.6%	35,252	21.7%
Built 1970 to 1979	934	31.3%	163.0%	1,632	23.0%	119.8%	8,791	21.4%	111.5%	31,122	19.2%
Built 1960 to 1969	157	5.3%	54.6%	505	7.1%	73.2%	4,502	10.9%	112.4%	15,815	9.7%
Built 1950 to 1959	29	1.0%	13.0%	495	7.0%	90.9%	1,937	4.7%	61.0%	12,587	7.7%
Built 1940 to 1949	1	0.0%	0.0%	102	1.4%	36.8%	416	1.0%	26.3%	6,198	3.8%
Built 1939 or earlier	52	1.7%	30.9%	240	3.4%	61.8%	936	2.3%	41.8%	8,988	5.5%
<b>Median Year</b>	1986			1985			1985			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure and vacancy rates for Interchange 7 are provided in **Table 4.7-F**. Owner-occupied units are overrepresented in the 5-market area with a County Index value of 119.0%, overrepresented in the 10-minute market at 111.2%, and less common at 79.3% in the 15-minute market. Renter-occupied housing units are represented at 72.3%, 84.3% and 134.0% of Countywide levels in the 5-, 10- and 15-

minute market areas, respectively. The housing vacancy rate is very low (2.7%) at almost half of the County average in the 5-minute drive time radius with an index value of 58.7%.

**Table 4.7-F: Housing Units by Occupancy Status and Tenure (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	3,023	100.0%	1.8%	7,353	100.0%	4.5%	41,884	100.0%	25.4%	164,757	100.0%
<i>Occupied</i>	2,941	97.3%	102.0%	7,112	96.7%	101.4%	39,734	94.9%	99.5%	157,259	95.4%
<i>Owner</i>	2,176	72.0%	119.0%	4,946	67.3%	111.2%	20,096	48.0%	79.3%	99,646	60.5%
<i>Renter</i>	765	25.3%	72.3%	2,166	29.5%	84.3%	19,638	46.9%	134.0%	57,613	35.0%
<i>Vacant</i>	82	2.7%	58.7%	241	3.3%	71.7%	2,150	5.1%	110.9%	7,498	4.6%

Source: ESRI 2024

The median home value for owner-occupied housing units and their range of values are listed for each Interchange 7 market area in **Table 4.7-G**. The median home value is 94.3% of the Countywide average in the 5-minute market area, 99.1% of the average in the 10-minute market, and 113.0% of the average in the 15-minute market.

Housing units with values of \$400,000 to \$499,000 are present in the 5-minute market area at about 159% of the County average with a total of 642 housing units. The housing value range present in the 10- and 15-minute market areas at the highest proportion above its Countywide level is \$1,500,000 - \$1,999,999 at about 200% and 217%, respectively. Although the number of units in this category is relatively small in each market area, they make up about half of all units in this range in the County.

**Table 4.7-G: Owner-Occupied Housing Units by Value (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	1,732	100.0%	1.8%	4,142	100.0%	4.2%	19,111	100.0%	19.6%	97,692	100.0%
<i>Less than \$100,000</i>	23	1.4%	37.8%	66	1.6%	43.2%	849	4.3%	116.2%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	142	8.2%	55.0%	434	10.5%	70.5%	1,942	10.2%	68.5%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	642	37.1%	158.5%	1,229	29.7%	126.9%	3,048	15.9%	67.9%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	852	49.2%	120.0%	1,923	46.4%	113.2%	7,698	40.3%	98.3%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	33	1.9%	15.8%	311	7.5%	62.5%	3,649	19.1%	159.2%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	14	0.8%	21.6%	99	2.4%	64.9%	1,610	8.4%	227.0%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	16	0.9%	150.0%	49	1.2%	200.0%	242	1.3%	216.7%	596	0.6%
<i>\$2,000,000 or more</i>	12	0.7%	100.0%	30	0.7%	100.0%	74	0.4%	57.1%	688	0.7%
<b>Median Home Value</b>	517,606		94.3%	544,397		99.1%	620,713		113.0%	549,100	

Source: ACS 5-Year Est. 2018-2022

The median gross rent for renter-occupied housing units and rent distributions are listed for each Interchange 7 market area in **Table 4.7-H**. County Index values for median gross rent in each market area are 93.3% (\$1,849), 85% (\$1,683) and 96.5% (\$1,911), respectively.

In the 5-minute market area rent in the ranges of \$1,000 - \$1,999 are much more common than the County average at about 158%. The 10- and 15-minute market areas have rents of Less than \$1,000 and \$3,500 or more, respectively, which are above Countywide averages at rates of about 157% and 132%.

The category of No Cash Rents occurs more frequently relative to the County in the 5- and 10- minute market areas. This category occurs in these market areas at about 142% and 292% above the Countywide average.

**Table 4.7-H: Renter-Occupied Housing Units by Gross Rent (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	1,179	100.0%	2.1%	2,773	100.0%	4.8%	19,601	100.0%	34.2%	57,295	100.0%
<i>With cash rent</i>	1,115	94.6%	98.3%	2,465	88.9%	92.4%	18,994	96.9%	100.7%	55,114	96.2%
<i>Less than \$1,000</i>	5	0.4%	4.0%	433	15.7%	156.7%	1,877	9.4%	93.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	730	61.9%	157.9%	1,340	48.3%	123.2%	8,589	43.8%	111.7%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	340	28.9%	76.9%	606	21.9%	58.2%	6,747	34.4%	91.5%	21,546	37.6%
<i>\$3,000 - \$3,499</i>	31	2.6%	40.6%	69	2.5%	39.1%	971	5.0%	78.1%	3,673	6.4%
<i>\$3,500 or more</i>	9	0.8%	25.8%	16	0.6%	19.4%	809	4.1%	132.3%	1,800	3.1%
<i>No cash rent</i>	64	5.4%	142.1%	308	11.1%	292.1%	608	3.1%	81.6%	2,181	3.8%
<b>Median Gross Rent</b>	\$1,849		93.3%	\$1,683		85.0%	\$1,911		96.5%	\$1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.7.3 Household Income

Household incomes for Interchange 7 drive time market areas are provided in **Table 4.7-I**. Median household income is close to the Countywide median value (\$99,041) in the 5-minute market area at \$100,409, and below median in the 10-minute market area at \$96,619 and the 15-minute market area \$90,162.

Household incomes in the range of \$75,000-\$99,999 in the 5-minute market make up 23% of households and occur at a rate of 169% above the Countywide average. This difference from the average is the largest in any income range and market area for Interchange 7. Households with incomes between \$100,000 and \$199,999 are also overrepresented in the 5-minute market at 113.4% and 133.6%, respectively.

Households in the \$35,000-\$49,999 income ranges are most overrepresented in the 10-minute market area at about 134%. Households in the \$15,000-\$24,999 and <\$15,000 income brackets are most overrepresented in the 15-minute market area at about 125% each. Household income distributions skew lower in the 15-minute market where the lower brackets are overpopulated compared to the County but the average household income in this market is close to the County average, however, due to households in the upper bracket.

**Table 4.7-I: Household Income (Interchange 7)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$100,409		101.4%	\$96,619		97.6%	\$90,162		91.0%	\$99,041	
<b>Average Household Income</b>	\$121,734		94.5%	\$124,065		96.3%	\$127,061		98.7%	\$128,797	
<b>Per Capita Income</b>	\$39,905		89.9%	\$41,228		92.9%	\$44,518		100.3%	\$44,379	
<b>Income Brackets</b>											
<\$15,000	126	4.3%	56.6%	350	4.9%	64.5%	4,652	11.7%	153.9%	12,025	7.6%
\$15,000-\$24,999	38	1.3%	40.6%	156	2.2%	68.8%	1,609	4.0%	125.0%	5,036	3.2%
\$25,000-\$34,999	118	4.0%	83.3%	285	4.0%	83.3%	2,385	6.0%	125.0%	7,562	4.8%
\$35,000-\$49,999	199	6.8%	85.0%	764	10.7%	133.8%	3,100	7.8%	97.5%	12,619	8.0%
\$50,000-\$74,999	305	10.4%	79.4%	854	12.0%	91.6%	4,962	12.5%	95.4%	20,561	13.1%
\$75,000-\$99,999	675	23.0%	169.1%	1,280	18.0%	132.4%	4,740	11.9%	87.5%	21,460	13.6%
\$100,000-\$149,999	673	22.9%	113.4%	1,472	20.7%	102.5%	6,591	16.6%	82.2%	31,745	20.2%
\$150,000-\$199,999	516	17.5%	133.6%	1,000	14.1%	107.6%	4,895	12.3%	93.9%	20,559	13.1%
\$200,000+	290	9.9%	60.7%	952	13.4%	82.2%	6,798	17.1%	104.9%	25,684	16.3%

Source: ESRI 2024

## Section 4.8

## Interchange 8: I-80 and Pedrick Rd. (Dixon)

### 4.8.1 Population, Households, and Race/Ethnicity

**Interchange 8 (I-80 and Pedrick Rd.) Market Areas** are shown in **Figure 4.8-1**. The market areas around this interchange are in and around Dixon in the northeastern portion of the County. The areas extend to the northeast and southwest along I-80 and westward to I-505. The 15-minute market southern extent is in the vicinity of Hawkins Road. Portions of the 10- and 15-minute drive time market are in Yolo County.

As shown in **Table 4.8-A**, the 5-minute market area contains about 3,600 individuals living in approximately 1,100 households within a 5-minute drive of the interchange.

The 10-minute drive time radius includes a population of approximately 72,400 people living in approximately 23,600 households as it expands into Yolo County.

The 15-minute drive time radius, which extends into Yolo County, includes a population of about 137,200 people living in about 47,800 households. This represents about 30% of the total population of Solano County.

The County Index values for households with children under 18 in Interchange 8 market areas are 167.9%, 73.7% and 80.5% in the 5-, 10-, and 15-minute market areas, respectively (Table 6.8 A). The average household size is about the same as the County average at 2.89 in the 5-minute market areas but is smaller than average in the 10- and 15-minute markets at 2.64 and 2.65, respectively.

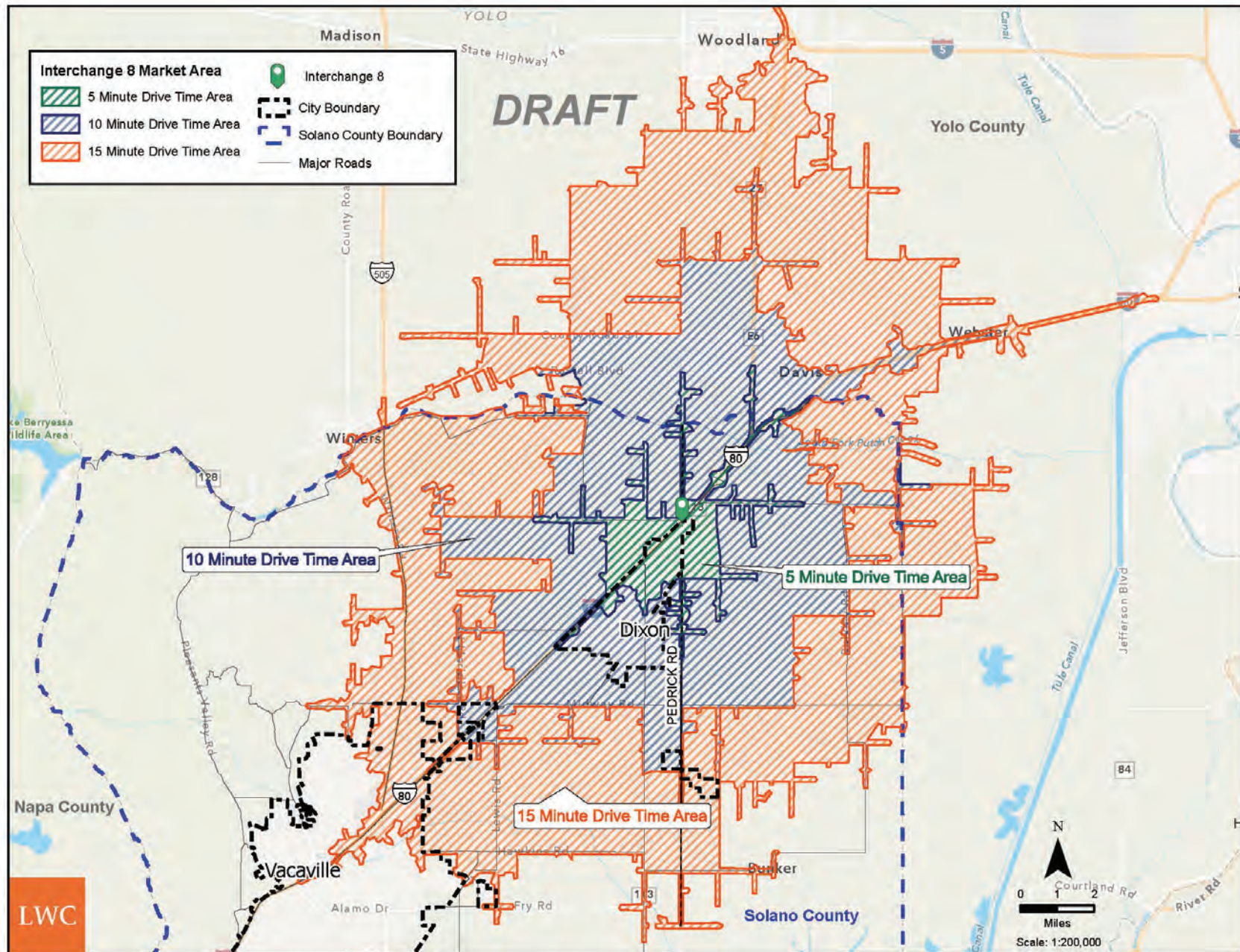
More residents own their home than rent in the 5-minute market area at 57.9% versus 38.6% but the difference is less in the 15-minute market areas where the proportion of owner versus rental units is 50.7% to 44.0%. Renters occupy 51.3% of housing units in the 10-minute market area versus 43.0% for owners. The median gross rent is lower than the County average in each market area. Median household incomes are below the County median income in each market area.

**Table 4.8-A: Total Population, Households, and Median Age (Interchange 8)**

	5 Min.		10 Min.		15 Min.		Solano County
	#	County Index	#	County Index	#	County Index	#
<b>Total Population</b>	3,556	0.8%	72,444	15.8%	137,177	30.0%	457,532
<b>Total Households</b>	1,134	0.7%	23,618	15.0%	47,762	30.4%	157,259
<i>Households with Children &lt;18</i>	622	167.9%	5,688	73.7%	12,562	80.5%	51,366
<b>Average Household Size</b>	2.89	101.4%	2.64	92.6%	2.65	93.0%	2.85
<b>Median Age</b>	33.3	83.7%	26.1	65.6%	31.1	78.1%	39.8
<i>Male</i>	31.7	82.1%	26.6	68.9%	31.1	80.6%	38.6
<i>Female</i>	35.0	85.0%	25.5	61.9%	31.2	75.7%	41.2

Source: ESRI 2024, ACS 5-Year Est. 2018-2022

Figure 4.8-1: Interchange 8 Market Area (5-, 10-, and 15-Minute Drive Times)





Age data for the population in the three drive time markets are provided in **Table 4.8-B**. The population has a median age of 33.3 in the 5-minute drive time market, 26.1 in the 10-minute market, and 31.1 in the 15-minute market. All three median ages are below average with the 10-minute market median age (26.1) at only 65.6% of the County average. Median ages for women are higher than men in the 5-minute market, lower than men in the 10-minute market, and about the same in the 15-minute market.

All market areas have high levels of children and young adults between the ages of 15 and 29 with index values ranging from about 155% to 241%. The proportion of adults aged 30 to 79 are well below their County average in each category particularly in the 10-minute market.

**Table 4.8-B: Total Populations by Age (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Pop.</b>	3,556	100%	0.8%	72,444	1	15.8%	137,177	1	30.0%	457,532	100%
0 – 4	177	5.0%	90.9%	2,837	3.9%	70.9%	6,049	4.4%	80.0%	25,104	5.5%
5 – 9	181	5.1%	87.9%	2,706	3.7%	63.8%	6,294	4.6%	79.3%	26,512	5.8%
10 - 14	203	5.7%	96.6%	2,820	3.9%	66.1%	6,658	4.9%	83.1%	26,981	5.9%
15 - 19	367	10.3%	171.7%	10,395	14.3%	238.3%	14,392	10.5%	175.0%	27,482	6.0%
20 - 29	709	19.9%	155.5%	22,415	30.9%	241.4%	33,162	24.2%	189.1%	58,481	13%
30 - 39	427	12.0%	84.5%	7,642	10.5%	73.9%	16,289	11.9%	83.8%	65,197	14.2%
40 - 49	398	11.2%	85.5%	5,885	8.1%	61.8%	14,142	10.3%	78.6%	59,895	13%
50 - 59	390	11.0%	90.9%	5,492	7.6%	62.8%	12,915	9.4%	77.7%	55,510	12.1%
60 - 69	391	11.0%	88.7%	5,707	7.9%	63.7%	12,852	9.4%	75.8%	56,695	12%
70 - 79	214	6.1%	72.6%	4,080	5.6%	66.7%	9,291	6.8%	81.0%	38,457	8.4%
80 - 85+	98	2.8%	75.7%	2,465	3.4%	91.9%	5,133	3.7%	100.0%	17,218	4%

Source: ESRI 2024

**Table 4.8-C** contains data on race and ethnicity in Interchange 8 market areas. Across all markets, population distributions for Black and Pacific Islander ethnic groups are below their Countywide averages while American Indians are near their average level. Hispanic, Two or More Races, and Some Other Race categories have population distributions that are higher than their Solano County average in the 5-minute market area but are lower than average in the other markets. The Asian ethnic group population level is below Countywide average in the 5- minute market and above average in the 10- and 15-minute markets.

**Table 4.8-C: Race and Ethnicity (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>White Alone</b>	1,835	51.6%	141.0%	36,353	50.2%	137.2%	68,339	49.8%	136.1%	167,658	36.6%
<b>Black Alone</b>	164	4.6%	34.3%	2,160	3.0%	22.4%	4,103	3.0%	22.4%	61,090	13.4%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>American Indian Alone</b>	47	1.3%	108.3%	796	1.1%	91.7%	1,524	1.1%	91.7%	5,441	1.2%
<b>Asian Alone</b>	257	7.2%	41.9%	13,156	18.2%	105.8%	24,674	18.0%	104.7%	78,585	17.2%
<b>Pacific Islander Alone</b>	15	0.4%	44.4%	365	0.5%	55.6%	594	0.4%	44.4%	4,313	0.9%
<b>Some Other Race Alone</b>	669	18.8%	120.5%	9,878	13.6%	87.2%	18,123	13.2%	84.6%	71,518	15.6%
<b>Two or More Races</b>	569	16.0%	106.0%	9,736	13.4%	88.7%	19,821	14.4%	95.4%	68,927	15.1%
<b>Hispanic Origin (Any Race)</b>	1,332	37.5%	124.6%	19,515	26.9%	89.4%	37,569	27.4%	91.0%	137,595	30.1%

Source: ESRI 2024

#### 4.8.2 Housing Units, Tenure, and Housing Costs

Housing units by number of units in the structure in the Interchange 8 markets are provided in **Table 4.8-D**. Single-family homes are the most numerous housing structure, but they are present below the Countywide average of 71% in each market area at percentages between about 45% and 53% (62.8% to 75.2% County Index).

Multifamily structures with 10 to 19 housing units are the most numerous and are present at the most above-average rates in the 5- and 10-minute markets with County Index values of about 500% and 309%, respectively. In the 15-minute drive time market, multifamily buildings containing 20 to 49 units are the present at 239% above their Countywide average while single family attached are the most numerous type of housing unit besides detached units.

**Table 4.8-D: Housing Units by Units in Structure (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	1,339	100.0%	0.8%	24,991	100.0%	15.4%	49,076	100.0%	30.2%	162,513	100.0%
<i>1, detached</i>	650	48.5%	68.3%	11,149	44.6%	62.8%	26,224	53.4%	75.2%	115,389	71.0%
<i>1, attached</i>	49	3.7%	80.4%	2,454	9.8%	213.0%	3,746	7.6%	165.2%	7,552	4.6%
<i>2</i>	2	0.1%	6.7%	370	1.5%	100.0%	789	1.6%	106.7%	2,512	1.5%
<i>3 or 4</i>	110	8.2%	149.1%	2,008	8.0%	145.5%	3,568	7.3%	132.7%	9,006	5.5%
<i>5 to 9</i>	224	16.7%	363.0%	2,603	10.4%	226.1%	3,689	7.5%	163.0%	7,433	4.6%
<i>10 to 19</i>	228	17.0%	500.0%	2,612	10.5%	308.8%	3,649	7.4%	217.6%	5,469	3.4%
<i>20 to 49</i>	14	1.0%	55.6%	1,156	4.6%	255.6%	2,086	4.3%	238.9%	2,965	1.8%
<i>50 or more</i>	59	4.4%	93.6%	2,338	9.4%	200.0%	3,718	7.6%	161.7%	7,569	4.7%
<i>Mobile home</i>	2	0.1%	3.7%	299	1.2%	44.4%	1,519	3.1%	114.8%	4,363	2.7%

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<i>Boat, RV, van, etc.</i>	-	0.0%	0.0%	1	0.0%	0.0%	90	0.2%	100.0%	255	0.2%

Source: ACS 5-Year Est. 2018-2022

The decade a housing unit was built, and the median year built for each Interchange 8 market area are provided in **Table 4.8-E**. The median year built for each area is 1986, 1984 and 1985, respectively, which are all younger than the Countywide median year of 1982.

Housing structures built during the 1970s in the 5-minute market have the highest County Index value in this market of about 169% totaling 435 units. Housing units built between 1990 and 2009 are also common in this market. Housing units built between 1990 and the present are more highly concentrated in the 10- and 15-minute market areas versus the County overall. Housing constructed prior to 1960 is rarer in each market area than the County overall ranging from about 10% to 82% of Countywide averages.

**Table 4.8-E: Housing Units by Year Structure Built (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Units</b>	1,339	100.0%	0.8%	24,991	100.0%	15.4%	49,076	100.0%	30.2%	162,513	100.0%
<i>Built 2020 or later</i>	1	0.1%	25.0%	126	0.5%	125.0%	409	0.8%	200.0%	602	0.4%
<i>Built 2010 to 2019</i>	38	2.8%	50.9%	1,758	7.0%	127.3%	4,334	8.8%	160.0%	8,989	5.5%
<i>Built 2000 to 2009</i>	229	17.1%	144.9%	3,273	13.1%	111.0%	6,555	13.4%	113.6%	19,109	11.8%
<i>Built 1990 to 1999</i>	314	23.5%	159.9%	4,430	17.7%	120.4%	8,995	18.3%	124.5%	23,851	14.7%
<i>Built 1980 to 1989</i>	231	17.3%	79.7%	4,681	18.7%	86.2%	8,145	16.6%	76.5%	35,252	21.7%
<i>Built 1970 to 1979</i>	435	32.5%	169.3%	5,769	23.1%	120.3%	10,323	21.0%	109.4%	31,122	19.2%
<i>Built 1960 to 1969</i>	61	4.6%	47.4%	2,540	10.2%	105.2%	5,908	12.0%	123.7%	15,815	9.7%
<i>Built 1950 to 1959</i>	11	0.8%	10.4%	1,576	6.3%	81.8%	2,485	5.1%	66.2%	12,587	7.7%
<i>Built 1940 to 1949</i>	8	0.6%	15.8%	255	1.0%	26.3%	704	1.4%	36.8%	6,198	3.8%
<i>Built 1939 or earlier</i>	11	0.8%	14.5%	582	2.3%	41.8%	1,218	2.5%	45.5%	8,988	5.5%
<b>Median Year</b>	1986			1984			1985			1982	

Source: ACS 5-Year Est. 2018-2022

Housing units by tenure and vacancy rates for Interchange 8 are provided in **Table 4.8-F**. Owner-occupied units are underrepresented in all market areas with County Index values of 95.7%, 71.7% and 83.8%, respectively. Renter-occupied housing units are represented at 110.3%, 146.6% and 125.7% of Countywide average in the 5-, 10- and 15-minute market areas. The housing vacancy rate of 3.5% is below the County average in the 5-minute drive time radius and above average in the other two markets at 5.6% and 5.3% vacancy.

**Table 4.8-F: Housing Units by Occupancy Status and Tenure (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Housing Units</b>	1,175	100.0%	0.7%	25,027	100.0%	15.2%	50,459	100.0%	30.6%	164,757	100.0%
<i>Occupied</i>	1,134	96.5%	101.2%	23,618	94.4%	99.0%	47,762	94.7%	99.3%	157,259	95.4%
<i>Owner</i>	680	57.9%	95.7%	10,770	43.0%	71.1%	25,562	50.7%	83.8%	99,646	60.5%
<i>Renter</i>	454	38.6%	110.3%	12,848	51.3%	146.6%	22,200	44.0%	125.7%	57,613	35.0%
<i>Vacant</i>	41	3.5%	76.1%	1,409	5.6%	121.7%	2,697	5.3%	115.2%	7,498	4.6%

Source: ESRI 2024

The median home value for owner-occupied housing units and their range of values are listed for each Interchange 8 market area in **Table 4.8-G**. The median home value is 106.7% of the Countywide average in the 5-minute market area. Median home values are 120.1% and 119.5% of the average in the 10- and 15-minute market areas.

The housing value range present in the 10- and 15-minute market areas at the highest rate above County levels is \$1,000,000 - \$1,499,999 at about 289% and 332%, respectively. Housing units in this range comprise about 11% to 12 of total units.

**Table 4.8-G: Owner-Occupied Housing Units by Value (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Owner-Occupied Housing Units</b>	492	100.0%	0.5%	9,771	100.0%	10.0%	23,464	100.0%	24.0%	97,692	100.0%
<i>Less than \$100,000</i>	12	2.4%	64.9%	297	3.0%	81.1%	935	3.9%	105.4%	3,593	3.7%
<i>\$100,000 - \$399,000</i>	34	6.9%	46.3%	699	7.1%	47.7%	2,071	8.9%	59.7%	14,486	14.9%
<i>\$400,000 - \$499,000</i>	91	18.5%	79.1%	1,596	16.3%	69.7%	3,842	16.4%	70.1%	22,888	23.4%
<i>\$500,000 - \$749,000</i>	315	64.0%	156.1%	3,590	36.7%	89.5%	7,827	33.4%	81.5%	40,092	41.0%
<i>\$700,000 - \$999,000</i>	28	5.7%	47.5%	2,356	24.1%	200.8%	5,229	22.3%	185.8%	11,750	12.0%
<i>\$1,000,000 - \$1,499,999</i>	7	1.4%	37.8%	1,049	10.7%	289.2%	2,886	12.3%	332.4%	3,599	3.7%
<i>\$1,500,000 - \$1,999,999</i>	2	0.4%	66.7%	130	1.3%	216.7%	455	1.9%	316.7%	596	0.6%
<i>\$2,000,000 or more</i>	2	0.4%	57.1%	53	0.5%	71.4%	220	0.9%	128.6%	688	0.7%
<b>Median Home Value</b>	586,111	106.7%		659,680	120.1%		656,014	119.5%		549,100	

Source: ACS 5-Year Est. 2018-2022

The median gross rent for renter-occupied housing units and rent distributions are listed for each Interchange 8 market area in **Table 4.8-H**. County Index values for median gross rent in each market area are 90.2% (\$1,786), 94.8% (\$1,878) and 93.6% (\$1,855), respectively.

In the 5-minute market area rent in the range of \$1,000 - \$1,199 and No Cash rent are more common than the County average at about 145% and 550%, respectively. The 10- and 15-minute market areas have rents of \$3,500 or more at elevated rates compared to Countywide levels at about 152% and 142% of their average, respectively.

**Table 4.8-H: Renter-Occupied Housing Units by Gross Rent (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Total Renter-Occupied Housing Units</b>	772	100.0%	1.3%	13,585	100.0%	23.7%	22,814	100.0%	39.8%	57,295	100.0%
<i>With cash rent</i>	611	79.1%	82.2%	13,145	96.8%	100.6%	21,909	96.0%	99.8%	55,114	96.2%
<i>Less than \$1,000</i>	12	1.6%	16.0%	1,423	10.4%	103.8%	2,239	9.9%	98.8%	5,686	10.0%
<i>\$1,000 - \$1,999</i>	438	56.7%	144.6%	6,111	44.9%	114.5%	10,694	46.9%	119.6%	22,409	39.2%
<i>\$2,000 - \$2,999</i>	151	19.5%	51.9%	4,495	33.0%	87.8%	6,997	30.7%	81.6%	21,546	37.6%
<i>\$3,000 - \$3,499</i>	9	1.2%	18.8%	475	3.5%	54.7%	969	4.2%	65.6%	3,673	6.4%
<i>\$3,500 or more</i>	-	0.0%	0.0%	642	4.7%	151.6%	1,010	4.4%	141.9%	1,800	3.1%
<i>No cash rent</i>	161	20.9%	550.0%	440	3.2%	84.2%	905	4.0%	105.3%	2,181	3.8%
<b>Median Gross Rent</b>	1,786		90.2%	1,878		94.8%	1,855		93.6%	1,981	

Source: ACS 5-Year Est. 2018-2022

### 4.8.3 Household Income

Household incomes for Interchange 8 drive time market areas are provided in **Table 4.8-I**. Median household income is lower than the Countywide median value (\$99,041) in each market area. In the 5-minute market area the median household income is \$87,880, in the 10-minute market it is \$83,185 and in the 15-minute market area it is \$95,802.

Household incomes in the 5-minute market in the range of \$35,000-\$49,999 form 12% of households and are present at a rate of 146% above the Countywide average. This County Index value is the largest for this market area. The 5-minute market also has the lowest average household income (\$104,556) at just 81.2% of the Countywide average.

The most above average income bracket in any market area is less than \$15,000 in the 10-minute market area at about 187% of its Countywide average. A total of 3,349 households in this income bracket form 14.2% of households in the 10-minute market area. Household incomes between \$15,000 and \$50,000 are also more common than the County overall in the 10-minute market, which has the lowest median household income.

Household incomes below \$35,000 are also overrepresented in the 15-minute market area at about 123% to 142% above average rates. Average household income in the 15-minute market area is still above average compared to the County overall due to the number households (9,233) in the \$200,000+ bracket which are 118.4% of the Countywide average.

**Table 4.8-I: Household Income (Interchange 8)**

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Median Household Income</b>	\$87,880		88.7%	\$83,185		84.0%	\$95,802		96.7%	\$99,041	

	5 Min.			10 Min.			15 Min.			Solano County	
	#	%	County Index	#	%	County Index	#	%	County Index	#	%
<b>Average Household Income</b>	\$104,556		81.2%	\$120,487		93.5%	\$137,105		106.5%	\$128,797	
<b>Per Capita Income</b>	\$34,640		78.1%	\$39,788		89.7%	\$47,880		107.9%	\$44,379	
<b>Income Brackets</b>											
<\$15,000	91	8.0%	105.3%	3,349	14.2%	186.8%	5,174	10.8%	142.1%	12,025	7.6%
\$15,000-\$24,999	9	0.8%	25.0%	1,110	4.7%	146.9%	2,031	4.3%	134.4%	5,036	3.2%
\$25,000-\$34,999	52	4.6%	95.8%	1,630	6.9%	143.8%	2,815	5.9%	122.9%	7,562	4.8%
\$35,000-\$49,999	133	11.7%	146.3%	1,937	8.2%	102.5%	3,254	6.8%	85.0%	12,619	8.0%
\$50,000-\$74,999	157	13.8%	105.3%	2,766	11.7%	89.3%	5,793	12.1%	92.4%	20,561	13.1%
\$75,000-\$99,999	210	18.5%	136.0%	2,631	11.1%	81.6%	5,570	11.7%	86.0%	21,460	13.6%
\$100,000-\$149,999	245	21.6%	106.9%	3,714	15.7%	77.7%	7,915	16.6%	82.2%	31,745	20.2%
\$150,000-\$199,999	162	14.3%	109.2%	2,824	12.0%	91.6%	5,977	12.5%	95.4%	20,559	13.1%
\$200,000+	75	6.6%	40.5%	3,658	15.5%	95.1%	9,233	19.3%	118.4%	25,684	16.3%

Source: ESRI 2024

# Chapter 5: Interchange Infrastructure Analysis

This section provides a high-level overview of existing infrastructure and traffic conditions at each interchange, including the presence of electricity, potable water, sewer, and stormwater/drainage.

## Section 5.1 Interchange 1: I-80 and Chadbourne Rd. (Fairfield)

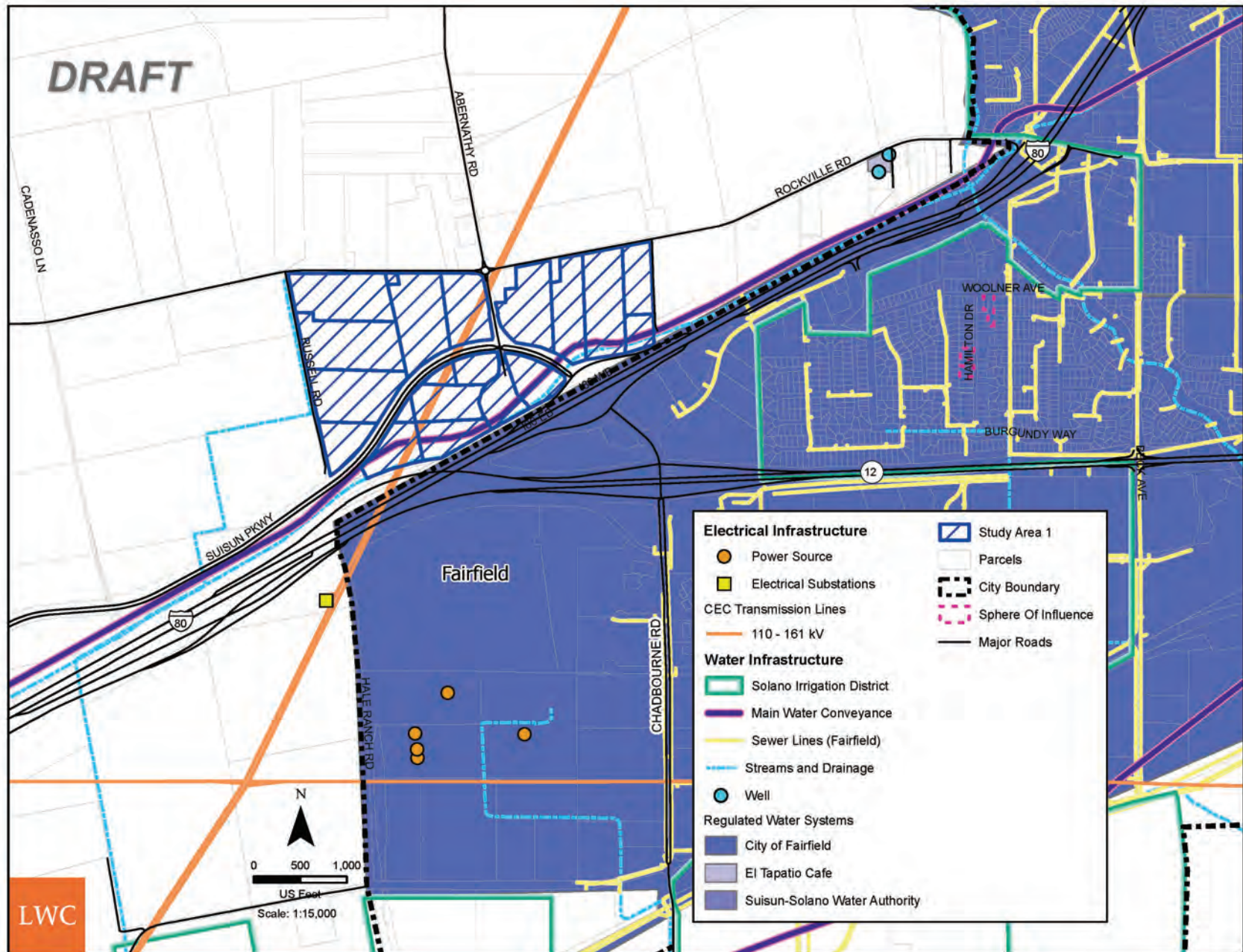
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Interchange 1’s Study Area has direct access to the 110-161 kV transmission line and a main water line. It is directly adjacent to the City of Fairfield’s water system, though the City’s sewer lines remain south of I-80. Additionally, the Study Area contains or is adjacent to several streams and drainage channels.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 186,000.

Nearby Infrastructure Access To:	
Electricity	Yes
Potable Water	Yes
Sewer	No
Stormwater/Drainage	Yes

Figure 5.1-1: Interchange 1 Infrastructure, I-80 and Chadbourne Rd. (Fairfield)





## Section 5.2

## Interchange 2: I-80 and Lagoon Valley Rd. (Vacaville)

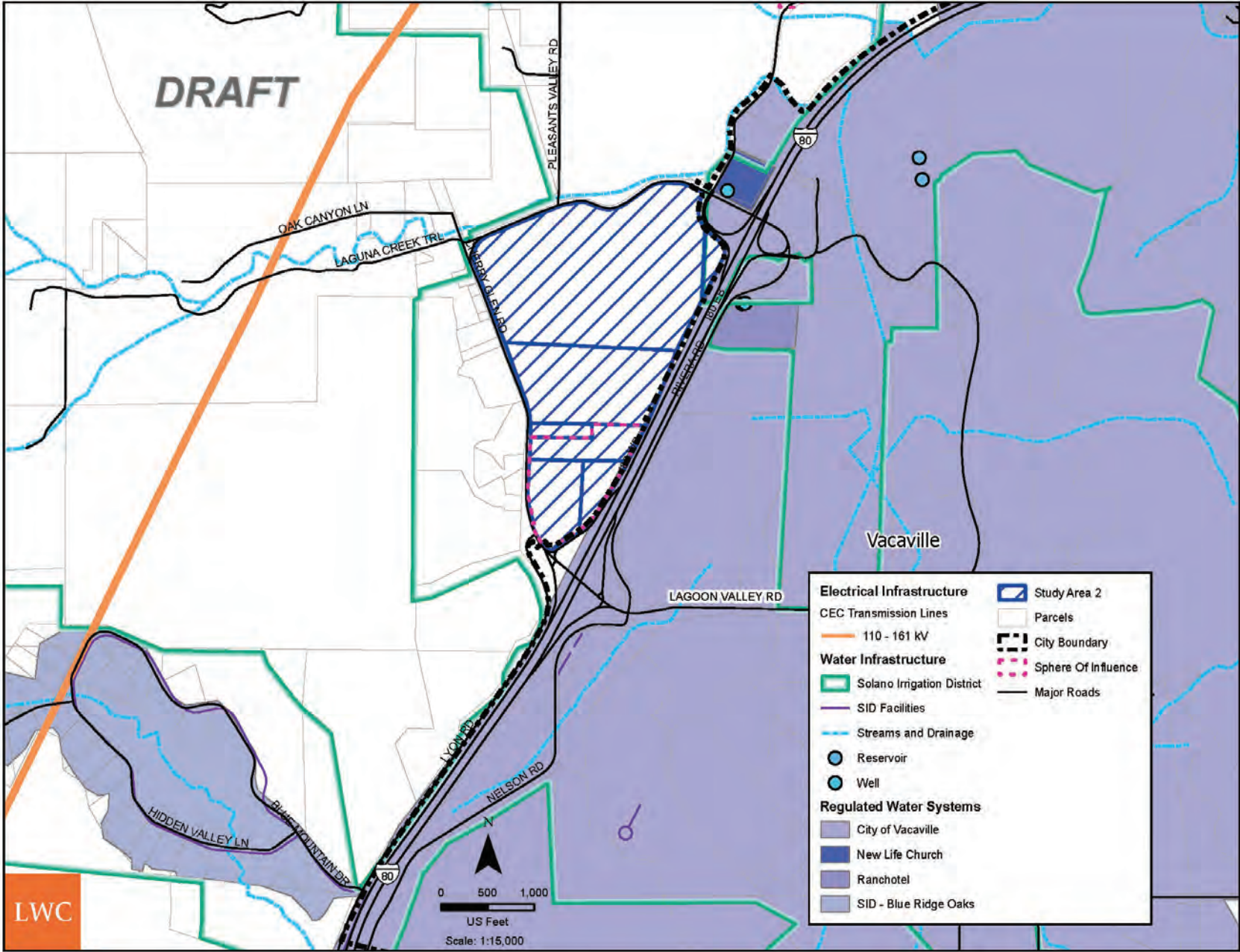
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Interchange 2's Study Area does not contain any immediate infrastructure, but is adjacent to a stream/drainage channel to its north and within 2,000 feet of a 110-161 kV transmission line. The Study Area is within the Solano Irrigation District (SID) boundary and adjacent to the City of Fairfield's water system.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 167,500.

<b>Nearby Infrastructure Access To:</b>	
<b>Electricity</b>	Yes
<b>Potable Water</b>	No
<b>Sewer</b>	No
<b>Stormwater/Drainage</b>	Yes

Figure 5.2-1: Interchange 2 Infrastructure, I-80 and Lagoon Valley Rd. (Vacaville)



## Section 5.3 Interchange 3: I-505 and Midway Rd. (Vacaville)

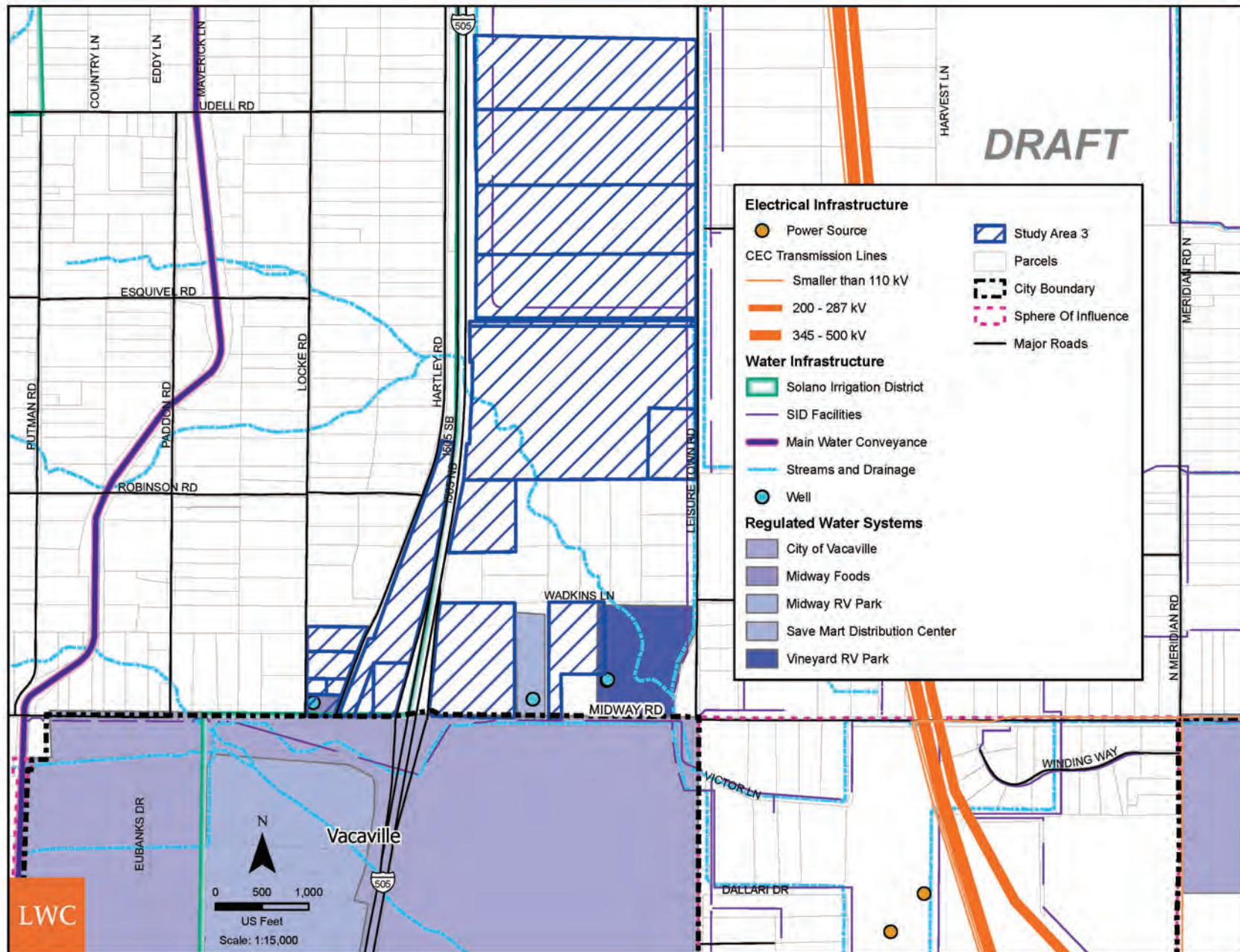
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A portion of Interchange 3's Study Area contains SID facilities and is crossed by a stream/drainage channel on the southwestern edge of the North Vacaville Specific Plan area. Other stream/drainage channels run parallel to this same area. One of the County's largest (345-500 kV) transmission lines is located just east of the Study Area. The Study Area is partially within the SID boundary, and its southernmost parcels are directly adjacent to the City of Vacaville's water system.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 23,850.

Nearby Infrastructure Access To:	
<b>Electricity</b>	Yes
<b>Potable Water</b>	Yes
<b>Sewer</b>	<i>Unknown</i>
<b>Stormwater/Drainage</b>	Yes

Figure 5.3-1: Interchange 3 Infrastructure, I-505 and Midway Rd. (Vacaville)



## Section 5.4 Interchange 4: I-80 and Midway Rd. (Vacaville)

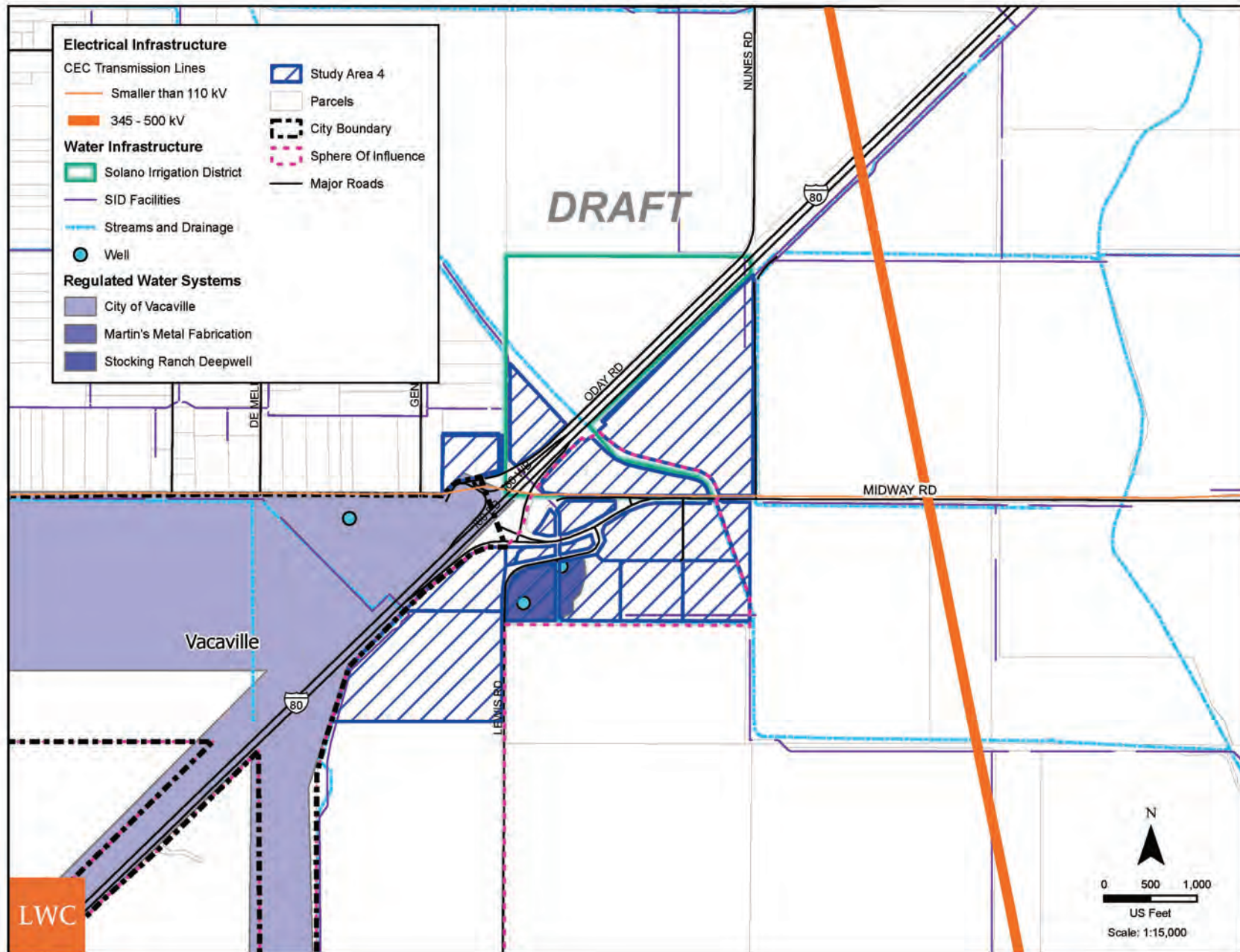
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Interchange 4's Study Area contains an existing business' water system and associated wells. Several parcels contain SID facilities and are crossed by or are adjacent to stream/drainage channels. One of the County's largest (345-500 kV) transmission lines is located just east of the Study Area. The Study Area is partially within the SID boundary, and its western parcels are directly adjacent to the City of Vacaville's water system.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 120,000.

Nearby Infrastructure Access To:	
Electricity	Yes
Potable Water	Yes
Sewer	<i>Unknown</i>
Stormwater/Drainage	Yes

Figure 5.4-1: Interchange 4 Infrastructure, I-80 and Midway Rd. (Vacaville)



## Section 5.5

## Interchange 5: I-80 and Dixon Ave. W (Dixon)

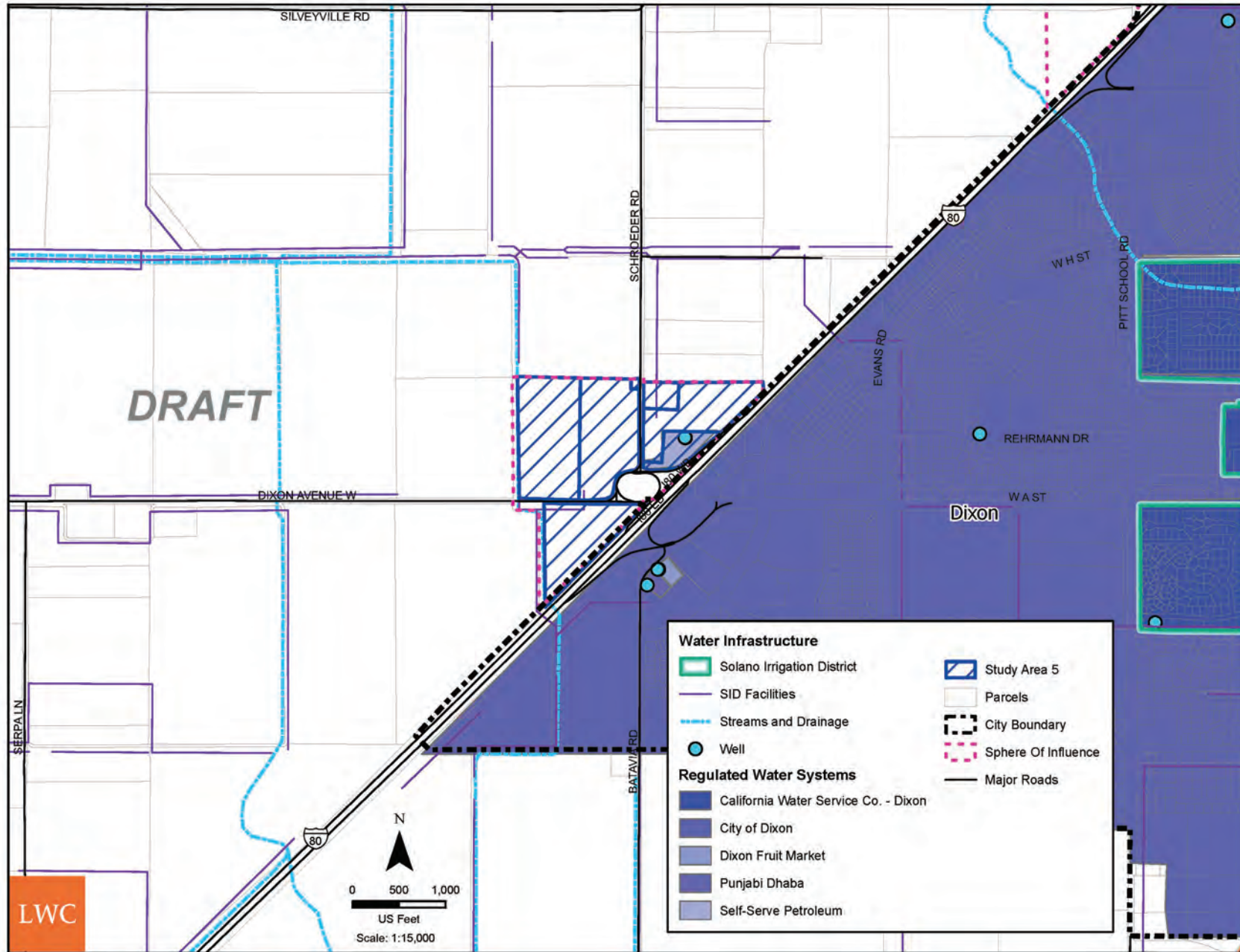
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Interchange 5's Study Area contains an existing business' water system and associated well. Several parcels contain SID facilities and are adjacent to stream/drainage channels. The Study Area is entirely within the SID boundary, and its southeastern edge is adjacent to the City of Dixon's water system, though separated by I-80.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 118,000.

Nearby Infrastructure Access To:	
Electricity	No
Potable Water	Yes
Sewer	<i>Unknown</i>
Stormwater/Drainage	Yes

Figure 5.5-1: Interchange 5 Infrastructure, I-80 and Dixon Ave. W (Dixon)





## Section 5.6

## Interchange 6: I-80 and Pitt School Rd. (Dixon)

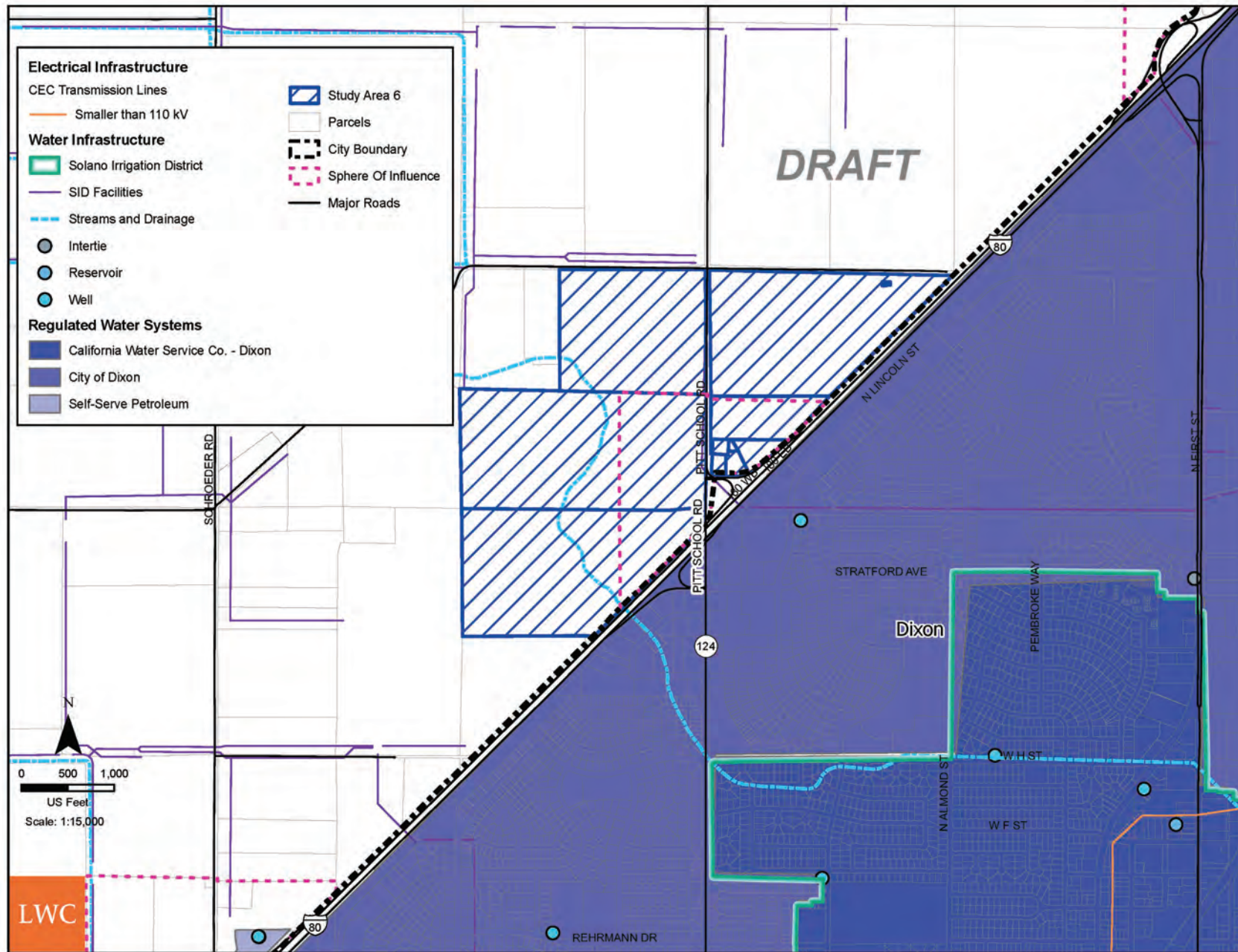
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A portion of Interchange 6's Study Area is crossed by a stream/drainage channel, and several parcels are adjacent to SID facilities on their northern boundary. The Study Area is entirely within the SID boundary, and its southeastern edge is adjacent to the City of Dixon's water system, though separated by I-80.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 116,000.

Nearby Infrastructure Access To:	
Electricity	No
Potable Water	Yes
Sewer	<i>Unknown</i>
Stormwater/Drainage	Yes

Figure 5.6-1: Interchange 6 Infrastructure, I-80 and Pitt School Rd. (Dixon)



## Section 5.7

## Interchange 7: I-80 and Currey Rd. (Dixon)

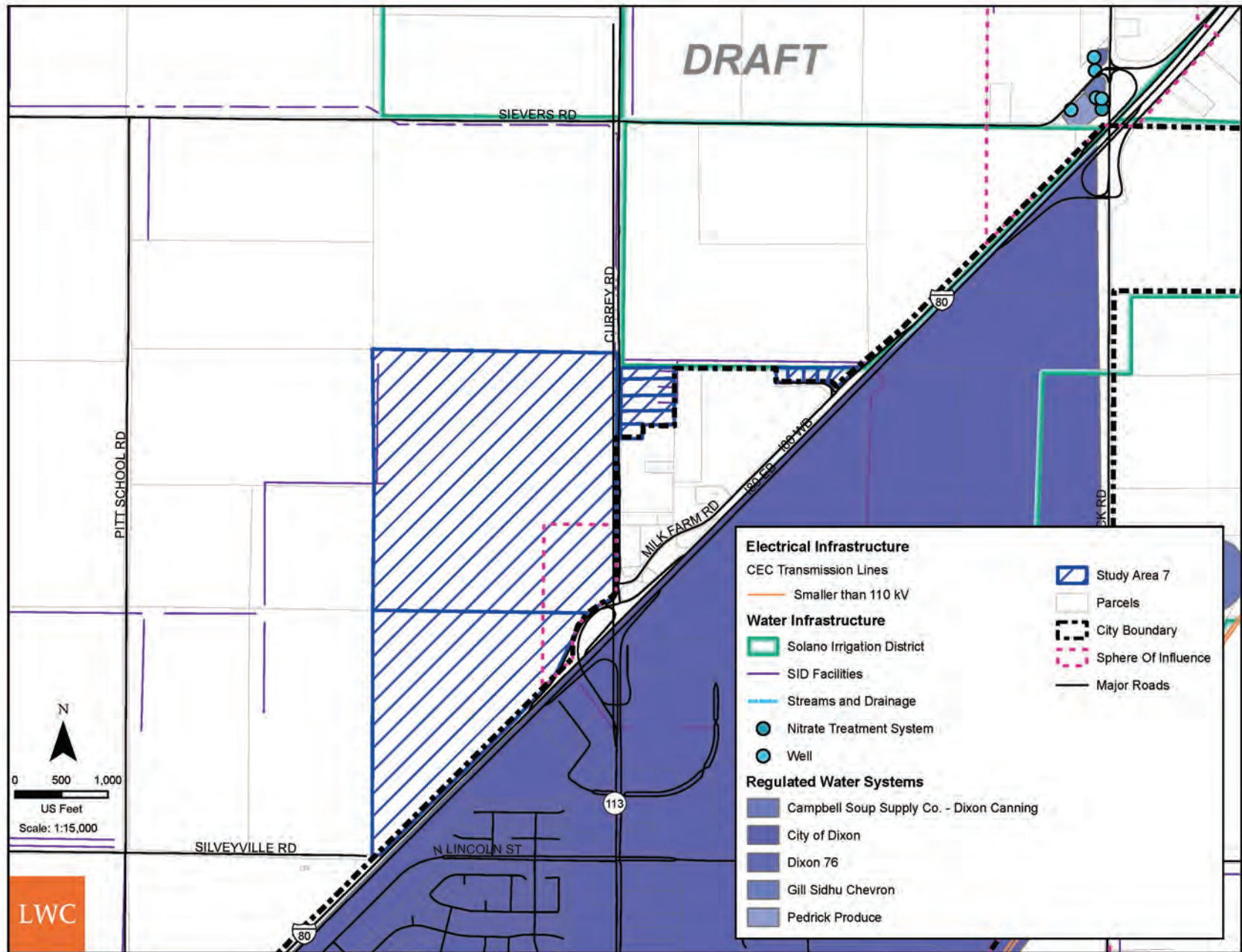
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Interchange 7's Study Area contains or is adjacent to SID facilities, depending on the specific parcel. The Study Area is entirely within the SID boundary, and its southeastern edge is adjacent to the City of Dixon's water system, though separated by I-80. A <110 kV transmission line is in the Study Area's vicinity, though located on the other side of the Dixon.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 117,500.

Nearby Infrastructure Access To:	
Electricity	No
Potable Water	Yes
Sewer	<i>Unknown</i>
Stormwater/Drainage	Yes

Figure 5.7-1: Interchange 7 Infrastructure, I-80 and Currey Rd. (Dixon)



## Section 5.8

## Interchange 8: I-80 and Pedrick Rd. (Dixon)

Interchange 8's Study Area contains an existing business' water system and associated well. Several parcels to the northwest contain SID facilities, and several to the southeast are adjacent to stream/drainage channels. Also adjacent to the Study Area's southeastern boundary is a <110 kV transmission line. The Study Area is partially within the SID boundary, and its southwestern parcels are adjacent to the City of Dixon's water system.

A traffic profile from 2022 provided by the County estimates an average daily traffic volume of approximately 119,000.

Nearby Infrastructure Access To:	
Electricity	Yes
Potable Water	Yes
Sewer	<i>Unknown</i>
Stormwater/Drainage	Yes