

ADOPTED BY BOARD OF SUPERVISORS  
ON AUGUST 8, 1995

DEVELOPMENT PROGRAM REPORT  
FOR THE  
WEST COUNTY AREA OF BENEFIT

PROVIDING FUNDING FOR CONSTRUCTION OF  
MAJOR THOROUGHFARE IMPROVEMENTS  
IN THE WEST COUNTY AREA

PREPARED PURSUANT TO SECTION 913  
COUNTY ORDINANCE CODE

CONTRA COSTA COUNTY PUBLIC WORKS AND COMMUNITY DEVELOPMENT  
DEPARTMENTS

August 8, 1995

DEVELOPMENT PROGRAM REPORT  
FOR THE WEST COUNTY AREA OF BENEFIT  
PURSUANT TO THE BRIDGE CROSSING AND MAJOR THOROUGHFARES  
FEE AREA POLICY

INTRODUCTION AND PURPOSE

The West County Area of Benefit is a development program to maintain and improve the capacity and safety of the arterial road network in the unincorporated area of western Contra Costa County. This ordinance applies to all new development within the unincorporated area of this Area of Benefit. This Development Program Report is required by the Board of Supervisors Policy on Bridge Crossings and Major Thoroughfare Fees (adopted July 17, 1979) which implements Division 913 of the County Ordinance Code and Section 66484 of the State Subdivision Map Act.

One of the objectives of the County General Plan is to relate new development directly to the provision of community facilities necessary to serve that development. In other words, development cannot be allowed to occur unless a mechanism is in place to provide the funding for the infrastructure necessary to serve that development. The West County Area of Benefit is a means of providing funds to construct road improvements to serve potential new residential, commercial and industrial development. Requiring that all new development pay a road improvement fee will help ensure that they participate in the cost of improving the road system.

Each new development or expansion of an existing development will generate new traffic. Where the existing road system is inadequate to meet future needs based on new development, improvements are required to meet the new demand. The purpose of this program is to determine improvements ultimately required by future development and to require developers to pay a fee to fund these improvements. Because the fee is based on the relative impact on the road system and the costs of the necessary improvements to mitigate this impact, the fee amount is roughly proportional to the development impact. This report discusses the basis of that fee amount.

BACKGROUND

The Countywide Area of Benefit was adopted by the Board of Supervisors on March 15, 1988 (Resolution 88/122 and Ordinance 88-27), to improve the capacity and safety of the arterial road network in Contra Costa County through the establishment of a traffic mitigation fee. The Countywide Area of Benefit consisted of seven regions. Some of the regions were further divided into subareas. The seven regions were called West County, Central County, Lamorinda, Alamo, South County, East County, and Bethel Island. The West County region was divided into three subareas, called Kensington, Hercules/Rodeo/Crockett, and West County. There was a separate fee schedule established for each region of the Countywide Area of Benefit. Fees collected within subareas are held in a separate trust fund account specific to that subarea.

In 1993, the Countywide Area of Benefit was replaced by seven Regional Areas of Benefit. These seven Regional Areas of Benefit had the same boundaries, development potentials,