

**Ordinance No. 95 - 37**  
**West County Area of Benefit**

The Board of Supervisors of Contra Costa County ordains as follows:

**SECTION I. SUMMARY.** This ordinance provides for the formation of the West County Area of Benefit, and the adoption of fees to be collected from developments proposed in the West County Area of Benefit located in unincorporated Contra Costa County to fund road improvements.

**SECTION II. REPLACEMENT.** Within the new area of benefit, Ordinances 93-21 and 93-22 shall be repealed and replaced by this ordinance.

**SECTION III. AUTHORITY.** This ordinance is enacted, in part, pursuant to Government Code Section 66484 and Division 913, Title 9, of the Contra Costa County Ordinance Code.

**SECTION III. NOTICE AND HEARING.** This ordinance was adopted pursuant to the procedure set forth in Government Code Sections 54986, 65091, 66016, 66017 and 66484, and Division 913, Title 9, of the Contra Costa County Ordinance Code, and all required notices have been properly given and public hearings held.

**SECTION IV. FEE ADOPTION.** The following fees to fund road improvements are adopted for the West County Area of Benefit, as established by Resolution 95 /376 dated August 8, 1995 and shall apply to all development within the Fee Area:

West County Area of Benefit:

<u>Land Use</u>	<u>Recommended Fee</u>
Single Family Residential	\$2,550 per Dwelling Unit
Multiple Family Residential	\$2,040 per Dwelling Unit
Commercial	\$4.86 per Square Foot Gross Floor Area
Other	\$2,550 per peak hour trip

Fees shall be collected when building permits are issued in accordance with Section 913-4.204 of Title 9 (Subdivisions) of the Contra Costa County Ordinance Code.

**SECTION V. FEE AREA.** The fee area shall include all of the unincorporated area within the West County Area of Benefit with the following exception:

1. Any development required under conditions of approval to construct certain off-site road improvements in lieu of fee payment.
2. Areas in the Richmond/El Sobrante Area of Benefit
3. Areas in the North Richmond Area of Benefit

The boundaries of the West County Area of Benefit as established by Resolution No. 95/376 adopted August 8, 1995 are described in Exhibit A attached to this ordinance.

**SECTION VI. SENIOR HOUSING.** Nothing in this Ordinance shall be construed to abridge or modify the Board's discretion, upon proper application for senior housing or congregate care facilities pursuant to Government Code Section 65915, to adjust or waive the fees provided for this ordinance.