

ORDINANCE NO. 88-27
(Countywide Area of Benefit)

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

SECTION I. Summary. This ordinance provides for the adoption of fees to be collected from developments proposed in unincorporated Contra Costa County to fund road improvements.

SECTION II. 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 65962 and 66484 and Ordinance Code Division 913, and all required notices have been properly given and public hearings held.

SECTION IV. Fee Adoption. The following fees to fund road improvements are hereby adopted for the Countywide Area of Benefit, as established by Resolution 88/122 dated March 15, 1988, and shall apply to all development within the Countywide Area of Benefit:

WEST COUNTY REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$1,648 per Dwelling Unit
Multiple Family Residential	\$1,319 per Dwelling Unit
Office	\$2.63 per Square Foot Gross Floor Area
Industrial	\$1.15 per Square Foot Gross Floor Area
Commercial	\$4.12 per Square Foot Gross Floor Area

CENTRAL COUNTY REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$2,300 per Dwelling Unit
Multiple Family Residential	\$1,840 per Dwelling Unit
Office	\$3.68 per Square Foot Gross Floor Area
Industrial	\$1.60 per Square Foot Gross Floor Area
Commercial	\$5.75 per Square Foot Gross Floor Area

LAMORINDA REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$2,300 per Dwelling Unit
Multiple Family Residential	\$1,840 per Dwelling Unit
Office	\$3.68 per Square Foot Gross Floor Area
Industrial	\$1.60 per Square Foot Gross Floor Area
Commercial	\$5.75 per Square Foot Gross Floor Area

ALAMO REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$2,201 per Dwelling Unit
Multiple Family Residential	\$1,762 per Dwelling Unit
Office	\$3.52 per Square Foot Gross Floor Area
Industrial	\$1.54 per Square Foot Gross Floor Area
Commercial	\$5.50 per Square Foot Gross Floor Area

SOUTH COUNTY REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$5,276 per Dwelling Unit
Multiple Family Residential	\$4,216 per Dwelling Unit

EAST COUNTY REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$1,904 per Dwelling Unit
Multiple Family Residential	\$1,596 per Dwelling Unit
Office	\$3.19 per Square Foot Gross Floor Area
Industrial	\$1.40 per Square Foot Gross Floor Area
Commercial	\$4.99 per Square Foot Gross Floor Area

BETHEL ISLAND REGION:

<u>LAND USE</u>	<u>RECOMMENDED FEE</u>
Single Family Residential	\$3,347 per Dwelling Unit
Multiple Family Residential	\$2,680 per Dwelling Unit
Office	\$5.36 per Square Foot Gross Floor Area
Industrial	\$2.32 per Square Foot Gross Floor Area
Commercial	\$8.37 per Square Foot Gross Floor Area

The fee shall be payable as specified in Chapter 913-4 of the Contra Costa County Ordinance Code, as modified by Government Code section 53077.5, with the following exception: Fees from new residential construction within Agricultural Preserve or Open Space areas in the General Plan shall be collected upon the issuance of a building permit or at the time specified in Government Code section 53077.5(a), as applicable, and not upon recordation of a parcel map or final subdivision map.

SECTION V. Fee Area. The fee area shall include all of unincorporated Contra Costa County with the following exceptions:

1. The Discovery Bay, Oakley, El Sobrante, West Pittsburg, Crow Canyon Road Extension and Pacheco Areas of Benefit.
2. The Pleasant Hill BART Station Specific Plan Area.
3. Assessment District 1984-2 (A.D. 1984-2).
4. Any development required under conditions of approval to construct certain off-site road improvements in lieu of fee payment.

The area of benefit boundaries are described in Exhibit A and the region and subarea boundaries are shown in Figure 1 attached hereto. More detailed maps of the region and subarea boundaries are on file with the Department of Public Works, 255 Glacier Drive, Martinez, California.

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 in this Ordinance.

SECTION VII. Severability. If any fee or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, that holding shall not affect the validity or enforceability of the remaining fees or provisions, and the Board declares that it would have adopted each part of this Ordinance irrespective of the validity of any other part.

SECTION VIII. Effective Date. This Ordinance shall become effective 60 days after passage, and within 15 days of passage, shall be published once with the names of the Supervisors voting for and against it in the Contra Costa Times, a newspaper of general circulation published in this County. Pursuant to Section 913-6.026 of the Contra Costa County Ordinance Code, the Clerk of the Board shall promptly file a certified copy of this Ordinance with the County Recorder.

PASSED and ADOPTED on March 15, 1988 by the following vote:

AYES: Supervisors Powers, Fahden, McPeak and Torlakson
NOES: None
ABSENT: Supervisor Schroder
ABSTAIN: None

ATTEST: PHIL BATCHELOR, Clerk of
the Board of Supervisors and County
Administrator

By: Ann Cervelli, Deputy

Tom Torlakson
Board Chair

URA: [Signature]
March 16, 1988

EXHIBIT A

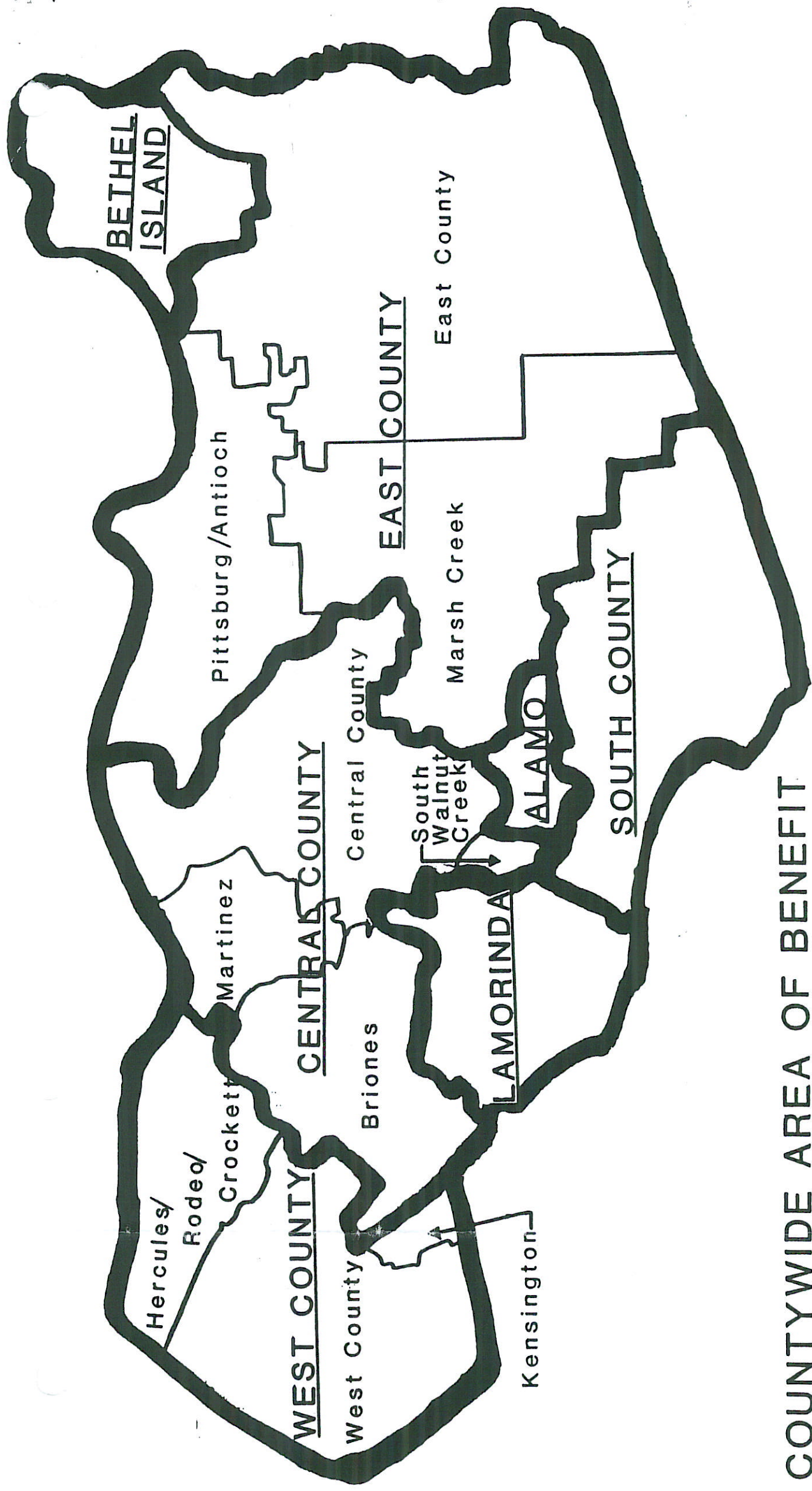
The boundaries of the Countywide Area of Benefit coincide with the boundaries of Contra Costa County.

The boundaries of Contra Costa County are as follows:

Beginning in the Bay of San Francisco at the northwest point of Red Rock, being the common corner of Marin, Contra Costa, and San Francisco; thence up the Straits and Bay of San Pablo, on the eastern boundary of Marin, to the point of intersection with a line bearing south 26-1/2 degrees E., and about six and one-quarter miles distant from the southwest corner of Napa, forming the common corner of Marin, Solano, Sonoma, and Contra Costa; thence to the Straits of Carquinez; thence up said straits and Suisun Bay, to the mouth of the San Joaquin River; thence up said river, to the confluence of the west and main channels thereof, as laid down on Gibbe's map; thence up the said west channel, to a point about 10 miles below Moore and Rhodes' ranch, at a bend where the said west channel, running downward, takes a general course north, the point being on the westerly line of San Joaquin, and forming the northeast corner of Alameda and southeast corner of Contra Costa; thence westerly on the northern line of Alameda to the easterly line of San Francisco; thence due northwest, along said easterly line of San Francisco, four and one-half miles, more or less, to the place of beginning.

Figure 1 shows the boundaries of the regions and subareas. A more detailed map is on file at the County Public Works Department, 255 Glacier Drive, Martinez, CA 94553.

JTB:AL
EXHIBIT A



COUNTYWIDE AREA OF BENEFIT
REGIONS AND SUBAREAS