

When and how are AOB fees collected?

Fees are collected through the Building Inspection Department prior to the issuance of the building permit.

Where can I find the current AOB Fee Schedule?

Go to the Contra Costa County web page. www.co.contra-costa.ca.us Choose "Public Works" in the Department List menu in the left hand column. Under 'Public Services' in the left column, choose 'Traffic'. Click 'Area of Benefit Fee Table' in the right-hand column.

What is the basis of the Area of Benefit (AOB) Program?

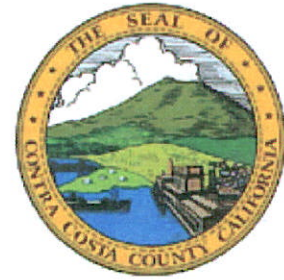
1. California Government Code Section 66000-66025 (Mitigation Fee Act)
2. California Government Code Section 66484 (Subdivision Map Act)
3. Title 9 Division 913 of the Contra Costa County Ordinance Code

Who do I contact for more information on AOB Fees?

Contact the AOB Program Manager at the Contra Costa County Public Works Department at (925) 313-2000.

Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553
(925) 313-2000

Hours
7:00 am– 5:00pm
Monday-Thursday
(Closed Friday)



Area of Benefit (AOB) Traffic Impact Mitigation Fee Information Pamphlet

APPLICATION
AND
PERMIT CENTER

651 Pine Street
Second Floor, North Wing
Martinez, CA 94553
(925) 646-1600
Fax (925) 646-1599

Hours
7:30 am– 5:00pm

Closed 1st, 3rd, and 5th Friday of
each month

What is an Area of Benefit (AOB)?

An AOB is a development traffic mitigation fee program designed to improve the capacity and safety of the arterial road network within a defined boundary area as development occurs. The AOB fee programs are supported by County ordinances which are adopted by the County Board of Supervisors. Money collected within a given AOB will be used to fund road improvement projects that mitigate traffic impacts generated by new development projects.

Who pays AOB fees?

Anyone who develops property and adds additional vehicle trips to the road network is subject to AOB fees. This includes, but is not limited to property owners, residential developers, commercial developers, and industrial developers.

What are some of the possible fee categories?

- Single Family Residential
- Multi Family Residential
- Office
- Industrial
- Light Industrial
- Commercial
- Other Uses (As determined per Peak Hour Trip generation)

What are AOB Funds used for?

AOB Funds are used to fund projects that improve the capacity and safety of the existing roadway network. AOB funds will be used to fund projects that are listed on the AOB project list. AOB project lists are available by at the Contra Costa County Public Works Department.

How are AOB fees determined?

AOB fees are determined based upon the relationship between the total estimated cost to construct road improvement projects on the AOB project list and development potential projections within the AOB boundary.

When and how are AOB Fee rates adjusted?

Fees are adjusted periodically to reflect changes in development potential and traffic needs. Fees are also subject to change annually based on changes in the applicable construction costs index.

How do I find out how much my AOB fees will be for my project?

AOB fees are calculated during the plan check phase of your project. If you would like an AOB fee estimate earlier, you may contact the AOB Program Manager at the Contra

Costa County Public Works Department at (925) 313-2000.

When are AOB fee waivers granted?

AOB fee waivers are granted only when vehicle trips **are not** added to the road network as a result of the proposed development. (e.g. replacing an existing single family home, with a new single family home)

When are AOB fee credits granted?

AOB fee credits are granted when the preexisting use is replaced by a new use that generates more traffic. The applicant would receive credit for traffic generated by the preexisting use. A project that changes a single family home into a commercial/retail building, or modifies a light industrial building into a commercial/retail building are examples of projects that would receive fee credit.

If I think I'm eligible for an AOB fee waiver or credit, who do I contact?

Contact the AOB program manager at the Contra Costa County Public Works Department at (925) 313-2000.