

ADOPTED BY BOARD OF SUPERVISORS
ON April 28, 1998

REVISED DEVELOPMENT PROGRAM REPORT
FOR THE
ALAMO AREA OF BENEFIT

PROVIDING FUNDING FOR CONSTRUCTION OF
MAJOR THOROUGHFARE IMPROVEMENTS
IN THE ALAMO AREA

PREPARED PURSUANT TO SECTION 913
COUNTY ORDINANCE CODE

CONTRA COSTA COUNTY PUBLIC WORKS AND COMMUNITY DEVELOPMENT
DEPARTMENTS

April 28, 1998

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

INTRODUCTION AND PURPOSE

The Alamo Area of Benefit is a development program established to improve the capacity and safety of the arterial road network in the Alamo area. This ordinance applies only to new development within the unincorporated area of Alamo. This Revised 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 new development. Accordingly, 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 Alamo Area of Benefit is a fee mechanism providing funds to construct road improvements to serve 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 development program is to determine improvements that will ultimately be needed to serve estimated future development and to require the 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

On September 24, 1985, the Board of Supervisors passed a resolution forming the Alamo Area of Benefit. At the time, there were many vacant parcels in the area with potential for residential development, and the existing transportation system was inadequate to handle the additional traffic generated from the projected development. In 1993, the Area of Benefit program was revised to reflect the changing needs of the area. Over the past 12 years, Area of Benefit fees have helped pay for improvements to Stone Valley Road, Miranda Avenue, Livorna Road and Danville Boulevard.