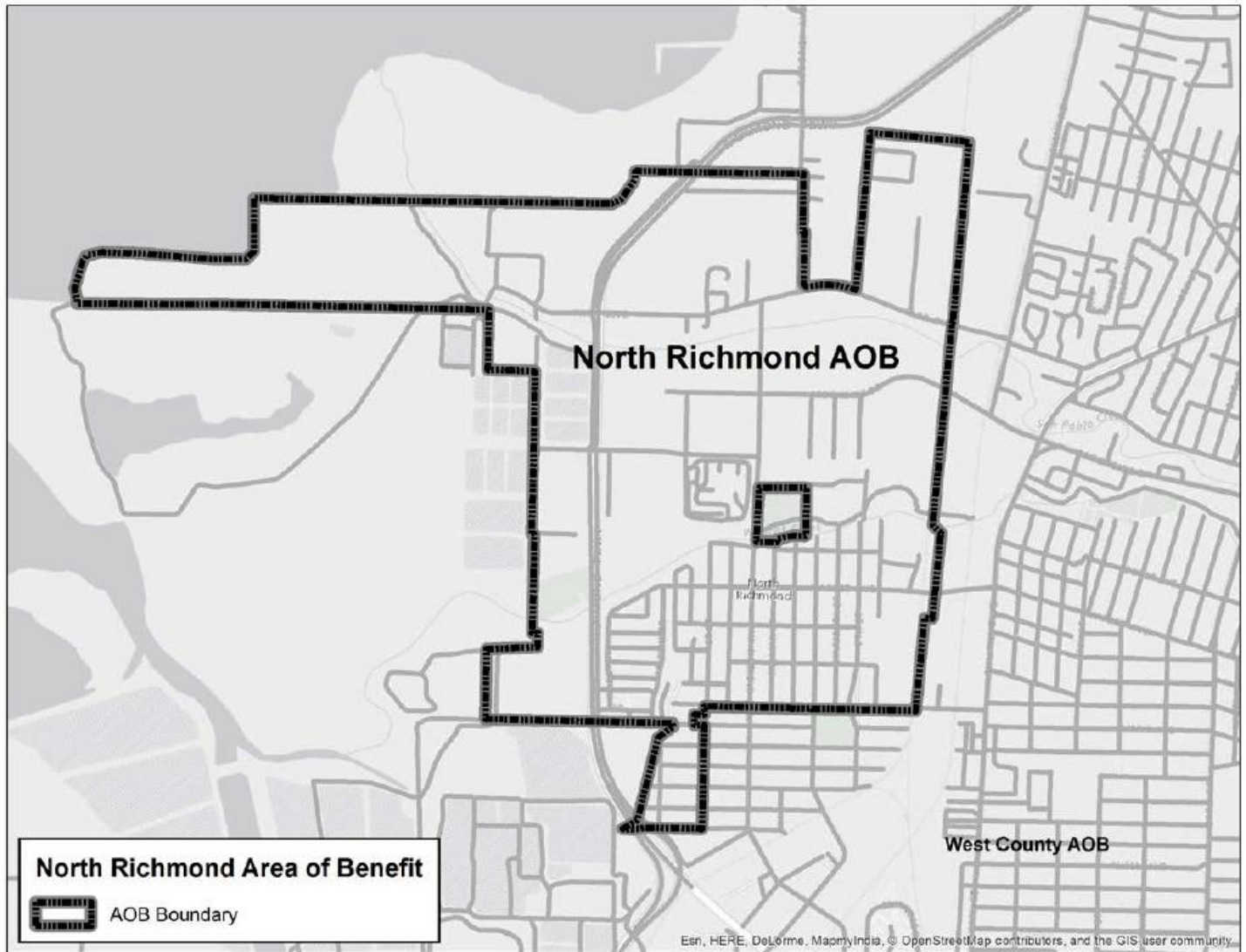


NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DATA
(Ordinance Adjusting the North Richmond Area of Benefit Fees)

The Board of Supervisors will hold a public hearing on September 26, 2017, at 9:30 a.m., in the Board Chambers, County Administration Building, 651 Pine Street, Martinez, CA, to consider adopting an ordinance to adjust transportation mitigation fees and update the project list for the North Richmond Area of Benefit (“North Richmond AOB”), and to reestablish the boundaries of the North Richmond AOB. The North Richmond AOB is generally comprised of unincorporated areas of Contra Costa County within the boundaries shown in the map below.



The Contra Costa County General Plan includes an objective to relate new development directly to the infrastructure necessary to serve that development. New development within the North Richmond AOB is expected to generate approximately 81 single-family units, 72 multi-family units, 25,500 square feet of retail space, 38,000 square feet of office space, and 2,922,000 square feet of industrial space by 2040. The County’s June 2017 Development Program Report, and its Nexus Study, identify the

transportation improvements needed to serve traffic demands within the North Richmond AOB through 2040, determine how the costs of those improvements will be apportioned to new development, and establish transportation mitigation fees to be imposed on new development within the North Richmond AOB to fund new development's proportional share of the improvements. The estimated cost of these improvements is \$59,600,000, of which \$37,160,131 is allocated to new development. The proposed ordinance would require new development in the North Richmond AOB to pay transportation mitigation fees based on the type of development, as follows:

<u>Land Use Category</u>	<u>Proposed Fee</u>
Single-Family Residential	\$3,761 / dwelling unit
Multi-Family Residential	\$3,018 / dwelling unit
Office	\$ 6.63 per square foot of gross floor area space
Commercial/Retail	\$ 9.53 per square foot of gross floor area space
Industrial	\$ 5.26 per square foot of gross floor area space
Other	\$5,782 / dwelling unit equivalent

The above fees will be implemented beginning on the approval date of the ordinance. On January 1, 2019, and on each January 1st thereafter, each of the fees will automatically increase or decrease based on the percentage change, if any, in the Engineering News-Record Construction Cost Index, San Francisco Bay Area, for the 12-month period ending September 30 of the prior year.

In addition, an administration fee will be collected. The administrative fee will be equal to 2 percent of the transportation mitigation fee imposed on a new development project.

The County's June 2017 Development Program Report, the Nexus Study, and other data describe the estimated cost of the improvements to be funded by the North Richmond AOB fees, and revenue sources anticipated to fund these improvements, will be available for public review at the Clerk of the Board of Supervisors, County Administration Building, 651 Pine Street, Room 106, Martinez, CA, at least 10 days prior to the hearing. An owner of property within the North Richmond AOB may protest the proposed reestablishment of the AOB, the method of fee apportionment, and/or the transportation improvements to be funded with fee revenue, by filing, at any time before the hearing, a written protest with the Clerk of the Board of Supervisors, 651 Pine Street, Room 106, Martinez, CA, 94553, in accordance with Chapter 913-6 of the Ordinance Code. Each written protest must be accompanied by evidence that the person submitting the protest is the owner of property within the boundaries of the North Richmond Area of Benefit. For more information, contact Mary Halle of the County Public Works Department, Transportation Engineering Division at (925)-313-2327. Information about the North Richmond AOB can also be found online at <http://www.co.contra-costa.ca.us/6068/North-Richmond-AOB>.