

ADOPTED BY THE BOARD OF SUPERVISORS
ON 5/14/91 ~~1990~~

REVISED DEVELOPMENT PROGRAM REPORT
FOR THE
RICHMOND/EL SOBRANTE AREA OF BENEFIT

PROVIDING FUNDING FOR CONSTRUCTION
OF MAJOR THOROUGHFARE IMPROVEMENTS
IN THE RICHMOND/EL SOBRANTE AREA

PREPARED PURSUANT TO SECTION 913
COUNTY ORDINANCE CODE

CONTRA COSTA COUNTY PUBLIC WORKS AND
COMMUNITY DEVELOPMENT DEPARTMENTS

REVISES REPORT,
ADOPTED BY THE BOARD OF SUPERVISORS
DATED JUNE 5, 1985

REVISED DEVELOPMENT PROGRAM REPORT
FOR THE RICHMOND/EL SOBRANTE AREA OF BENEFIT
PURSUANT TO THE MAJOR THOROUGHFARES
AND BRIDGES FEE AREA POLICY

INTRODUCTION

This development program report revises the existing development program report, adopted by the Board of Supervisors on June 5, 1985. The purpose of the report is to improve the capacity and safety of the road network in the Richmond/El Sobrante unincorporated areas of Contra Costa County through the revision of the Richmond/El Sobrante Area of Benefit (AOB) fee. This revised development program report is prepared, in part, pursuant to Government Code Sections 66017 and 66484, and Division 913 of the Contra Costa County Ordinance.

The revision of the development report and AOB fee is a reflection of the changes in the El Sobrante/Richmond area. Since the initial report was approved in 1985, growth has occurred in the area and projects from the project list have been constructed. The revised development report updates the growth projections, the project list, and the AOB boundary. This in turn changes the proposed AOB fee for the area.

The revised report proposes a means of providing funds for the construction of road improvements to service potential new residential and commercial development in this area. Without major road improvements being constructed in conjunction with each phase of development, the capacity of the existing road network will be exceeded and an increase in traffic congestion and road accidents will occur.

GENERAL LOCATION

Figure 1 shows the general location of the Area of Benefit within Contra Costa County.

DESCRIPTION OF AREA OF BENEFIT

The proposed area of benefit approximates the central El Sobrante Valley area which is bounded on the north by Sobrante Ridge and on the south by San Pablo Ridge.

The boundary of the area of benefit is shown in Figure 2 and is described in Appendix A.

Since the General Plan categories do not necessarily reflect parcel lines or established boundaries, the Area of Benefit boundary line has been adjusted to reflect lines that can be legally described.