



AGENCY COMMENT REQUEST

Date 06/02/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District WEST COUNTY WASTEWATER
☒ Water District EBMUD
☒ City of RICHMOND
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC NORTH RICHMOND MAC
Improvement/Community Association
CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Maria Lara-Lemus
Phone # 925-655-2904
E-mail maria.lara-lemus@dcd.cccounty.us
County File # CDLP25-02016
Prior to 07/02/2025

We have found the following special programs apply to this application:

☒ Landslide Active Fault Zone (A-P)
☒ Liquefaction Flood Hazard Area
☒ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02016

File Date: 6/2/2025

Applicant:

Donald Wardlaw
More Than Construction, Inc.
2214 13th Ave.
Oakland, CA 94606

donald@more-than-construction.com
(510) 318-2752

Property Owner:

2200 CENTRAL STREET LLC
201 W RICHMOND AVE STE C
RICHMOND, CA 948013959

howefam2@gmail.com
(510) 215-5134
(Mark Howe)

Project Description:

The applicant requests approval of a Land Use Permit to allow the installation and use of six (6) electric (EV) truck charging stations with solar canopies and a fenced ground level power bank unit on the subject, paved lot. The EV chargers would be used by an existing tenant on the subject property, "Enterprise", but also would have credit card readers and be available for public use. No new signage other than directional signage within the site or new landscaping is proposed.

Project Location: (Address: 0 PITTSBURG AVE, RICHMOND, CA 94801), (APN: 408270009)

Additional APNs:

General Plan Designation(s): LI

Zoning District(s): P-1

Flood Hazard Areas: B

AP Fault Zone: Liquefaction

60-dBA Noise Control: No

MAC/TAC: North Richmond MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

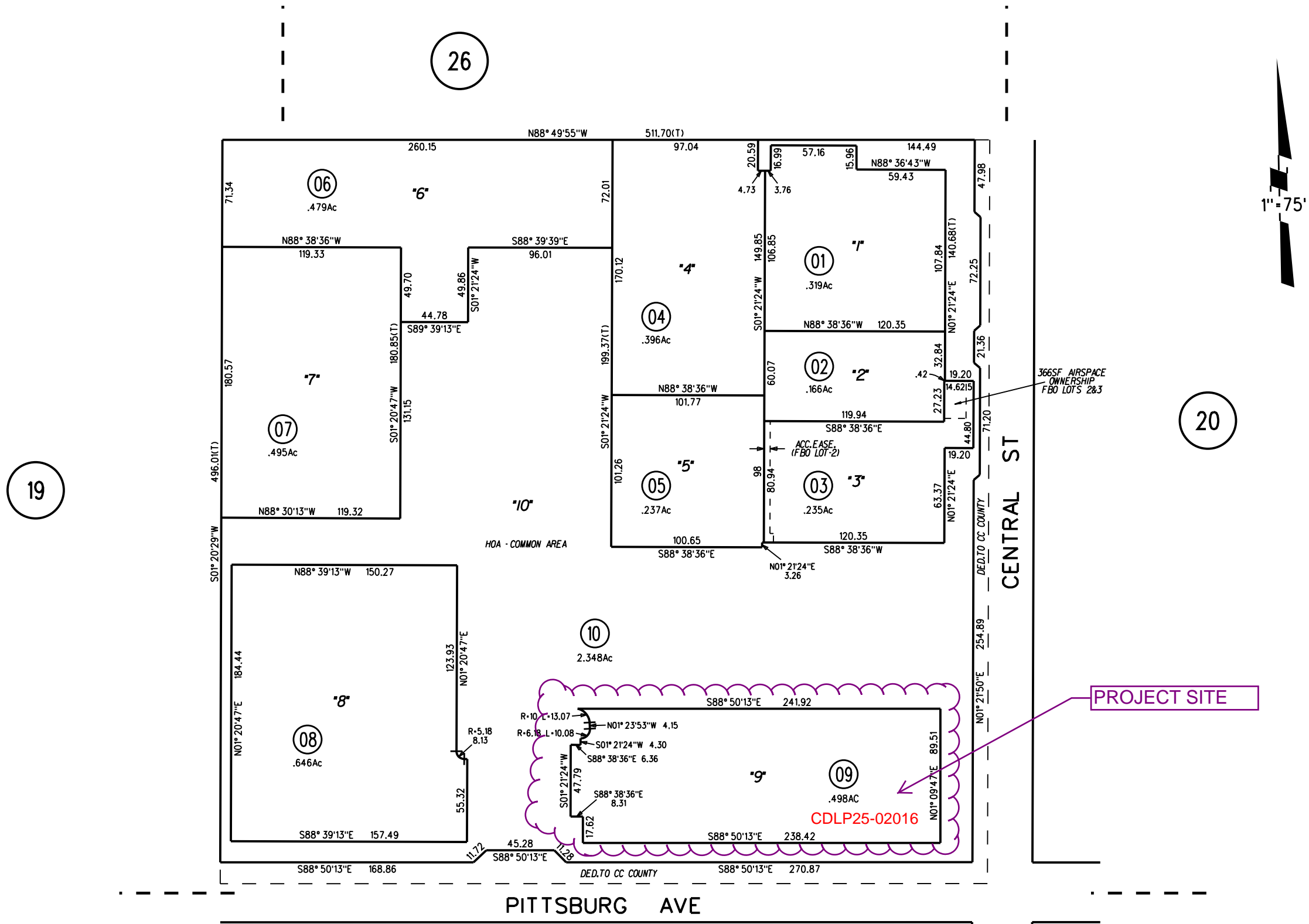
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan: None

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPNR02	LUP-North Richmond Auto Fees	002606-9660-REV-000-5BNR02	3000.00	3000.00
Total:			3087.00	3087.00



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

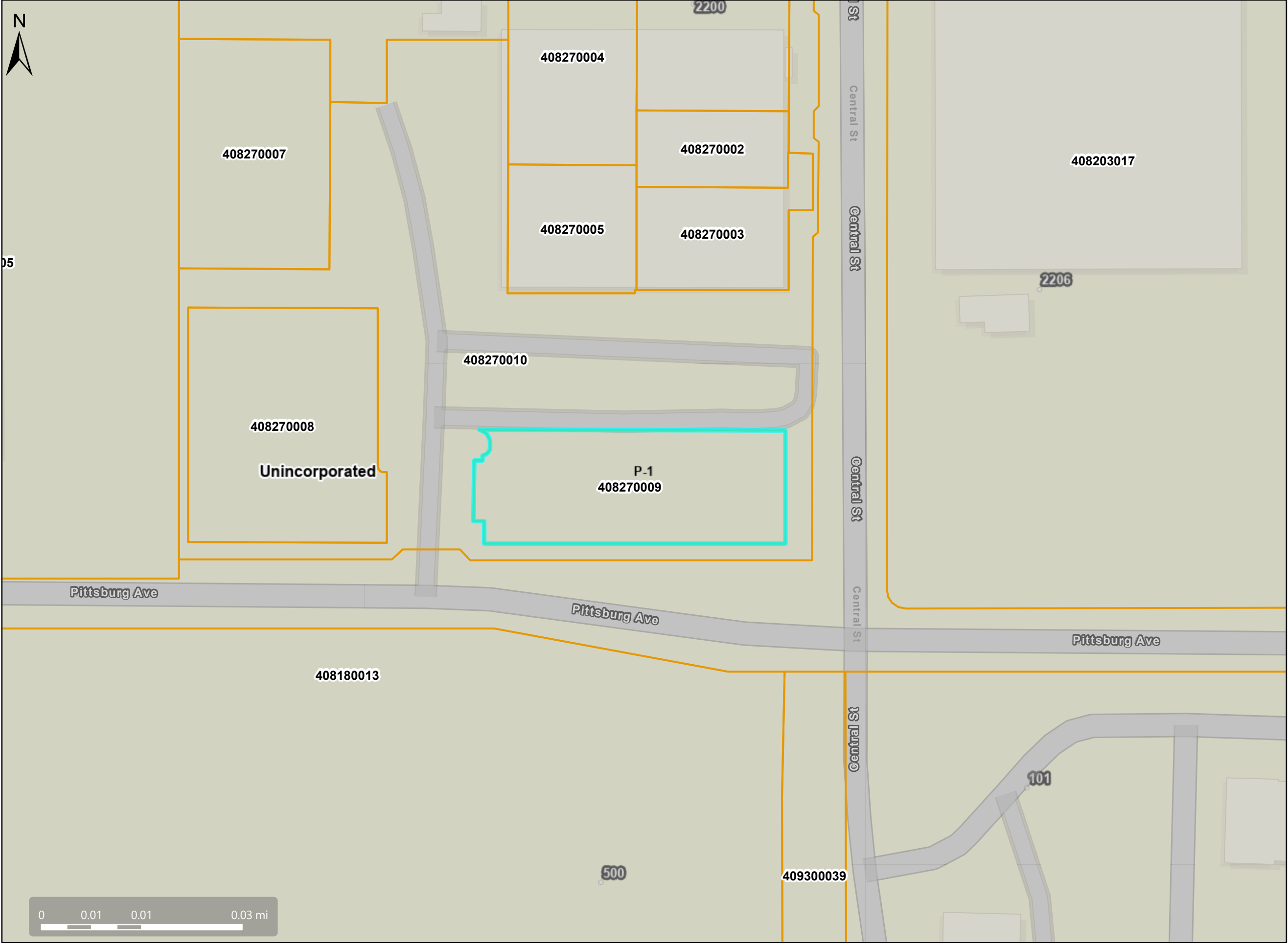
General Plan: LI, Light Industry



Map Legend

- Assessment Parcels
- General Plan
 - LI (Light Industry) (1.5 FAR)
 - PS (Public and Semi-Public)
 - Unincorporated
- Address Points

Zoning: P-1 (North Richmond)



Map Legend

Assessment
Parcels

Zoning

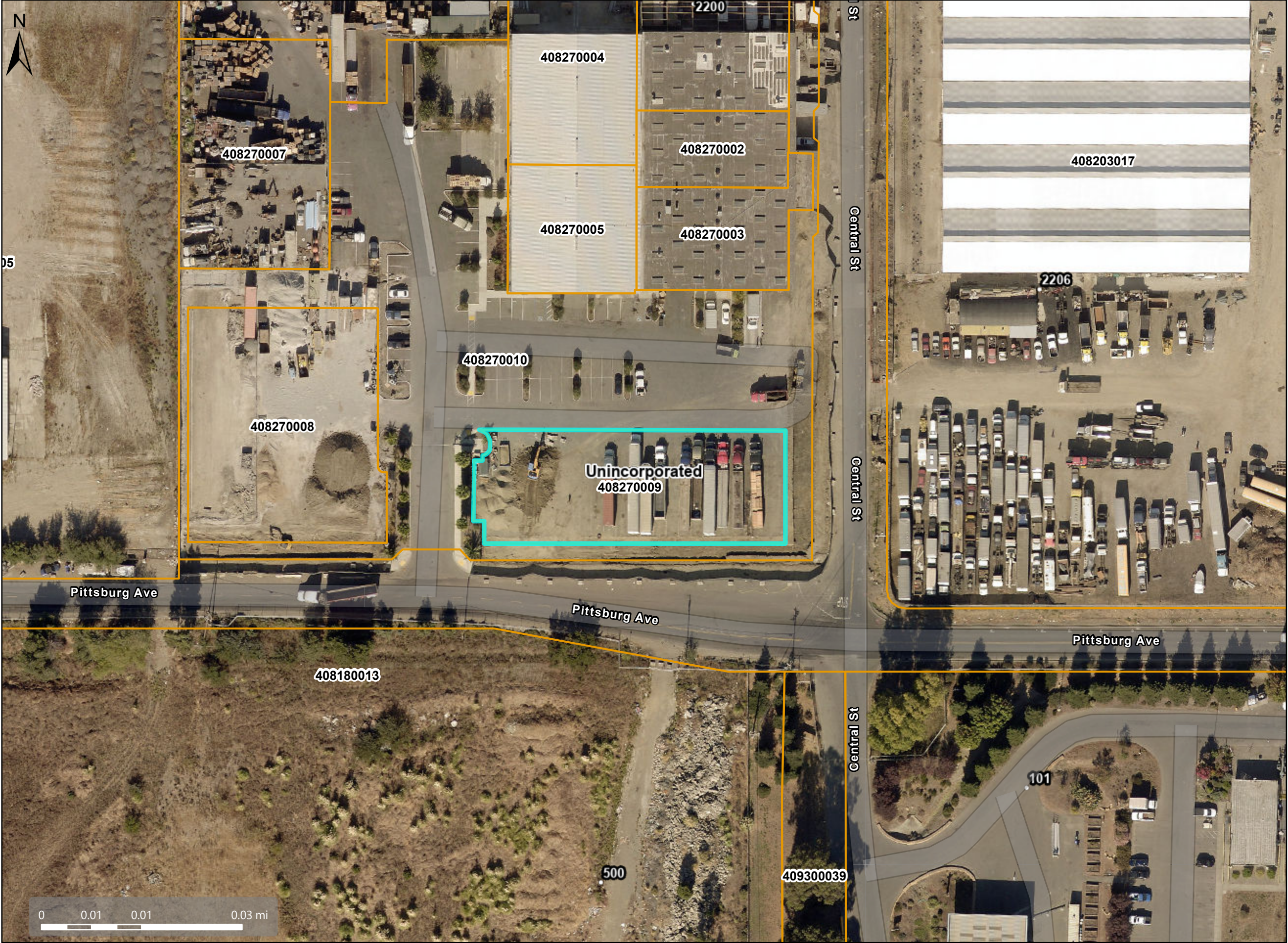
ZONE_OVER

P-1 (Planned
Unit)

Unincorporated

Address Points

Aerial View



Map Legend

- Assessment Parcels
- Unincorporated
- Address Points

Aerials 2019

- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquiries to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

RECEIVED on 06/02/2025 CDLP25-02016
By Contra Costa County
Department of Conservation and Development

VICINITY MAP



PROJECT SCOPE

IN AN EXISTING COMMERCIAL/INDUSTRIAL SITE, A PAVED PORTION OF ONE PARCEL (9) IS TO RECEIVE 6 ELECTRIC TRUCK CHARGING STATIONS. ACCESS TO THE CHARGING AREA IS VIA THE EXISTING SITE ENTRANCE GATE.

A CANOPY OVER THE CHARGING SPACES IS TO BE CONSTRUCTED WITH PHOTOVOLTAIC PANELS TO PROVIDE POWER. THERE WILL ALSO BE A FENCED GROUND LEVEL POWER BANK UNIT TO RECEIVE THE PV ELECTRICITY AND CONVEY IT TO THE CHARGERS.

NO CHANGES TO LANDSCAPE AREAS ARE PROPOSED.
NO NEW SIGNAGE OTHER THAN DIRECTIONAL SIGNAGE
WITHIN SITE.

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	SITE PLAN, PROJECT SCOPE AND DATA
2	SITE PLAN DETAIL, CHARGER PLAN
S-1	KEY PLAN
S-2	CANOPY SECTION & FRAMING PLAN
S-3	CANOPY DETAILS
S-4	MOUNTING DETAILS

PROJECT DESIGN TEAM

ARCHITECT:
More Than Construction, Inc./Donald Wardlaw
2214 13th Ave., Oakland CA 94606
510.318.2752 donald@more-than-construction.com

ENGINEER:

BAJA

CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-6600 FAX: (925) 223-0161

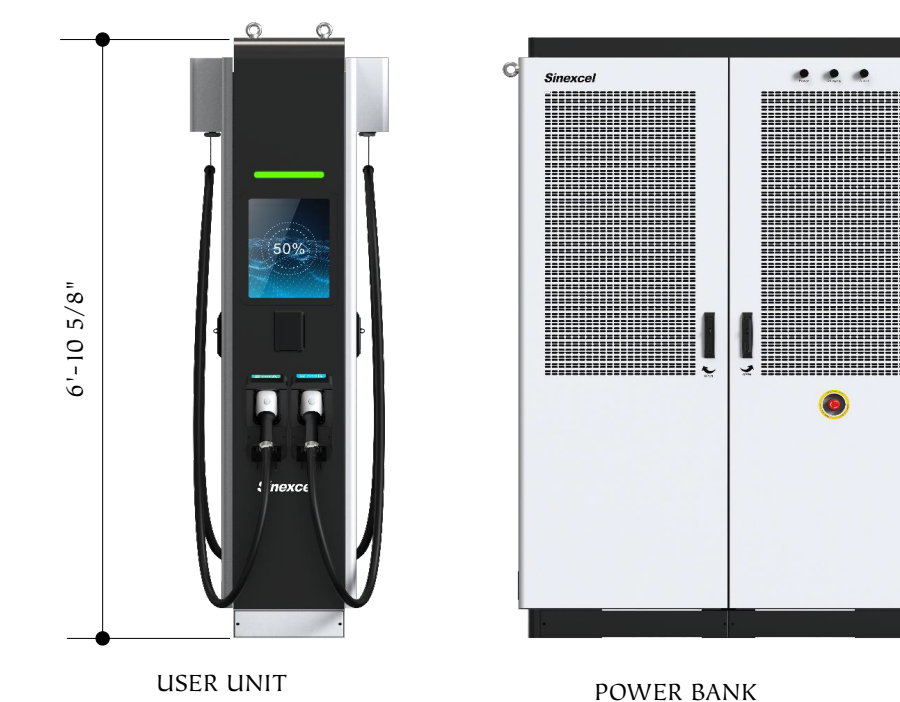


SEC 480kW
Distributed Charger

Overview

SEC series DC charger is a high-power DC distributed charger independently developed by Sinexcel. It supports new 40KW DC charging module, with a maximum charging power of 480KW. The whole charging system has high efficiency and flexible configuration. By controlling the User Terminal to charge for EV, it can realize not only even load sharing, but also the flexible output distribution of several connectors. In this way, the SEC distributed charger can realize the flexible power distribution among the connectors.

SEC series charger can provide liquid cooling and air cooling User Terminal, as well as CCS1 and CHA charging standard. The charger can meet the charging demand of larger capacity and high endurance from electric vehicle on the market. SEC series charger adopts modular design, and has multiple protections, flexible power distribution and charging control system, which has high efficiency, stable outputs and high reliability. Therefore, it can charge for the EV with high power via reliable User Terminal.



USER UNIT

POWER BANK

CHARGING EQUIPMENT

FILE: Central ChargersZS.vwx

PLOT: Wednesday, May 14, 2025

PROJECT:
Proposed Site Alteration:
2200 Central DC Chargers
2200 Central, Parcel 9
North Richmond, CA 94539

BUSINESS OWNER:

MSH Group
201 W. Richmond Ave., 'C'
Richmond, CA 94801

More Than Construction, Inc.

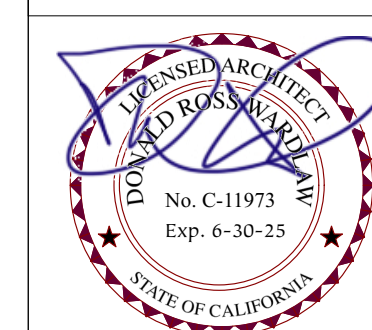
Architectural
Services

Donald Wardlaw, Architect

General Building Contractor (Inactive)
CA Lic. No. 829157
donald@more-than-construction.com
2214 13th Avenue, Oakland CA 94606

510.318.2752

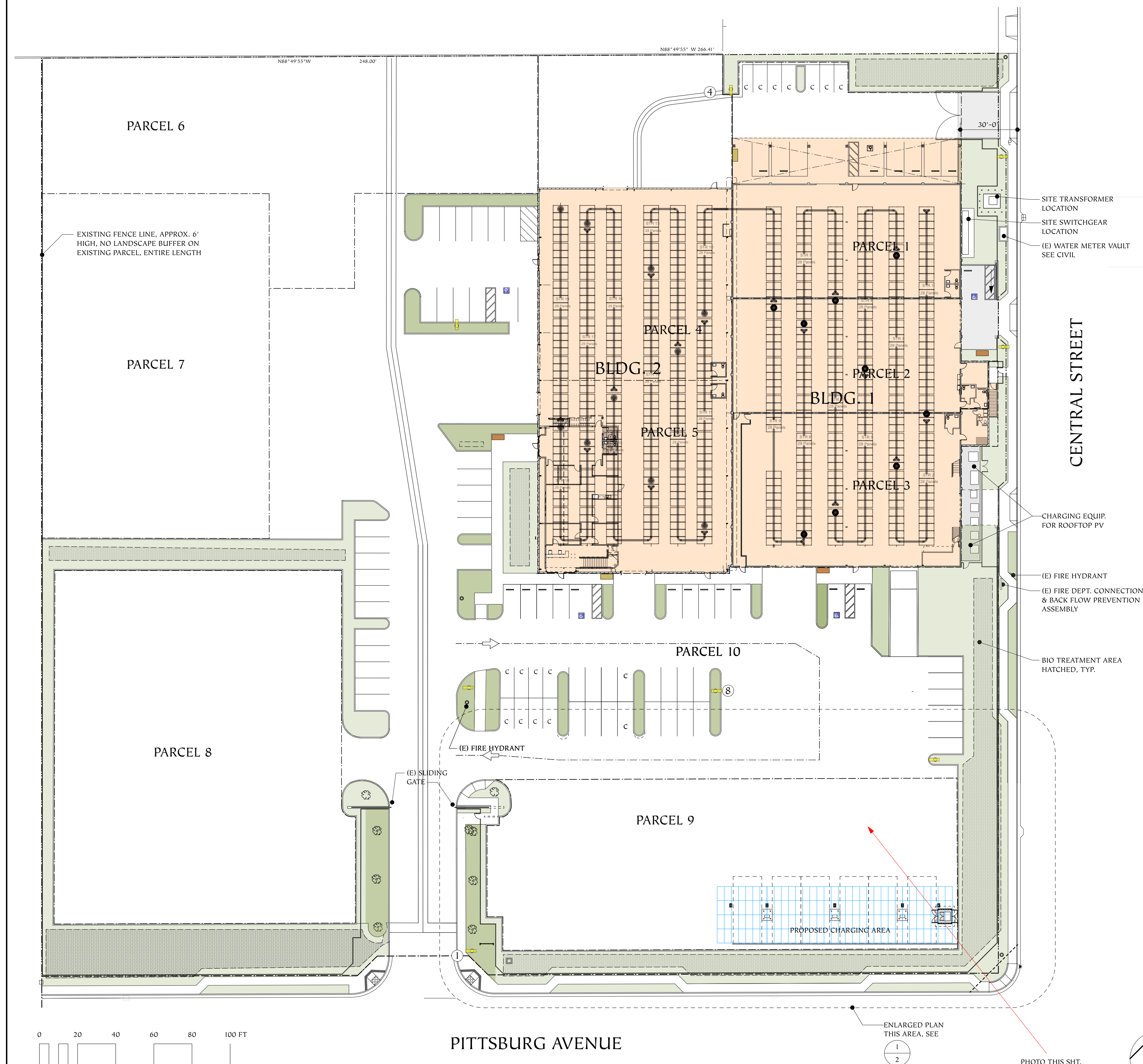
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Date	Item
MAY 14, 2025	ZONING SUBMITTAL


PROPOSED SITE PLAN
PROJECT SCOPE
SITE PHOTOS

SHT.
1
OF 6



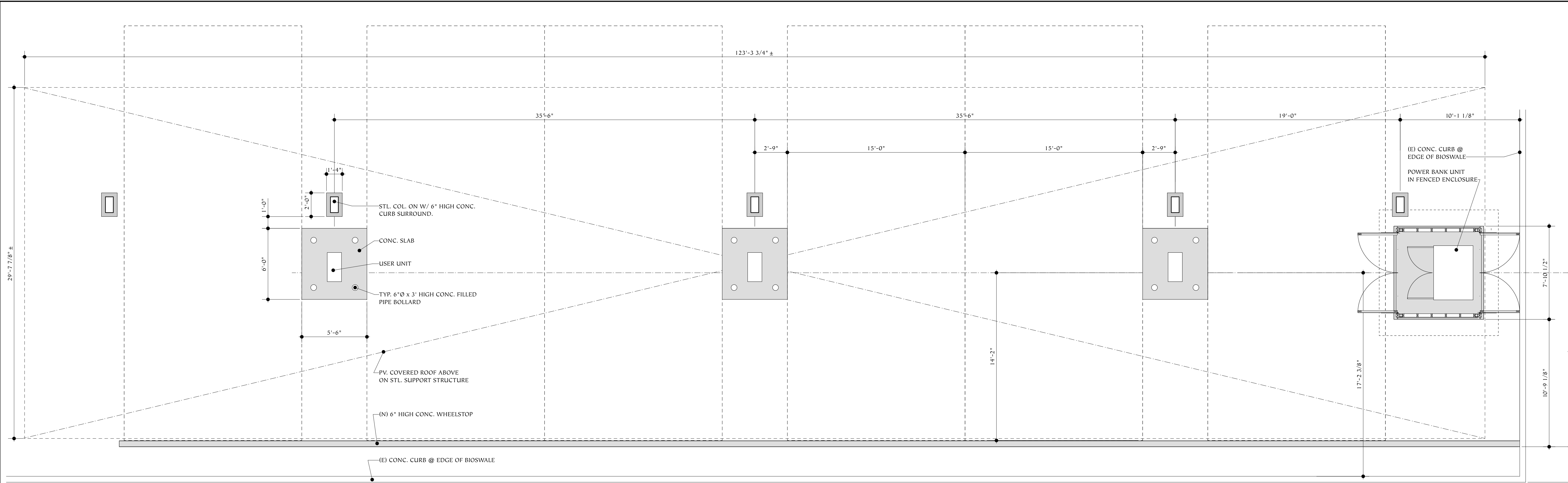
PROPOSED SITE PLAN

Scale: 1" = 30'-0"



CHARGING EQUIPMENT

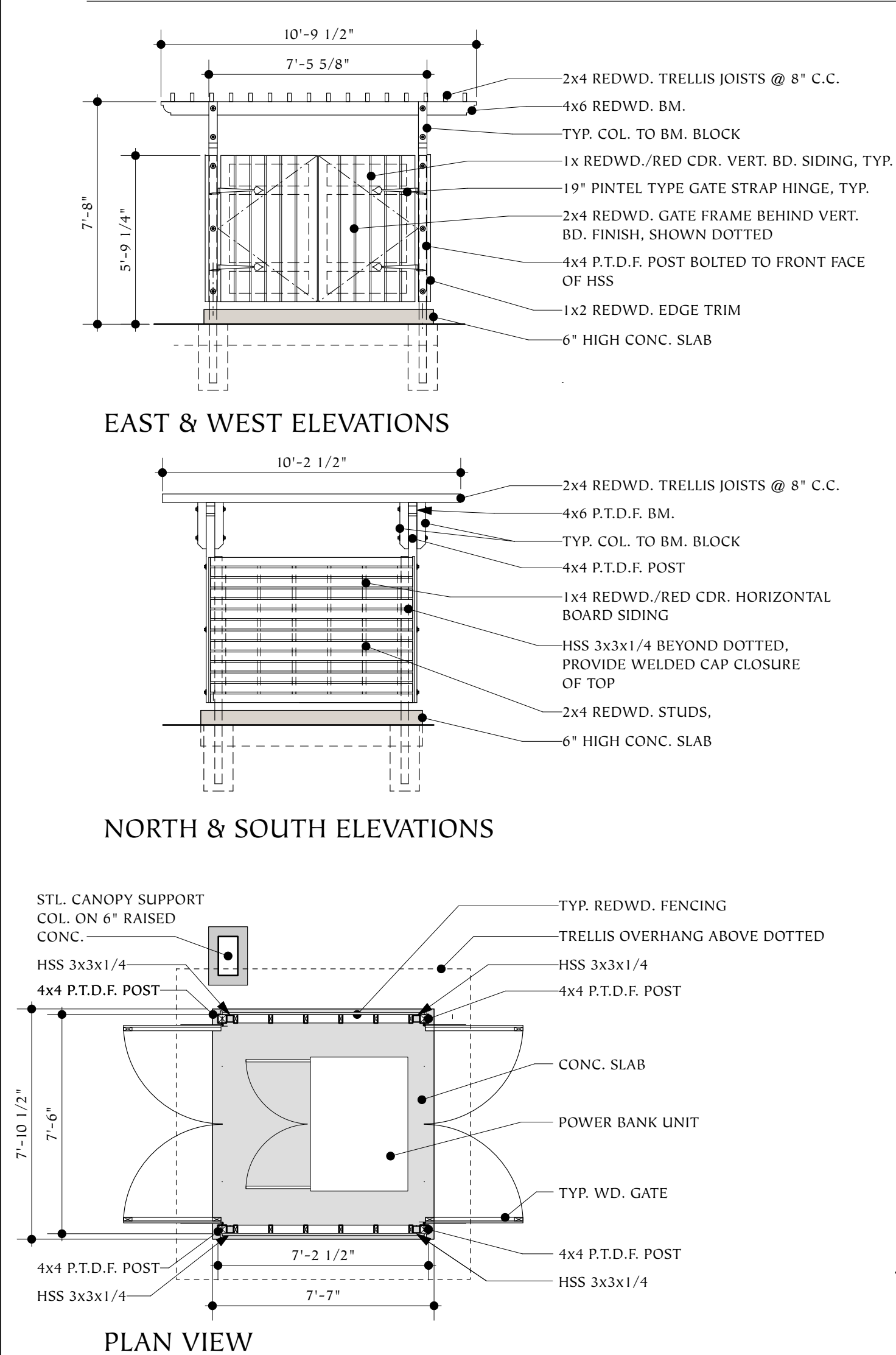
2



CHARGER AREA ENLARGED PLAN

Scale: 1/4" = 1'-0"

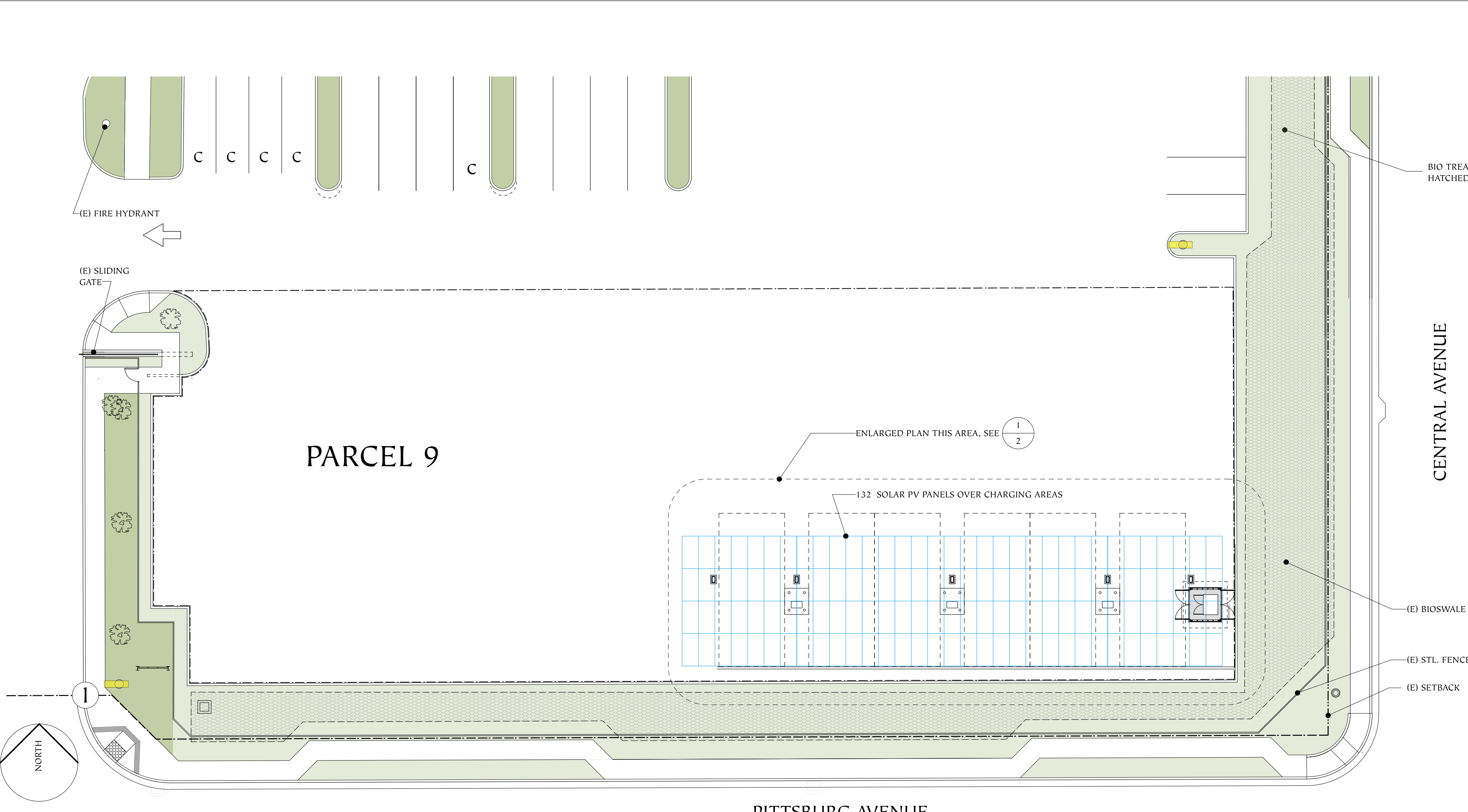
1



POWER BANK ENCLOSURE ELEVATION

Scale: 1/4" = 1'-0"

3



PITTSBURG AVENUE

CHARGING EQUIPMENT AREA

Scale: 1/16" = 1'-0"

2

FILE: Central ChargersZS.vwx
PLOT: Wednesday, May 14, 2025
PROJECT:
Proposed Site Alteration:
2200 Central DC Chargers
2200 Central, Parcel 9
North Richmond, CA 94539
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201 W. Richmond Ave., 'C'
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donald@more-than-construction.com
2214 13th Avenue, Oakland CA 94606
510.318.2752
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Date	Item
MAY 14, 2025	ZONING SUBMITTAL

SEAL

LEGASED ARCHITECT
DONALD WARDLAW
No. C-11973
Exp. 6-30-25
STATE OF CALIFORNIA


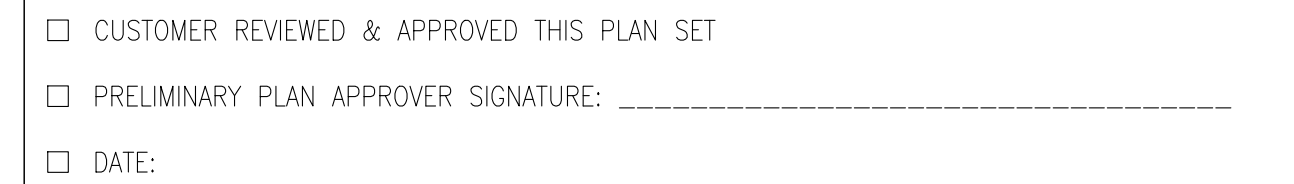
DATE

ITEM

SITE PLAN DETAILS

SHT.

2
OF 6



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NOTES

2200 Central St. Richmond, CA

For: MSH Group

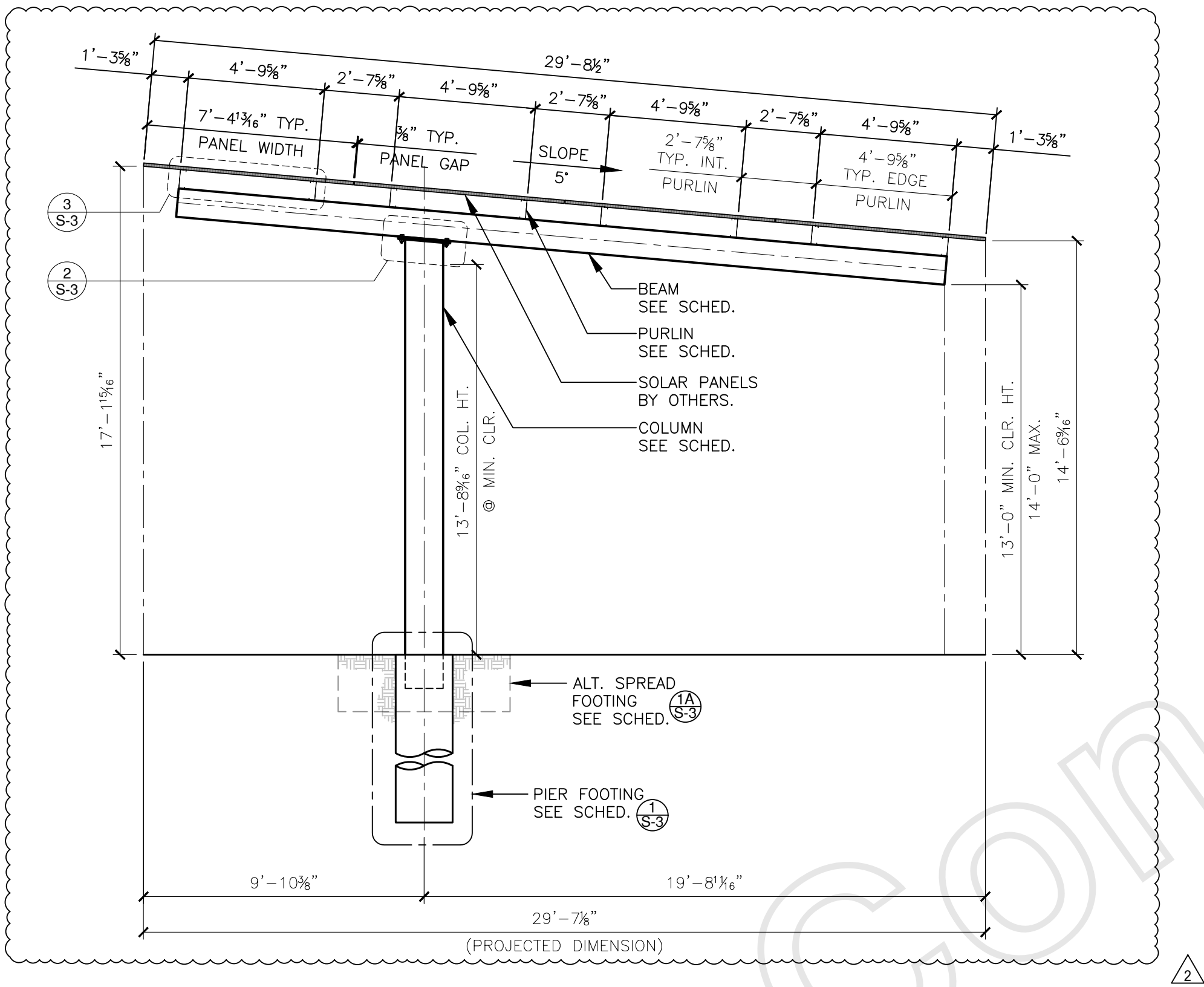
BAJA
CONSTRUCTION CO., INC.

223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

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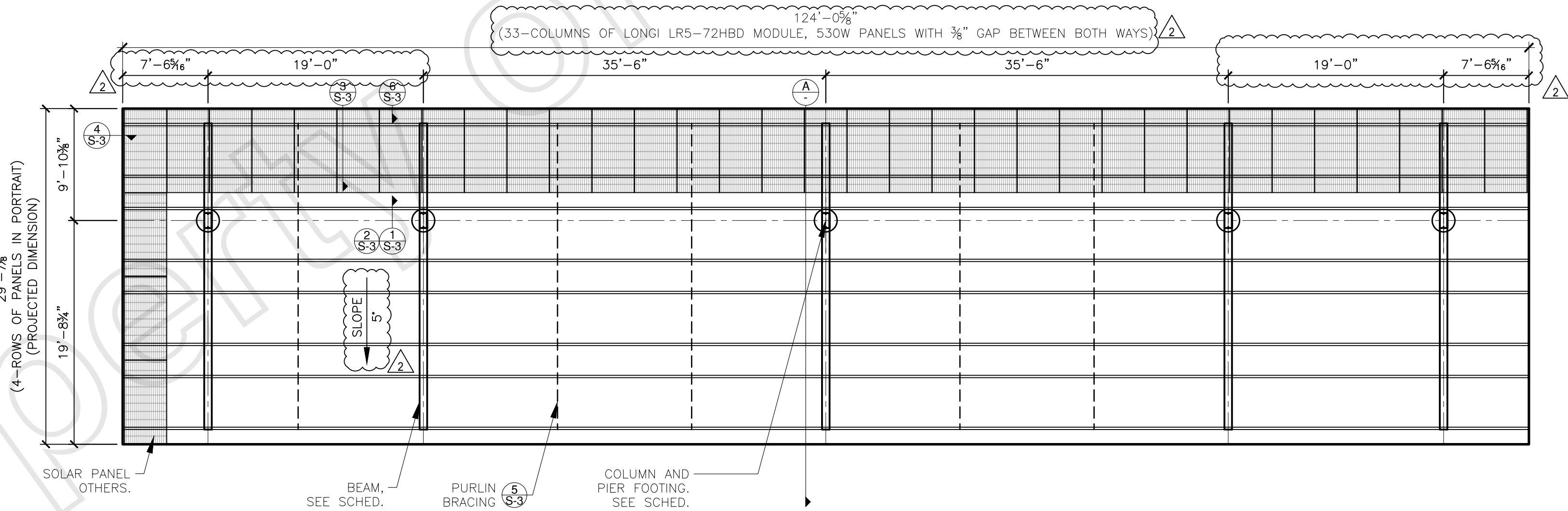
S-1

1 OF 4



CROSS SECTION: ARRAY 1

SCALE: 1/4"=1'-0" A



FRAMING AND FOUNDATION PLAN: ARRAY 1 (160 PANELS TOTAL)

SCALE: 1/8"=1'-0" 1

CROSS SECTION
FRAMING PLAN

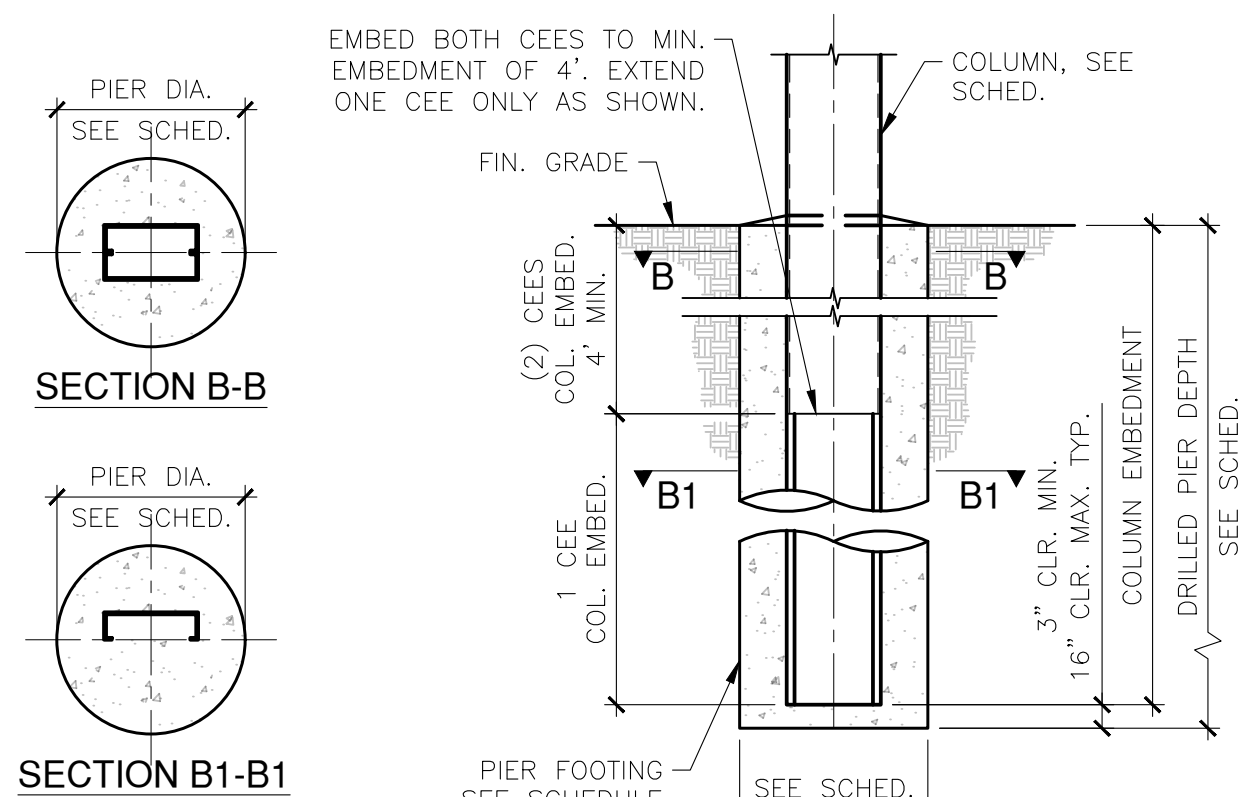
SEMICANT
2200 Central Street
2200 Central St. Richmond, CA
For: MSH Group

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

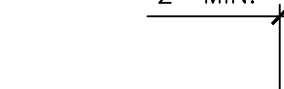
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PROJ. NO.:	DATE:
25-2547	05/13/25
DRAWN:	CHECKED:
JMR	IJT
SHEET:	

S-2



BEAM TO COLUMN CONNECTION



2" MIN.

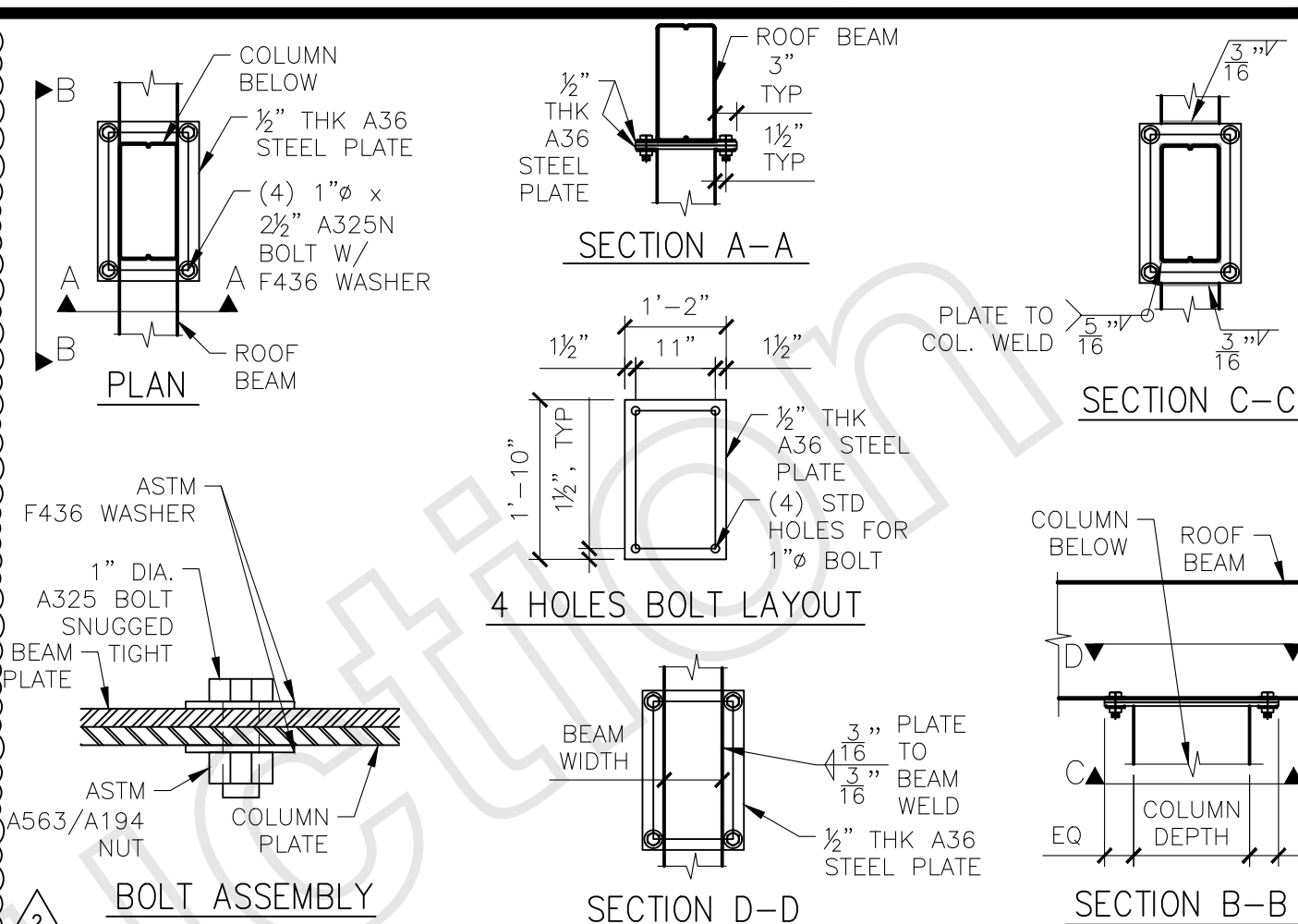
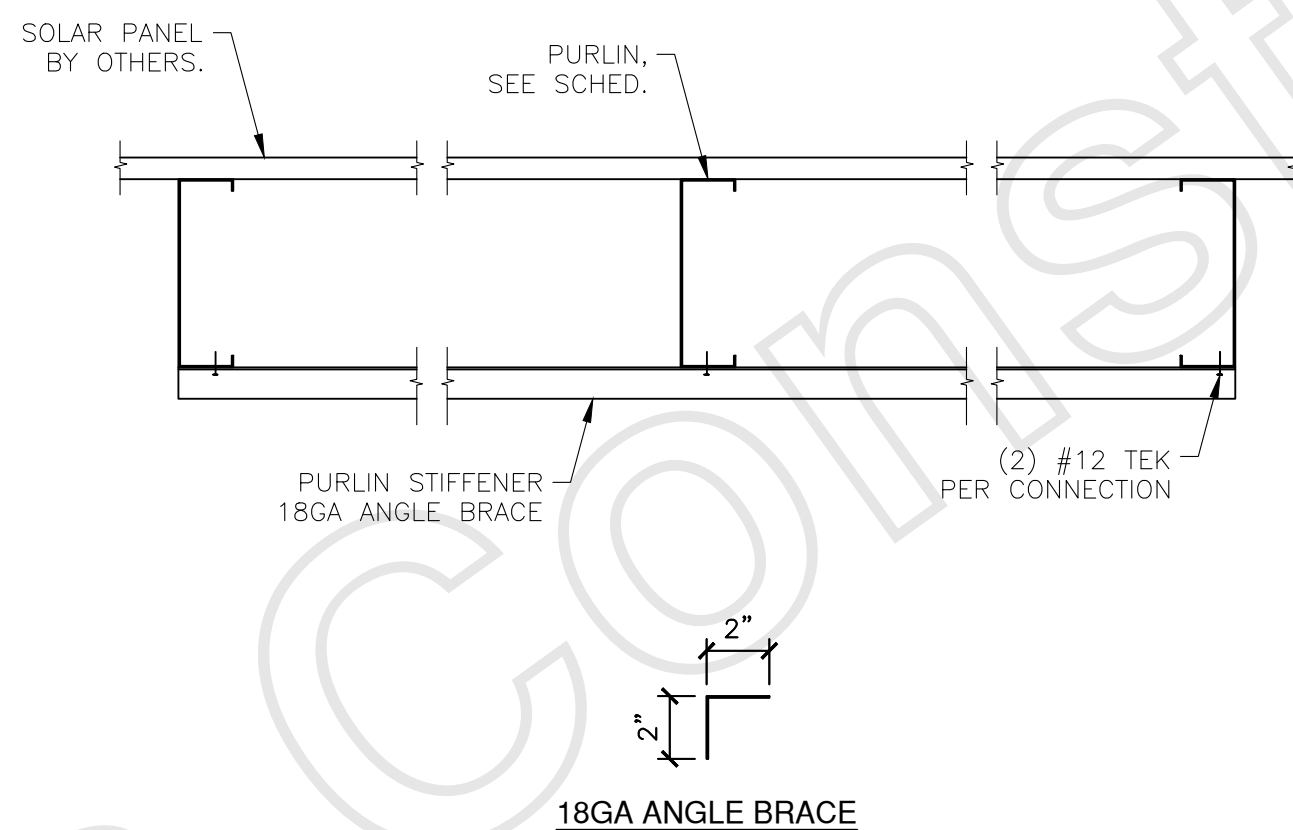
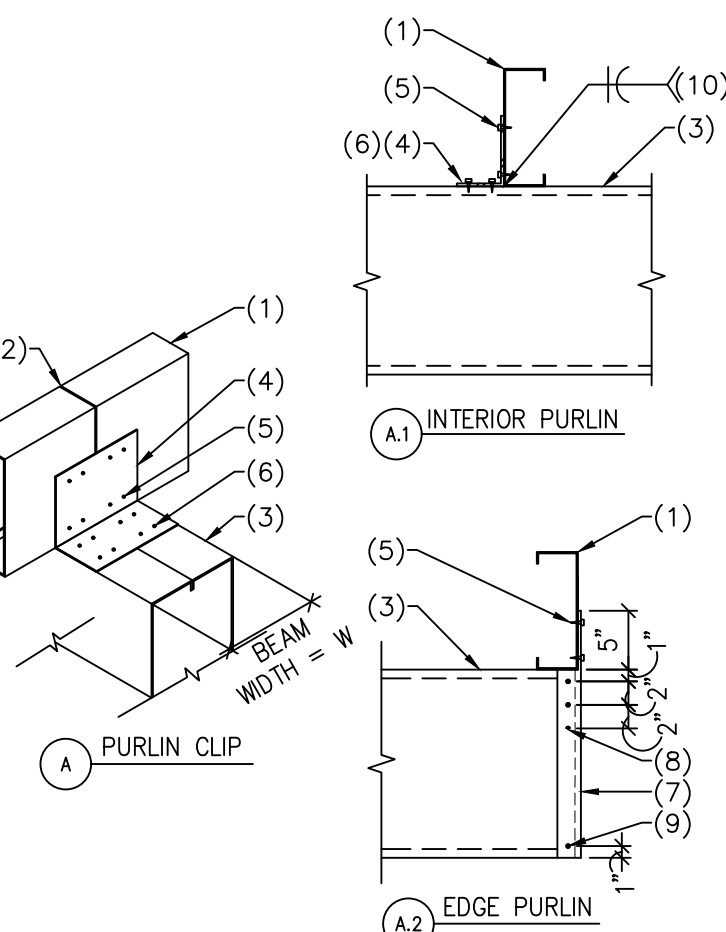
SOLAR PANELS BY OTHERS

CONT. 16GA END CAP

(1) #12x3/4 SCREW TOP AND BOTTOM EACH PURLIN

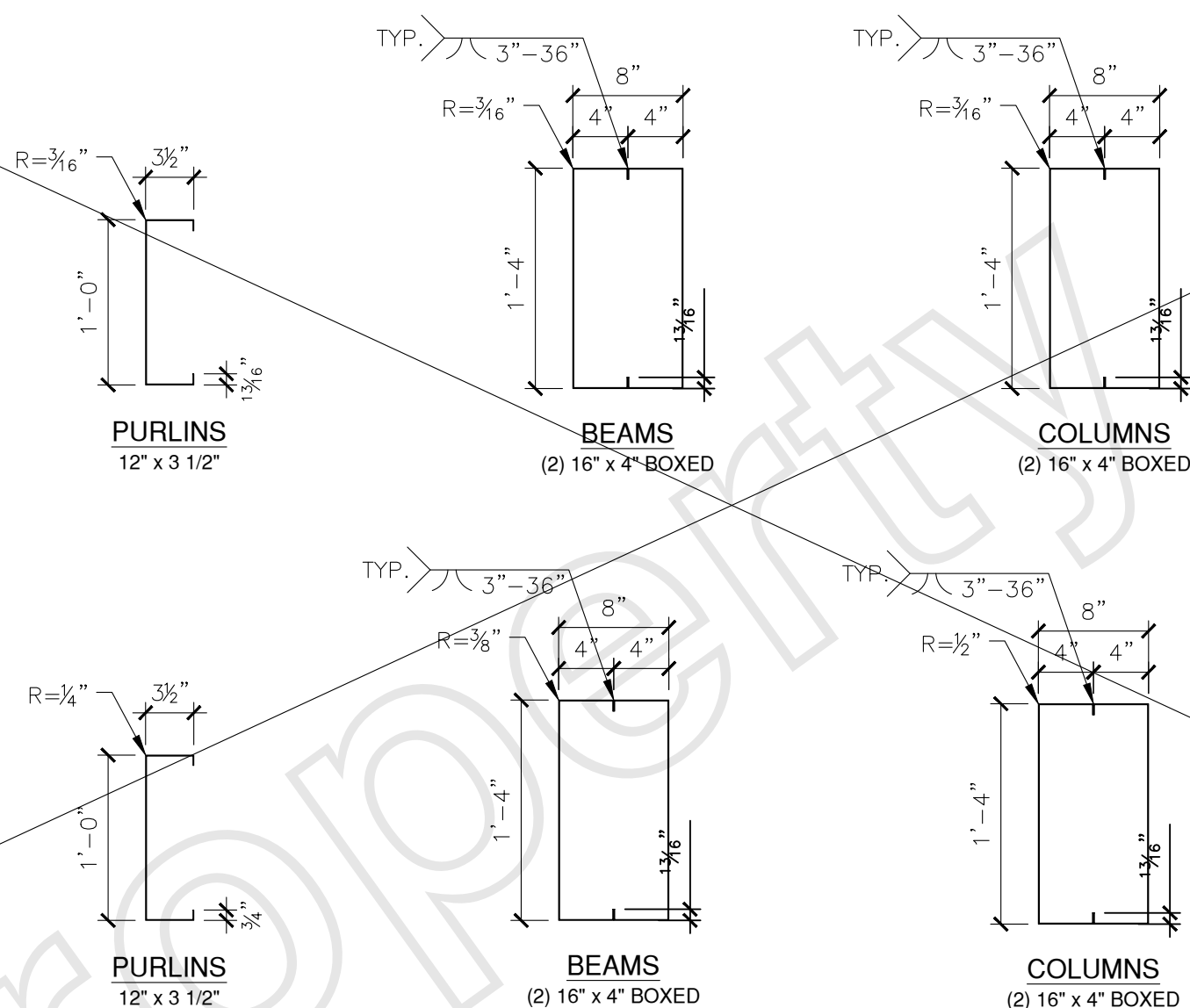
This detail shows the connection between the solar panels and the metal deck. A 2-inch minimum gap is shown between the solar panels and the metal deck. The solar panels are labeled "SOLAR PANELS BY OTHERS". The metal deck is labeled "CONT. 16GA END CAP". The attachment is made using one #12x3/4 screw on top and bottom of each purlin.

NOT USED



DETAILS, PROFILES, SCHEDULE

SEMICANT
2200 Central Street
2200 Central St. Richmond, CA
For: MSH Group



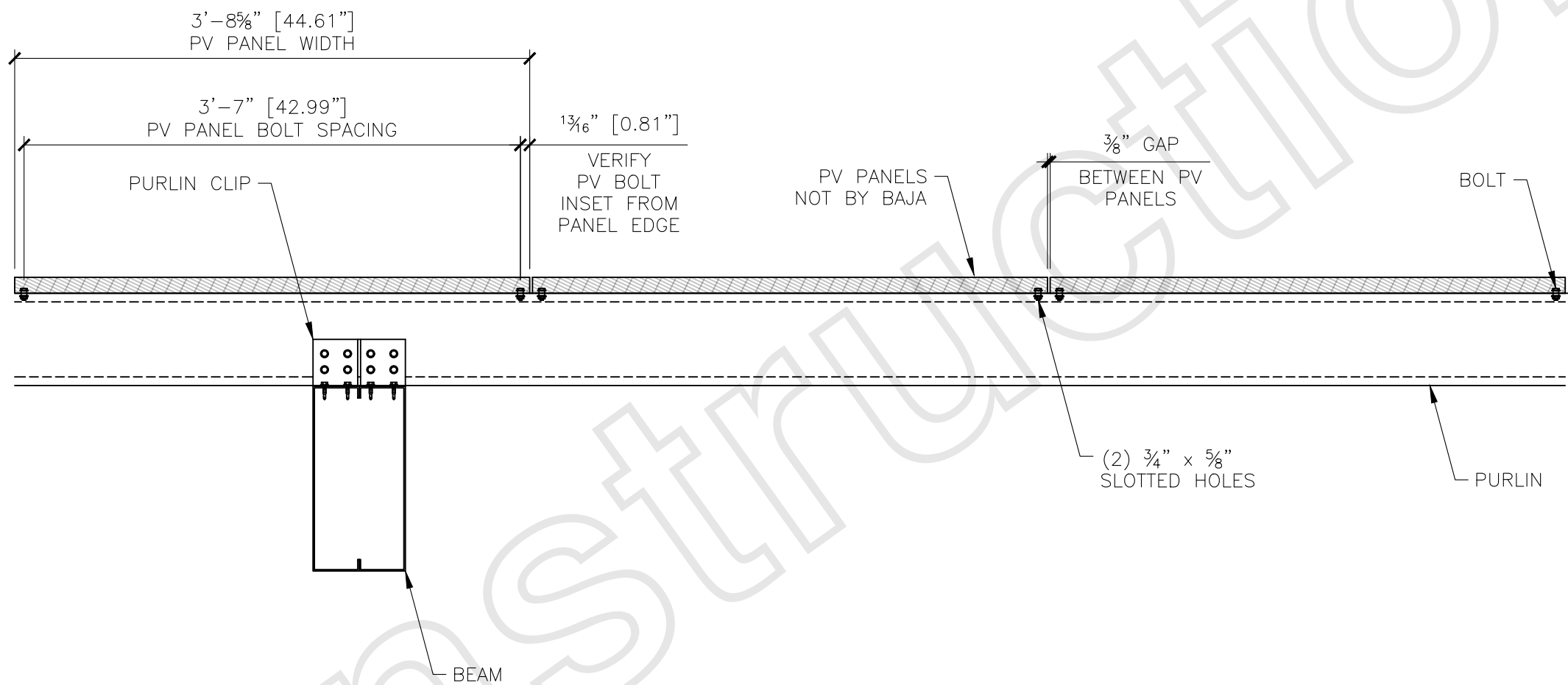
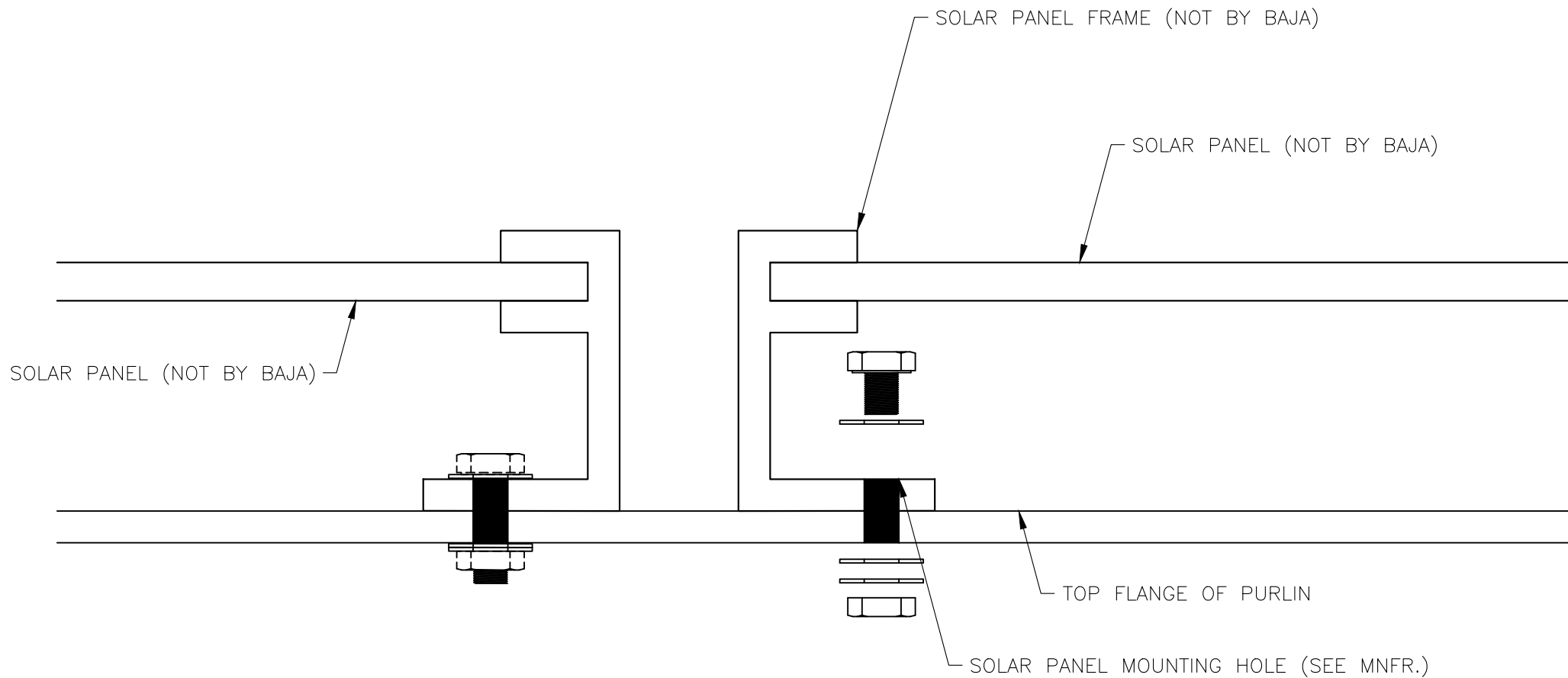
MODEL	SSS SEMICANT
STRUCTURE	ARRAY 1
CROSS SECTION	A
BUILDING DEPTH	29'-7 7/8"
BAY WIDTH	24'-0"
SOLAR PANEL	SOLAR PANEL, DESIGNED, SUPPLIED BY OTHERS (NOT BY BAA)
PURLIN	$CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"]}$ $Fy = \text{--- KSI}$ <p style="text-align: center;">OR</p> $CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"]}$ $Fy = \text{--- KSI}$
BEAM	$(2) CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"] BOXED}$ $Fy = \text{--- KSI}$ <p style="text-align: center;">OR</p> $(2) CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"] BOXED}$ $Fy = \text{--- KSI}$
COLUMN	$(2) CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"] BOXED}$ $Fy = \text{--- KSI}$ <p style="text-align: center;">OR</p> $(2) CEE \text{ ---" } x \text{ ---" } x \text{ ---" } LIP \text{ x ---GA [0.----"] BOXED}$ $Fy = \text{--- KSI}$
PIER FOOTING	<p style="text-align: center;">AT DIRT: ---"Ø x ---" DEEP</p> <p style="text-align: center;">AT ASPHALT: ---"Ø x ---" DEEP</p> <p style="text-align: center;">AT CONCRETE SLAB: ---"Ø x ---" DEEP</p>
ALTERNATE SPREAD FOOTING	<p style="text-align: center;">---" SQUARE x ---" DEEP WITH</p> <p style="text-align: center;">(---)#--- REINF. BARS EACH WAY</p>

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OF BAJA CONSTRUCTION CO., INC.

SCALE: N.T.S.

S-3

NOTE:
(A) SOLAR PANELS TO BE MOUNTED USING (4) MOUNTING HOLES AS SHOWN ON MNFR'S OEM DATA SHEET.
(B) MNFR'S PANEL INSTALLATION DETAIL SHALL SUPERCEDE THIS DETAIL.
(C) BOLT ASSEMBLY TO BE PER MNFR'S RECOMMENDATIONS.

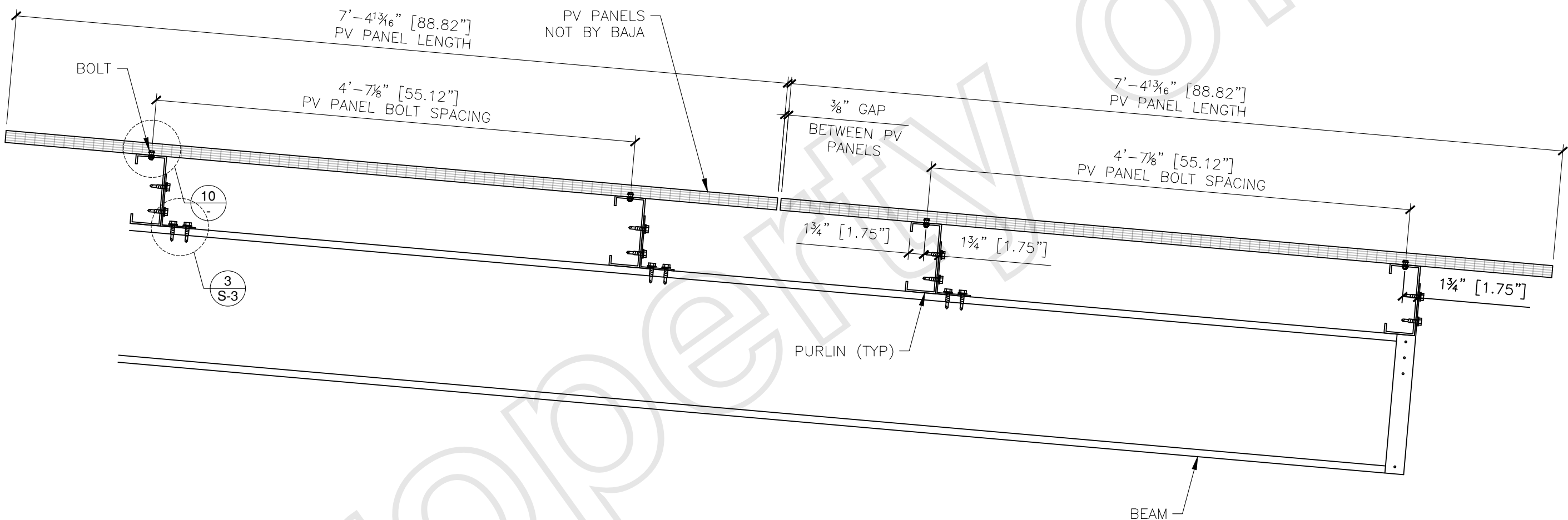


STANDARD SOLAR PANEL MOUNTING DETAIL

SCALE: N.T.S. 10

SOLAR PANEL SECTION (WIDTH)

SCALE: N.T.S. 11



SOLAR PANEL SECTION (LENGTH)

SCALE: N.T.S. 12

SOLAR PANEL DATASHEET

SCALE: N.T.S. -

Hi-MO5

LR5-72HBD
530~550M

- Based on M10 wafer, best choice for ultra-large power plants
- Advanced module technology delivers superior module efficiency
 - M10 Gallium-doped Wafer
 - Smart Soldering
 - 9-busbar Half-cut Cell
- Globally validated bifacial energy yield
- High module quality ensures long-term reliability

12 12-year Warranty for Materials and Processing

30 30-year Warranty for Extra Linear Power Output

Complete System and Product Certifications
IEC 61215, IEC 61730, UL 61730
ISO9001:2015 ISO Quality Management System
ISO 14001:2015 ISO Environment Management System
ISO 45001:2018 Occupational Health and Safety
IEC 60294: Guideline for module design qualification and type approval

LONGI

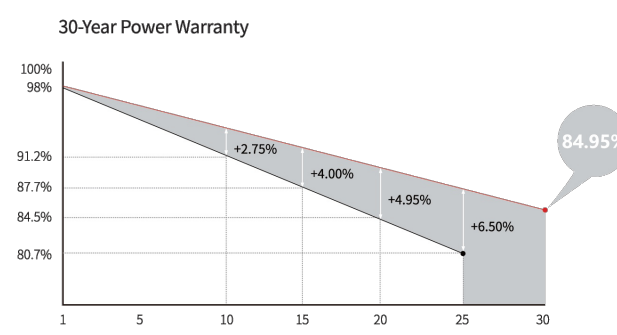


Hi-MO5

LR5-72HBD 530~550M

21.5% MAX MODULE EFFICIENCY
0~3% POWER TOLERANCE
<2% FIRST YEAR POWER DEGRADATION
0.45% YEAR 2-30 POWER DEGRADATION
HALF-CELL Lower operating temperature

Additional Value



Mechanical Parameters

Cell Orientation	144 (6x24)
Junction Box	IP68, three diodes
Output Cable	4mm ² ±40%, 200mm/±1400mm length can be customized
Glass	Dual glass, 2.0+2.0mm heat strengthened glass
Frame	Anodized aluminum alloy frame
Weight	32.3kg
Dimension	2256×1133×33mm
Packaging	31pcs per pallet / 155pcs per 20' GP / 558pcs per 40' HC

Electrical Characteristics	STC: AM1.5 1000W/m ² 25°C		NOCT: AM1.5 800W/m ² 20°C 1m/s		Test uncertainty for Pmax < 2%	
Module Type	LR5-72HBD-530M		LR5-72HBD-535M		LR5-72HBD-550M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	530	536.2	535	539.9	540	547.4
Open Circuit Voltage (Voc/V)	40.20	40.26	40.35	40.40	40.54	40.63
Short Circuit Current (Isc/A)	13.71	13.87	13.85	13.92	14.19	14.28
Voltage at Maximum Power (Vmp/V)	41.35	41.38	41.50	41.56	41.80	41.90
Current at Maximum Power (Imp/A)	12.82	12.87	12.90	13.03	12.97	13.04
Module Efficiency(%)	20.7	20.9	20.9	21.1	21.3	21.5

Electrical characteristics with different rear side power gain (reference to 540W front)

Power (W)	Voc/V	Isc/A	Vmp/V	Imp/A	Pmax gain
567	49.50	14.54	41.65	13.61	5%
594	49.50	15.23	41.65	14.26	10%
621	49.60	15.93	41.75	14.91	15%
648	49.60	16.62	41.75	15.56	20%
675	49.60	17.31	41.75	16.21	25%

Operating Parameters

Operational Temperature	-40°C ~ +85°C
Power Output Tolerance	0 ~ 3%
Voc and Isc Tolerance	±3%
Maximum System Voltage	DC1500V (IEC/UL)
Maximum Series Fuse Rating	30A
Nominal Operating Cell Temperature	45±2°C
Protection Class	Class B
Bifaciality	102(A) 102(B) 102(C) 102(D) 102(E) 102(F) 102(G) 102(H) 102(I) 102(J) 102(K) 102(L) 102(M) 102(N) 102(O) 102(P) 102(Q) 102(R) 102(S) 102(T) 102(U) 102(V) 102(W) 102(X) 102(Y) 102(Z)
Fire Rating	Class C

Mechanical Loading

Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

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LONGI

MOUNTING DETAILS

SEMICANT
2200 Central Street
2200 Central St. Richmond, CA
For: MSH Group

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

PROJ. NO.:	25-2547	DATE:	05/13/25
DRAWN:	JMR	CHECKED:	IJT
SHEET:	S-4		
REV. NO.	DATE	DESCRIPTION	
1	05/13/25	UT (NOT ON THIS SHEET)	
2	04/25/25	JMR (NOT ON THIS SHEET)	