

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02016,
DONALD WARDLAW, MORE THAN CONSTRUCTION, INC. (APPLICANT) AND 2200
CENTRAL STREET LLC (OWNER)**

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the County.*

Project Finding: The project site is in the LI Light Industrial General Plan Land Use designation within the North Richmond P-1 Planned Unit District. The electric vehicle (EV) charging facility project is consistent with the intent of the P-1 District, which encourages a variety of uses and structures that align with the General Plan and County Code.

The project consists of six EV charging stations under a solar canopy. The proposed structures comply with all applicable P-1 District development standards, including height, setbacks, and yard requirements. Because the facility will serve both the current tenant, Enterprise, and off-site third parties, the land use is classified as a quasi-public facility. Pursuant to the County Code, such uses are permitted within this designation subject to the issuance of a Land Use Permit, ensuring the project remains compatible with the surrounding industrial context. As conditioned, the project will not be detrimental to the health, safety, or general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development within the County or the Community.*

Project Finding: The project improvements are accessory to the established, adjacent Enterprise Rental Truck Facility on Parcels 4 and 5 of Major Subdivision CDSD15-09423. The EV charging stations are also available for use by third parties. The scope of work is limited to a 3,720 square-foot area of Parcel 9 of CDSD15-09423 and will not change the maximum height of buildings, the floor area ratios, the maximum lot coverage for the site or existing setbacks. Therefore, the project will not conflict with the North Richmond P-1 District regarding the applicable development standards. Thus, the project will not adversely affect the orderly development within the County or the North Richmond community.

3. *The project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

Project Finding: The establishment of the EV charging facility to serve the existing Enterprise Rental Truck Facility and third parties will enhance existing and future developments in the surrounding area by offering a quasi-public facility that will support industrial uses in the area. The enhancement of the project site will increase the availability of amenities to the surrounding neighborhood and will not adversely affect the preservation of property values.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

Project Finding: The EV charging facility supports the County General Plan goals related to the reduction of emissions specifically in Impacted Communities like North Richmond. By providing infrastructure for both the on-site tenant, Enterprise, and external fleets to transition to renewable energy, the project directly implements General Plan Policy TR-P2.11, which promotes fleet electrification and renewable power usage.

Furthermore, the charging facility is consistent the North Richmond Industrial Design Guidelines regarding the visual enhancement of existing industrial properties. The development builds upon previous entitlements that mandated the screening of parking, loading, and utility areas. The existing landscaping along the northern and western boundaries, installed under prior approvals, will be maintained to ensure the site remains buffered and visually integrated with the surrounding area. Consequently, the project is consistent with both countywide policies and specific area development standards.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The addition of an EV charging facility to serve the existing Enterprise Rental Truck Facility and third parties is not anticipated to create a crime or nuisance problem within the surrounding neighborhood or community. To access the parking lot there is an existing entrance gate and chargers will have credit card readers for allowed users. Therefore, the proposed development will not create an enforcement problem with the neighborhood or community.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

Project Finding: The project site is surrounded by industrial and large-scale commercial areas. The EV charging facility will provide a service benefitting people and businesses within the surrounding community. Therefore, establishment of the proposed use will not cause any change to the established uses within the vicinity of the project site and will not encourage or set precedence for marginal development within the community.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The project site is on the northwest corner of the Pittsburg Avenue and Central Street intersection, in an area comprised of various industrial uses. The EV charging facility will be located on Parcel 9 of Major Subdivision CDS15-09423, just south of the existing Enterprise Rental Truck Facility on Parcels 4 and 5 of CDS15-09423. The charging facility will be accessed by the existing common gated driveway on Pittsburg Avenue. The charging facility consists of six truck parking spaces with EV charging stations under a solar array canopy. The charging facility is intended for use by Enterprise but potentially can be used by third parties. The facility will provide a commercial/industrial service that is appropriate for the site and complements the unique characteristics of this mixed-use area. Therefore, the EV charging facility is consistent with special conditions or unique characteristics of the project site and its location or surroundings.

B. California Environmental Quality Act (CEQA) Findings

The project is categorically exempt under CEQA Guidelines Section 15303(e), New Construction of Small Structures, which provides a Class 3 exemption for installation of accessory structures such as a six-stall electric vehicle charging facility. There is no substantial evidence that establishing the EV charging facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this EV charging facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02016

Project Approval

1. Land Use permit CDLP25-02016 to establish an electric vehicle charging facility, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit, is APPROVED.
2. The Land Use permit approval described above is granted based generally on the application and project plans accepted by the Department of Conservation and Development, Community Development Division (CDD) on June 2, 2025.
3. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Land Use permit.
4. Except for modifications described herein, pertinent conditions of approval of Land Use Permit CDLP21-02012 and Final Development Plan CDDP15-03044 shall remain in full force and effect.
5. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.

Application Costs

6. This application is subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2013/340, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

Grading and Building Permits

7. This approval does not constitute a grading or building permit. Please contact the Department of Conservation and Development, Building Inspection Division for information on how to apply for a grading or building permit.

Charging Facility Maintenance

8. The applicant shall establish a regular maintenance schedule, with a clear outline of responsibilities for both the property manager and staff to ensure the site remains clean at all times. Prior to the issuance of the building permit, the maintenance schedule shall be provided for review and approval by the CDD.

Construction Requirements and Restrictions

9. The applicant shall comply with the following restrictions and requirements, which shall be stated on the face of the construction drawings:
 - a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
 - b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
 - c. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
 - d. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
 - e. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)

Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

- f. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.
10. The following Bay Area Air Quality Management District, Basic Construction Measures shall be implemented during project construction and shall be included on all construction plans.
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- d. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Cultural Resources

- 11. The following conditions of approval shall be implemented during project construction; these conditions shall be included on all construction plans.
 - a. A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
 - b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.
 - c. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the property owner for treatment and

disposition of the ancestor's remains. The property owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a grading or building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- Health Services Department, Environmental Health Division
- Contra Costa County Fire Protection District
- West County Wastewater
- Contra Costa Mosquito and Vector Control District