

EMBRACING THE FUTURE BY PLANNING TODAY...



October 16, 2024

Maria Lara-Lemus
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: CDDP24-03040
0 Goodrick Avenue, Richmond, CA 94801
APN: 408-090-035

Dear Maria,

West County Wastewater (WCW) appreciates this opportunity to comment on CDDP24-03040 located at 0 Goodrick Avenue, Richmond California. The applicant is requesting approval of a Development Plan combination for a proposed electric vehicle charging station parking facility consisting of 16 parking stalls with 3 level chargers and 29 parking stalls with level 2 chargers. Parking stalls are proposed to be leases to local businesses to store and charge electric fleet vehicles.

In order to obtain wastewater service, the Applicant must comply with all applicable WCW rules and regulations; including, but not limited to the following:

Once we've received items #1 and #2 from the customer, we will be able to make the determination regarding whether wastewater service can be provided and will provide item #3 to the customer:

1. Provide a plot plan, to scale, showing the following information:
 - a. Site Address
 - b. Assessor's Parcel Number(s) (APNs)
 - c. Easement(s), if applicable
 - d. Location(s) of the structure(s) in relation to the parcel(s)
 - e. Location(s) of the parcel(s) in relation to the street(s)
 - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)

- g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
 - h. North arrow for each plan view
 - i. Sidewalk(s)
 - j. Street name(s)
 - k. Street address(es)
 - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
 - m. Current use vs. proposed use in narrative/written form in the scope of work section
 - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
- 2. Submit the plot plan directly to: permits@wcwd.org for WCW review and approval.
 - 3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

Note: If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval.

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

Armondo Hodge

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: permits@wcwd.org

Attachment(s):

- 1. WCW Schedule of Fees
- 2. GIS Map

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2024

Sewer Service Charge Rates

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL		
1 Flat Rate	\$	791.00
B.) MULTI- FAMILY RESIDENTIAL		
1 Flat Rate	\$	690.00
C.) MOBILE HOME RESIDENTIAL		
1 Flat rate	\$	690.00
D.) COMMERCIAL DOMESTIC STRENGTH		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	8.48
4 BOD Charge		N/A
5 SS Charge		N/A
E.) COMMERCIAL HIGH STRENGTH		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	14.27
4 BOD Charge		N/A
5 SS Charge		N/A
F.) INDUSTRIAL		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	5.45
4 BOD Charge	\$	0.56
5 SS Charge	\$	0.66

ANNEXATION FEES

Annexation Fees	(per parcel)	\$ 3,057.00
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PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL		
1 Plan Approval	(Per Building)	\$ 230.00
2 Permit		\$ 461.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2024

B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
C.) SCHOOL BUILDINGS OR CHURCHES			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
D.) COMMERCIAL INSTALLATIONS			
1 Plan Approval	(Per Building)	\$	1,199.00
2 Permit		\$	767.00
E.) INDUSTRIAL INSTALLATIONS			
1 Contributing Domestic Flow Only - Plan Approval		\$	929.00
2 Contributing Domestic Flow Only - Permit		\$	386.00
3 Contributing Industrial Waste - Plan Approval		\$	852.00
4 Contributing Industrial Waste - Permit		\$	3,417.00
F.) MISCELLANEOUS INSTALLATIONS			
1 Plan Approval		\$	115.00
2 Permit		\$	489.00
G.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION			
1 Plan Approval		\$	190.00
2 Permit		\$	344.00
TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)			
1 20 lots and Under		\$	4,183.00
2 21 + lots		\$	4,492.00
SEWER MAIN CONSTRUCTION PERMIT FEES			
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)		\$	13,395.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)		\$	8,388.00
3 Per Manhole (applies to all SME projects)		\$	386.00
CAPACITY CHARGES			
A.) Single Family Residential			
1 Water meter size: 5/8"		\$	2,381.00
2 Water meter size: 3/4"		\$	3,572.00
3 Water meter size: 1"		\$	5,953.00
4 Water meter size: 1.5"		\$	11,905.00

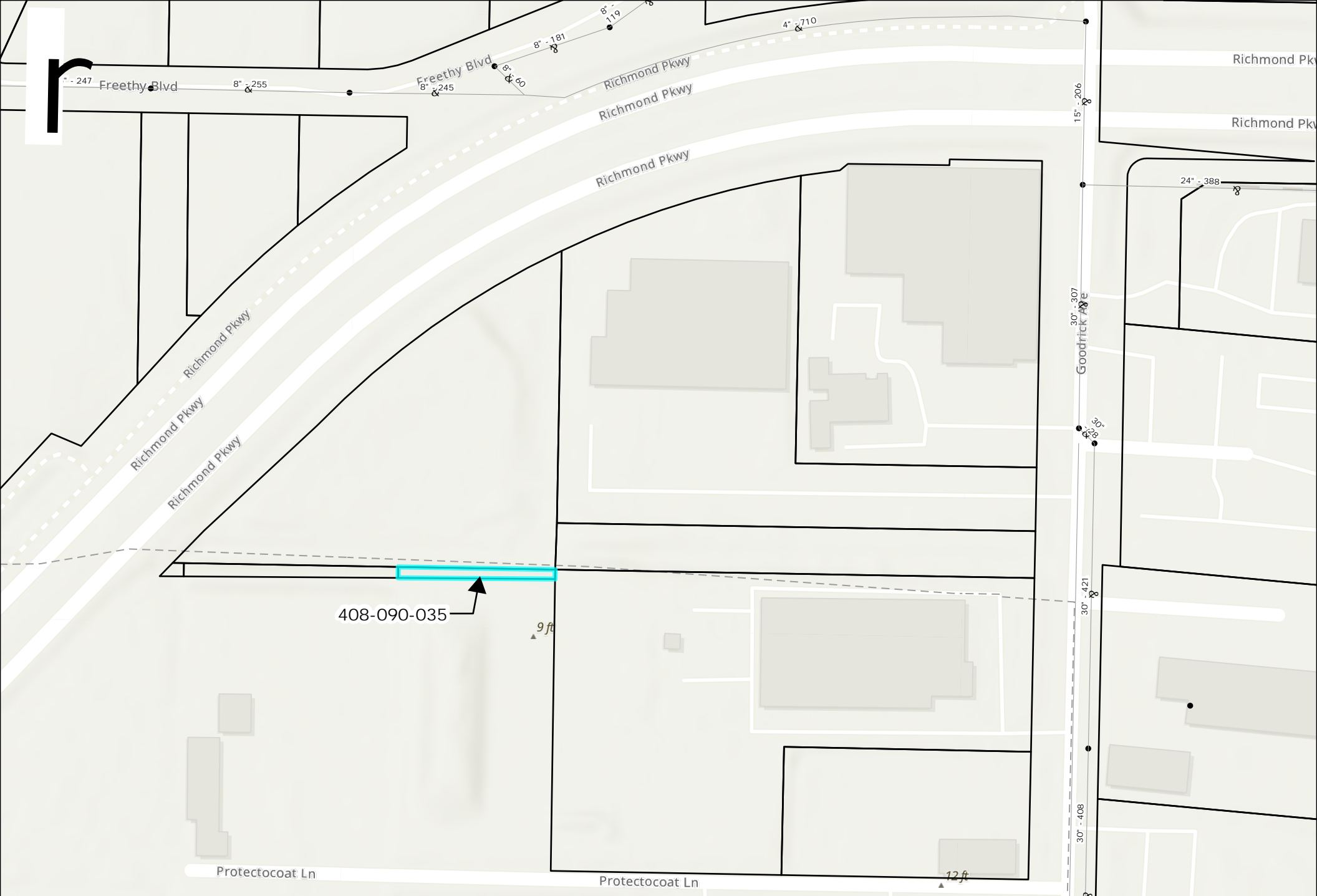
WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2024

5 Water meter size: 2"	\$ 19,048.00
6 Meters above 2" are individually assessed	
B.) Multi Family per unit	\$ 2,381.00
C.) Commercial Domestic Strength	
1 Water meter size: 5/8"	\$ 2,344.00
2 Water meter size: 3/4"	\$ 3,517.00
3 Water meter size: 1"	\$ 5,861.00
4 Water meter size: 1.5"	\$ 11,722.00
5 Water meter size: 2"	\$ 18,755.00
6 Meters above 2" are individually assessed	
D.) Commercial High Strength	
1 Water meter size: 5/8"	\$ 5,506.00
2 Water meter size: 3/4"	\$ 8,259.00
3 Water meter size: 1"	\$ 13,756.00
4 Water meter size: 1.5"	\$ 27,531.00
5 Water meter size: 2"	\$ 44,049.00
6 Meters above 2" are individually assessed	
ENVIRONMENTAL COMPLIANCE INSPECTIONS	
Business Type	
1 Food Service Establishment Inspection	\$ 372.00
2 Dental Facility Inspection	\$ 372.00
3 Permitted Industrial User - Inspection	\$ 737.00
4 Permitted Industrial User - Sampling	\$ 1,484.00
5 Auto Service Facility Sampling	\$ 550.00
TEMPORARY DISCHARGE PERMIT & OTHER FEES	
Temporary Discharge Permit	\$ 597.00
Dishonored Check Fee	\$ 10.00
Collection Fee	<i>See Note</i>
Variances	\$ 100.00

Note: The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT



From: [Planning.review](#)
To: [Maria Lara-Lemus](#)
Cc: [Planning.review](#); [Khanlai Chanthavee](#)
Subject: CDDP24-03040 - 0 GOODRICK AVE, RICHMOND
Date: Thursday, October 17, 2024 8:14:01 AM
Attachments: [image001.png](#)

Dear Maria,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

[Amy Wen](#) | Sr Administrative Clerk
Water Distribution Planning Division





CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

October 31, 2024

Contra Costa County
Dept. of Conservation and Development
30 Muir Rd
Martinez, CA 94553
(925) 655-2904
maria.lara-lemus@dcd.cccounty.us

Subject: Goodrick Avenue EV Depot
0 Goodrick Ave, Richmond, CA 94801
Planning File #CDDP24-03040
CCCFPD #P-2024-003529PLN

CCC Department of Conservation and Development,

We have reviewed the development plan application to establish **electrical vehicle charging station-parking facility – 16 parking stalls with level 3 chargers and 29 parking stalls with level 2 chargers – to be leased to local businesses to store and charge electric fleet vehicles**, at the subject location. The following is required for Fire District approval in accordance with the current editions of the California Fire Code (CFC), the California Building Code (CBC), Local Ordinances, and adopted standards.

1. **Land Development Permit.** A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit scaled site improvement plans indicating:

- All existing or proposed hydrant locations
- Fire apparatus access to include slope and road surface
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Striping and signage plan to include "NO PARKING-FIRE LANE" markings

The following requirements shall be noted upon submitting Land Development plans for Fire District review.

2. **Access Roads.** Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than **20-feet** unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of **45 feet**, and must be capable of supporting the imposed fire apparatus loading of **37 tons**. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC
3. **Fire Lane Identification.** Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on

one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked.
(22500.1) CVC, (503.3) CFC

4. **Access Gates.** Access gates for Fire District apparatus shall be a minimum of **20-feet wide**. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a **Knox Company** key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

Other fire safety information to note:

5. **Flammable or combustible liquid storage tanks** shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
6. **Exterior Vegetation Hazards.** The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

**ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL
WEBSITE: <https://confire.vision33cloud.com/citizenportal/app/landing>**

**Our preliminary review comments shall not be construed to encompass the complete project.
Additional plans and specifications may be required after further review.**

To schedule a Fire District Inspection prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.
<https://confire.vision33cloud.com/citizenportal/app/landing>

If you have any questions regarding this matter, please contact this office at (925) 941-3300.



Reviewed By: Danielle Thomas, Fire Inspector

10/31/24

Date



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road, 2nd Floor
Martinez, CA 94553
Telephone: 925-655-2917

TO: Maria Lara-Lemus, Current Planning Section

FROM: Jamar Stamps, Transportation Planning Section 

DATE: November 6, 2024

**SUBJECT: Comments on Proposed Electric Vehicle Charging Station
Parking Facility (North Richmond)
County File DP24-3040, APN: 408-090-035**

Thank you for the opportunity to review the subject project, which includes a proposed electric vehicle ("EV") charging station parking facility for electric fleet vehicles consisting of 16 parking stalls with Level 3 chargers and 29 parking stalls with Level 2 chargers, on an approximately 1.74-acre site. The project referral, which included proposed site and utility plans dated 9/27/24, was received by the Transportation Planning Section on 10/10/24. Comments from the Transportation Planning section are provided as follows:

1. Site Plan: The project description states a proposed total of 45 parking stalls. However, the site plan shows 64 parking stalls. This should be reconciled. The site plan should label the EV charger types for each stall (e.g., Level 2 or Level 3). Assuming the proposed parking lot would serve medium and heavy-duty trucks, the site plan should apply truck turning templates at the access points, including Goodrick Avenue. The proposed project should also connect to the sidewalk along the existing driveway.
2. Parking: The proposed project must comply with County Code Section 82-16.404(a)(c) and (e) of the Off-Street Parking Ordinance.

cc: John Cunningham, DCD
Jocelyn LaRocque, PWD

From: [Will Nelson](#)
To: [Maria Lara-Lemus](#)
Cc: [Daniel Barrios](#)
Subject: Advance Planning Comments on DP24-3040
Date: Monday, November 18, 2024 4:50:20 PM

Hi Maria,

Advance Planning has reviewed this application. The proposal is consistent with the site's new Light Industry land use designation and supports the 2045 General Plan's goals related to emissions reductions, especially in Impacted Communities.

Let us know if you have questions.

Best,
Will



William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Phone (925) 655-2898
Web www.contracosta.ca.gov

This message was sent from a public e-mail system and may be subject to disclosure under the California Public Records Act.

From: [Robert Rogers](#)
To: [Donald Gilmore](#)
Cc: [Beverly Scott](#); [Gloria Lopez](#); [princess@richmondland.org](#); [akingmeredith@yahoo.com](#); [Dulce Galicia](#); [Maria Lara-Lemus](#); [Sean Tully](#); [John Gioia](#); [Cynthia Jordan](#); [Tania Pulido](#); [Janine Shaheed](#)
Subject: Re: November NRMAC Meeting
Date: Wednesday, January 8, 2025 5:07:32 PM

HI NRMAC leaders,

Thank you for a wonderful meeting last night!

To recap:

Directors Gilmore, King-Meredith, Scott, and Robinson were present.

Action items:

1. NRMAC unanimously approved December meeting minutes.
2. NRMAC unanimously approved project CDDP24-03040 - 0 GOODRICK AVE, RICHMOND with stipulation that applicant will be open to ongoing partnerships in North Richmond and community benefits negotiations.

Video Here: <https://youtu.be/GkNWBGGgEyQ?si=isdE3slUDPodmFa3>

Best,
Robert

Robert Rogers
District Coordinator
Office of County Supervisor John Gioia
11780 San Pablo Ave., Suite D
El Cerrito, CA, 94530
510.942.2224
www.cocobos.org/gioia



AGENDA

CONTRA COSTA COUNTY North Richmond Municipal Advisory Council

Tuesday, January 7, 2025

5:00 PM

515 Silver Ave, North Richmond, CA |
<https://cccounty-us.zoom.us/j/810469011>

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Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. REVIEW and APPROVE January 7, 2024 Agenda and December 3, 2024 Minutes
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
4. Law Enforcement Agency Reports
5. Items for Discussion and/or Action

North Richmond Municipal Advisory Council meeting of January 7, 2025.

[25-02](#)

Attachments: [RPCA EV Goodrick North Richmond MAC Meeting Presentation 241025](#)
[Agency Comment TEMPLATE 09252024](#)

6. Presentations and Proclamations
7. Other Agency/Program Reports

The next meeting is currently scheduled for Tuesday, February 4, 2024

Adjourn

For Additional Information Contact: Robert Rogers at Robert.rogers@bos.cccounty.us



Contra Costa County Public Works Department

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

RECEIVED on 3/28/2025 **CDDP24-3040**
By Contra Costa County
Department of Conservation and Development

March 27, 2025

TO: Maria Lara-Lemus, Project Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
SUBJECT: **DEVELOPMENT PLAN PERMIT DP24-3040**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(TRT Properties / Goodrick Avenue / Richmond / APN 408-090-035 & 042)
FILE: **DP24-3040**

We have reviewed the resubmitted application for **Development Plan Permit DP24-3040** received by your office on **March 10, 2025**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project.

Background

The applicant requests a development plan permit to develop an electric vehicle charging station parking facility comprised of 16 parking stalls with level 3 chargers and 29 parking stalls with level 2 chargers. Parking stalls are proposed to be leased to local businesses to store and charge their electric fleet.

The site is approximately 3.6 acres across two lots located on the undeveloped portion of the heavy industrial lot at 2717 Goodrick Avenue. Access to Goodrick Avenue, approximately 320 feet east of the project site will be provided over an easement reserved across 2717 Goodrick Avenue after the proposed lot line adjustment is completed.

Traffic and Circulation

As noted, access to the site is provided across an easement to be reserved over the already developed portion of 2717 Goodrick Avenue. Protectocoat Lane, a privately maintained road, abuts the project site to the south, but no access to the project is proposed from this private street.

The existing driveway serving the site was improved to accommodate heavy truck traffic as part of the prior development of the fronting property. No additional road or access improvements will be necessary to accommodate this permit.

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm waters to an adequate natural watercourse.

The applicant's engineer has made a preliminary evaluation of the existing drainage facilities serving the site and is confident that there is sufficient downstream capacity to meet the County's requirements. A more detailed analysis will be needed to accompany the design drawings to confirm those assumptions. Note that the on-site stormwater management facilities are not typically designed to retain a 10-year project storm. If the volume of the management facilities provides storage volume for detention purposes, the volume needed for stormwater management must not be included in the hydrology routing. Tailwater conditions from the downstream ditch must also be considered. As a worst-case scenario, in the event the final design calculations indicate additional storage volume is necessary to meet the County's drainage requirements, it could require reducing the parking area.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit.

A SWCP prepared by Langan Engineering & Environmental Services, Inc. dated March 7, 2025, was received and has been deemed "preliminarily complete".

Floodplain Management

The property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Lighting District Annexation

The subject parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the North Richmond and West Contra Costa (WCC) Regional Areas of Benefit as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of the building permit certificate of occupancy.

Drainage Area Fee and Creek Mitigation

The subject property is in Drainage Area 82 (unformed). No drainage fees are required in this Drainage Area.

Should you have any questions, please contact me at (925) 313-2016 or larry.gossett@pw.cccounty.us.

LG:ss

G:\engsvc\Land Dev\DP\DP 24-3040\Staff Report & COAs DP24-3040.docx

c:

J. LaRocque, Engineering Services

A. Vazquez, Engineering Services

Brandon Conboy, Owner/Applicant

44 Montgomery Street, Suite 3150, San Francisco, CA 94104

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT DP24-3400**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on March 10, 2025.

UNLESS OTHERWISE SPECIFIED, COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

General Requirements:

- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code or the conditions of approval of this permit.
- Construction of improvements required by the County Ordinance Code or these conditions of approval are not required to be completed prior to Building Permit Issuance, provided the applicant secures their construction under an improvement agreement and posts the requisite surety. Completion of these improvements under these circumstances will be deferred to issuance of certificates of occupancy.

Property Rights and Permits:

Lot Line Adjustment

- Applicant shall complete the lot line adjustment process and record the related deeds and access easement with the County Recorder.

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Goodrick Avenue.

Landscaping:

- Applicant shall submit four sets of landscape and automatic irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department for review and to the Zoning Administrator for review and approval, prior to issuance of building permits. Applicant shall pay appropriate fees in accordance with County Ordinance.

- Applicant shall apply to the Public Works Department for annexation to the Community Facilities District (CFD) No. 2006-1 (North Richmond Area Maintenance Services) for the future maintenance of area wide medians and landscaping. The annexation of property into the CFD must be completed prior to occupancy and the applicant should be aware that the annexation process may take approximately 60 days.

Pedestrian Facilities:

Pedestrian Access

- Applicant shall design all public and private pedestrian facilities for accessibility in accordance with Title 24 and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.
- Curb ramps and driveways should be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right-of-way shall be dedicated at the curb returns to accommodate the returns and curb ramps; accommodate a minimum 4-foot landing on top of any curb ramp proposed.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities serving the project site.

Maintenance of Facilities:

- Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the private roadway, lighting, drainage facilities, and landscape improvements.

Drainage Improvements:

Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code. This includes verification as to the adequacy of existing downstream public and private drainage infrastructure. Note that any use of stormwater management facilities for detention purposes must exclude the storage volume of those facilities required for stormwater management purposes.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES):

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards San Francisco Bay - Region II.

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Shallow roadside and on-site swales.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Filtering Inlets.
- The applicant shall sweep the paved portion of the site at least once a year between September 1st and October 15th utilizing a vacuum-type sweeper. Verification (invoices, etc.) of the sweeping shall be provided to the County Clean Water Program Administrative Assistant at 255 Glacier Drive, Martinez CA 94553 (925) 313-2238).
- Trash bins shall be sealed to prevent leakage OR shall be located within a covered enclosure.
- Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to issuance of a building permit. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

- Prior to issuing the building permit's certificate of occupancy/completion, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
- Prior to issuing the building permit's certificate of occupancy/completion, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

Area of Benefit Fee

- The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the North Richmond and West Contra Costa (WCC) Regional Areas of Benefit as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of the building permit certificate of occupancy.