

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

From: [Planning.review](#)
To: [Maria Lara-Lemus](#)
Cc: [Planning.review](#); [Khanlai Chanthavee](#)
Subject: CDLP25-02016 - 0 PITTSBURG AVE, RICHMOND
Date: Monday, June 2, 2025 3:25:46 PM
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





June 9, 2025

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

Subject: CDLP25-02016
0 Pittsburg Avenue, Richmond, CA 94801
APN(s): 408-270-009

Dear Maria,

West County Wastewater (WCW) appreciates this opportunity to comment on CDLP25-02016 located at 1509 Elm Avenue, Richmond, California. The applicant is requesting 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.

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.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]



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@wcd.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

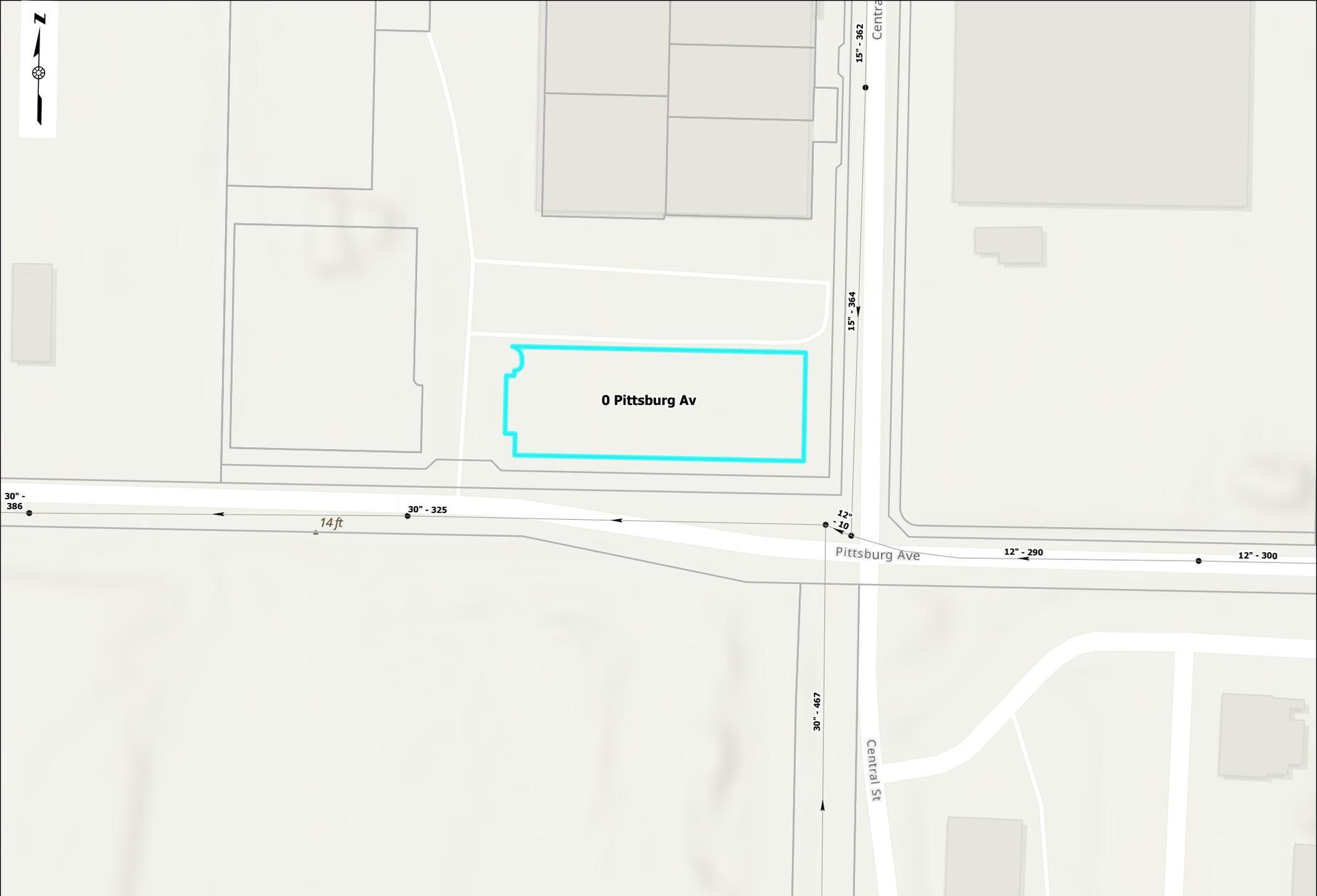
TEMPORARY DISCHARGE PERMIT & OTHER FEES

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



- Sewer Gravity Main
- Sewer Force Main
- Sewer Main Reference
- Sewer Manhole Reference
- Cleanout
- Lamp Hole
- Manholes
- Easement
- Parcels
- WCW Boundary

Prepared By: Mohammad Ghoury
 Date Exported: 6/9/2025

Scale

 0 45 90 Feet

0 Pittsburg Av / Richmond / 94801 / APN: 408-270-009

This West County Wastewater ("WCW") Geographic Information System ("GIS") data was created for WCW use only and was not created for nor intended to be used by third parties. WCW is furnishing the attached GIS data, including any shapefiles, pursuant to the California Public Records Act, and expressly disclaims the accuracy of the data or its fitness for any particular purpose.

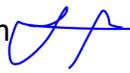




Memo

RECEIVED on 6/30/2025 **CDLP25-02016**
By Contra Costa County
Department of Conservation and Development

Date: June 30, 2025

TO: Maria Lara-Lemus, Planner, Department of Conservation and Development
FROM: Larry Theis, Consultant Civil Engineer, Engineering Services Division 
SUBJECT: **LAND USE PERMIT LP25-02016**
30-DAY COMMENTS – COMPLETE
(Donald Wardlaw, More Than Construction, Lot 9 of Sub 9423 (547M48) Commercial truck Parking Lot – EV Charger/Solar Canopy APN 408-270-009)
FILE: **LP25-02016**

We have reviewed the application for LP25-02016 received by your office on June 2, 2025 and submit the following comments:

Background

The subject property is located within a commercial lot with multiple parcels in the northwest corner of the intersection of Pittsburg Avenue and Central Street in the North Richmond area (APN 408-270-009). This specific lot is approximately 0.5 acres in total area with existing asphalt parking lot. The applicant is proposing to install a solar array canopy (30' wide and 124' long downward sloped to the south) over six truck parking spaces with EV charging stations for use by an existing tenant and potentially the public.

Stormwater Management and Discharge Control

It appears that this Lot (#9 of SUB 9423) was created in 2021 which already included elements for a bioretention swale around the perimeter of the overall commercial lot. No additional C.3 elements need to be added as a result of this project since the new overhead impervious surface runoff of the solar canopy is directed to the existing bioswale for clean water treatment. The solar canopy area (~3,720 SF which also makes it a non-regulated project) is less than 50% of impervious surface of the existing development (parking lot) and is essentially replacing in kind (not adding impervious surface), therefore no additional C.3. facilities are necessary.

The submitted application should be considered complete.

Should you have any questions, please contact Larry Theis at (925) 890-9732.

LT:
G:\engsvc\Land Dev\DP\LP25-02016\LP25-02016 PW 30-day Comments 6-30-25

cc: J. LaRocque Engineering Services
L. Gossett, Engineering Services

From: [Tania Pulido](#)
To: [Maria Lara-Lemus](#)
Subject: Re: CDLP25-02016 - 0 Pittsburg Ave, Richmond (APN: 408-270-009)
Date: Monday, September 8, 2025 11:21:24 AM

Hi Maria,

The permit was approved by the NRMAC on Tuesday, September 2nd. Thank you.
