

General Plan Land Use Designations

Proposed Road Types

Wetlands Areas

Trails

2005 DNL and CNEEL Noise Levels (dB)

Class I Waste Disposal

0 500' 1000'

North

North Richmond Senior Housing Block (See Condition #64)

**General Plan Land Use Designations**

- SH Single Family Residential-High Density
- ML Multiple Family Residential-Low Density
- MM Multiple Family Residential-Medium Density
- MH Multiple Family Residential-High Density
- MV Multiple Family Residential-Very High Density
- CO Commercial
- LI Light Industry
- Spch-L Special-Light Industry
- HI Heavy Industry
- Spch-HI Special-Heavy Industry
- PS Public/Semi-Public
- PR Parks and Recreation
- OS Open Space



Potential Wetlands

Submit approval or conditional approval from the Army Corps of Engineers and the San Francisco Water Quality Control Board if required by the Department of Fish and Game.



Drainage Area 19A

**Proposed Road Types**

- Richmond Parkway
- Alternate Alignment
- Pavement Right-of-Way
- 48
- 48
- 56
- 56
- 40
- 40

**2005 DNL and CNEEL Noise Levels (dB)**

Submit an acoustical analysis for any residential housing project, hotel or motel within 800 ft. of the centerline of the Richmond Parkway right of way reducing interior noise levels to 45dB or less.

**Trails**

- Bay Trail
- Pedestrian Trails: 5' minimum
- Multi Use Trail: 8' minimum
- Public Access Corridor

Source: North Richmond Senior Housing GPA, November 1994; SH & Market GPA, November 1994; North Richmond Shoreline GPA and Specific Plan, July 1993; North Richmond GPA, December 1992 and General Plan 1991.

**NORTH RICHMOND PLANNED DISTRICT MAP**



MAP 1 OF 2

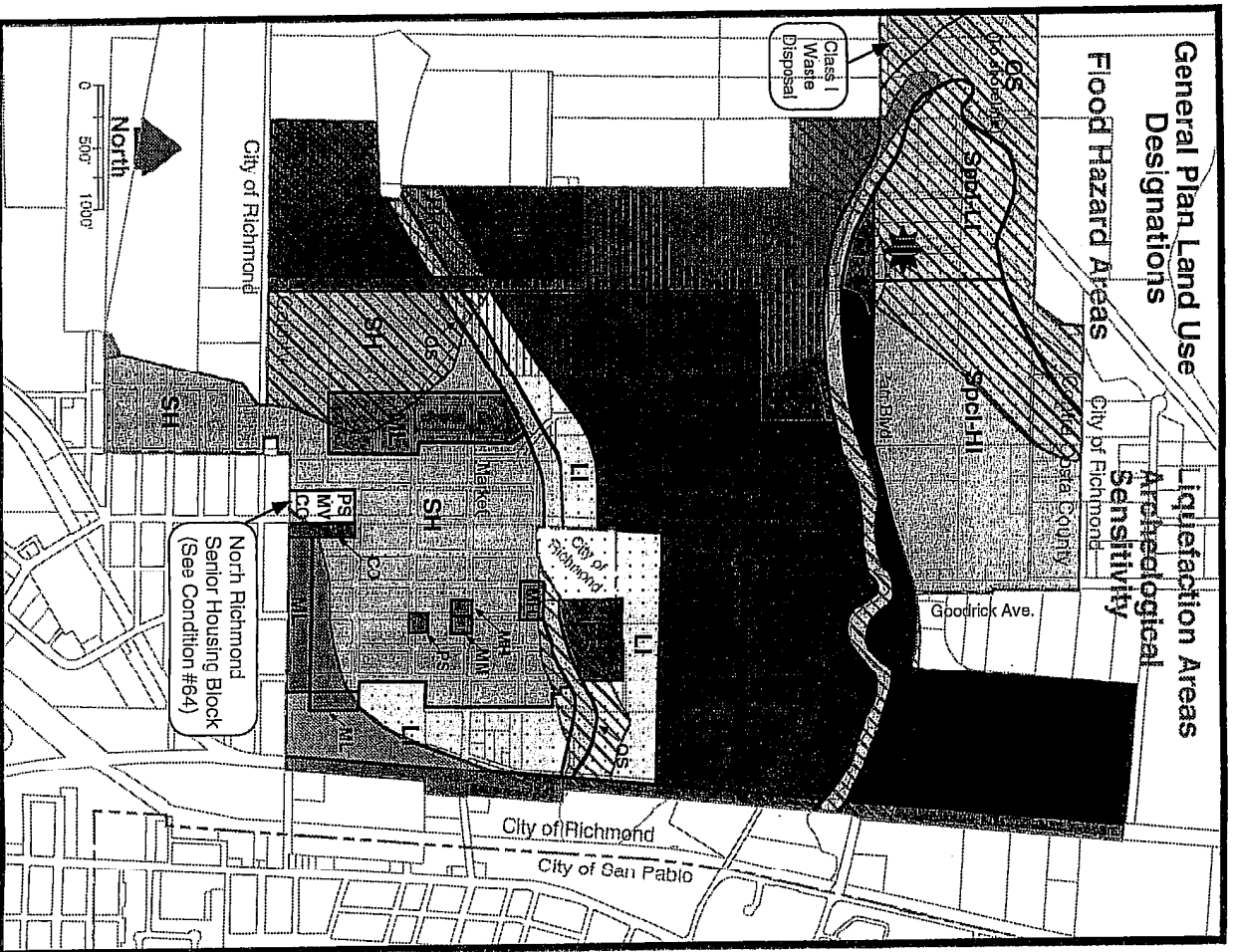
**GENERAL PLAN LAND USE DESIGNATIONS**

**WETLANDS AREAS**

**PROPOSED ROAD TYPES**

**2005 DNL and CNEEL NOISE LEVELS**

**TRAILS**



**General Plan Land Use Designations**

**Flood Hazard Areas**

**Liquefaction Areas**

**Archaeological Sensitivity**

- General Plan Land Use Designations**
- SH Single Family Residential-High Density
  - ML Multiple Family Residential-Low Density
  - MM Multiple Family Residential-Medium Density
  - MH Multiple Family Residential-High Density
  - MV Multiple Family Residential-Very High Density
  - CO Commercial
  - L Light Industry
  - Spcl-L Special-Light Industry
  - HI Heavy Industry
  - Spcl-HI Special-Heavy Industry
  - PS Public/Semi-Public
  - PR Parks and Recreation
  - OS Open Space

**High to Moderate Liquefaction**

Submit a soils report with any application for development in conjunction with a Land Use Permit or a Development Plan.

**Area of moderately sensitive archaeological locale.**

The area shows surface manifestation of use or indicates likely prehistoric burial.

Submit an archaeological survey for residential projects over 3 units and new non-residential construction.

- Flood Hazard Areas**
- 100 Year Flood Area (See Condition #103)
  - 500 Year Flood Area

**Special Study Area - Projects in this area are required to minimize impacts on the adjacent San Pablo Creek Marsh while capitalizing on the locational advantage offered by both the marsh and the Parkway.**

Source: North Richmond Senior Housing GPA, November 1994; SH & Market GPA, November 1994; North Richmond Shoreline GPA and Specific Plan, July 1993; North Richmond GP2A, December 1992 and General Plan 1991.



**NORTH RICHMOND  
PLANNED DISTRICT MAP**

**MAP 2 OF 2**

**GENERAL PLAN LAND USE DESIGNATIONS**

**LIQUEFACTIONS**

**ARCHAEOLOGICAL SENSITIVITY**

**FLOOD HAZARD AREAS**

**SPECIAL STUDY AREA**

DEVELOPMENT GUIDELINES CHART (a)

Development Requirement	Residential	Residential Accessory Structure	Commercial	Special Light Industrial	LI	Special Heavy Industrial	HI
Minimum Lot Area - SF Duplex Multi	4,500 sq ft 7,000 sq ft 10,000 sq ft	N/A	3,500 sq ft	1/2 acre	7,500 sq ft	1 acre	N/A
Minimum Lot Width (feet)	N/A	N/A	35	125	N/A	100	N/A
Maximum Building Height (feet) (e)	30' or 2 stories	15'	35	35(b)	50'	40'	40'
Floor Area Ratio (FAR)	N/A	N/A	1.0	.40(c)	.67	.40(c)	.67
Maximum Lot Coverage	N/A	500 sq ft	40%	50%	50%	30%	30%
<b>Building Setback (feet)</b>							
Front Yard	10' Minimum to building 20' Minimum to garage face	50'	10'	15'	10'	15'	10'
Side Yard(s) for existing lots (e)	Lot Width 31' or less >31' - 41' >41' - 51' >51' - 80' >80' - 120' >120' - 140' >140'	Min. (f) 3' 3' 5' 5' 10' 15' 15' 20'	Aggregate 6' 8' 10' 15' 20' 35' 40'	3'	0'	10'	10'
Street Side Yard	10'	10'	10'	15'	10'	15'	0'
Rear Yard(e)	15'	3'	0'	0'	0'	0'	0'
Building Setback from Natural Conservation District	N/A	N/A	N/A	20'	N/A	N/A	N/A
Setback from Parkway	50'	N/A	N/A	50'	50'	50'	50'
<b>Parking Area Setbacks (feet)</b>							
Front Yard	Same as building	N/A	0'	10	5'	10	5'
Side/Rear Yard	building	N/A	0'	5	0'	5	0'
Minimum Landscaped Area	N/A	N/A	10%	10%	10%	10%	10%

- (a) Senior housing block area not subject to the above development guidelines (see condition #64).
- (b) Height exception up to 45 feet for structures necessary to the operation of the use.
- (c) With additional study and mitigation for cumulative traffic impacts, the floor area ratio (FAR) may be increased to .65.
- (d) 50% lot coverage is allowed for Light Industrial uses within Heavy Industrial land use designations.
- (e) Detached accessory structures, located behind the residence and not adjacent to any street may have side and rear yards of 3 feet minimum, must be no higher than 15 feet and are limited to 500 sq. ft.
- (f) Sideyards may be reduced to 0 ft with approval of an Administrative Permit and in compliance with all applicable building codes.

## NORTH RICHMOND LAND USE MATRIX

	RESIDENTIAL		NON		OPEN SPACE & OTHER		
	SF RES	MULTI	COMM	IND (9)	PUBLIC	PK/REC	OP.SP.
Refineries	---	---	---	A	---	---	---
Research and Development	---	---	A	A	---	---	---
<b>MOBILE HOMES</b>							
Caretaker Mobile	---	---	L	L	L	L	L
Family Member Mo. Ho.	L	L	L	---	L	L	L
Mobile Home Parks	---	L	---	---	---	---	---
Mobile Home Subdivision	---	L	---	---	---	---	---
Perm. Mo. Ho.	A	A	A	---	A	A	A
Temp. Mo. Ho. - Owner	L	L	L	---	L	L	L
Temp. Construction Trailer	A	A	A	A	A	A	A
R.V. Parks or Campgrounds	---	---	L	---	---	L	---
<b>MISCELLANEOUS</b>							
Accessory Structures	P	P	P	P	P	P	P
Athletic Complex	---	L (12)	A	L	L	L	L
Hunting Clubs	---	---	---	---	L	L	L
Outdoor Storage	---	---	A	A	---	---	---
Outdoor Recreation Complex	---	---	L	L	L	L	L
Private Retreats	---	---	---	---	L	L	L
Shooting Ranges	---	---	---	---	L	L	L
Temporary Use	---	---	A	A	---	---	---
<b>OFFICE</b>							
Admin/Exec. Offices	---	---	A	A (12)	---	---	---
Business Offices	---	---	A	A (12)	---	---	---
Medical Clinics	---	---	A	A	---	---	---
Medical/Dental Offices	---	---	A	A	---	---	---
Multi-Tenant Offices	---	---	A	A	---	---	---
Professional Offices	---	---	A	A	---	---	---
Research Laboratories	---	---	A	A	---	---	---

### KEY

--- = Not Permitted                      P = Permitted  
 L = Requires a Land Use Permit        A = Permitted - Requires Administrative Review.

Development Permit Required for all development of new non-residential projects and additions to non-residential projects over 50% of the existing gross floor area or 10,000 square feet (whichever is less) and residential projects over 3 units.





## NORTH RICHMOND LAND USE MATRIX

	RESIDENTIAL		NON		OPEN SPACE & OTHER		
	SF RES	MULTI	COMM	IND (9)	PUBLIC	PK/REC	OP.SP.
Barber/Beauty Shop	---	---	A	A (12)	---	---	---
Contractor's Yard	---	---	L	A	---	---	---
Distribution	---	---	A	A	---	---	---
Drug Store	---	---	A	A (12)	---	---	---
Grocery Store	---	---	A	---	---	---	---
Equip. Repair & Welding	---	---	L	A	---	---	---
Freight Terminal	---	---	L	A	---	---	---
Hotel/Motel	---	L	A	---	---	---	---
Laundry	---	---	A	P	---	---	---
Liquor Store (6)	---	---	L	---	---	---	---
Lumber Yard	---	---	A	A	---	---	---
Personal Services	---	---	A	A (12)	---	---	---
Restaurant	---	---	A	A (12)	---	A (12)	---
Retail Sales	---	---	A	A (12)	---	A (12)	---
Shopping Malls	---	---	A	---	---	---	---
Take Out Food (7)	---	---	A	A (12)	---	---	---
Temporary Sales	---	---	A	A	---	---	---
Trucking Yard	---	---	---	A	---	---	---
Warehousing	---	---	L	A	---	---	---
<b>MANUFACTURING</b>							
Book Binding	---	---	A	A	---	---	---
Cabinet Shop	---	---	A	A	---	---	---
Chem/Pet. Processing	---	---	---	A	---	---	---
Fabricating	---	---	L	A	---	---	---
Light Industry	---	---	---	A	---	---	---
Manufacturing	---	---	A	A	---	---	---
Metal Working	---	---	---	A	---	---	---
Oil and Gas Drilling	L	L	L	L	A (14)	A (14)	A (14)
Packaging	---	---	A	A	---	---	---
Printing/Lithography	---	---	A	A	---	---	---
Processing	---	---	L	A	---	---	---
Product Dev. and Testing	---	---	A	A	---	---	---

### KEY

--- = Not Permitted                      P = Permitted  
 L = Requires a Land Use Permit        A = Permitted - Requires Administrative Review.

**Development Permit Required** for all development of new non-residential projects and additions to non-residential projects over 50% of the existing gross floor area or 10,000 square feet (whichever is less) and residential projects over 3 units.

## NORTH RICHMOND LAND USE MATRIX

	RESIDENTIAL		NON		OPEN SPACE & OTHER		
	SF RES	MULTI	COMM	IND (9)	PUBLIC	PK/REC	OP.SP.
<b>RESIDENTIAL</b>							
Accessory Structures	P	P	P	P	P	P	P
Boarding Homes	---	A	A	---	---	---	---
Duplex	P	P	A	---	---	---	---
Home Occupation	A	A	P (13)	---	---	---	A
Multiple Family	---	P	---	---	---	---	A
Second Units	A	P	---	---	---	---	---
Single Fam. Res. Attached	L	P	---	---	---	---	---
Single Fam. Res. Detached	P	P	---	---	P	P	P

### FOOTNOTES

- (1) Commercial Horticulture requires a minimum of 2 1/2 acres.
- (2) 40,000 sq. ft. minimum is required to keep livestock. One head of livestock is permitted per 20,000 sq. ft.
- (3) Poultry may not be kept on a parcel less than 20,000 sq. ft. in area.
- (4) Adult Entertainment must comply with Chapter 88-12 of the County Ordinance Code.
- (5) Bed and Breakfasts in Park and Recreation and Open Space requires a minimum parcel size of 20 acres.
- (6) Liquor stores may not be closer than 300' and may only be open from noon to 9:00 p.m.
- (7) Food outlets designed for take-out must comply with the bonding requirements of Section 88-16.010.
- (8) Parking lots are only allowed adjacent to a public transportation hub or for an adjacent business use.
- (9) LUP required if the proposal is hazardous per chapter 84-63.
- (10) Exempt except within Railroad Right-of-Way.
- (11) If consistent with intent of existing approvals or on existing commercial site an admin. permit only is required.
- (12) If clearly incidental to primary use (< 5% of gross floor area of building) or where the ZA finds the site is not feasible for Heavy Industrial uses primarily due to parcel size.
- (13) Home occupation permitted only if the house exists.
- (14) Oil & Gas drilling to comply with Section 88-14.402 of the zoning ordinance.
- (15) Subject to Division 418 of the County Code.
- (16) "Interim Recycling Facility" refers to the uses permitted and regulated by LUP 2054-92, as it may be amended, which uses may include all of the specific uses listed under the heading "Recycling/Disposal Facilities." LUP 2054-92 and subsequent amendments rather than this ordinance shall govern the uses permitted, and the procedures and standards applied to approval, construction and operation of new facilities at the Bulk Materials Processing Center located on the West Contra Costa Sanitary Landfill.
- (17) LUP 2053-92 and subsequent amendments rather than this ordinance shall govern the uses permitted, and the procedures and standards applied to approval, construction and operation of new facilities at the Central Processing Facility authorized by LUP 2053-92.

DA/cw: December 6, 1994

c:\aruna.p2

### KEY

- |                                |   |
|--------------------------------|---|
| ---                            | P = Permitted                                   |
| L = Requires a Land Use Permit | A = Permitted - Requires Administrative Review. |

**Development Permit Required** for all development of new non-residential projects and additions to non-residential projects over 50% of the existing gross floor area or 10,000 square feet (whichever is less) and residential projects over 3 units.

# CONDITIONS FOR DEVELOPMENT AND USE OF PROPERTY IN THE NORTH RICHMOND AREA

## GENERAL

1. All land located in the North Richmond Plan Area is to be used as allowed and regulated in this North Richmond Planned Unit District. Existing approved land use permits will not be subject to any additional development regulations for the use/development approved.
2. Wherever there appears to be a conflict between this Planned Unit District and Title 8 of the County Ordinance Code, this Planned Unit District shall prevail. For development standards not covered by this Planned Unit District, Title 8 shall be used as a guideline.
3. No person shall grade or clear land, erect, move or alter any building or structure on any land except in compliance with this Planned Unit District.
4. All development and use of land shall comply with all criteria contained in the Preliminary Plan Map (land uses, circulation and other development criteria), the North Richmond Land Use Matrix, the Development Standards, which define the criteria that shall be used in review of any project, and the Development Guidelines Chart.
5. Development shall comply with all design criteria, County Ordinances and applicable State laws. Supplemental reference documents may be attached to further define these requirements. These documents are incorporated by reference and may be amended from time to time to reflect changes in major community goals, policies, legislation, or to further define specific criteria pursuant to the procedures set forth in Section 84-66.1804 of the County Ordinance Code.
6. As part of permit approval, the Planning Agency may adopt standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in the North Richmond Planned Unit District.
7. In approving any application, the Planning Agency shall find it consistent with the intent and purpose of the North Richmond Planned Unit District and compatible with the other uses in the vicinity.
8. The Planning Agency may impose on any Permit reasonable conditions of approval to carry out the purpose of this North Richmond Planned Unit District.
9. The West Contra Costa Sanitary Landfill property, which is designated as Open Space, will continue to be authorized for solid waste, resource recovery and recycling facilities as an interim use of the land which is consistent with the Open Space designation.

## PROCEDURES

10. All development and use of property are subject to review as specified in the Land Use Matrix. In no case will more than one type of development application be required. Where a Land Use Permit is required, it shall take precedence over any other type of required application.
11. The project/use shall be maintained in compliance with all applicable conditions of approval at all times. An annual fee may be required to provide for adequate monitoring of conditions of approval.
12. Appeals of any decision rendered pursuant to the North Richmond Planned Unit District resulting from a public hearing before the Zoning Administrator may be appealed to the Planning Commission in accordance with Article 26-2.24 of the County Ordinance Code. Administrative decisions may be appealed in accordance with Article 14-4.004 within 30 days of rendering the decision.
13. A motion for reconsideration of any decision rendered pursuant to the North Richmond Planned Unit District, either administratively or after a public hearing, may be heard by the hearing body having rendered the decision in accordance with Article 26-2.24 of the County Ordinance Code.

14. The Zoning Administrator shall review applications for modifications to a permit in accordance with Section 84-66.1804 of the County Ordinance Code.
15. Application fees within the North Richmond Planned Unit District shall be established by the Board of Supervisors and may differ from similar countywide fees.
16. A Development Permit, where required, must precede or accompany subdivision requests.
17. An applicant may submit simultaneously and in combination with the Permit required by this ordinance an application for subdivision approval. Such combined applications shall be processed, noticed and heard as required for the subdivision approval.

#### DEVELOPMENT PERMIT

18. A Development Permit is required for all new residential construction of over three (3) units. Units may be attached or detached, in conjunction with a subdivision application pursuant to Titles 8 and 9 of the County Ordinance Code or within a single building. A Development Permit is required for all new non-residential structures or buildings and additions to non-residential structures which exceed 50% of the existing floor area of the building or 10,000 sq. ft. whichever is less.
19. Development Permits shall be processed in accordance with Article 26-2.21 of the County Zoning Ordinance. Notification of all property owners within 300 feet is required.
20. Development Permit hearings shall be held as requested and may be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for initial hearing.
21. A Development Permit shall become null and void if within two (2) years after the approval, the construction specified in the Permit has not been commenced unless otherwise stated in the Conditions of Approval. When a Development Permit is accompanied by a subdivision application and approval, the length of the validity of the Permit shall be consistent with the subdivision.
22. For a Development Permit not processed in conjunction with a subdivision application, the applicant may submit an Administrative Permit requesting an extension of the approval and the Zoning Administrator may grant not more than five extensions, each for no more than one year, upon showing of good cause. An application for an extension shall not be considered unless it is submitted before the expiration of the development permit.

#### LAND USE PERMITS

23. Land Use Permits are required as designated in the Land Use Matrix for uses which are not permitted by right, but under certain circumstances are found to be compatible within the subject land use designation.
24. Public hearings are required for all applications for Land Use Permits which shall be processed in accordance with Article 26-2.20 of the County Ordinance Code and shall be initially heard by the Zoning Administrator with the exception of solid waste disposal sites which are initially heard by the Planning Commission.
25. An approved Land Use Permit shall become null and void if within two (2) years after the approval, the construction specified in the Permit has not been commenced or the use has not been established unless otherwise stated in the Conditions of Approval.
26. Upon a written showing of good cause Land Use Permit may be extended administratively one time for a period of one year. An application for an extension shall not be considered unless it is submitted before the expiration of the land use permit.

#### ADMINISTRATIVE PERMITS

27. An Administrative Permit is required as designated on the Land Use Matrix for certain uses which require strict adherence to specific criteria, temporary uses, changes in occupancy in existing buildings, minor additions (less than 50% of the existing gross floor area or 10,000 sq. ft. whichever is less) of existing non-residential buildings, alterations to residential structures of over three (3) units, Development Permit extensions and modifications to the Development Standards.
28. The Zoning Administrator has the authority to require notification of nearby property owners if deemed appropriate for Administrative Permits. If required, notification shall be processed in accordance with Article 26-2.2006 of the County Zoning Ordinance.

29. An Administrative Permit shall automatically expire a maximum of one year from the date of approval, if the use is not established. Administrative Permits may be conditioned for a lesser time of validity.
30. Upon a written showing of good cause, an Administrative Permit may be extended administratively once for a maximum of one year. An application for an extension shall not be considered unless it is submitted before the expiration of the administrative permit.

#### USES

31. Uses may be permitted in the designated land use categories in accordance with the Land Use Matrix or approved permit.
32. Any non-conforming use lawfully existing at the effective date of this North Richmond Planned Unit District on that property may be extended or enlarged in accordance with Chapter 82-8 of the County Ordinance Code (issuance of a Land Use Permit) and the North Richmond Planned Unit District.
33. Existing buildings and structures which do not conform to current standards but contain uses which conform to the North Richmond Planned Unit District are not subject to "Non-Conforming Use" requirements and may be repaired or rebuilt in accordance with Chapter 82-8 of the County Ordinance Code. Additions to buildings and structures non-conforming to development standards contained herein shall be allowed subject to compliance with all requirements of this ordinance for the proposed new construction.
34. Non-conforming agricultural uses existing at the effective date of this Planned Unit District may be altered without a Land Use Permit from one agricultural use to another, extended or enlarged.
35. The Zoning Administrator shall specify the appropriate designation for any land use not specifically listed in the Land Use Matrix and not similar to any other use listed in the Matrix. Such uses shall be made a part of the Land Use Matrix by policy and incorporated in future amendments.

#### DEVELOPMENT POLICIES

36. These development policies are applicable to all development proposed within the North Richmond Planned Unit District boundaries. These policies provide for a transition between two land uses or two land use designations or relate to physical constraints.
37. Building bulk, height, land coverage, visual appearance from adjacent land, and design compatibility with existing adjoining development and land use designation, shall be considered and controlled.
38. A development's design should successfully integrate individual buildings and building groups with surrounding development, other physical features in the area, and existing development which will remain.
39. The design of structures should provide for harmonious composition of mass, scale, color, and textures, with special emphasis on the transition from one building type to another, termination of groups of structures, relationships to streets, exploitation of views, and integration of spaces and building forms with the topography of the site and the unique character of the area.
40. Off-street parking and loading areas should be integrated into the overall vehicular circulation system.
41. Development applications should ensure that adequate buffer zones are provided between unlike land uses.
42. The environmental setting of the Bay Shore and its environs should be respected and enhanced.
43. New businesses and construction projects shall make best efforts to hire employees workers and subcontractor components at the job from the North Richmond community.
44. Development should be sited and designed to maximize physical and visual access to the Bay Shore.
45. All new residential development should include attractive and varied designs which avoid monotonous streetscapes and improve the quality of life for residents. Exterior materials and colors, staggered setbacks, frontage improvements, adequate and safe parking and yard areas and landscaping should be considered.
46. Provisions are to be made for an efficient, direct and convenient system of pedestrian circulation, together with landscaping and appropriate treatment of any public areas or lobbies.

47. All uses shall comply with any applicable regulations of the Bay Area Air Quality Management District, the Regional Water Quality Control Board, the San Francisco Bay Conservation and Development Commission, the State and County Health Departments and any other regulatory agencies affecting the site/project.
48. Monitoring may be required on projects/uses with conditions of approval that require continuing obligations (i.e., maintenance).
49. Protect the solar access of commercial nurseries. Submit shadow analysis for projects adjacent to commercial nurseries.
50. The North Richmond Senior Housing block area bounded by Chesley, Grove, 2nd and 3rd Streets shall primarily contain a senior housing facility with supplemental complimentary uses. See Condition #64 for development standards.

#### DEVELOPMENT STANDARDS

51. These development standards are to be observed for any development, construction and/or change in use.
52. Trails and public access corridors should be clearly delineated. Provide fencing or barriers to natural areas where necessary to protect habitat areas and public safety. All trails shall be accessible to the handicapped and disabled.
53. All outdoor lighting should be directed down and screened away from adjacent properties and streets.
54. To the extent provided by law, 3:1 compensatory mitigation of any project directly impacting a "significant wetland" may be required based on conditions imposed by the U. S. Army Corps of Engineers and/or the San Francisco Water Quality Control Board.
55. All native trees with a trunk circumference of 72" or more measured 4½ feet above the ground shall be protected. An applicant shall demonstrate why the removal of such tree(s) is unavoidable.
56. Setbacks of 100 feet from the edge of wetland areas or the flow line of a creek are required.
57. Setbacks of at least 50' from the centerline of creek are required from San Pablo and Wildcat Creeks for riparian habitat preservation.
58. No structure (including but not limited to fences and gateways) or vegetation which obstructs the visibility of and from vehicles approaching the intersection of a street shall be constructed, grown, maintained or permitted higher than 2½ feet above the curb grade or 3 feet above the edge of pavement within a triangular area bounded by the right of way lines and a diagonal line joining points on the right of way lines 25 feet back from the point of intersection.

#### RESIDENTIAL

59. All residential projects with three (3) or more units are required to include a minimum of 15% affordable housing units.
60. Projects with five (5) or more residential units may be eligible for a density bonus according to policies established by the Board of Supervisors and administered by the Redevelopment Agency.
61. Exterior materials shall be those customarily used in conventional single family homes.
62. Pitched roof and window trim shall be used.
63. The project shall include a minimum of a one car garage and one car parking in the driveway per unit. In addition the project must include two of the following three items:
  - A. An additional enclosed parking space.
  - B. Front landscaping and irrigation in accordance with the Water Conservation Landscaping requirements of Chapter 82-26 of the County Code; or
  - C. Rearyard solid fencing.
64. The North Richmond Senior Housing block may include a maximum of 52 senior housing units, 8,000 sq. ft. health clinic, 10,000 sq. ft. retail space and a 1,000 sq. ft. Sheriff's Office and shall be subject to the following development guidelines:

- A. Height = 3 stories.
- B. Landscaping = 10% of site.
- C. Building Coverage = 40% of site.
- D. Building Setback = 10 feet from property lines.
- E. Access should be secured from 2nd and 3rd Street.
- F. Shared parking for the use is permitted.

**NON-RESIDENTIAL**

- 65. Projects involving hazardous waste or hazardous materials shall comply with the provisions of Chapter 84-63 of the County Ordinance Code as amended from time to time. Health risk assessments as required by the Bay Area Air Quality Management District shall be submitted.
- 66. Landscaping on all frontages and as a buffer to adjacent properties shall be provided.
- 67. Any outdoor storage and maintenance area shall be screened from view from the public streets.
- 68. All ground, wall and roof mounted equipment shall be screened from public rights of way and adjacent properties. Visual screens shall be painted or treated to match the color of the wall or roof.
- 69. Freight docks, loading areas, truck berths and heavy vehicle equipment storage shall be screened from all public rights of way and abutting uses, except where the abutting use is determined to be similar in nature.
- 70. No storage tanks or process equipment may be located between any street and the respective building setback line.
- 71. No loading space, dumpsters or refuse areas shall be placed so as to face any public rights of way.
- 72. Yard areas abutting a street shall be landscaped and maintained.
- 73. Long curb radii and "red curb zones" within 25' of entryways shall be provided at intersections and driveways to accommodate truck turning movements. Loading and unloading operations shall not impact the public road system.
- 74. Adequate parking shall be provided on-site to minimize on-street parking which will facilitate the flow of truck traffic and maximize sight distance for turning movements to and from driveways.
- 75. Street level views of all automobile and truck parking areas from public streets shall be screened.
- 76. A dual water system shall be provided wherever possible (per Chapter 82-30 of the County Ordinance) for all projects within a "dual water system area" greater than 15 acres or 120,000 sq. ft. in floor area.
- 77. Limit activities which may result in noise, glare or vibrations extending beyond the property boundary.

**SPECIAL INDUSTRIAL:** The following criteria are additional requirements for all projects in the Special Industrial Land Use Designation.

- 78. Projects in the Special Study Area designated on the Plan Map shall pay special attention to how development relates to the adjoining marsh. The marsh should be protected from degradation caused by run-off associated with urban activities and hazardous materials.
- 79. Prefabricated metal buildings should not be permitted.
- 80. All new utility lines shall be placed underground.
- 81. Driveways should not be closer than 150' to other driveways. Adjacent parcels should share driveway entrances if feasible.
- 82. Building masses are to be simple in form and have architectural articulation. Signage should be designed as part of the building.

### ARCHAEOLOGY

83. Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork 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) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

### GRADING

84. The applicant shall submit grading plans for review and approval of the Community Development Department prior to issuance of grading permits to assure compliance with this Planned Unit District.
85. No trees shall be removed without the prior written approval of the Zoning Administrator.

### LANDSCAPING

86. Parking lots shall be landscaped at a minimum ratio of one tree per four parking spaces for double-loaded stalls and one tree per six spaces for single-loaded stalls.
87. California native, drought-tolerant plants shall be used as much as possible.
88. Landscaping shall be maintained by the developer/homeowners.

### SIGNS

89. All signs shall be subject to an administrative permit and the review and approval of the Zoning Administrator.

### CONSTRUCTION CONDITIONS

90. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 A.M. to 5:30 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays. The restrictions on allowed working days may be modified on prior written approval by the Zoning Administrator.
91. Construction sites shall be periodically watered sufficient to control dust.
92. Litter and debris shall be contained in appropriate receptacles on site and shall be removed as necessary.
93. Projects, creating 1,500 sq. ft. or more of new impervious surface area, shall construct on site retention or detention facilities or install silt or grease traps in the storm drain system for the proposed project drainage during project construction.

### CHILD CARE

94. Projects which will have (a) 100 or more employees, (b) 15,000 gross sq. ft. or more retail area, and/or (c) residential projects of 30 dwelling units or more shall comply with Chapter 82-22 of the County Zoning Ordinance. Prior to obtaining building permits, the proposed program shall be submitted for the review and approval of the Zoning Administrator.
95. Projects which will have 29 or fewer dwelling units shall pay a fee towards a child care facility need in the area as follows:
- \$400 per Single Family Residential.
  - \$200 per Unit for condominiums or townhomes;
  - \$100 per apartment unit with two or more bedrooms (studio and bedroom units are not subject to the fee).

### TRANSPORTATION MANAGEMENT

96. Projects which will have 100 or more employees or 13 or more dwelling units shall submit at least 30 days prior to the issuance of a building permit, a Transportation Demand Management (TDM) information program in accordance with the requirements of Article 532-2.606 for review and approval of the Zoning Administrator.

### FIRE PROTECTION

97. Prior to issuance of a building permit, the Fire District shall review all plans for development.

- 98. Sprinkler systems shall be required for all new non-residential development.
- 99. Sprinkler systems shall be required in new residential construction if the project is in excess of 1.5 miles from the nearest fire station.
- 100. All new buildings and major remodels shall have fire resistant roofs (Class C).

**PUBLIC WORKS CONDITIONS**

- 101. All storm drainage facilities shall be designed to accommodate the ultimate development of the watershed.
- 102. Projects within flood plain and/or floodway areas shall be subject to the requirements of the County Flood Plain Management Ordinance pursuant to Chapter 82-28 of the County Zoning Ordinance. Generally, new structures will be required to elevate the finished floor at least 2' above the highest adjacent finished grades and obtain a flood plain permit.
- 103. Comply with Section 914-14.012 of the Ordinance Code "Structure Setback lines for unimproved earth channels."
- 104. Right of way dedications and improvements shall be installed in accordance with Division 1006 of Title 10 of the County Ordinance Code.
- 105. Drainage improvements shall be installed in accordance with Division 914 of Title 9 of the County Ordinance Code.
- 106. Projects which front on a public road where widening is required to achieve the ultimate road width indicated on the North Richmond Plan Map shall require prior to the issuance of a building permit, the submittal of improvement plans prepared by a registered civil engineer to the Public Works Department, Engineering Services Division, along with review and inspection fees and security for all improvements required by the County Ordinance Code. These plans shall include any necessary traffic signage and striping plans for review by the Transportation Engineering Division. A deferred improvement agreement may be executed at the discretion of the Public Works Department.

Projects which front on the following roads are required to relinquish abutters' rights of access over the parcel frontages with the exception of driveways or accesses which are specifically approved by the Public Works Department.

Goodrick Avenue, from Parr Boulevard to the Richmond City Limit.  
 Parr Boulevard (all).  
 Pittsburg Avenue (all).  
 West Gertrude Avenue (all).  
 Brookside Drive, from Central Avenue to the Richmond City Limit.  
 Richmond Parkway (all).  
 Central Avenue (all).  
 3rd Street, from Verde Avenue to Parr Boulevard.

- 107. Prior to the issuance of a building permit, the applicant shall obtain an encroachment permit from the Application & Permit Center for construction of driveways, or other improvements within the right of way of any public street if no improvement plans are required.
- 108. Prior to the issuance of a building permit, preliminary plans for necessary improvements shall be submitted to the Public Works Department for review and comment. Final improvement plans shall be subject to the review and approval of the Public Works Department.
- 109. To the extent authorized by law, the applicant shall convey to the County, by Offer of Dedication, the right of way necessary for the planned future width of any public street as indicated on the North Richmond Plan Map.
- 110. All public pedestrian facilities including sidewalks, paths, trails, driveway depressions, as well as handicap ramps and access ways shall be designed in accordance with Title 24 of the County Administrative Code (Handicap access) and the Americans with Disabilities Act.
- 111. All storm waters entering or originating within the subject property shall be conveyed, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility which conveys the storm waters to a natural watercourse. Significant off-site improvements may be required to comply with this condition of approval.

112. To the extent authorized by law, the applicant shall relinquish "development rights" over that portion of the site that is within the structure setback area of San Pablo and Wildcat Creeks. The approximate structure setback area shall be that area which falls within 100 feet of the flow line of the creek (200 feet total). "Development Rights" shall be conveyed to the County by Grant Deed.
113. Traffic study is required for projects generating more than 100 peak hour trips/day.
114. Projects which create more than 1,500 sq. ft. of impervious surface or which create a new parcel (subdivisions or minor subdivisions) shall construct a storm drain infrastructure system through the project that safely conveys run-off from individual homes, lots and streets to the major creeks via a system of culverts, gutters and swales constructed to jurisdictional standards.
115. All storm drainage facilities shall be designed to accommodate the ultimate development of the watershed.
116. Furnish proof to the Public Works Department, Engineering Services Division, of the acquisition of all necessary rights of way, rights of entry and/or easements for the construction of off-site, temporary or permanent, road or drainage improvements.
117. If the property does not front directly on a public road, furnish proof to the Public Works Department, Engineering Services Division, that legal access to the property is available from the public street.
118. Certain required off-site road improvements may be eligible for credit or reimbursement against the Area of Benefit fee. Contact the Public Works Department, Transportation Engineering Division, to determine the extent of any credit or reimbursement for which the applicant might be eligible. Prior to constructing any public improvements, or filing of any final map, the applicant shall execute a credit/reimbursement agreement with the County. No credit or reimbursement will be made for any improvements installed prior to execution of the credit/reimbursement agreement. Credit will only be given for monies that are programmed within the next three fiscal years after final map approval, reimbursement agreement shall be executed for monies that are programmed beyond three fiscal years. Any credit or reimbursement shall be based on the cost estimates included in the Area of Benefit Development Program Report and only in proportion to each specific Area of Benefit improvement which the applicant is installing.
119. If the subject property is to be accessed by a private road, a turnaround at the end of the private road shall be provided.
120. Permanent landscaping and automatic irrigation facilities shall be installed within the parkway and median areas, and interim landscaping features shall be installed within the future road areas, if any. All work shall be done in accordance with the guidelines and standards of the County. Funding of, and maintenance of, the new plantings shall be guaranteed by the developer until the plants have been established and until funds are available through a landscaping district.
121. Prior to issuance of building permits, two sets of landscape and irrigation plans and cost estimates, prepared by a licensed landscape architect, shall be submitted to the Special District Section of the Public Works Department for review and recommendation and forwarded to the Zoning Administrator for review and approval. Plan submittal shall include plan review and inspection fees. Types and size of plant and irrigation materials within the public right of way shall be designed using standards provided by the Grounds Service Manager of the General Services Department. All landscaping and irrigation facilities shall be maintained by the applicant until funds become available for their maintenance by the County after final inspection is cleared.
122. Prior to issuance of building permits, the applicant shall apply to the Public Works Department for annexation to the County Landscaping District AD 1979-3 (LL-2) for the future maintenance of landscaping and irrigation facilities in median islands, parkways and other areas ("open space" is specifically excluded).
123. If the subject property is to be accessed by a private road, the applicant shall develop and enter into a maintenance agreement that will insure that the proposed private road will be maintained, and that each property that uses the proposed private road will share in its maintenance.
124. Storm drainage originating on the property and conveyed in a concentrated manner should be prevented from draining across the sidewalk(s) and driveway(s).

NOTE: The County Ordinance Code requires that all utility distribution facilities be installed underground, including the existing overhead distribution facilities along the frontage of the public road. However, no policy has been adopted regarding the necessity of undergrounding in industrial areas. All new distribution facilities should be installed underground, and undergrounding may be appropriate along designated pedestrian routes. But beyond these circumstances, it may be asking too much to require undergrounding along an industrial project, unless joint poles or wires interfere with truck turning movements, pose a safety problem, or otherwise hinder operations on-site or in the public road.

#### 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 REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. Comply with the requirements of the Bridge/Thoroughfare Fee Ordinance in the amount of \$3,178/d.u. for Single Family Residential projects; \$2,555/d.u. for duplex or multi-family residential projects; \$5.05/sq. ft. for office projects; and \$7.93 for community projects.
- B. Comply with the drainage fee requirement for Drainage Area 19A in the amount of \$0.35/sq. ft. of impervious surface.
- C. Additional requirements may be imposed by the Fire Protection District, the Health Department, the Building Inspection Department and EBMUD.
- D. The Building Inspection Department will require two sets of building plans which must be stamped by the Community Development Department and by the West County Wastewater District.
- E. A Park Dedication Fee of \$2,000 will be required for all new residential construction.
- F. Compliance with all rules, regulations, and procedures of the National Pollutant Discharge Elimination Systems (NPDES) for municipal construction and industrial activities as promulgated by the California State Water Resources Control Board, or Regional Water Quality Control Boards (San Francisco Bay - Region II) is required for all projects on sites over 5-acres in size.
- G. Projects which abut a natural watercourse (i.e., creek) or necessitate construction in a natural watercourse may be subject to the requirements of the Department of Fish & Game. It is the applicant's responsibility to notify the Department of Fish & Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within its development that may affect any fish and wildlife resources, per the Fish & Game Code.
- H. Projects within which abut a natural watercourse (i.e., creek) or necessitate construction in a natural watercourse may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

**Adopted by the Board of Supervisors  
on  
December 13, 1994  
(County File #RZ 943015)**