



CONTRA COSTA COUNTY

AGENDA

North Richmond Municipal Advisory Council

Tuesday, October 1, 2024

5:00 PM

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

64

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 Approve October Agenda and September Meeting Notes
APPROVAL of 9/3/24 NRMAC Meeting Notes [24-3234](#)
Attachments: [9/3/24 NRMAC Meeting Notes](#)
- 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 Items for Discussion and/or Action
 - a. New Construction Duplex-Planning Permit CDDP24-03038 [24-3235](#)
Attachments: [New Construction Duplex-Planning Permit CDDP24-03038](#)
- 5 Presentations and Proclamations
 - a. EBMUD Customer Assistance Program [24-3236](#)
Attachments: [EBMUD Customer Assistance Program](#)
- 6 The next meeting is currently scheduled for November 5, 2024
- 7 Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at _____, during normal business hours. Staff reports related to items on the agenda are also accessible on line at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3234

Agenda Date: 10/1/2024

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: APPROVAL of 9/3/24 NRMAC Meeting Notes

Presenter:

Contact:

Information: APPROVAL of 9/3/24 NRMAC Meeting Notes

Recommendation(s)/Next Step(s): APPROVE of 9/3/24 NRMAC Meeting Notes

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

September 3, 2024
5:00 p.m. - 7:00 p.m.
515 Silver Street
North Richmond, CA 94801

MINUTES

Meetings are conducted in person at the Corrine Sain Senior/Family Community Center, 515 Silver Street, N. Richmond, CA 94801. The meeting is also available on ZOOM.

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:12 p.m. Board members present were: Glory Lopez, Annie King-Meredith, Beverly Scott, Donald Gilmore. Absent were: Princess Robinson, Dulce Galicia, and Jorge Rico Vera.

APPROVAL OF AGENDA/MINUTES

Upon reviewing the agenda and the minutes, Annie motioned to accept the agenda and the minutes. Beverly second, all are in favor.

PUBLIC COMMENTS

A North Richmond resident complains about the diesel trucks coming through the community. He thanks the Sheriff's Department for enforcing the no parking law on street sweeping days.

Cynthia thanks everyone who participated in the N. R. Annual Music Festival.

Asha Setty, Public Participation Specialist /CA Department of Toxic Substance Control. Asha says that the DTSC job is to protect California's people and environment from the harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

Asha announced that the Center Point company will not start work on the cleanup until after the school year in 2025. DTSC received an application from the VIOLA company, they are applying to renew their lease for the next ten years. DTSC will be sending out notices to inform the public. Public hearings will be ongoing.

PUBLIC COMMENT CONTINUED

Ryan Lau, External Affairs Representative/A.C. Transit: The A.C. Transit Realign Project will be ending on 9/11/2024. There will be two more public meetings, scheduled for September 9th and 10th - the location will be at the AC Transit headquarters building in Oakland. The project should go into effect in March 2025.

LAW ENFORCEMENT AGENCY REPORTS

Officer Sakai and Sargent Deputy Rodriguez/CCC Sheriff's Department: Reporting for the month of August 2024. Copper wire theft is an ongoing investigation. Annie says that thieves are stealing copper wire from the infrastructure at the Davis Chapel Church.

A press conference hosted by Supervisor John Gioia was held today, the subject was the theft of copper wire. All concerned parties attended the press conference.

The theft of construction tools has become a big issue in N. R. Construction workers that leave their tools in their vehicles overnight, are being vandalized. Please lock your vehicles and secure your work tools, or take them inside of your house overnight. Neighbors need to start looking out for each other,

Sergeant Deputy Rodriguez introduces himself to the NRMAC. He has been working in the area for the last three months. He has been with the department for seven years. Sergeant Rodriguez says that he is fluent in the Spanish language.

Annie has a comment about the ongoing parking problem at Davis Chapel Church. The congregation members are getting highly upset. Residents are taking up all of the parking spaces, including the ones that are designated for church members' parking.

Lately, the Sheriff's Department has been monitoring the situation, and progress is being made in resolving the issue. Annie thanks them for doing a fine job.

For the month of August, there was one commercial burglary and one residential burglary. Eleven stolen vehicles were recovered in the last three months. There was one grand theft reported.

PRESENTATIONS and Proclamations

Latifah Abdullah, Community Engagement Manager Urban Tilth Farms/North Richmond Farm Construction Update: The farm has ten acres of land, located on Brookside Drive.

The Summer Youth Apprenticeship Program participants graduated last month. It was a very exciting experience for the youths. They went on field and camping trips. The youths received pay for their participation. They learned a lot this summer.

Some N. R. Elders were interviewed, contributing their knowledge about N. R. Latifah would like to thank Paulette and Janine for their contribution. Paulette is also on the advisory committee.

If you are interested in working with the advisory committee, you are more than welcome to do so. Right now the committee is working on the history part. They are gathering information about what should be included in the History Walk at the farm.

At the beginning of last year, the community came out and helped to put in the Rain Gardens.

Accomplishments from January 2024 to June 2024 were:

Phase (1): Installed underground utilities, and completed the installation of all municipal water and electrical infrastructure for Phase (1). Installed sanitary sewer pumps and electrical control panel. The electrical designs were approved for Phases (2) and (3). Began Brookside Drive frontage improvements.

With all the construction going on, the farm wanted to continue daily operations. They completed moving and installing of all temporary facilities so that Urban Tilth food access (CSA, VeggieRX, and FREE Farm Stands), urban agriculture, fruit tree distribution, and Just Transition Programs can continue on site as construction moves forward. The move included office trailer and cooler moves, vegetable wash & pack rebuild, and a children's garden.

Annie asks if they will have bee hives at the farm.

PRESENTATIONS and Proclamations Continued

Y'Anad Burrell, Community Affairs/EBMUD - Presenting Updates:

Representing Ward One, under Director Lesa McIntosh, Lesa is retiring, her term expires on December 31, 2004. Ward One covers the cities of Crockett, Hercules, Rodeo, and San Pablo, portions of Richmond and Pinole, and communities of North Richmond and Selby.

During the COVID-19 pandemic, many customer bills were put on hold, and customers were temporarily exempt from paying their bills. EBMUD wanted to make sure that no customers went without water. Now it is post-COVID, and EBMUD is required by law to ask customers to pay their bills. Twenty million dollars in bills are overdue.

That's a lot of bills that are past due. Homeowners and business owners must call EBMUD to avoid a lien being placed on the property. The number to call is 866-403-2683, Monday - Friday, 8:00 a.m. - 4:30 p.m. If you need help you may set up a payment plan or extension. Customers may enroll in the Customer Assistance Program. There are income levels to qualify for these plans. Renters are advised to call EBMUD to avoid disruptions to their water service.

Questions were asked about renters and property owners. Y'Anad says that she will look into answering these questions and concerns, and plan on coming back to the NRMAC next month.

OTHER AGENCY/PROGRAM REPORTS

Jessica Walden, Library Assistant II/North Richmond Mobile Tool Library: Jessica and her manager Stephanie Ny are trying to increase membership. They would also like to sign up other non-profit organizations. The goal is to sign up ten to twelve new members in the next (60) days.

The mobile tool library is located in North Richmond every 1st and 3rd Saturday of the month. The duration of the tool rental is two weeks, extensions are available.

Annie asks what type of collateral is needed to rent the tools. Latecia says that she passed out flyers at the flea market.

OTHER AGENCY/PROGRAM REPORTS CONTINUED

Annie talked about National Night Out. She says that it was a great success. North Richmond partnered with Parchester and the Iron Triangle.

Tony Ucciferi, Special Assistant to the Executive Director/HACCC: The housing authority is close to finalizing the purchase and sale agreements for the below-market sales of scattered sites, for non-profit developers. Should be finalized by the next NRMAC meeting.

Housing is reaching out to find opportunities for people to buy houses. Housing continues to work with development developers, and partners to find solutions for those who want to buy

The main campus is just about ready to wrap up requests for proposals. It will be a four to six months process. It is almost ready to show to a couple of partners.

Lots of factors went into the R.P. plan. It will cost about (250) million dollars to develop the main campus. Hopefully, the proposals they get will include some items from the N. N. R. Quality of Life Plan.

The new North Richmond MOU has been developed. Some of the needs that have been brought up, will be a part of the plan.

Leticia asks about the market rate units. Tony says that they are trying to close the sales of the below-market units, and then will start on the market-rate units. The sales price will be what the appraisal says.

North Richmond residents will have priority over anyone else. That is residents of N. R. or former residents of Las Deltas, once the R.P. has been processed.

A resident asks what type of housing will be at the main campus. The answer is probably mixed housing - depends on the developer. There will not be a twenty-year restriction on the land.

This opportunity is to create homeownership for N.R. residents. A question in the chat asks if there will be adequate parking. Yes, that's in the county zoning ordinance.

OTHER AGENCY PROGRAM REPORTS CONTINUED

Tania Pulido, District Coordinator, Supervisor John Gioia's Office: The supervisor held a press conference today, about the thief of copper wire. CCC has the highest number of thieves, Stockton did a program to curtail the theft of copper wire. CCC is offering \$5,000 for leads on copper thieves.

This year marks the 40th Anniversary of the Coastal Clean-up. There will be a coastal clean-up at Wildcat Creek by the Watershed Program on September 14, 2024. On September 21st, Supervisor John Gioia will host his own clean-up at Shimada Friendship Park, at Richmond Shoreline.

Next month at the NRMA meeting, the County will present on The Light-Up North Richmond initiative.

Irma Peralta/LifeLong Medical: Would like to share a flier about the next training on How to Live and Advocate for a Climate-Friendly Life. Lifelong Medical Care offers healthcare services for all ages.

The requirements for the training are you must be a Richmond resident in the Coronado, Santa Fe, and Iron Triangle areas. Applicants should be interested in Climate Justice, and be willing to participate in (20) hours of in-person and/or online training.

Training will begin on October 12, 2024. The stipend will be available upon completion of the training and service activity. This training is done in collaboration with Richmond Rising. For more information contact the program coordinator at 1-628-205-1772 or climatehealth@lifelongmedical.org.

Donald Gimore, Director/CHDC: Still has down payment assistance for first-time homeowner buyers. Assistance is available for up to \$150,000, depending on how much you qualify for. The next meeting will have an update on the status of Legacy Court.

Janine Shaheed, Community Engagement Manager/Corrine Sain Senior- Community Family Center: July 19th was Sustainable Contra Costa Day at the center. Cooking demonstrations were ongoing, taking place in various parts of the center.

OTHER AGENCY/PROGRAM REPORTS CONTINUED

The professional chefs prepared nutritional and healthy food. They were part of a Cook Smart pilot program. A special cookware was used in the cooking demonstrations. Forty-three people attended the event. They all received the cookware, consisting of pots and pans.

The American Red Cross presented an Emergency preparedness event. The garden at the center is growing and growing. They received extra funding for more planter boxes.

During the summer, the Youth Ambassador Summer Leadership Program provided youths to help out at the center. They helped with the food pantry and worked in the garden. The County WorkForce Ambassadors also visited the center.

Janine invites everyone to stop by the center. Lunch is served daily, Monday - Friday. There are plenty of activities, such as bingo, exercise, etc.

Kalu Dennis, Community Service Coordinator/CHDC - Mitigation Fee Funded: Kalu reports that the Resource Center had (150) visitors last month. They are in the process of updating the Clean Slate Program, for those who are in need of a clean criminal record

Last month they partnered with the University of CA Berkeley and twelve foreign students from Japan. Some of the students visited N. R. on a trip five years ago. They took a walk around the community, stating how clean the community was, compared to their last visit

They had a discussion panel, consisting of the twelve students, and N. R. Historians. The historians presented the history of N. R.

The vice president of SoftBank came to visit North Richmond. They call him the Microsoft King of Japan.

Latifah tells Kalu (if needed) that space at the farm is available to host workshops.

The meeting was adjourned at 6:53 p.m.

NEXT MEETING

Tuesday, October 1, 2024

5:00 p.m. - 7:00 p.m.

515 Silver Street

N. Richmond, CA 94801



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3235

Agenda Date: 10/1/2024

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: New Construction Duplex-Planning Permit CDDP24-03038

Presenter:

Contact:

Information: New Construction Duplex-Planning Permit CDDP24-03038



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p> <input type="checkbox"/> Fire District _____ <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfdp.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfdp.org <input type="checkbox"/> Sanitary District _____ <input type="checkbox"/> Water District _____ <input type="checkbox"/> City of _____ <input type="checkbox"/> School District(s) _____ <input type="checkbox"/> LAFCO <input type="checkbox"/> Reclamation District # _____ <input type="checkbox"/> East Bay Regional Park District <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD <input type="checkbox"/> MAC/TAC _____ <input type="checkbox"/> Improvement/Community Association <input type="checkbox"/> CC Mosquito & Vector Control Dist (email) </p> <p><u>OTHERS/NON-LOCAL</u></p> <p> <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta <input type="checkbox"/> Native American Tribes </p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p> <input type="checkbox"/> Active Fault Zone (Alquist-Priolo) <input type="checkbox"/> Flood Hazard Area, Panel # _____ <input type="checkbox"/> 60-dBA Noise Control <input type="checkbox"/> CA EPA Hazardous Waste Site High or Very High FHSZ </p> <p style="text-align: center;">* * * * *</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>_____</p> <p>Print Name _____</p> <p>_____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application Summary

County File Number: CDDP24-03038

File Date: 9/18/2024

Applicant:

Bacilia Macias Bacilia Macias Architecture
6007 NE Sacramento St
Portland, OR 97213

bacilia@bmarch.net
(510) 691-7910

Property Owner:

FERNANDO TAVIRA
PO BOX 14662
OAKLAND, CA 946142662

fjweldinginc@gmail.com
(510) 798-7913

Project Description:

The applicant requests a development plan to allow for the construction of a new 2152.6 sq ft duplex in an HE-C zoning district. (Concurrent CDSU24-00118)

Project Location: (Address: 0 4TH ST, RICHMOND, CA 94801), (APN: 409171024)

Additional APNs:

General Plan Designation(s): HEC

Zoning District(s): HE-C

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: North Richmond

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

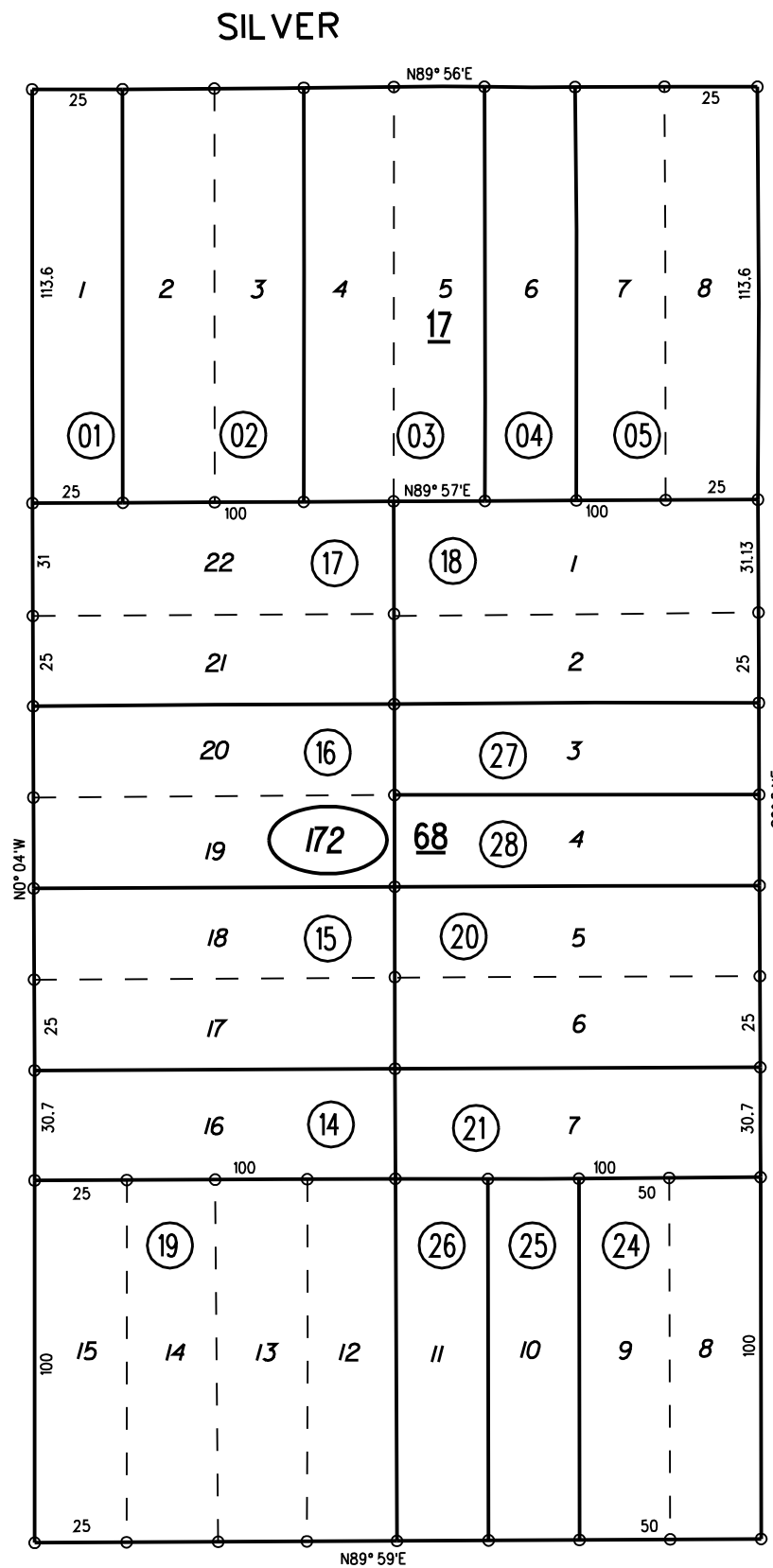
Housing Inventory Site: Yes

Fees:

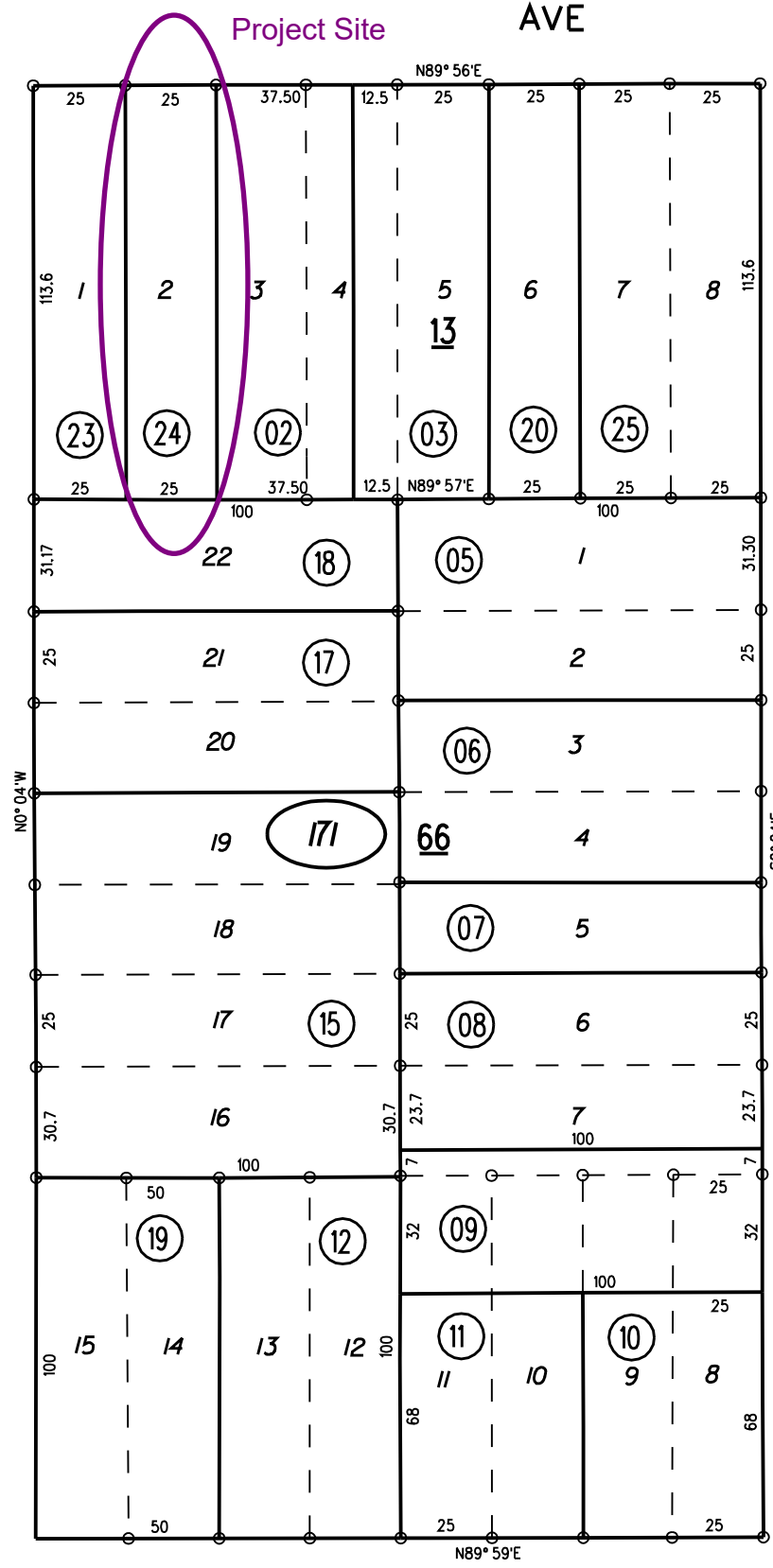
Fee Item	Description	Account Code	Total Fee	Paid
DPS0014P	Dev Pln Rvw Multi Family - PW	000651-9660-REV-000-6L0014	2000.00	2000.00
DPS0015	Dev Plan Review- DCD	002606-9660-REV-000-5B0015	5000.00	5000.00
Total:			7000.00	7000.00

A- NORTH RICHMOND LAND & FERRY CO TRACT NO 1 MB 3-59 7/11/1910

B- NORTH RICHMOND LAND & FERRY CO TRACT NO 2 MB 5-124 9/19/1911



16



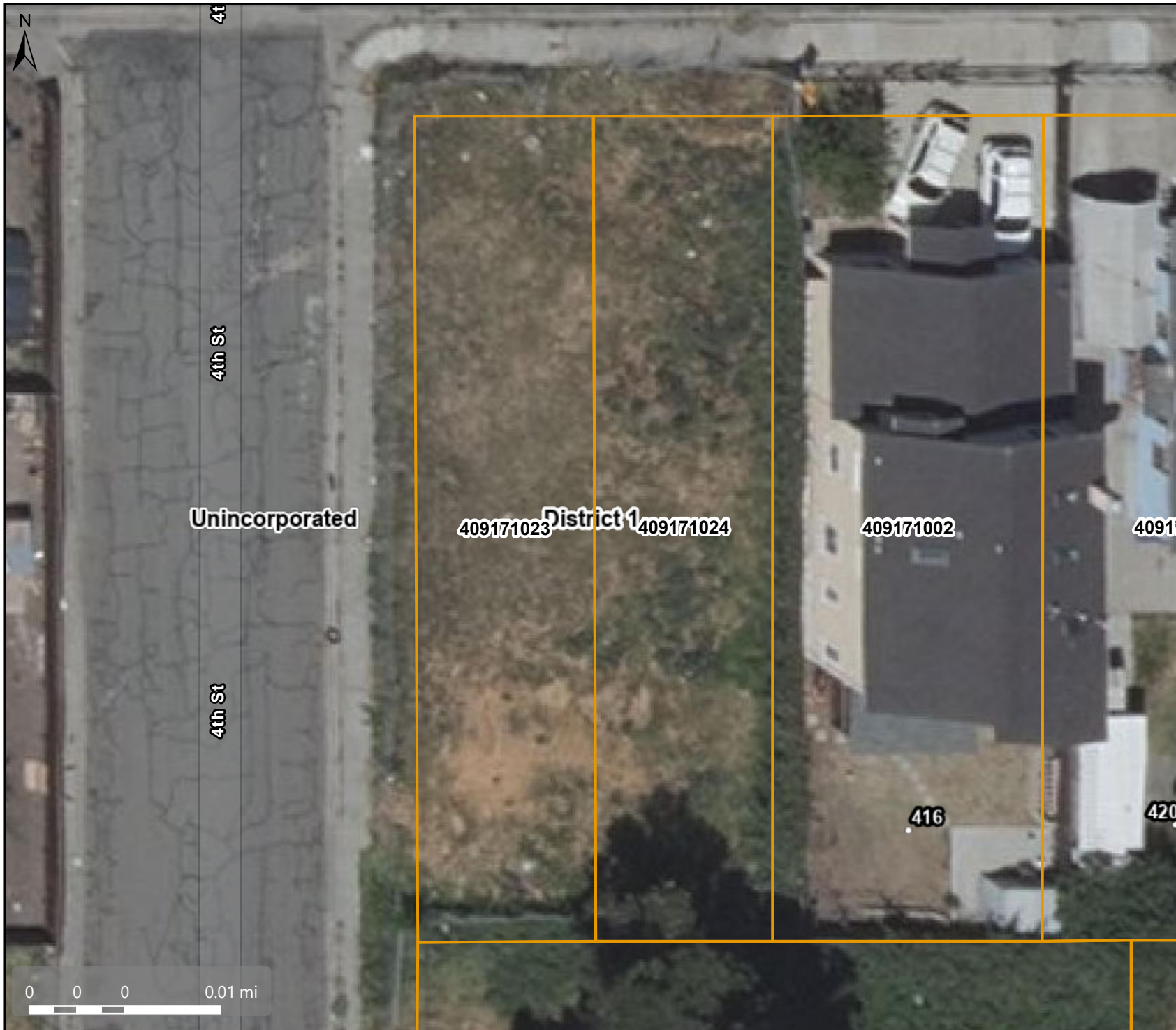
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

18

14

171 25
4/12/10
172 28
3/20/07





Map Legend

- Assessment Parcels
- Planning Layers (DCD)
 - Unincorporated
 - Board of Supervisors' Districts
- Base Data
 - Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- HEC (Housing Element Consistency) see Zoning table for density
- Unincorporated Board of Supervisors' Districts
- Base Data**
- Address Points



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 Datum: WGS 1984



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
-  P-1 (Planned Unit)
-  HE-C (Housing Element Consistency)
-  Unincorporated
-  Board of Supervisors' Districts
- Base Data**
-  Address Points



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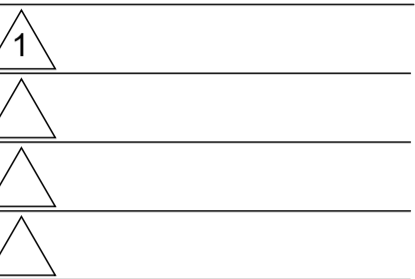
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 Datum: WGS 1984



6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmacarch.net
www.baciliamacias.com
P: 510.929-0727



REVISIONS	DATE
OWNER: FERNANDO TAVIRA JOSEFINA BUCIO P.O. BOX 14662 OAKLAND, CA 94614 FJWELDINGINC@GMAIL.COM	

PLANNING SET

NEW RESIDENCE WITH ATTACHED ADU
 4TH STAND SILVER AVE
 RICHMOND CA 94801
 APN#409171024

DRAWN BY: **BM**

DATE: **SEPT. 06, 2024**



SHEET TITLE:

COVER PAGE

SHEET NO:

A0.0

© COPYRIGHT 2024

PROJECT SCOPE

TWO STACKED UNITS WITH ONE ATTACHED ACCESSORY DWELLING UNIT
UNIT 1:
 GROUND LEVEL WITH ONE BEDROOM AND ONE BATH =570 SQ FT
 ONE PARKING SPACES
UNIT 2:
 UPPER LEVEL 2 BEDROOMS AND ONE BATH = 936.4 SQ FT
 LOWER LEVEL ENTRY 45.7 SQ. FT.
 TOTAL 982.1 SQ. FT.
TWO PARKING SPACE (ONE COVERED AND ONE OPEN)
ADU:
 PARTIAL TWO STORY UNIT WITH ONE BEDROOM AND ONE BATH 600.5 SQ FT
TOTAL LIVING SPACE ON LOT 2152.6 SQ. FT.
GARAGE 245.6 SQ. FT.
 TOTAL 2398.2 SQ. FT.

DRAWING INDEX

SHEET NO.	SHEET NAME
A0.0	COVER PAGE
S	SURVEY
A0.1	PROPOSED SITE PLAN
A1.1	PROPOSED FLOOR PLAN
A1.2	PROPOSED ROOF PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A3.0	PROPOSED SECTION

CODES

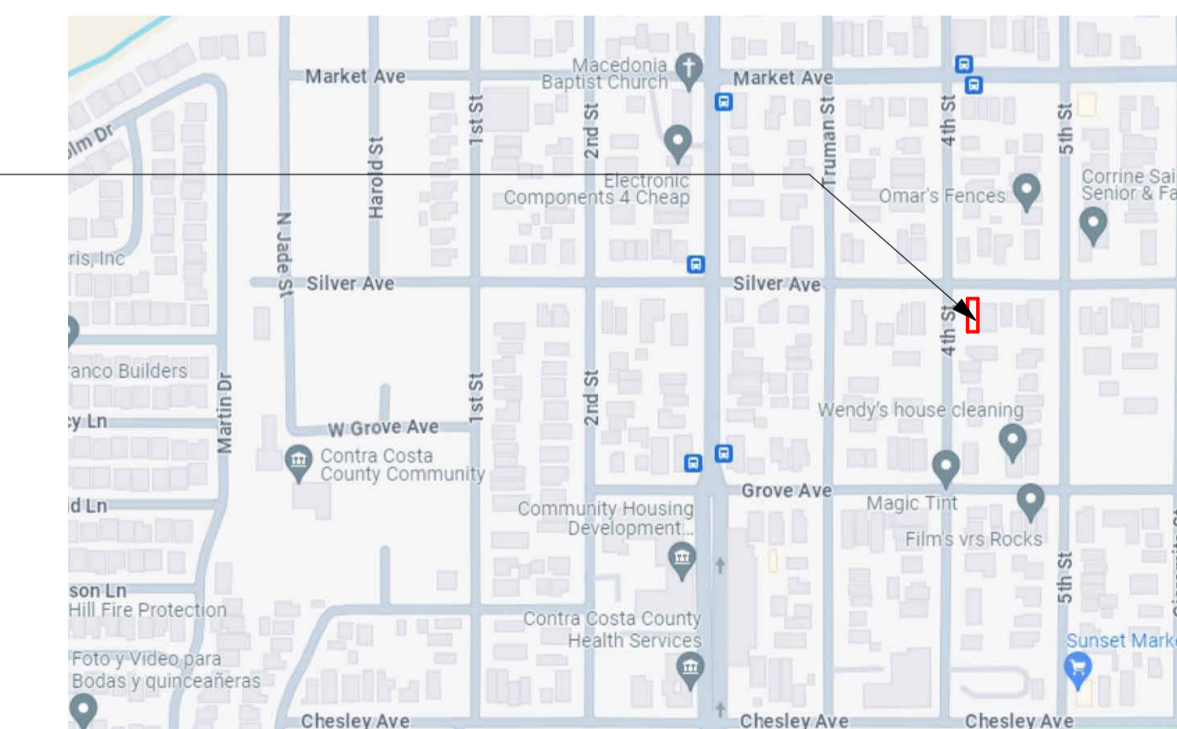
2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 NATIONAL ELECTRICAL CODE (NEC)
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA EXISTING BUILDING CODE
 (AS APPLICABLE AND AMENDED BY CONTRA COSTA COUNTY)

PROJECT TEAM

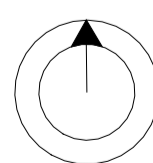
ARCHITECT
 BACILIA MACIAS ARCHITECTURE
 6007 NE SACRAMENTO ST
 PORTLAND, OR 97213
 (510)929-0727
 BACILIA@BMARCH.NET
 WWW.BACILIAMACIAS.COM

STRUCTURAL ENGINEER
 TBD

VICINITY MAP



NORTH

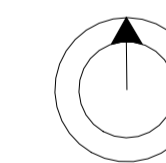


PROJECT INFORMATION

PROJECT ADDRESS 4TH STAND SILVER AVE, RICHMOND CA 94801
OCCUPANCY R-3
CONSTRUCTION TYPE V-B NON RATED
SPRINKLERS YES
ZONNING HE-C; HOUSING ELEMENT CONSISTENCY DISTRICT
LOT SIZE 2,840 SF or .065 ACRES
LOT COVERAGE MAX 50% OR 1420 SF
LOT COVERAGE 1420 SQ.FT. MAX ALLOWED
 972.83 SQ. FT PROPOSED (DOES NOT INCLUDE ADU)
DENSITY 17/ACRE MIN. - 30/ACRE MAX.
 17/.065 = 1.1 UNITS MINIMUM
 30/.065 = 1.95 UNITS MAXIMUM
 UNITS PROPOSED: 2 STACKED
HEIGHT ALLOWED 35 FT
APN 409-171-024-6
SETBACK 10' FRONT SETBACK
 15' REAR SETBACK
 5 GARAGE SETBACK
 5' SIDE SETBACK
ADU SETBACKS 4' REAR SETBACK
 4' SIDE SETBACK
PARKING SPACE **UNITS**
 2 SPACES PER UNIT REQUIRED
 1.5 UNITS PROVIDED
ADU
 0 SPACES REQUIRED FOR ADU PER
 82-24.012 - Development standards.
 Ordinance Code Title 8 - ZONING Division
 82 - GENERAL REGULATIONS Chapter
 82-24 - ACCESSORY DWELLING UNITS
 The accessory dwelling unit is located within
 one-half mile walking distance of public
 transit.



NORTH



PROJECT SITE

ADDITIONAL NOTES

FIRE SAFETY

Portable Fire Extinguishers: Structures under construction, alteration or demolition shall be provided with approved fire extinguishers in accordance with CBC §906 and sized for not less than ordinary hazard as follows per CBC §3309.1. Revise the plans to show the location of the required fire extinguisher as follows: 3.1. At each stairway on all floor levels where combustible materials are accumulated.
 · In every storage and construction shed.
 · Additional portable fire extinguishers shall be provided where special hazard exist, such as the storage and use of flammable and combustible liquids.
 · Minimum 2-A:10-B:C rating fire extinguishers shall be provided throughout the building under construction, alteration, or demolition with a maximum travel distance of 75-feet.

Fire Safety during Construction:

· Smoking shall be prohibited except in designated areas with approved ashtrays. All other areas must have "No Smoking" signage posted around construction areas in accordance with CFC§310. [CFC§3304.1]
 · Combustible debris shall not be accumulated within building. Combustible debris, rubbish and waste material shall be removed from building at the end of each shift of work. [CFC §3304.2]
 · Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a isted disposal container. [CFC §3304.4]
 · Operations involving the use of cutting and welding shall be done in accordance with CFC Chapter 35 [CFC §3304.6]
 · During construction, the construction site or area must be clean up at the end of the day in order to provide firefighter access in the building in an event of a fire.

SYMBOLS LEGEND

	ELEVATION TAG
	SECTION TAG
	INTERIOR ELEVATION TAG
	DOOR TAG
	WINDOW TAG
	KEYNOTES
	LIGHTING FIXTURE TAG
ROOM	ROOM NAME
	CEILING HEIGHT
	WALL TO REMAIN
	NEW WALL - 1 HOUR RATED
	NEW EXTERIOR WALL

ABBREVIATIONS

A.B.	ANCHOR BOLT	HORIZ	HORIZONTAL
ADJ.	ADJACENT	HT.	HEIGHT
A.F.F	ABOVE FINISHED FLOOR	HWH	HOT WATER HEATER
ALUM.	ALUMINUM	INSUL	INSULATION
&	AND	JST	JOIST
A.P.	ACCESS PANEL	LAV	LAVATORY
APPROX.	APPROXIMATELY	LT	LIGHT
@	AT	MAX	MAXIMUM
BD.	BOARD	MB	MACHINE BOLT
BLDG.	BUILDING	MEZZ	MEZZANINE
BLKG.	BLOCKING	MFR	MANUFACTURER
BM.	BEAM	MIN	MINIMUM
B.O.	BOTTOM OF	(N)	NEW
BTW.	BETWEEN	N.I.C.	NOT IN CONTRACT
C.B	CATCH BASIN	NTS	NOT TO SCALE
CJT.	CONTROL JOINT	#	NUMBER
CL.	CLOSET	O.C.	ON CENTER
C	CENTER LINE	OPNG	OPENING
CLG	CEILING	OVHD	OVERHEAD
CLR	CLEAR	PL	PLATE
C.M.T	CERAMIC MOSAIC TILE	P	PROPERTY LINE
CONTR.	CONTRACTOR	PLUS OR MINUS	PLUS OR MINUS
COL.	COLUMN	PLYWD	PLYWOOD
CONC.	CONCRETE	PNTD	PAINTED
CONN.	CONNECTION	RAD	RADIUS
CONST.	CONSTRUCTION	RC	REINFORCED CONCRETE
CONT.	CONTINUOUS	RD	ROOF DRAIN
C.O.S.	CHECK ON SITE	REQ	REQUIRED
C.T.	CERAMIC TILE	RM	ROOM
C.T.R.	CENTER	RWL	RAIN WATER LEADER
D.	DRAIN	SC	SOLID CORE
DBL.	DOUBLE	SFGL	SAFETY GLASS
DEMO	DEMOLISH OR DEMOLITION	SHT	SHEET
DET	DETAIL	SHWR	SHOWER
DF	DRINKING FOUNTAIN	SIM	SIMILAR
DIA	DIAMETER	SLDG	SLIDING
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SSTL.	SEE STRUCTURAL DWGS.
DR	DOOR	SSD	STAINLESS STEEL
D.S.	DOWNSPOUT	STL	STEEL
DWG.	DRAWING	STOR	STORAGE
(E)	EXISTING	THR	THRESHOLD
EA.	EACH	TO	TOP OF
ELEC	ELECTRICAL	TOS	TOP OF SLAB
EQ	EQUAL	TOW	TOP OF WALL
EXIST	EXISTING	TPD	TOILET PAPER DISPENSER
EXP	EXPOSED	TYP.	TYPICAL
EXT	EXTERIOR	UR	URINAL
F.D	FLOOR DRAIN	UON	UNLESS OTHERWISE NOTED
FFL	FINISH FLOOR LEVEL	VERT	VERTICAL
FIN	FINISH	VT	VINYL TILE
FLASH	FLASHING	W/	WITH
FLR	FLOOR	WC	WATER CLOSET
FND	FOUNDATION	WD	WOOD
F.O.F	FACE OF FINISH	WDW	WINDOW
F.O.S	FACE OF STUD	WPM	WATERPROOF MEMBRANE
FT	FOOT OR FEET	WSCT	WAINSCOT
FTG	FOOTING		
GA	GAGE, GAUGE		
GALV.	GALVANIZED		
GL.	GLASS		
GLB	GLU-LAM BEAM		
GND	GROUND		
GRD	GRADE		
GSM	GALVANIZED SHEET METAL		
GCT	GLAZED CERAMIC TILE		
GYP. BD.	GYPSUM BD		
GVL	GRAVEL		
H.B	HOSE BIB		
H.C	HOLLOW CORE		
HDR.	HEADER		
HDWD	HARDWOOD		

GENERAL NOTES

All work shall comply with the CRC and all other codes and requirements, in their most recent edition.
 Building Inspection Dept. ordinances
 California State Building Code
 California Title 24 Energy codes
 NEC Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including by not limited to : electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(d/r) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

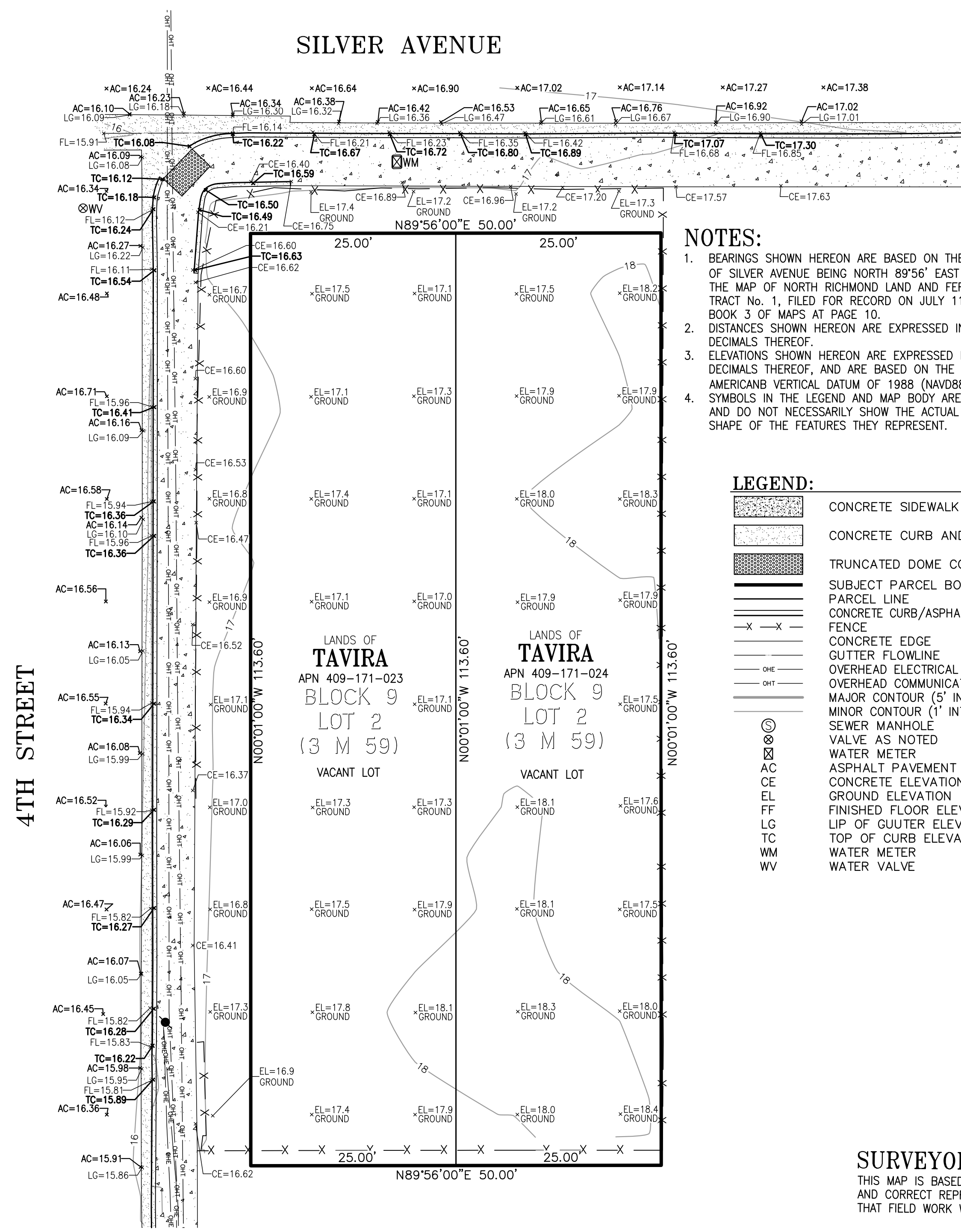
Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, plied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up. The building site shall be kept free of debris and cleaned up daily

No wall telephone or electrical outlets shall be mounted back to back.

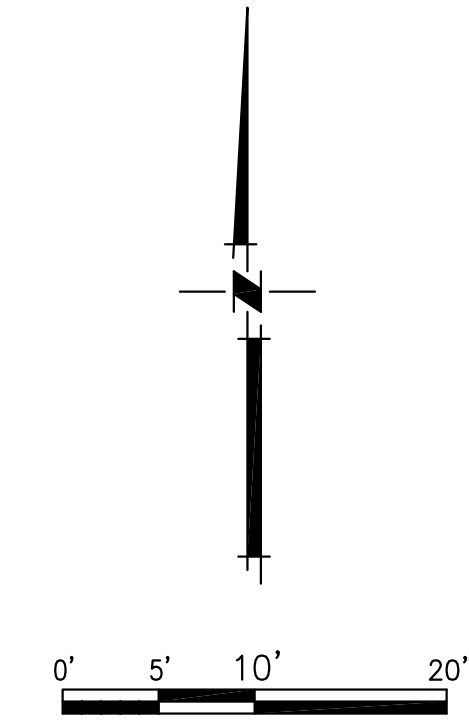
The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

SILVER AVENUE



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SILVER AVENUE BEING NORTH 89°56' EAST AS SHOWN ON THE MAP OF NORTH RICHMOND LAND AND FERRY COMPANY TRACT No. 1, FILED FOR RECORD ON JULY 11, 1910, IN BOOK 3 OF MAPS AT PAGE 10.
 2. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 3. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 4. SYMBOLS IN THE LEGEND AND MAP BODY ARE ICONS ONLY AND DO NOT NECESSARILY SHOW THE ACTUAL SIZE OR SHAPE OF THE FEATURES THEY REPRESENT.

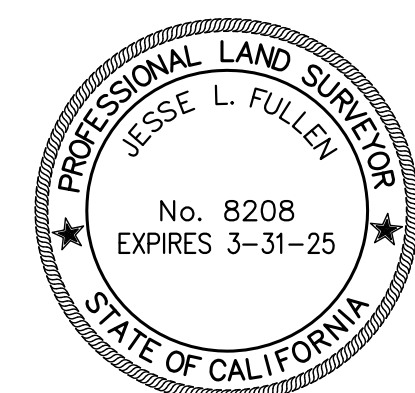
- LEGEND:**
- CONCRETE SIDEWALK
 - CONCRETE CURB AND GUTTER
 - TRUNCATED DOME CONCRETE
 - SUBJECT PARCEL BOUNDARY
 - PARCEL LINE
 - CONCRETE CURB/ASPHALT BERM
 - FENCE
 - CONCRETE EDGE
 - GUTTER FLOWLINE
 - OVERHEAD ELECTRICAL LINES
 - OVERHEAD COMMUNICATION LINES
 - MAJOR CONTOUR (5' INTERVAL)
 - MINOR CONTOUR (1' INTERVAL)
 - SEWER MANHOLE
 - VALVE AS NOTED
 - WATER METER
 - ASPHALT PAVEMENT ELEVATION
 - CONCRETE ELEVATION
 - GROUND ELEVATION
 - FINISHED FLOOR ELEVATION
 - LIP OF GUTTER ELEVATION
 - TOP OF CURB ELEVATION
 - WATER METER ELEVATION
 - WATER VALVE



SURVEYOR'S STATEMENT:

THIS MAP IS BASED ON A SURVEY MADE BY, OR UNDER MY DIRECTION, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SITE CONDITIONS SHOWN HEREON AT THE TIME THAT FIELD WORK WAS COMPLETED ON AUGUST 19, 2024.

Jesse L. Fullen
JESSE L. FULLEN, PLS #8208



SCALE: 1"=10'
DATE: 19AUG2024
FIELD CREW: DLP/FF
NO.
BY
DATE

FULLEN SURVEYING & MAPPING, INC.
5100-B1 Clayton Road #287
Concord, CA 94521
925.288.7176
jlf@fullensurveying.com

LANDS OF TAVIRA ON SILVER AVENUE ~ ASSESSOR'S PARCEL NUMBERS 409-171-023 & 409-171-024

TOPOGRAPHIC SURVEY AND RECORD BOUNDARY MAP

CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.
1 OF 1 SHEETS
JOB No. BMAC0003



6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

REVISIONS	DATE

OWNER:
FERNANDO TAVIRA
JOSEFINA BUCIO
P.O. BOX 14662
OAKLAND, CA 94614
FJWELDINGINC@GMAIL.COM

PLANNING SET

NEW RESIDENCE WITH ATTACHED ADU
4TH STAND SILVER AVE
RICHMOND CA 94801
APN#409171024

DRAWN BY: BM

DATE: SEPT. 06, 2024



SHEET TITLE:

PROPOSED SITE PLAN

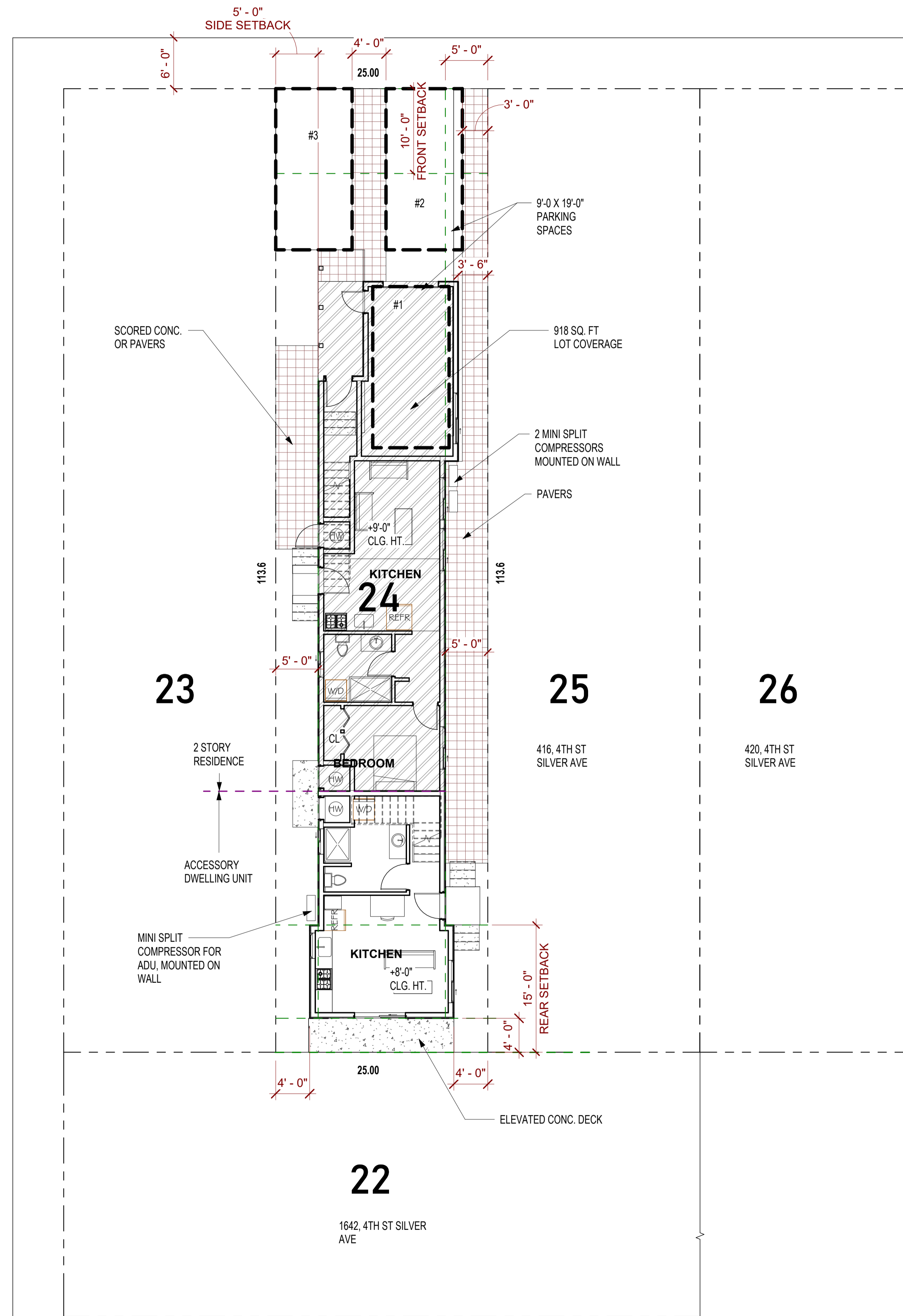
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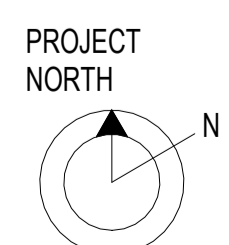
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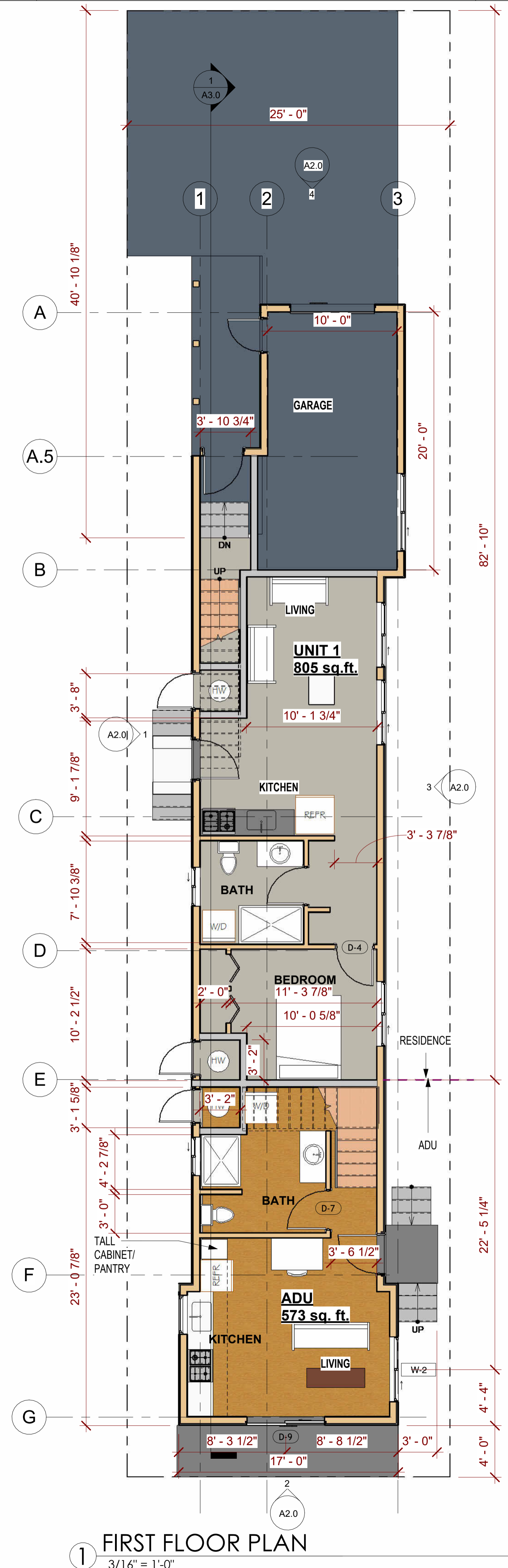
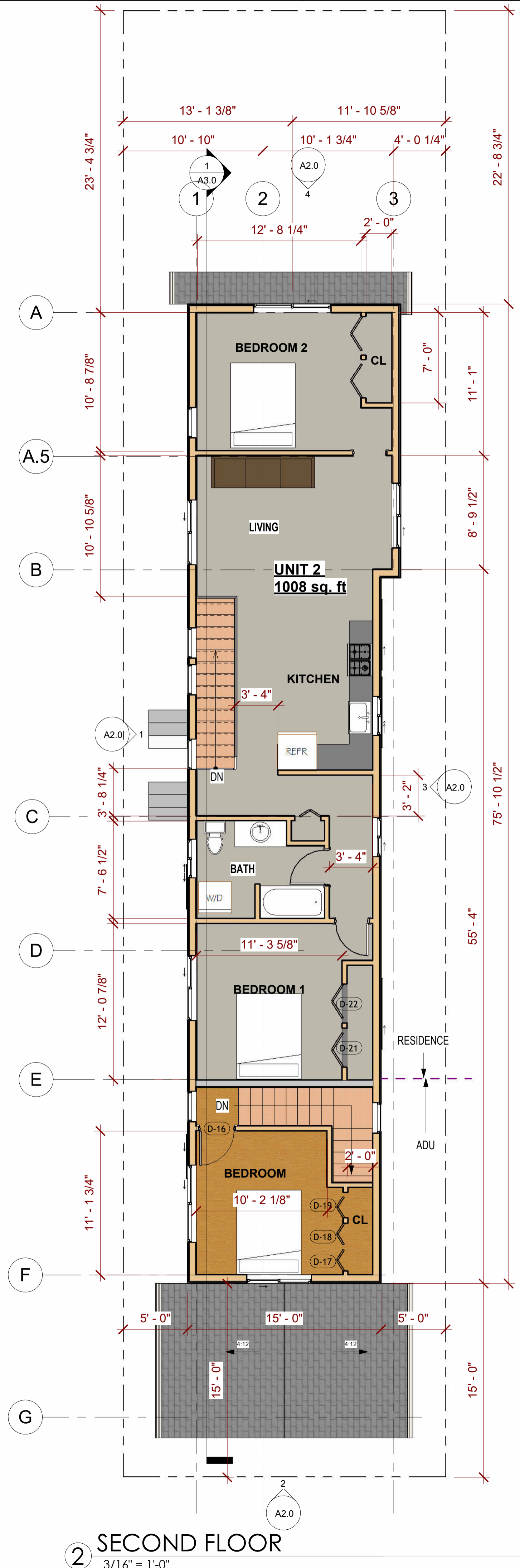
SILVER AVENUE

4TH STREET



1 PROPOSED SITE PLAN
1/8" = 1'-0"





- FLOOR PLAN LEGEND**
- NEW WALL
 - 1 HOUR RATED WALL
 - PROPERTY LINE
 - DOOR TAG
 - WINDOW TAG

BACILIA MACIAS ARCHITECTURE
6007 NE Sacramento St.
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bacilia@bmacarch.net
www.baciliamacias.com
P: 510.929-0727

REVISIONS DATE

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FJWELDINGINC@GMAIL.COM

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RICHMOND CA 94801
APN#409171024

DRAWN BY: BM
DATE: SEPT. 06, 2024

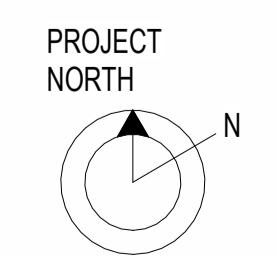


SHEET TITLE:

PROPOSED FLOOR PLAN

SHEET NO:
A1.1

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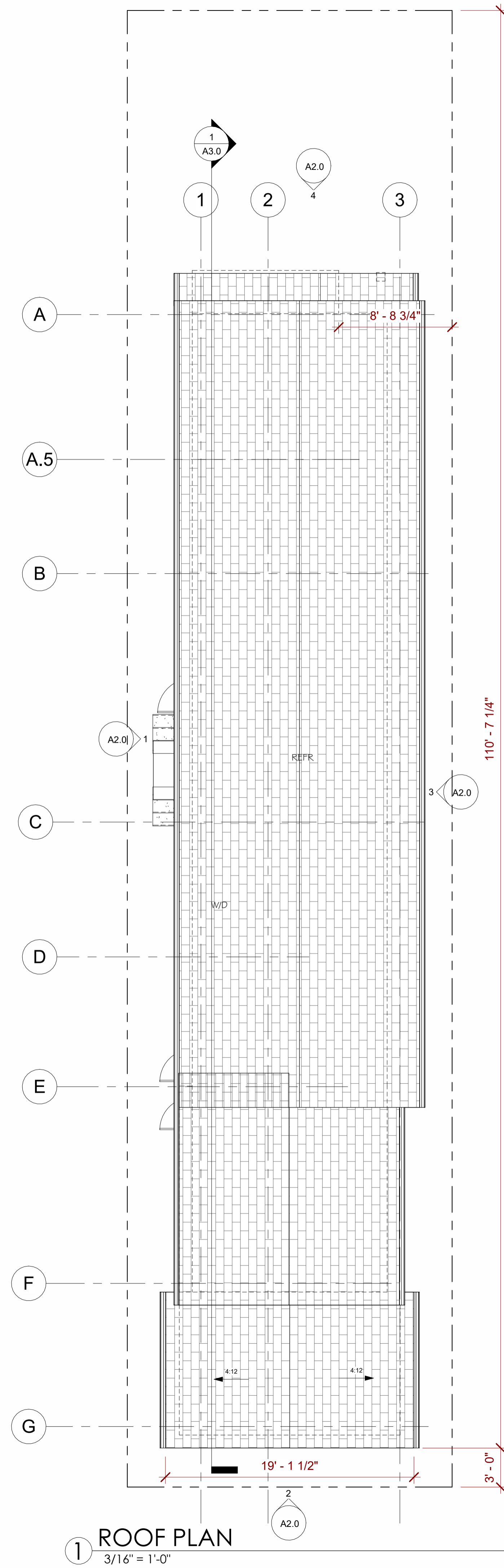




③ 3D VIEW #2




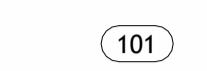



② 3D View 1



① ROOF PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

-  NEW WALL
-  1 HOUR RATED WALL
-  PROPERTY LINE
-  DOOR TAG
-  WINDOW TAG



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ARCHITECTURE

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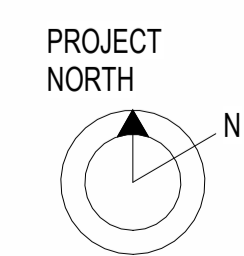


SHEET TITLE:

PROPOSED ROOF
PLAN

SHEET NO:
A1.2

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REVISIONS	DATE

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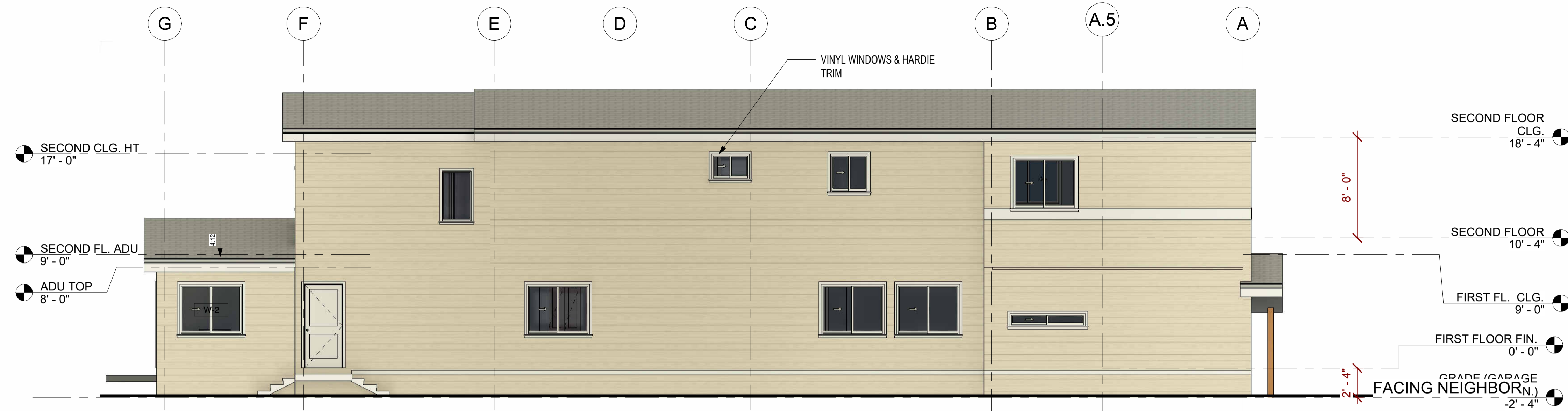


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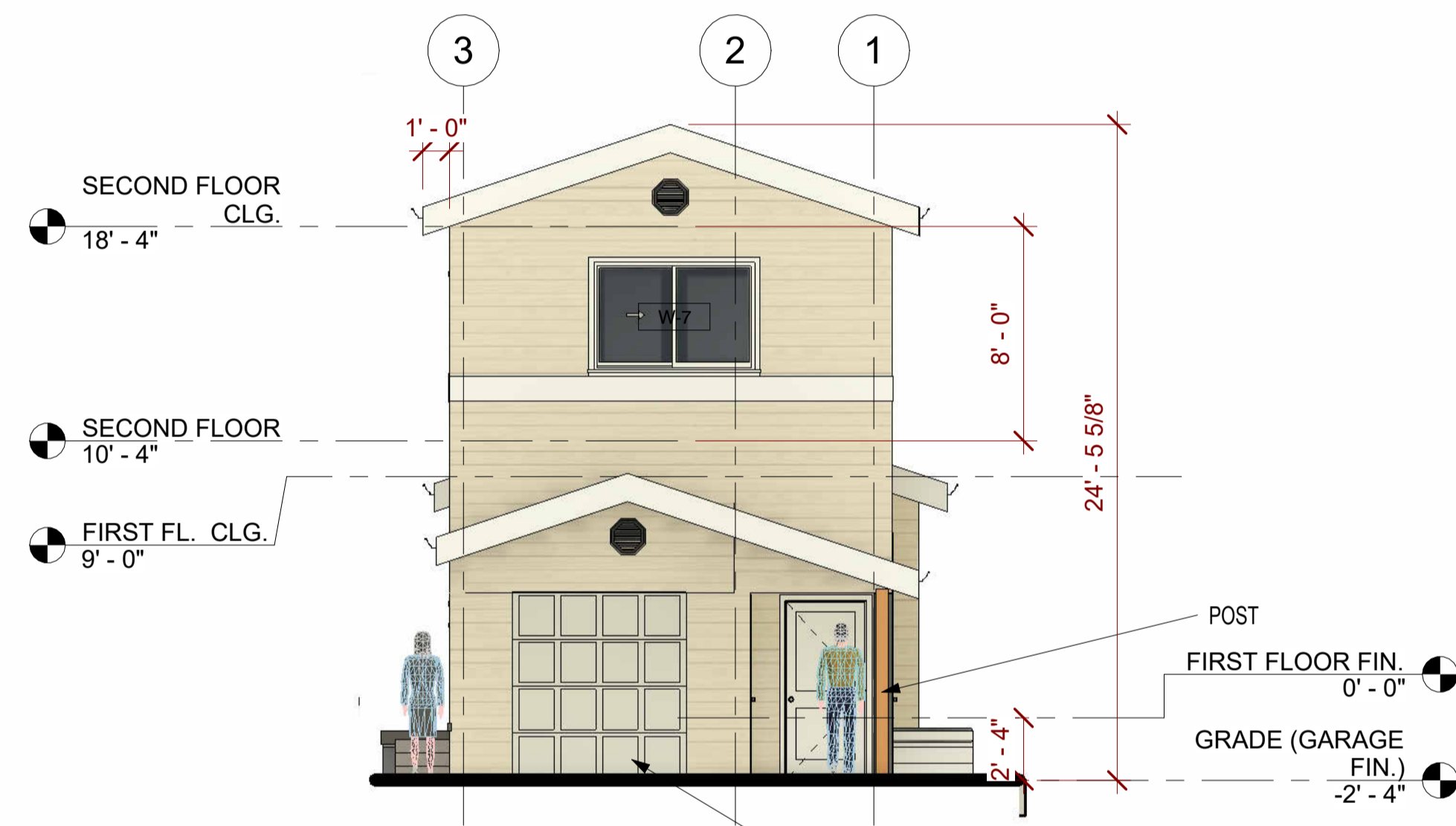
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO:
A2.0

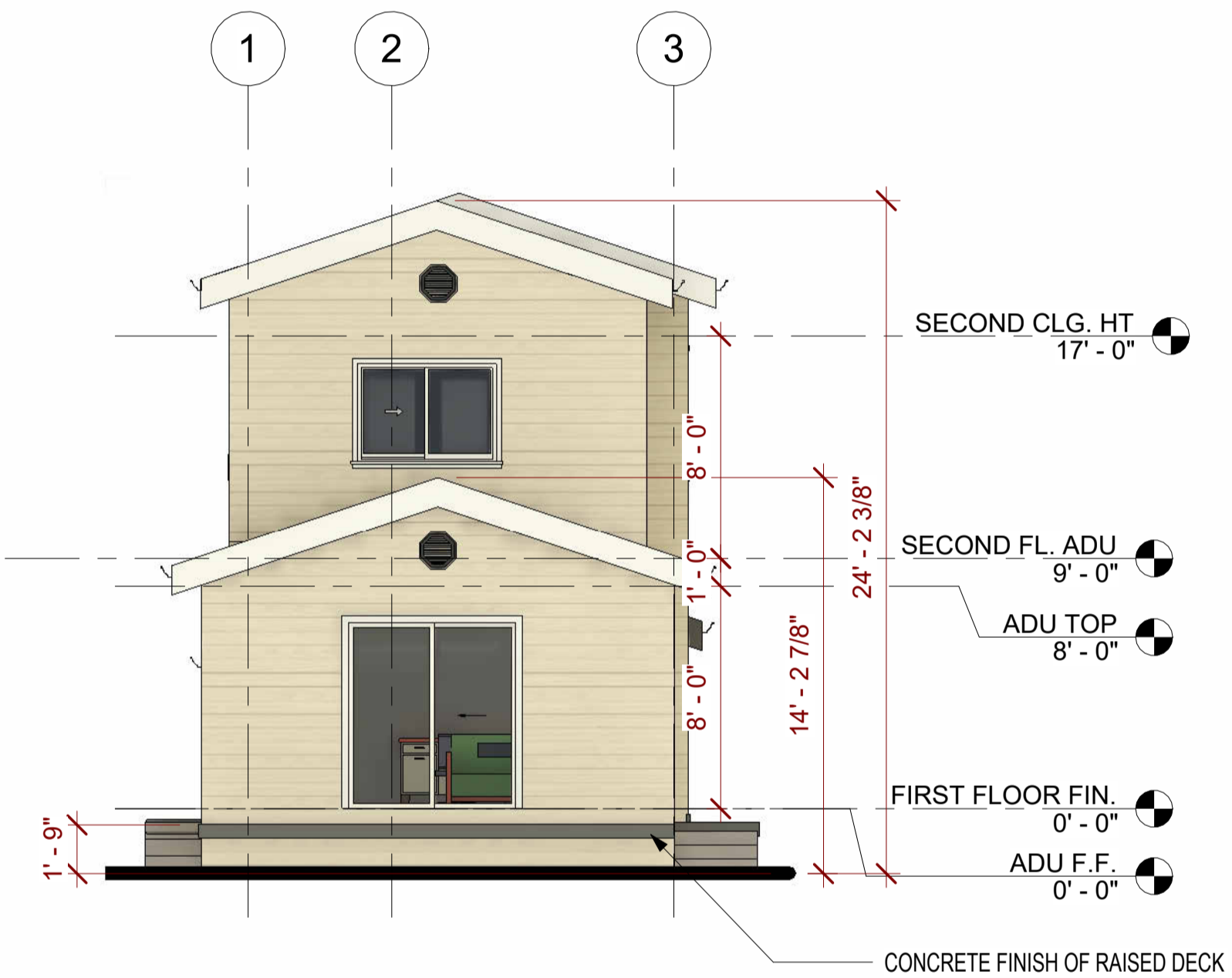
© COPYRIGHT 2024



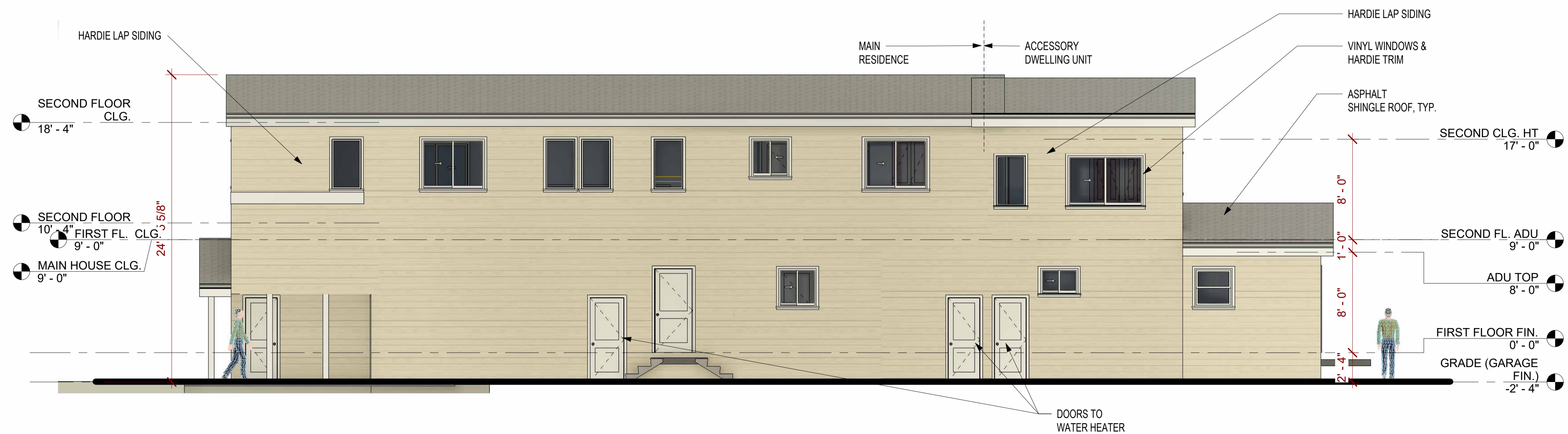
3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION FACING VACANT LOT
3/16" = 1'-0"



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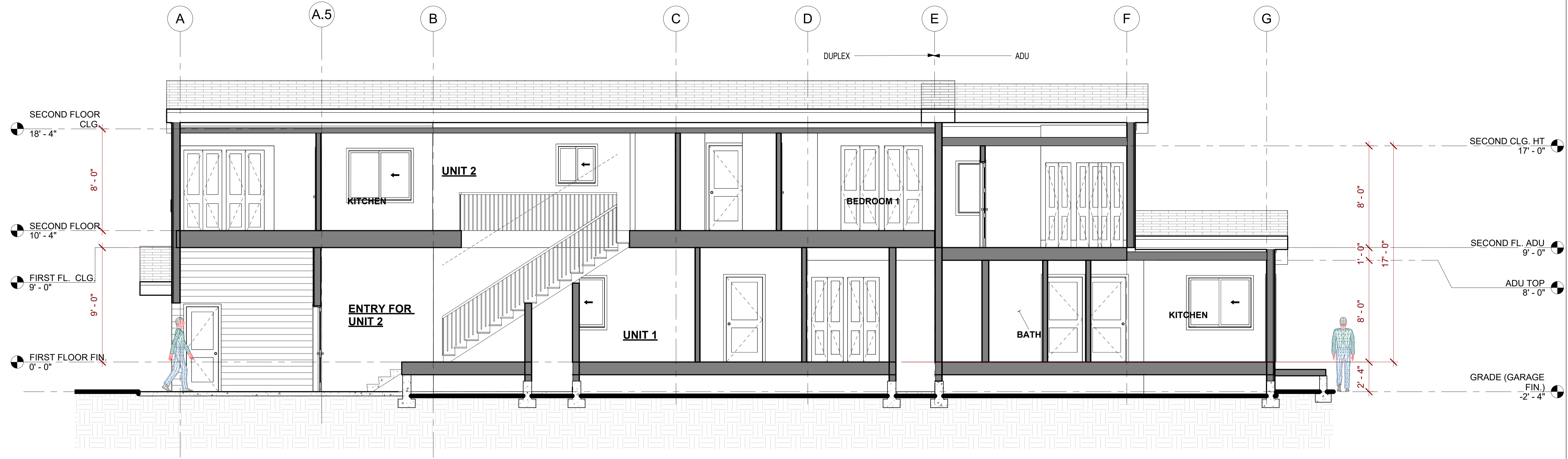


SHEET TITLE:

PROPOSED SECTION

SHEET NO:
A3.0

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1 SECTION #1
1/4" = 1'-0"



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3236

Agenda Date: 10/1/2024

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: EBMUD Customer Assistance Program

Presenter:

Contact:

Information: EBMUD Customer Assistance Program

Customer Assistance Program

You may qualify for up to 50% off your water bill.



Who qualifies?

Low-income customers and homeless shelters.

See back for details or ebmud.com/cap.

Questions?

Call the Customer Assistance Program Team at 510-287-0468 or email cap@ebmud.com.

More help available at ebmud.com/assistance or 866-403-2683, Monday through Friday from 8:00am to 4:30pm.

Email: cap@ebmud.com
Website: ebmud.com/cap
Phone: 510-287-0468



Customer Assistance Program

Criteria and Guidelines for Residents

The dwelling must be a single unit with an individual water meter and be the primary residence of the applicant.

Customers must meet the following requirements:

<i>Number of Persons in Household</i>	<i>Maximum Gross Household Annual Income</i>
1-2	\$62,300 or less
3	\$70,100 or less
4	\$77,850 or less
5	\$84,100 or less
6*	\$90,350 or less

** For each additional household member, add \$6,250 to the gross annual income limit.*

Proof of income required.

Email: cap@ebmud.com
Website: ebmud.com/cap
Phone: 510-287-0468

