



AGENDA

CONTRA COSTA COUNTY North Richmond Municipal Advisory Council

Tuesday, December 2, 2025

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. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Review and Approve December Agenda and October Notes [25-5002](#)
Attachments: [2025_OctoberNRMACNotes](#)
5. Law Enforcement Updates
4. CC Planning Permit Recommendation/s: CDDP25-03017 and CDLP25-02040 [25-5003](#)
Attachments: [CDDP25-03024 Agency Comment Packet](#)
[CDDP25-03017 ACR](#)
6. Presentation: Partnering for a Cleaner Future (West County Wastewater) [25-5004](#)
Attachments: [Sewer Lateral Compliance- North Richmond MAC Dec 2025](#)
7. Community Updates (COR, CCHA, Supervisor Gioia, CHDC, RLAND, Urban Tilth)

The next meeting is currently scheduled for _____.

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 online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. 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 #: 25-5002

Agenda Date: 12/2/2025

Agenda #: 3.

Advisory Board: North Richmond Municipal Advisory Council

Subject: Review and Approve December Agenda and October Notes

Information: Review and Approve December Agenda and October Notes

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

Tuesday, October 7, 2025
515 Silver Street
N. Richmond, CA 94801

Meetings are being conducted at the Corine Sain Senior/Community Center, 515 Silver Street, N. Richmond, CA 94801. The meetings are accessible on ZOOM.

CALL TO ORDER

The meeting was called to order at 5:05 p.m. Board members present were: Don Gilmore, Princess Robinson, Latifah Abdulah, Glory Lopez, and Annie King-Meredith. Absent were: Beverly Scott.

APPROVAL OF AGENDA/MINUTES

Upon reviewing the agenda and the minutes, Latifah put forth a motion to accept the agenda and the minutes. Princess seconds, all are in favor.

PUBLIC COMMENT None

LAW ENFORCEMENT AGENCY REPORTS

Sergeant Brian Fitzgerald/CCC Sheriff's Department. Reporting for the month of September. There were (349) calls for service, which resulted in (30) reports. There were two domestic violence reports, one assault with a deadly weapon. One auto burglary, one petty theft, two grand thefts, and one vandalism.

The Willie Spears Clean-up will be coming up soon. The officers of the Sheriff's Dept. will be monitoring the dump sites. They will be making sure that only N. Richmond residents use the dumpsters.

Annie asks what classifies a grand theft, monetary value/ The answer is \$950 or above. Anything below \$950 is considered a petty theft.

Cynthia would like to thank the CCC Sheriff's Department for assigning officers to the Music Festival in July. Officers were posted at the intersection of Chesley and Kelsey They stayed there during the duration of the festival. This was so considerate of them.

LAW ENFORCEMENT AGENCY REPORTS CONTINUED

Lieutenant Lucas/Richmond Police Department: Reporting for the last (90) days. There were (1,542) calls for service. From those calls (39) reports were generated. Five arrests were made, three of those arrests were for mental health issues. There were six stolen vehicles, two assaults with deadly weapons, and two grand thefts. Two vandalism reports, twenty-five citations were issued. Twenty-five vehicles were towed. There were fourteen auto alarm calls.

There were lots of side show activities. There were also forty-one disturbance calls, people calling 911 from cell phones or disconnects.

Faith & Blue is coming up this weekend. This program was launched to facilitate safer, stronger, more just, and unified communities by directly enabling local partnerships among law enforcement professionals, residents, businesses, and community groups through the connections of logical faith-based organizations.

Annie asks whether there was any removal of abandoned vehicles from the streets. The answer is yes, they moved/towed twenty-five vehicles from the Iron Triangle.

ITEMS FOR DISCUSSION and/or ACTION

Alex Morales/Owner of property at 549 Grove Avenue, N. Richmond, CA 94801.
Submitting a planning application for the construction of a duplex family dwelling.

Alex owns the property and wants to construct a duplex, each unit consisting of three bedrooms. He and his brother will be doing the construction. His brother and Alex have plans to live in the dwellings.

There is a large fruit tree on the property that Alex has concerns about. He has not spoken to the County about the tree. He is willing to let the tree remain on the property if the County says that the tree can not be cut down. NRMAC board members say that they think that a fruit tree can not be removed.

Bee asks Alex if he has had a meeting with the County's Planning Department. She goes on to point out the zoning rule. A 17-unit dwelling can not be built in N. Richmond.

Because of population density. She is reminded that this project is a duplex, and it does comply with the zoning.

ITEMS FOR DISCUSSION and /or ACTION CONTINUED

Don attained the motion to approve the project. Annie motioned to accept the project. Latifah seconded, and all are in favor; motion passed. Mr. Morales is very pleased; this was his first time making a presentation. He was invited to return to the NRMAC meetings at any time.

PRESENTATIONS and PROCLAMATIONS

Lynn Mackey, Contra Costa County Superintendent of Schools/Education, in CONTRA COSTA & The Role of CCC Office of Education: The presentation starts off with the number of students enrolled in CCC schools.. There are 169,261 students in public schools (13,113 of these students are in Charters). There are 14,925 in private schools.. There are 72,122 students who receive free/reduced meals (45.6%).. There are 27,195 English Learners (16.1%). There are 23,623 Students with Disabilities (14%). Homeless Students are 2,961, and Foster Youth are 776 students.

The demographics of the students are as follows: American Indian - 467. Pacific Islander - 1,027. Asian - 25,132. African American - 13,227. Hispanic - 65,410. Two or More Races - 13,228. White - 40,676 and not reported - 3,073.

CCC Schools has 18 school districts, 287 schools, and the largest is the district of Mt. Diablo, with 30,163 students, WCCUSD has 29,284 students. San Ramon is also another large school district. There are 7,311 teachers. There are twelve school districts, with a total of 287 schools and 168,000 students.

The County Board of Education consists of Daniel Nathan-Heiss, Area 1. Sarah Butler, Vice President, Area 2. Yasmin Llamas, Area 3. Mike Maxwell, Area 4, and Annette Lewis, President, Area 5. North Richmond is in Area 1. There are two student board members. Danvi Panda, California High School, and Keerthi Eraniyan, College Park High School.

The duties of the board are to adopt the budget of the County Office of Education. Adopt a course of study for juvenile court, county community schools. Approve the salary of the County Superintendent of Schools. Oversee county-authorized charter

schools. Review interim financial reports and annual report audit for the County Office of Education.

PRESENTATIONS and PROCLAMATIONS CONTINUED

County Superintendent Duties are: CCC Office of Education's Chief Executive Officer. The chief executive officer makes all CCCOE personnel decisions. Educational leadership for CCCOE schools and programs. Approves district Local Control Accountability Plans. Administers mandated services: oversight responsibilities, district budgets, and credentials.

Special Programs that are offered county-wide: Mock Trials, Teacher Induction Program, Special Olympics. Adult School in the county jails, Deaf and Hard of Hearing Program, Visually Impaired Program, and Programs in the Juvenile Detention Center.

West County provides services for the deaf and hard of hearing, visually impaired, orientation & mobility program, braille center, and adaptive physical education service.

In-home services are provided for children with medical disabilities. Adult School is provided for adults. Youth Services are provided for children and youth identified as experiencing homelessness and or in foster care. College and Career Readiness is provided. Substance abuse programs are provided.

Questions: Don says that he is aware that some areas are not aware of special education services. How do you go about making people aware of the services? He also asks if the teachers are mindful of students with learning disabilities.

Answer: Yes, the teachers are very mindful. There is special training for teachers.

Don asks if there are any types of classes being offered for budgeting and financing literacy. The answer is yes, most schools offer these classes.

Annie says thank you to Lynn for her presentation. She says last night, while looking at the San Pablo City Council, Cheryl Cotton, Superintendent of WCCUSD, did a full presentation about W. County Schools. Annie asks about the Center for Braille. She says years ago, you had to go to a special center to learn Braille. The answer is that the district still has Braille Centers, and it is also being introduced into the schools.

Annie asks about dyslexia intervention. Are more students being tested for the illness?

Yes, students are being screened for the illness. In the last eight years, there has been a push for services surrounding dyslexia.

NRMAC MINUTES/OCTOBER 7, 2025

PRESENTATIONS and PROCLAMATIONS CONTINUED

Princess asks if any of the mentioned programs are being offered at Verde School?

The answer is yes. The principal at Verde School can request that different programs be offered at Verde School.

Tim Jensen, Assistant Chief Engineer, and Anesia Canty, Engineer/Contra Costa County Flood Control & Water Conservation District - Wildcat Creek Project Updates:

Mr. Jensen starts the presentation with a picture of flooded streets in N. Richmond, in the 1980s, after a heavy rain.

The Wildcat Creek Watershed is eleven square miles. It starts at the San Pablo Ridge in the East Bay Hills. Two-thirds is undeveloped public land. There are 13 miles of creek, with over 90% being natural (un-culverted). The elevation at Vollmer Peak is 1,900 ft above sea level. The creek flows through several East Bay Communities to the San Pablo Bay. There are thriving resident trout in the upper watershed, transplanted in 1983. There is a potential for Steelhead/Salmon Run.

The active projects that are managed by the County Flood Control District are: The Fish Ladder, Sediment Basin, Creek Restoration for Fish Passage and Flood Protection, and Preparations for Winter. Active partners for these projects are The Watershed Project, Urban Tilth Gardens - Richmond, CA, Wildcat - San Pablo Creeks Watershed Council, and funding from EPA and Cal DWR

The Fish Ladder and Sediment Basin are located in N. Richmond by Verde School and the train tracks. They were built in the 1990s. Both need updating to serve their original purpose.

The fish ladder clogs with sediment and urban debris. There is about ten feet of sediment at the fish ladder. It is too steep and impassable for migrating fish. Hopefully, it will be reconstructed in 2026.

The sediment basin project is to clear and expand the area. The purpose is to capture sediment before it travels downstream and clogs the channel. Improvements to be

made in 2026 are: Expand the basin to the North, construct training walls, construct access ramps, stabilize the low-flow channel, rebuild the fish passage, and remove all sediment.

PRESENTATIONS and PROCLAMATIONS CONTINUED

The Creek Restoration Project: The goal is to restore the creek to the conditions of the year of 2000. Open the low-flow channel for: fish passage, flow, and sediment movement. Thin vegetation back to the original boundary, and remove sediment that has deposited onto the floodplain.

The Lower Wildcat Creek Restoration location includes the Richmond Parkway area, Fred Jackson Way, and Verde School. This trail was built in 1989 by the United States Army Corps of Engineers. It was restored in 2000 and is in need of a reset.

The Creek Restoration - Background: The original project started in the 80s. There was a need for flood protection. The design was community-led in the 1980s. The partnership with the Corps of Engineers is ongoing. There is a 100-year flood protection plan. FEMA Accreditation - Flood Insurance Relief.

In the 80s, N. Richmond continued to flood. The ACOE wanted to put a concrete wall in the creeks. FEMA requirements had to be satisfied. In 2010, there were improvements made to the channel. Trees were removed from the channel. Now it's time to do another restoration/reset and clear the creek out.

Conditions in 2025: The creek is overgrown with trees and sediment. There is a need to restore and maintain the riparian zone. Willow Thickets have grown almost to the walking path.

The schedule for future work: The preliminary design is in progress. Submit your comments at Anesia.Canty@pw.cccounty.us. Permitting is in progress. The final design should be completed by mid-2026. Construction should start in the summer of 2027. The EPA Grant deadline is in November 2027.

The question is whether the pattern of rainfall is the same as it was in the 80s. We are seeing more intense rainfall and climate change. Question: Is the buildup of sediment a natural process? The removal of trees, to make way for homes that were built in the 40s before FEMA, played a great role in erosion.

Natalie from The Watershed Project says that she will bring an update to the NRMAC next month.

Don attains a motion to extend the meeting by 15 minutes. Annie makes the motion, Princess seconds, all are in favor.

PROGRAM AND OTHER AGENCY REPORTS

Tony Ucciferri, Deputy Director HACCC: An update on the sale of the Las Deltas scattered sites. There were (18) parcels to sell. Received a lot of interested buyers. First priority went to former Las Deltas residents. Second priority went to N. Richmond residents, or people who work in N. Richmond. Seven agreements have been signed, and they are waiting on approval. Business will resume after the Government shutdown is over. Offers have been made on all sites for the exception of one site. Most offers were from people in the community. A few were from outsiders - they were put on hold.

The Board of Commissioners approved CHDC and Eden Housing to be the main developers for the former Las Deltas main campus. HA is working on the negotiation agreement for the transfer.

HACCC announces the opening of the Project-Based Voucher Waiting Lists. Monday, October 27, 2025. through November 13, 2025. The property name is Elora Apartments, 11690 San Pablo Avenue, El Cerrito, CA. Please apply online at the Housing Authority of Contra Costa County.

Tania Pulido, District Coordinator/Supervisor, John Gioia's Office: Tania announces that tomorrow will be the last town hall meeting on the Community Impact Fund. The location will be at the San Pablo City Hall, or you can meet via ZOOM. She highly recommends that N. Richmond residents attend the meeting. If you have any issues or topics for Supervisor John Gioia, it's your chance to get them logged in. Will be discussing the one million dollar funding that each district will be receiving

Another meeting will be held on October 21st at the San Pablo City Hall to discuss additional funding. This funding is in excess of 36 million dollars and is dedicated to Richmond and the surrounding communities, including North Richmond.

Janine Shaheed, Community Engagement Manager/CHDC - Mitigation Fee Funded:

Recruiting participants for the Red Cross Blood Drive/Fight Against Sickle Cell. Wednesday the 19th from 9:00 a.m. - 3:00 p.m., Senior Center 515 Silver Ave. N.Richmond, CA To register, you can go online at redcrossblood.org

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

Kalu Dennis, Community Service Coordinator/CHDC - Mitigation Fee Funded:

The Willie Spears Cleanup will be on 10/25/2025. Dumpsters will be located throughout the community. The staging area will be located at Shield's/Reid Park.

Princess Robinson, Executive Director/Richmond Land: Princess says that a Community Land Trust (CLT) is a community-driven model of land ownership where land is held in trust for the long-term benefit of marginalized communities rather than for individual profit.

Currently, the property on Guiarameta Street is being considered for the Eco Village - Tiny Homes. There are also intentions of putting a few private homes at the site. The property at S. 24th Street has completed the first phase of improvement of the deck.

Richmond Land has formed a partnership with CHDC. Richmond Land is looking forward to working with them.

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farm:

North Richmond Farm Update. Urban Tilth produces homegrown experts by inspiring, hiring, and training local residents to cultivate agriculture, feed the community, and restore relationships with the land to build a more sustainable food system within a just and healthier community.

The farm has paid yearly training for all ages. Its Farm to Table CSA delivers fresh produce to local residents weekly. The Free Farm Stand is in N. Richmond at McGlothen Temple Church every Thursday at 2:00 p.m.

This week's nursery starts at the farm and includes bibb lettuce, flamenco cauliflower, and snapdragons. Monday thru Thursday. At 9:00 a.m. - 4:00 p.m.

CSA Pack Day is every Thursday, from 9:30 a.m. to 12:00 p.m. Volunteer day at the farm is on Monday, Wednesday, and Friday from 9:00 a.m. to 12:00 p.m. Every 4th Thursday from 10:00 a.m. to 1:00 p.m.

Latifah convenes the Community Advisory Committee monthly and is also the contact for special farm events, tours, and field trips.

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

Cheryll Lopez, Community Engagement Manager/Urban Tilth Farm: The training program is ongoing. Eight apprentices are doing restoration work at Wildcat Creek. They are learning about Watersheds.

On October 31, Trick-or-Treat at Wildcat Creek. From 1:00 pm to 3:00 pm. Join Urban Tilth's Watershed Restoration Team and Verde Elementary School students for a festive cleanup and trick-or-treat walk along the Wildcat Trail.

The meeting ended at 7:17 p.m.

**NEXT MEETING
December 2, 2025
515 Silver Street
N. Richmond, CA 94801**



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5003

Agenda Date: 12/2/2025

Agenda #: 4.

Advisory Board: North Richmond Municipal Advisory Council

Subject: CC Planning Permit Recommendation/s: CDDP25-03017 and CDLP25-02040

Information: CC Planning Permit Recommendation/s: CDDP25-03017 and CDLP25-02040



Planning Application Summary

County File Number: CDDP25-03024

File Date: 9/3/2025

Applicant:

Alexis Morales
904 Gertrude Ave
Richmond, CA 94801-_____

ackjm162911728@gmail.com
(415) 726-7086

Property Owner:

Alexis Morales
904 Gertrude Ave
Richmond, CA 94801-_____

ackjm162911728@gmail.com
(415) 726-7086

Project Description:

The applicant requests approval of a development plan to construct a duplex on a residential lot within an HE-C Housing Element Consistency District.

Project Location: (Address: 549 GROVE AVE, RICHMOND, CA 94801 167), (APN: 409141012)

Additional APNs:

General Plan Designation(s): RMH

Zoning District(s): HE-C

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: North Richmond MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

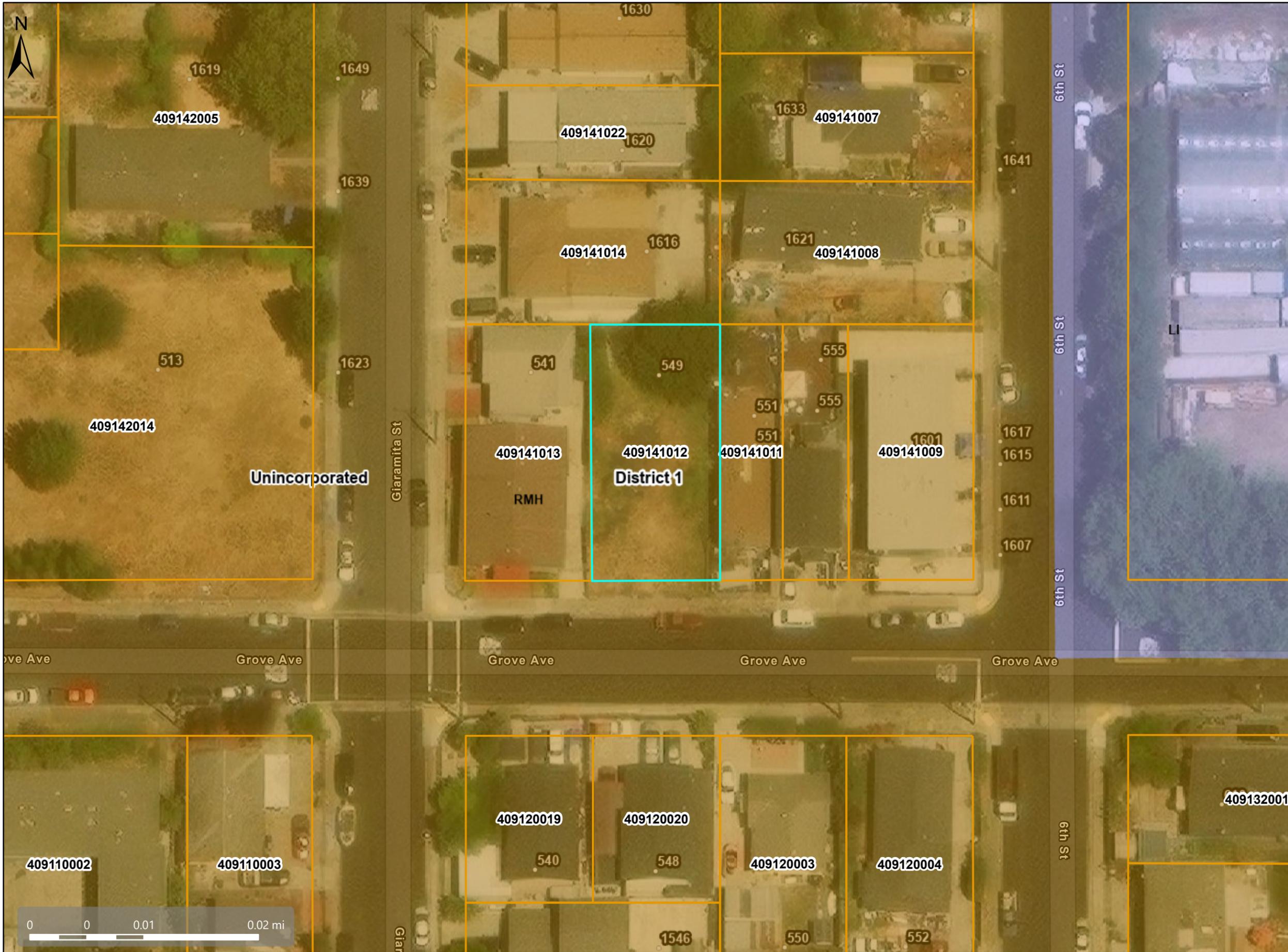
Housing Inventory Site: YES

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPSNR04	North Richmond Development Plan	002606-9660-REV-000-5BNR04	2000.00	2000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			2162.00	2162.00

General Plan



Map Legend

- Assessment Parcels
- General Plan**
- RMH (Residential Medium-High Density) (17-30 du/na)
- LI (Light Industry) (1.5 FAR)
- Unincorporated
- Supervisors' Districts
- 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Zoning



Map Legend

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

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Orthophotography



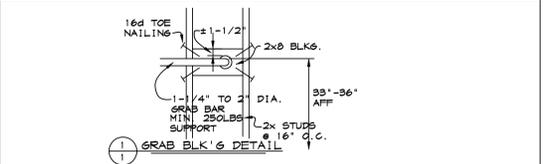
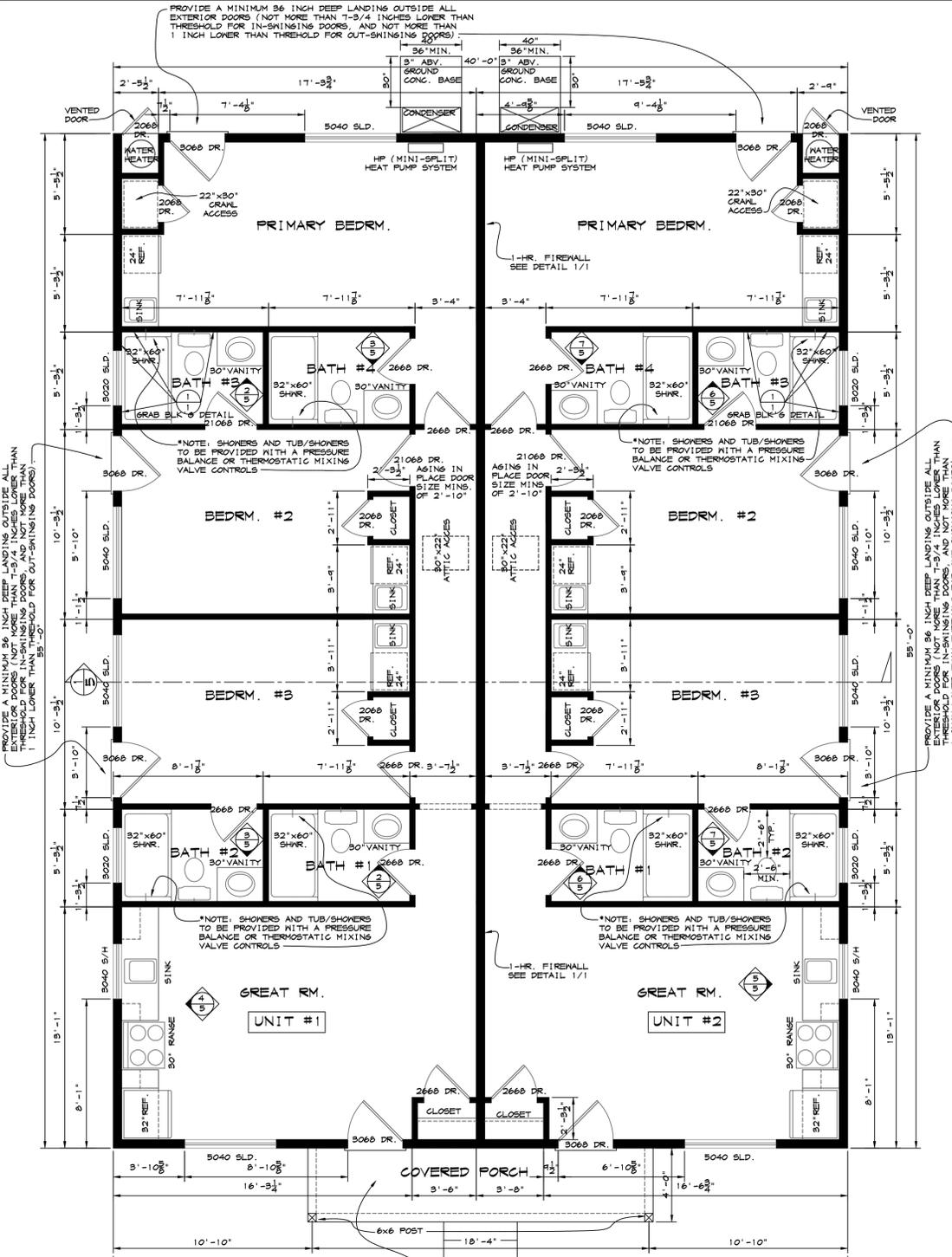
Map Legend

- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts
- Address Points

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 Datum: WGS 1984

REVISIONS	BY



ASING IN PLACE REQUIREMENTS:
RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS ON PLANS TO BE NO MORE THAN 48" A.F.F. AND NO LESS THAN 15" A.F.F.
PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL.
DOORBELL BUTTONS, WHEN INSTALLED SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING.
WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDES OF THE FIXTURE, OR ONE SIDE WALL AND ON ONE REAR WALL.
SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM.

NOTES:
EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS.
EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF CODES.
EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 99M 12-TA-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074 (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS).
BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALL.

DEFERRED SUBMITTALS:

TWO COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ENGINEER OF RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.
DEFERRED SUBMITTAL:
TRUSSES AS A DEFERRED SUBMITTAL, PRIOR TO TRUSS FABRICATION PROVIDE DESIGN AND DETAILS TO THE COUNTY OF SOLANO BUILDING DIVISION. TRUSS CALCULATIONS SHALL INCLUDE A CLEAR SCALE DRAWING OF THE TRUSS LAYOUT. THE TRUSS CALCULATIONS SHALL BE REVIEWED, STAMPED, AND SIGNED BY THE ENGINEER OF RECORD PRIOR TO SUBMITTAL TO CONTRA COSTA BUILDING DIVISION (CBC).
SEPARATE SUBMITTAL:
FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY OTHERS IF REQUIRED BY CONTRA COSTA COUNTY DESIGN AND INSTALL TO BE DONE BY A LICENSED SPRINKLER CONTRACTOR.

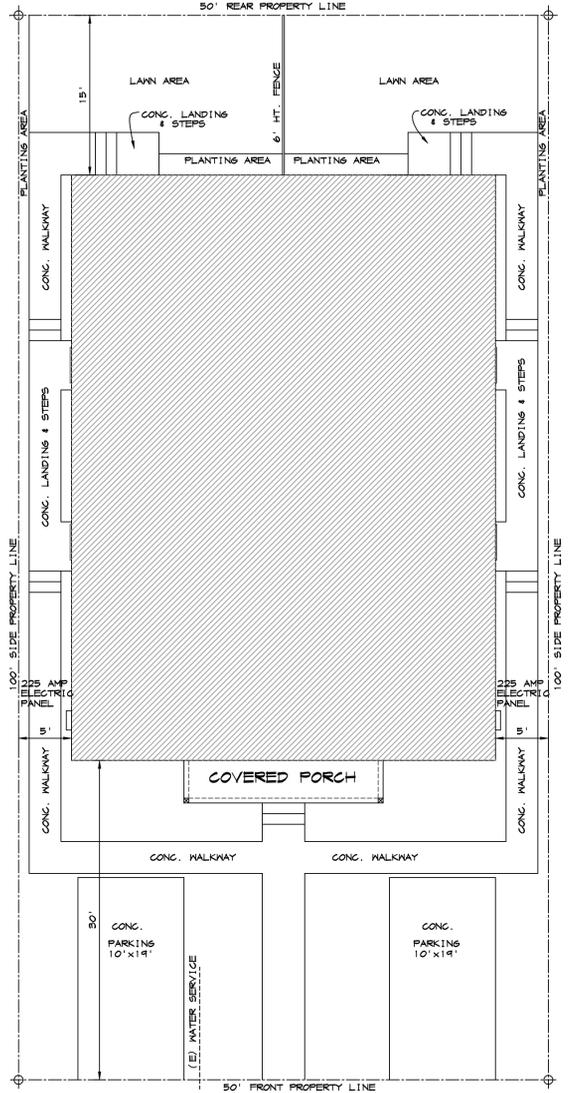
GREEN BUILDING MEASURES:

THE SINGLE FAMILY DWELLING SHALL BE PER THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE "MANDATORY MEASURES".
SHEET 6 & 7 OUTLINE THE 2022 GREEN BUILDING STANDARDS CODE REQUIREMENTS. CONTRACTOR / HOMEOWNER TO FOLLOW CODE REQUIREMENTS.

PROJECT DATA:

2,200 SF. = DUPLEX LIVING SPACE
5,000 SF. = LOT SIZE
TYPE OF CONSTRUCTION: V-N
OCCUPANCY GROUPS: R-3 & U-1
NUMBER OF STORIES: 1

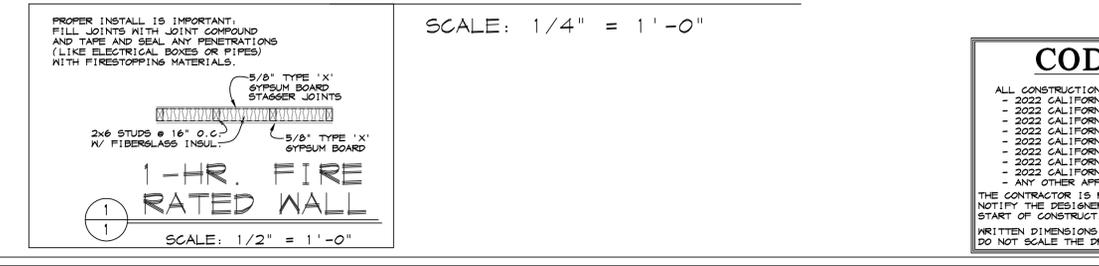
*NOTE: A "HERS" VERIFICATION IS REQUIRED FOR THIS PROJECT AND WILL BE PROVIDED TO THE CITY/COUNTY PRIOR TO FINAL INSPECTION.
*NOTE: ALL SUBSTANTIAL FIELD CHANGES MADE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CALLING FOR AN INSPECTION. SUBMIT (2) PLAN COPIES TO THE BUILDING DEPARTMENT. ADDITIONAL FEES MAY APPLY FOR THESE CHANGES TO THE ORIGINAL PERMIT SET.
NOTE: THE ADDRESS OF THE PROPERTY MUST BE LOCATED AT THE STREET/DRIVEWAY ENTRANCE AND ALSO ON THE STRUCTURE. THE ADDRESS MUST BE A MINIMUM 4" IN HEIGHT AND HAVE A REFLECTIVE SURFACE.



SITE PLAN

SCALE: 1/8" = 1'-0"

TITLE 24 REQUIREMENTS:
PV/SOLAR STANDARD, 2.29 kwh/cd (MIN. REQUIRED)
FENESTRATION u/whgc = 0.30/0.23
DOOR/SOLID = u=0.5
EXTERIOR WALLS = R-19/ 2x6 @ 16" O.C.
CEILING/ATTIC = R-38 2x4 @ 24" O.C.
ROOF ABOVE ATTIC = NO INSULATION
FLOOR = R-19/ 2x6 @ 16" O.C.
HP HSPF2=1.5/SEER2=14.3 (WITH DUCT)
W/H TANK HEAT PUMP (EXAMPLE: RHEEM XE40T10H45U0)
1A9 FAN REQUIRED. 56 cfm 15 MINIMUM REQUIREMENT



CODE DATA:

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ANY OTHER APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

GENERAL INFORMATION

DUPLEX FOR:
ALEXIS DUPLEX
ALEXIS MORALES
PHONE: (415) 726-7086
549 GROVE AVE.
RICHMOND, CA 94801
CONTRA COSTA COUNTY

ENGINEER OF RECORD:
NORMAN SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BOULEVARD
FAIR OAKS, CA 95628
(916) 536-9585

SHEET INDEX:

- ARCHITECTURAL DRAWINGS:**
- 1 PLOT PLAN & FLOOR PLAN
 - 2 FOUNDATION PLAN & ROOF PLAN
 - 3 EXTERIOR ELEVATIONS
 - 4 SHEAR WALL LAYOUT & ELECTRICAL PLAN
 - 5 FRAMING SECTION & CABINETS
 - 6 & 7 2022 CA. GREEN BUILDING STANDARDS
 - 8 & 9 TITLE 24 ENERGY CODE CALCULATIONS

PRELIMINARY FLOOR PLAN

DUPLEX FOR:
ALEXIS MORALES
549 GROVE AVE.
RICHMOND, CA 94801

MOREBECK DESIGNS
409 DENNIS DR. - VACAVILLE, CA 95688 - (707) 448-9230

DRAWN	S.N. & T.M.	CHECKED
DATE	6-12-25	SCALE
NOTED	JOB NO.	
SHEET	1	
OF		SHEETS



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03017

File Date: 7/7/2025

Applicant:

CARPIO PROPERTI DEL DEL CARPIO
 PROPERTIES LLC
 1220 MARIN AVE
 SAN PABLO, CA 948064244

delcarpiopropertiesllc@gmail.com
 (510) 478-5638

Property Owner:

CARPIO PROPERTI DEL
 1220 MARIN AVE
 SAN PABLO, CA 948064244

delcarpiopropertiesllc@gmail.com
 (510) 478-5638

Project Description:

Request approval of a Development Plan for an approximately 2,400 square-foot duplex on an HE-C designated vacant site with a deviation to allow 2 parking spaces that are substandard in required length.

Project Location: (Address: 0 GERTRUDE AVE, RICHMOND, CA 94801), (APN: 409042021)

Additional APNs: 409-042-022-7

General Plan Designation(s): RMH

Zoning District(s): HE-C

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: NO

MAC/TAC: NORTH RICHMOND MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

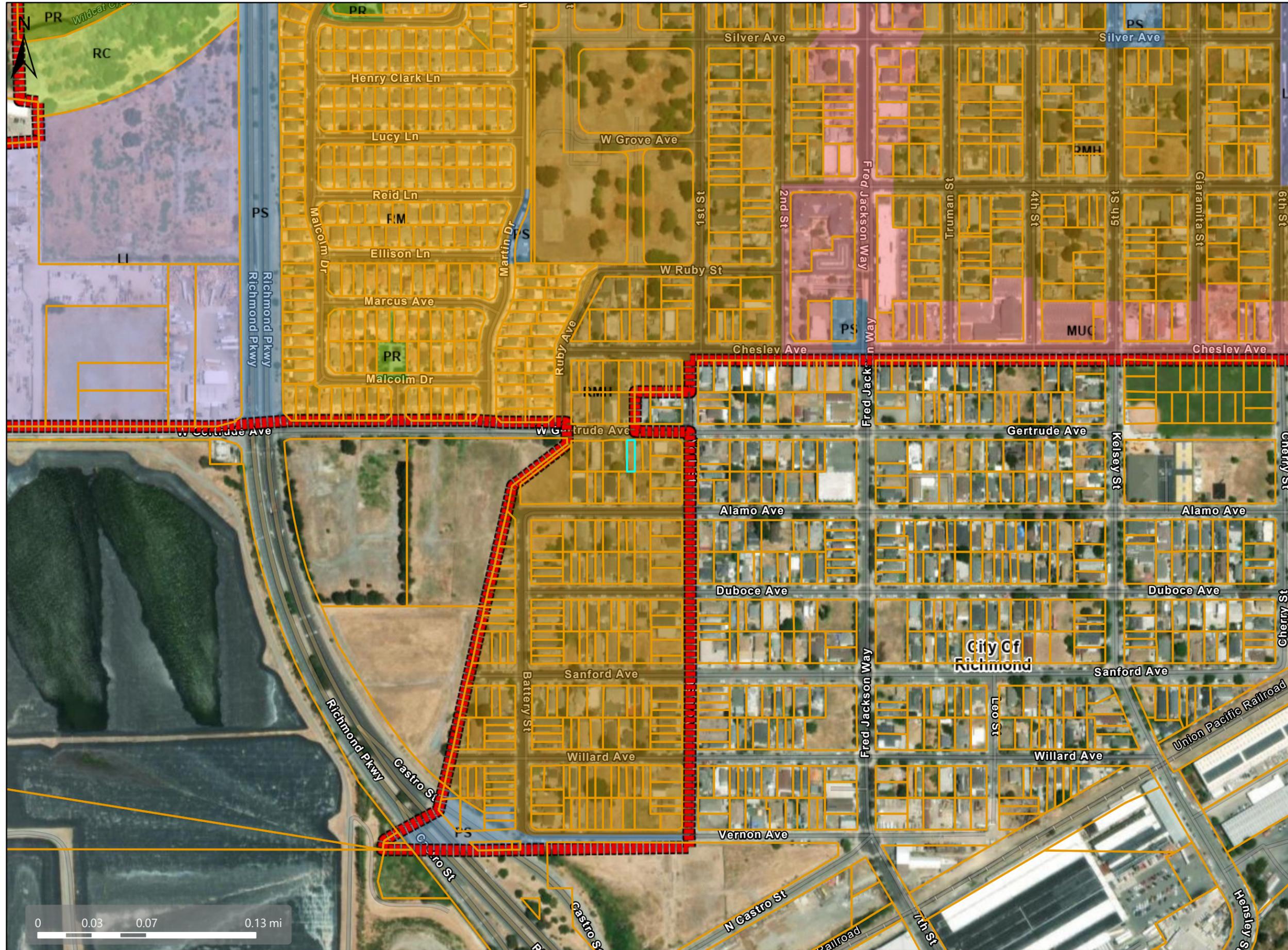
Housing Inventory Site: YES

Specific Plan: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
Total:				

General Plan: Residential Medium High Density (RMH)



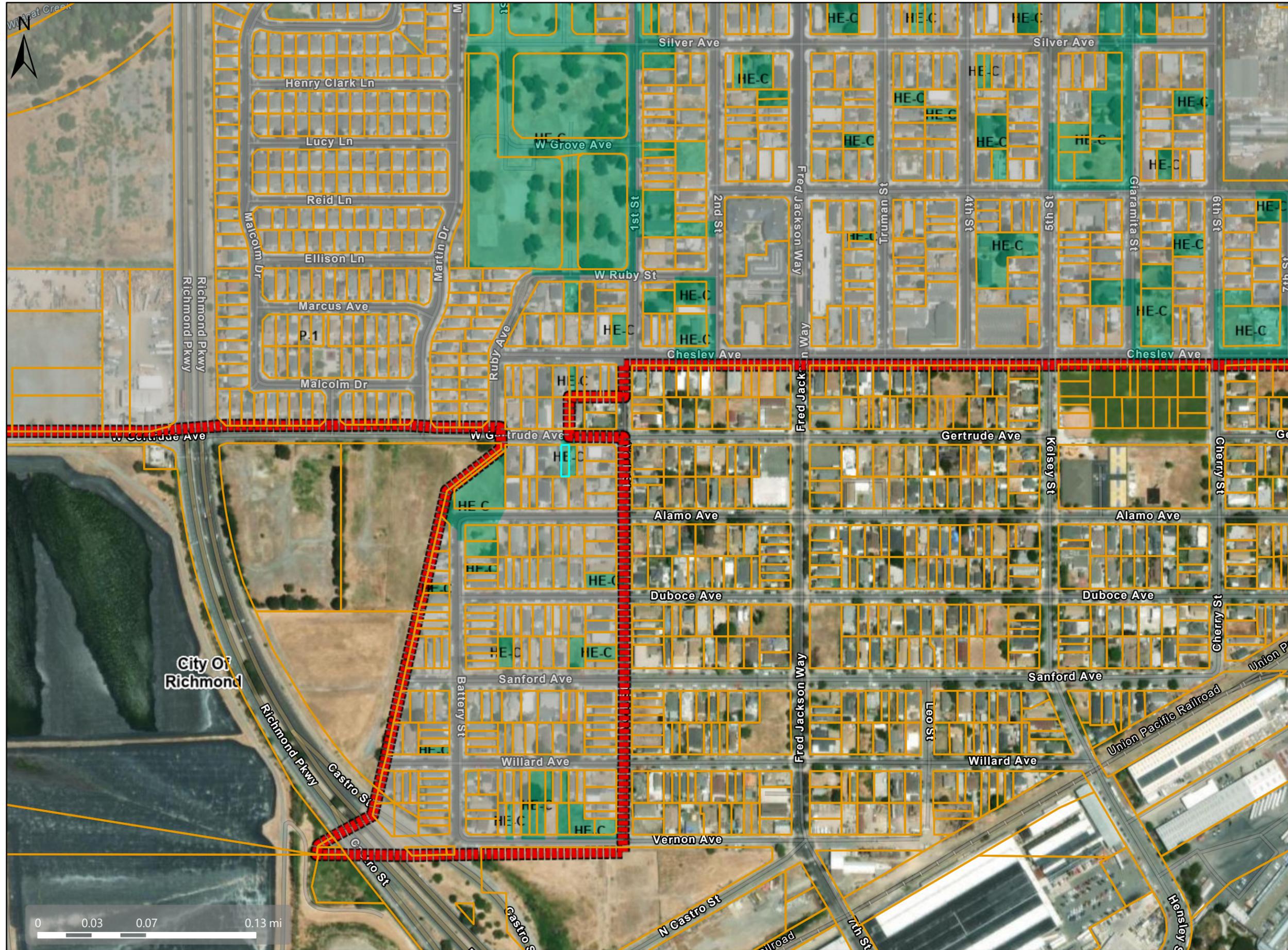
Map Legend

- Assessment Parcels
- General Plan**
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)
- City Limits

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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Zoning: Housing Element Consistency District (HE-C)

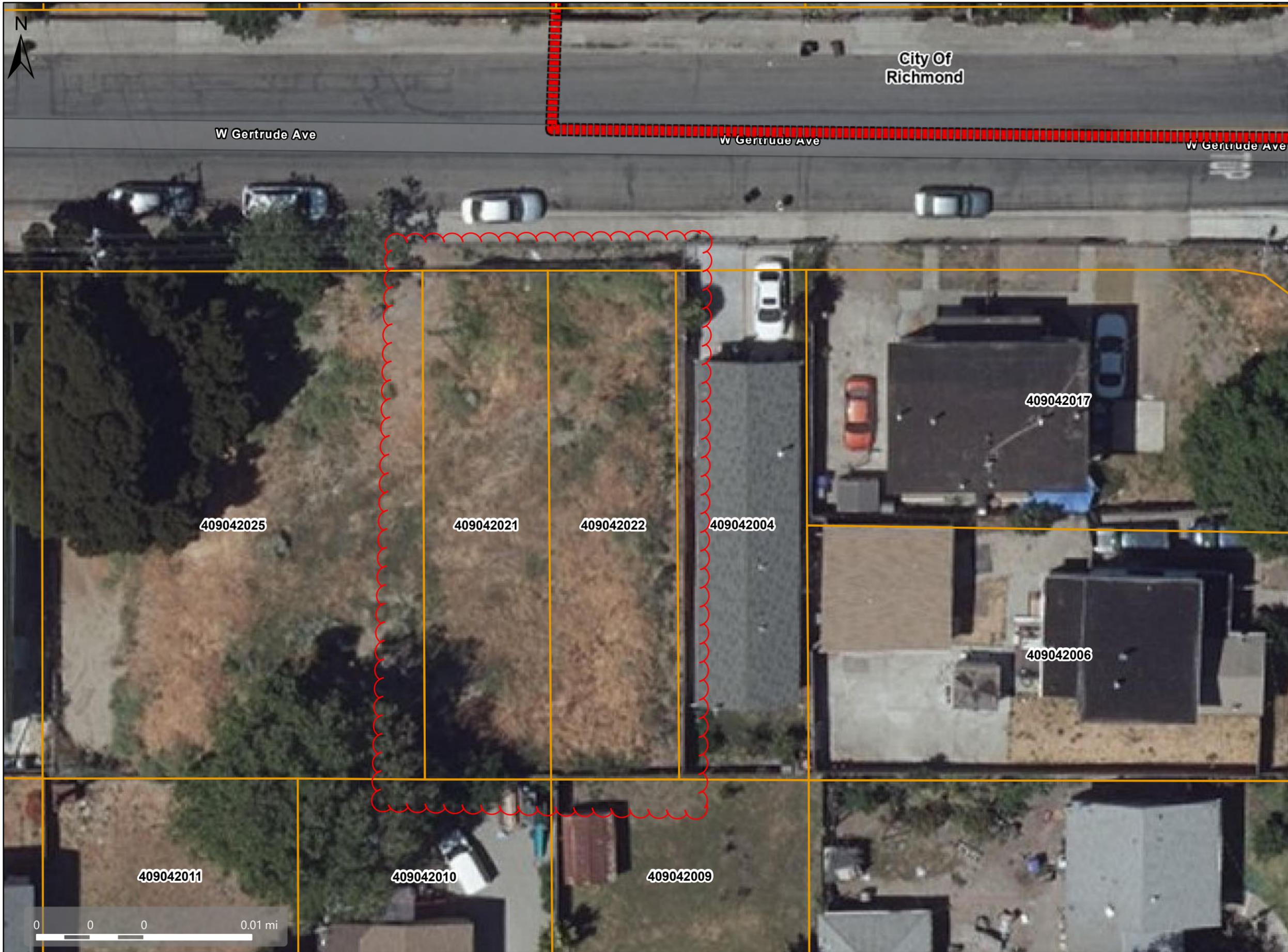


Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- City Limits

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PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

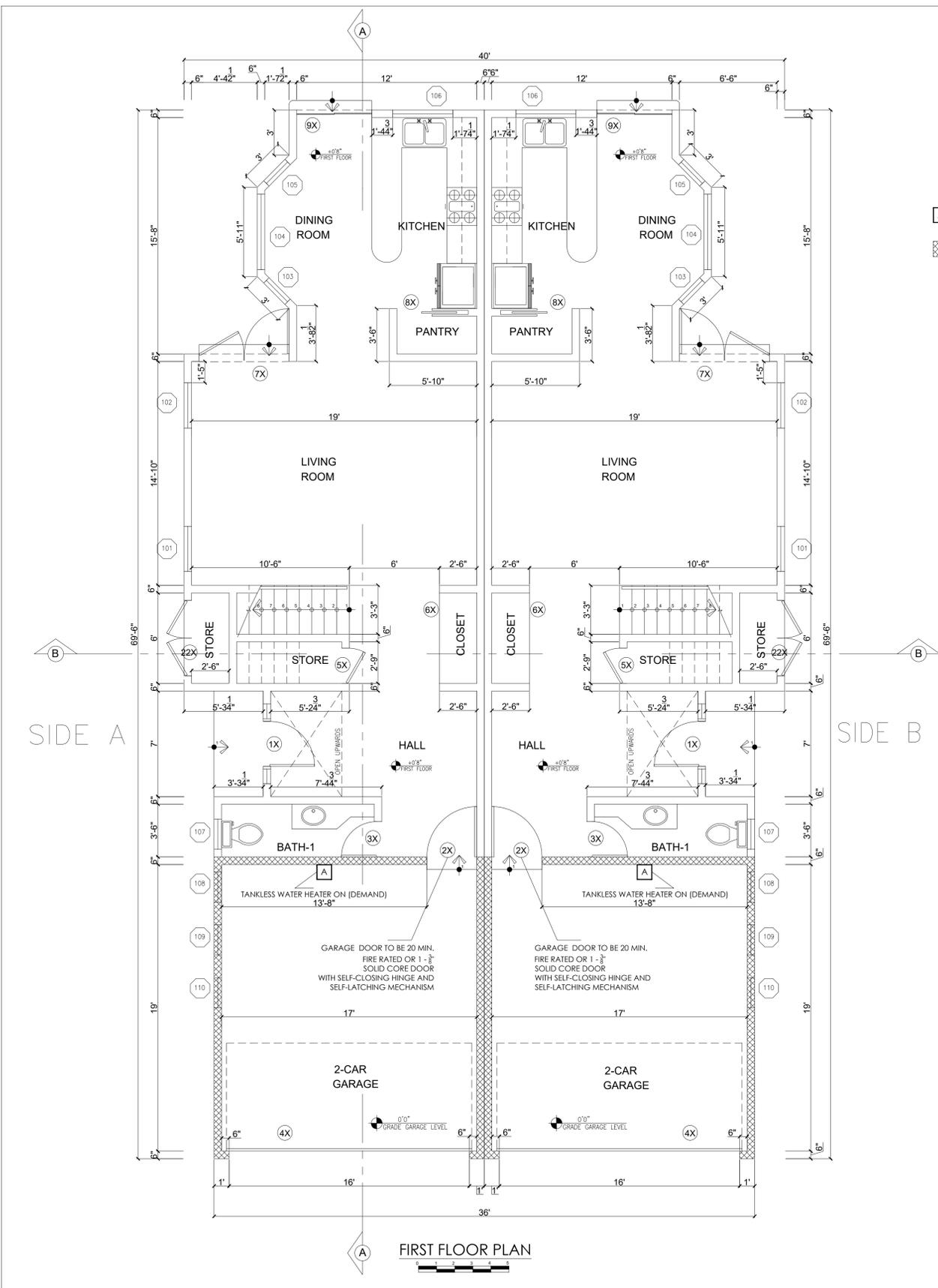


Map Legend

- Assessment Parcels
- City Limits

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Spatial Reference
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FLR. PLN. NOTES:

- A TANKLESS WATER HEATER ON (DEMAND)
- ONE HOUR FIRE RATED PROTECTED WALL COMMON WALL BETWEEN GARAGE AND LIVING AREA

BATHROOMS NOTES:

FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. NO URINAL SHALL BE SET CLOSER THAN 12 INCHES FROM ITS CENTER TO A SIDE WALL OR PARTITION NOR CLOSER THAN 24 INCHES (610 MM) CENTER TO CENTER.

EXCEPTION: THE INSTALLATION OF PAPER DISPENSERS OR ACCESSIBILITY GRAB BARS SHALL NOT BE CONSIDERED OBSTRUCTIONS.



WATER EFFICIENT PLUMBING FIXTURES

TYPE OF FIXTURE	REQUIRED WATER-CONSERVING PLUMBING FIXTURE (MAXIMUM FLOW-RATES)
WATER CLOSET	1.28 GALLONS/FLUSH
SHOWERHEAD	2.0 GALLONS/MINUTE AT 80PSI
FAUCET BATHROOM	1.2 GALLONS/MINUTE AT 80PSI MAXIMUM FLOW RATE (FAUCET BATHROOM) (CODE 4.303.1.4.1)

DOOR SCHEDULE

DOOR LETTER	SIZE	TYPE	HARDWARE	REMARKS
1X	5'3.5"x6'9"	WOOD WITH GLASS PANEL SINGLE DOOR 2 WINDOWS	LOCK, LEVEL, HARDWARE	PRINCIPAL DOOR
2X	3'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	20 MIN FIRE RATED
3X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
4X	16'0"x7'0"	WOOD 16 PANEL	LOCK, LEVEL, HARDWARE	GARAGE DOOR
5X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
6X	3'0"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	2-CLOSET DOOR
7X	6'0"x8'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SWINGING DOORS
8X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	POCKET DOOR
9X	5'0"x7'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SLIDING DOOR
10X	2'8"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
11X	3'0"x7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	2-CLOSET DOOR
12X	2'8"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
13X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
14X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
15X	2'4"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
16X	6'0"x7'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SLIDING DOOR
17X	3'0"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
18X	10'0"x7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	4-CLOSET DOOR
19X	2'8"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
20X	3'0"x7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
21X	15'8"x7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	8-CLOSET DOOR
22X	5'0"x4'0"	WOOD	LOCK, LEVEL, HARDWARE	

WINDOW SCHEDULE

NO	STYLE	SIZE		MATERIAL	PROTECTION	GLASS TYPE	MANUFACTURER	STYLELINE	REMARKS
		WIDTH	HEIGHT						
101	HORIZONTAL SLIDER	3'-0"	5'-0"	VINYL			MILLGARD		
102	HORIZONTAL SLIDER	3'-0"	5'-0"	VINYL			MILLGARD		
103	PICTURE	2'-0"	5'-0"	VINYL			MILLGARD		
104	HORIZONTAL SLIDER	5'-0"	5'-0"	VINYL			MILLGARD		
105	PICTURE	2'-0"	5'-0"	VINYL			MILLGARD		
106	HORIZONTAL SLIDER	4'-0"	4'-0"	VINYL			MILLGARD		
107	AWNING	2'-0"	2'-0"	VINYL			MILLGARD		
108	AWNING	2'-0"	2'-0"	VINYL			MILLGARD		
109	AWNING	2'-0"	2'-0"	VINYL			MILLGARD		
110	AWNING	2'-0"	2'-0"	VINYL			MILLGARD		

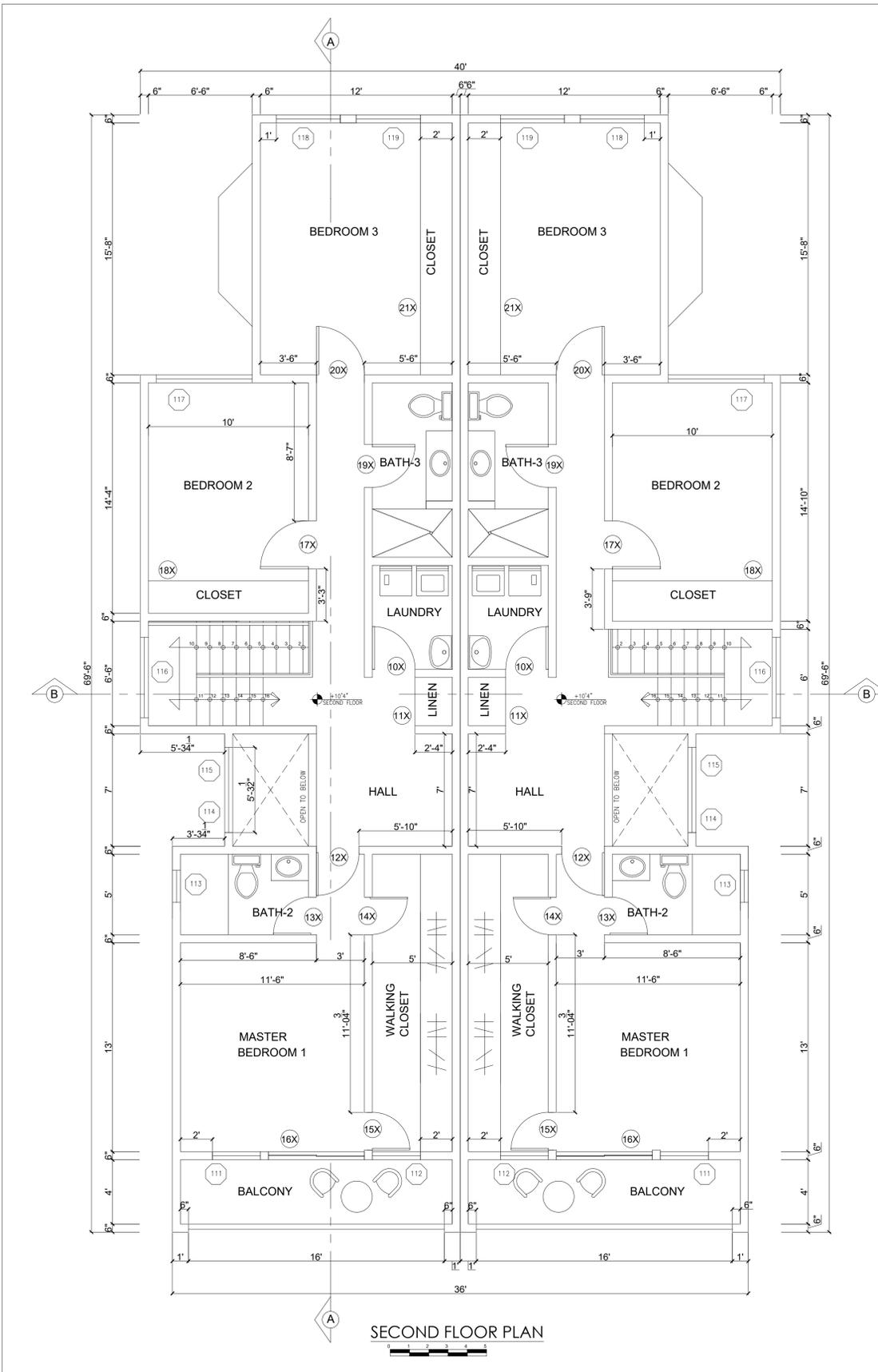
NO REVISION

1	03/2025
2	05/2025

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA
FIRST FLOOR PLAN, WINDOW - DOORS

HR
HR
EA

A2



FLR. PLN. NOTES:

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- ONE HOUR FIRE RATED PROTECTED WALL COMMON WALL BETWEEN GARAGE AND LIVING AREA

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SHOWERHEAD	2.5 GALLONS/MINUTE AT 80PSI
FACET BATHROOM	1.2 GALLONS/MINUTE AT 60PSI MAX LAVATORY FACET (FACET BATHROOM) - CODE 4.020.1.1.1

DOOR SCHEDULE

DOOR LETTER	SIZE	TYPE	HARDWARE	REMARKS
1X	5'3.5"X8'9"	WOOD WITH GLASS PANEL SINGLE DOOR 2 WINDOWS	LOCK, LEVEL, HARDWARE	PRINCIPAL DOOR
2X	3'4"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	20 MIN FIRE RATED
3X	2'4"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
4X	16'0"X7'0"	WOOD 16 PANEL	LOCK, LEVEL, HARDWARE	GARAGE DOOR
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7X	6'0"X8'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SWINGING DOORS
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9X	5'0"X7'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SLIDING DOOR
10X	2'8"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
11X	3'0"X7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	2-CLOSET DOOR
12X	2'8"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
13X	2'4"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
14X	2'4"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
15X	2'4"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
16X	6'0"X7'0"	PATIO DOOR	LOCK, LEVEL, HARDWARE	SLIDING DOOR
17X	3'0"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
18X	10'0"X7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	4-CLOSET DOOR
19X	2'8"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
20X	3'0"X7'0"	WOOD 6 PANEL	LOCK, LEVEL, HARDWARE	
21X	15'8"X7'0"	WOOD 3 PANEL	LOCK, LEVEL, HARDWARE	8-CLOSET DOOR
22X	5'0"X4'7"	WOOD	LOCK, LEVEL, HARDWARE	

WINDOW SCHEDULE

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		WIDTH	HEIGHT					
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112	HORIZONTAL SLIDER	3'-0"	5'-0"	VNYL		MILLGARD		
113	AWNING	2'-0"	2'-0"	VNYL		MILLGARD		
114	PICTURE	5'-3.5"	2'-0"	VNYL		MILLGARD		
115	PICTURE			VNYL		MILLGARD		
116	HORIZONTAL SLIDER	5'-0"	2'-0"	VNYL		MILLGARD		
117	HORIZONTAL SLIDER	6'-0"	5'-0"	VNYL		MILLGARD		
118	HORIZONTAL SLIDER	4'-0"	5'-0"	VNYL		MILLGARD		
119	HORIZONTAL SLIDER	4'-0"	5'-0"	VNYL		MILLGARD		

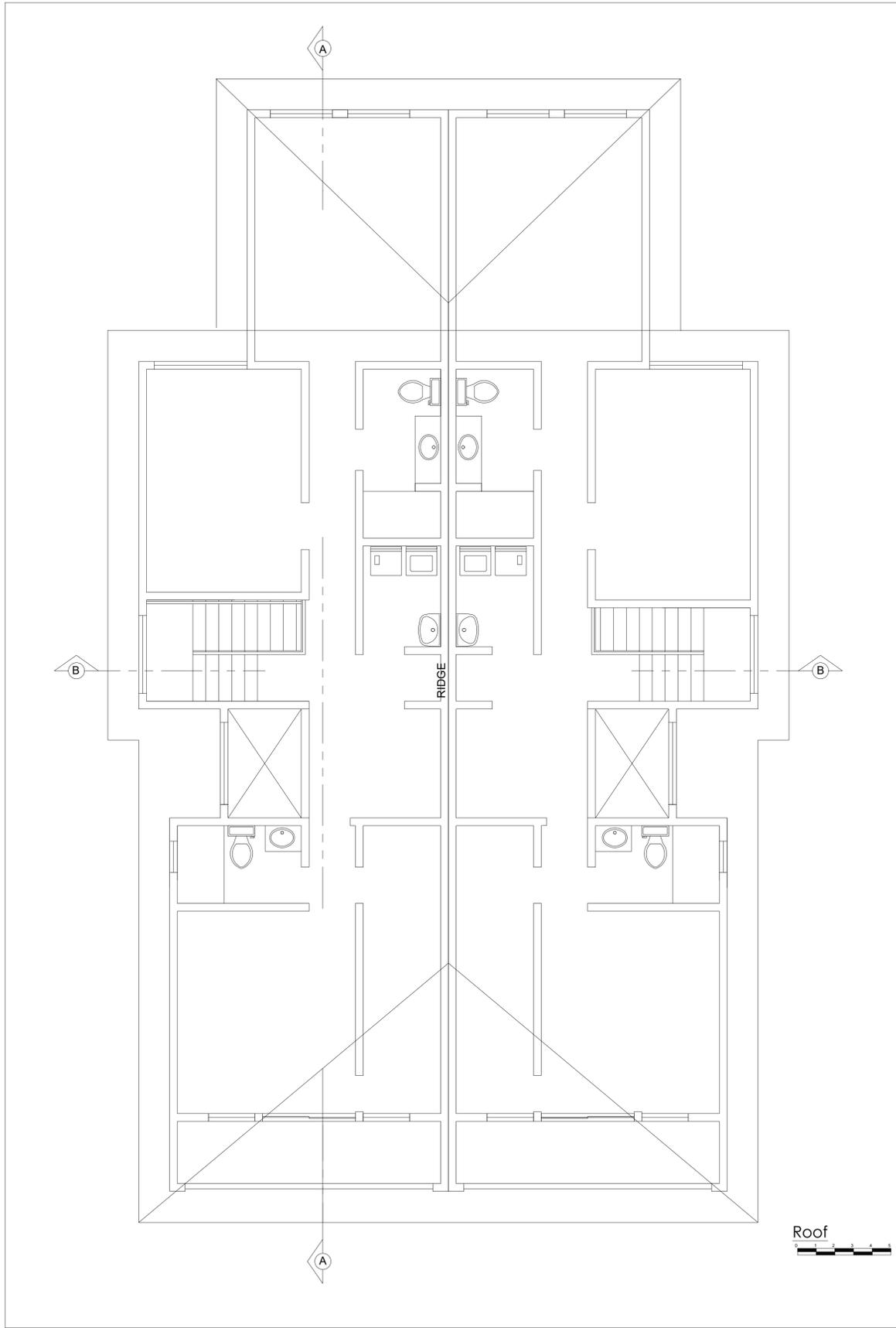
NO REVISION
A 03/2025
B 05/2025

**DUPLEX FAMILY RESIDENCE
 O WEST GERTRUDE
 RICHMOND, CA**

SECOND FLOOR PLAN, WINDOW - DOORS

HR
HR
EA

A3



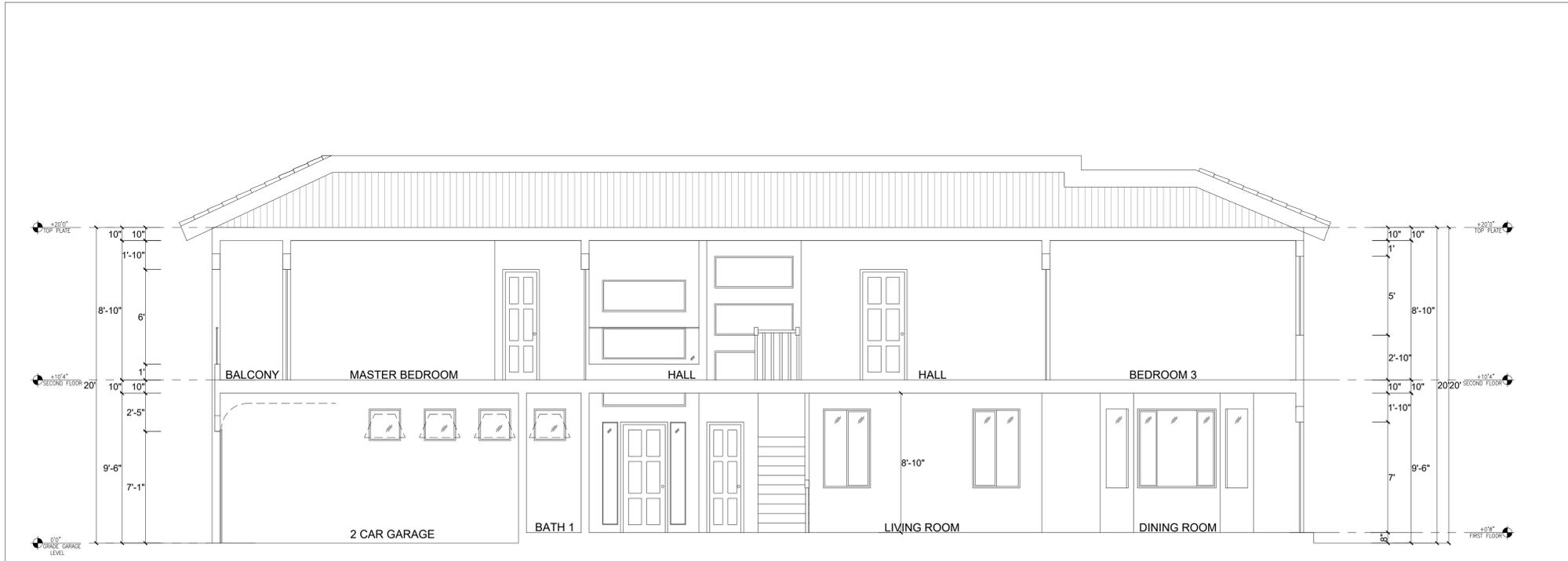
Architectural Design

NO REVISION
 ▲ 03/2025
 ▲ 05/2025

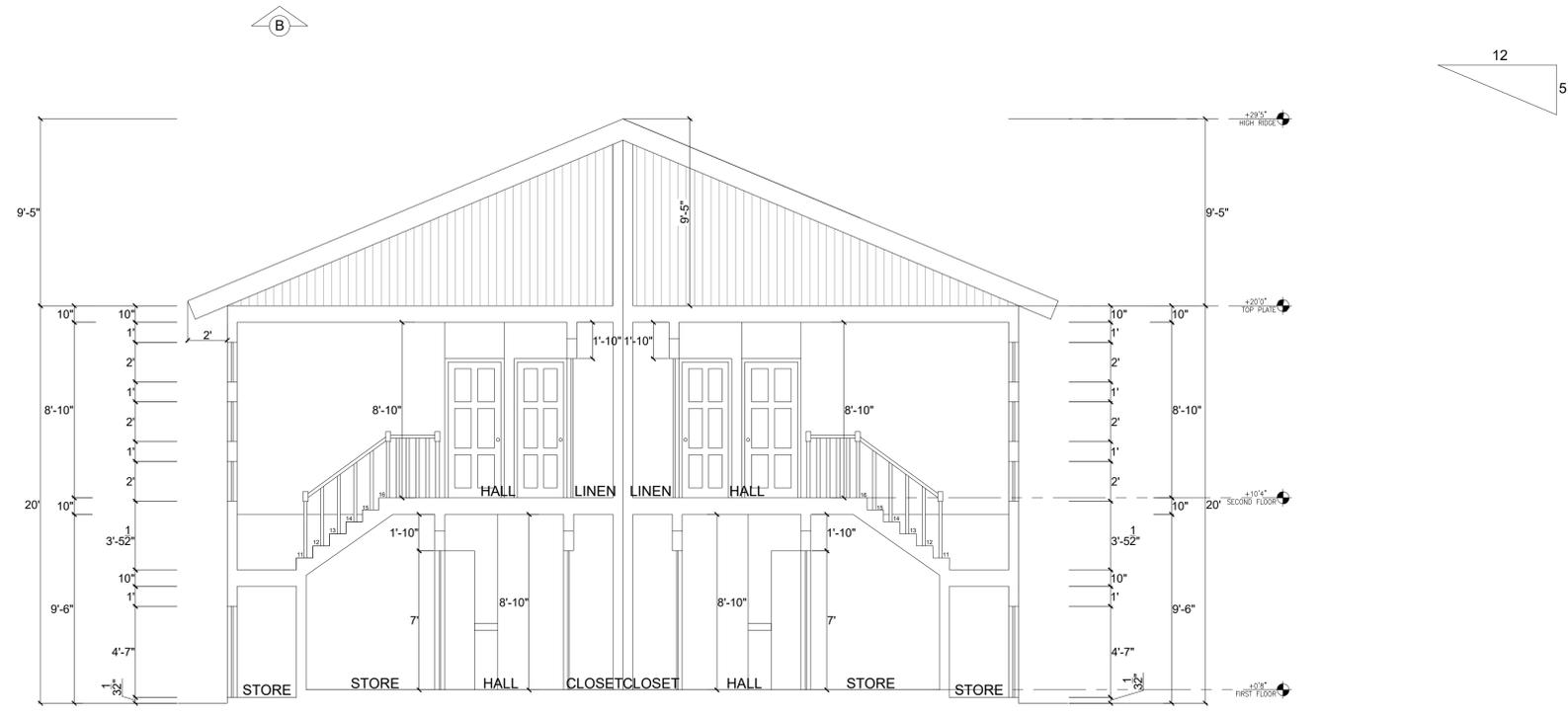
DUPLEX FAMILY RESIDENCE
 O WEST GERTRUDE
 RICHMOND, CA
 ROOF PLAN

HR
 HR
 EA

A4



SECTION A-A



SECTION B-B

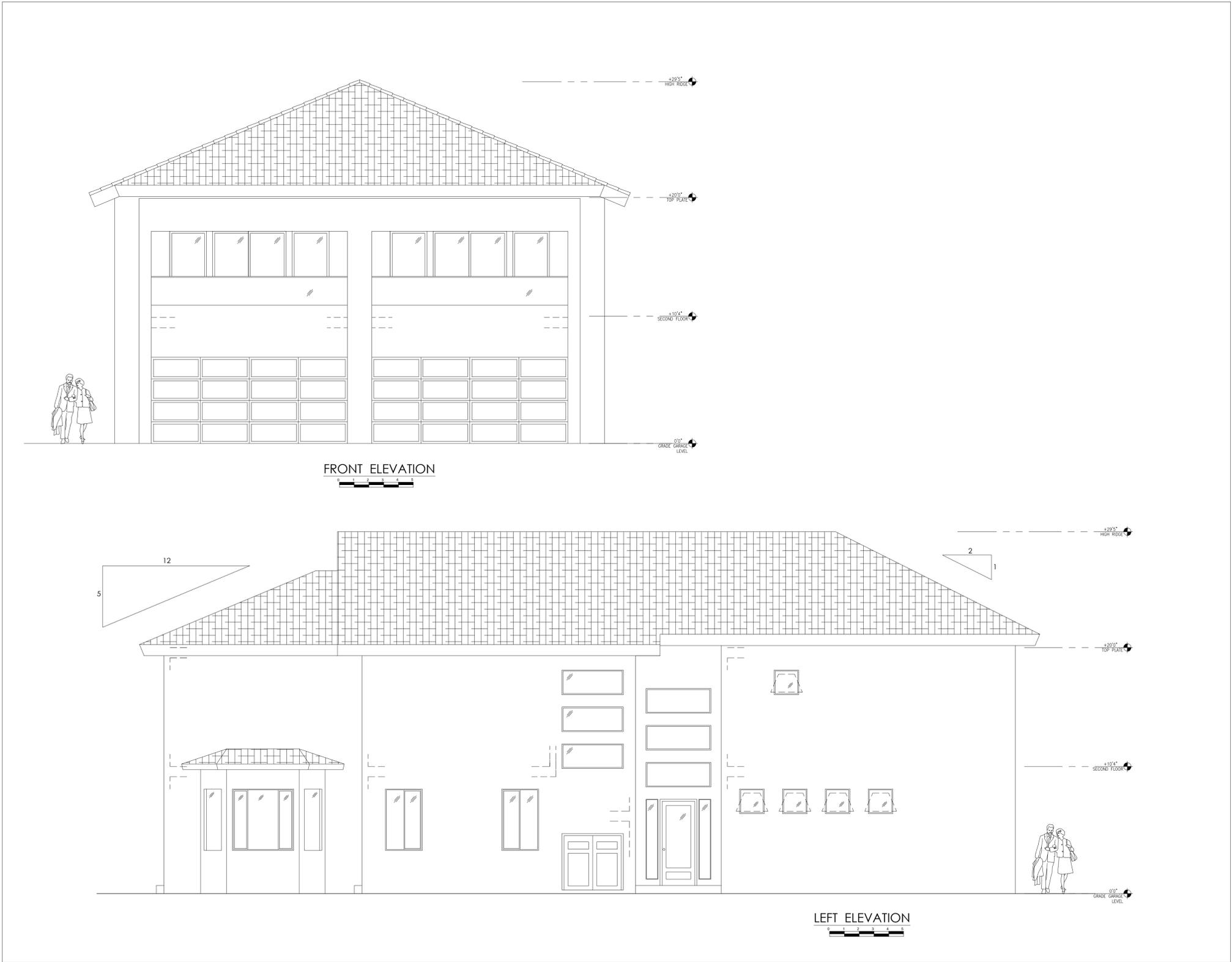
NO REVISION
 03/2025
 05/2025

DUPLEX FAMILY RESIDENCE
 O WEST GERTRUDE
 RICHMOND, CA

SECTIONS

HR
 HR
 EA

A5



NO REVISION
 1 03/2025
 2 05/2025
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DUPLEX FAMILY RESIDENCE
 O WEST GERTRUDE
 RICHMOND, CA

ELEVATIONS

HR
EA

A6



FRONT ELEVATION



LEFT ELEVATION

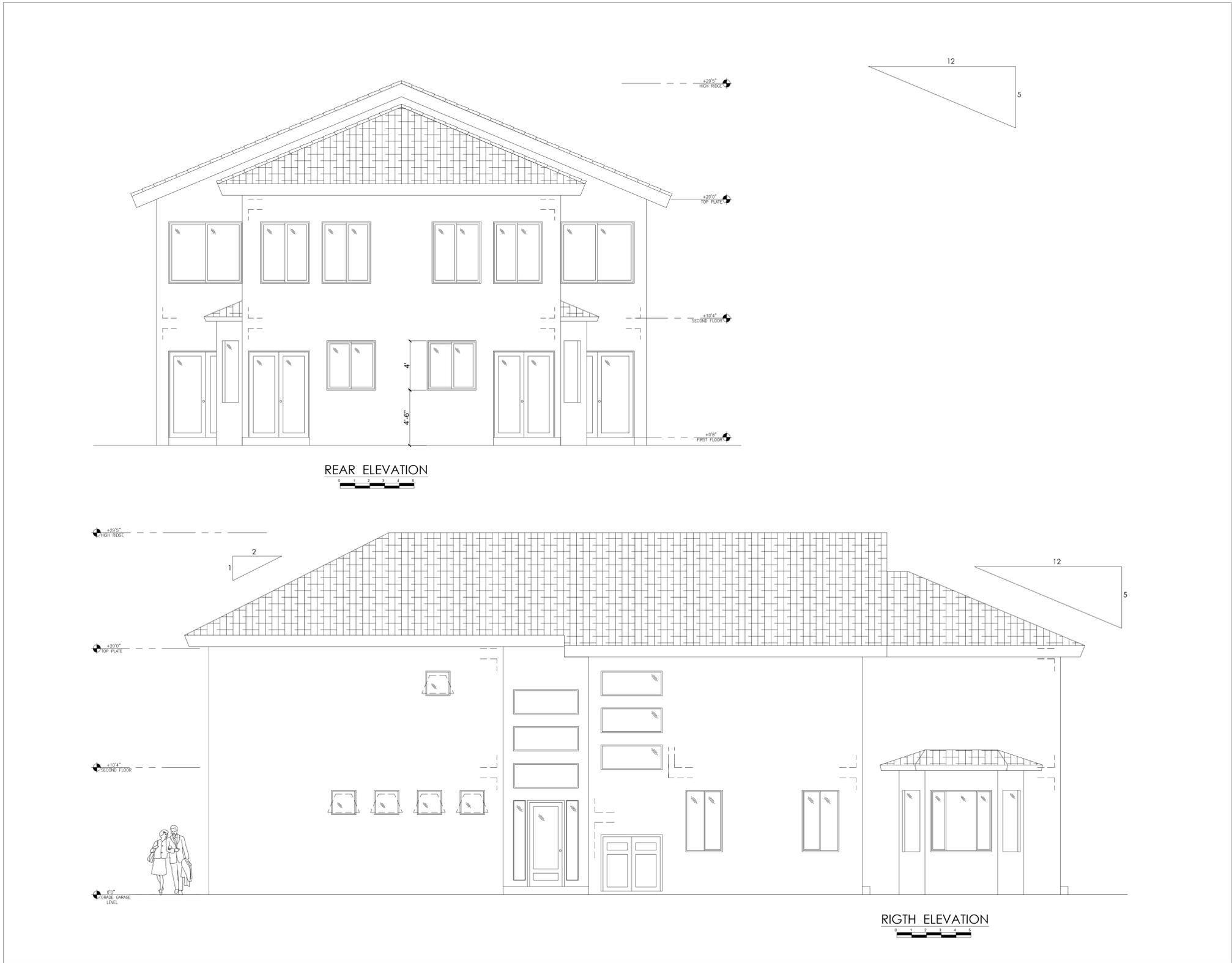
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1 03/2025
2 05/2025
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DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA

ELEVATIONS

HR
5/25

A6



**DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA
ELEVATIONS**

A7

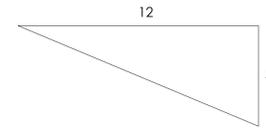
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HR
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NO REVISION
1 03/2025
2 05/2025
3
4
5

Architectural Design



REAR ELEVATION



LEFT ELEVATION



NO REVISION
 03/2025
 05/2025

DUPLEX FAMILY RESIDENCE
 O WEST GERTRUDE
 RICHMOND, CA

ELEVATIONS

HR
 HR
 EA

A7



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5004

Agenda Date: 12/2/2025

Agenda #: 6.

Advisory Board: North Richmond Municipal Advisory Council

Subject: Presentation: Partnering for a Cleaner Future (West County Wastewater)

Information: Presentation: Partnering for a Cleaner Future (West County Wastewater)

PARTNERING FOR A CLEANER FUTURE:

**UNDERSTANDING WASTEWATER
MANAGEMENT AND COMPLIANCE**

12/2/2025

I&P DEPARTMENT



**WEST COUNTY
WASTEWATER**



AGENDA

- Purpose of Sewer Lateral Compliance
- About West County Wastewater
 - Service Area
 - Responsible Wastewater Management
- Sewer Lateral Compliance
- Incentive program
- Contact Information

PURPOSE OF THE SEWER LATERAL COMPLIANCE PROGRAM



Protect public health



Environmental stewardship



Maintain private sewer laterals compliance to protect our environment



Preventing spills



Keeping waterways clean



Ensuring a reliable wastewater system for the future.

SERVICE AREA

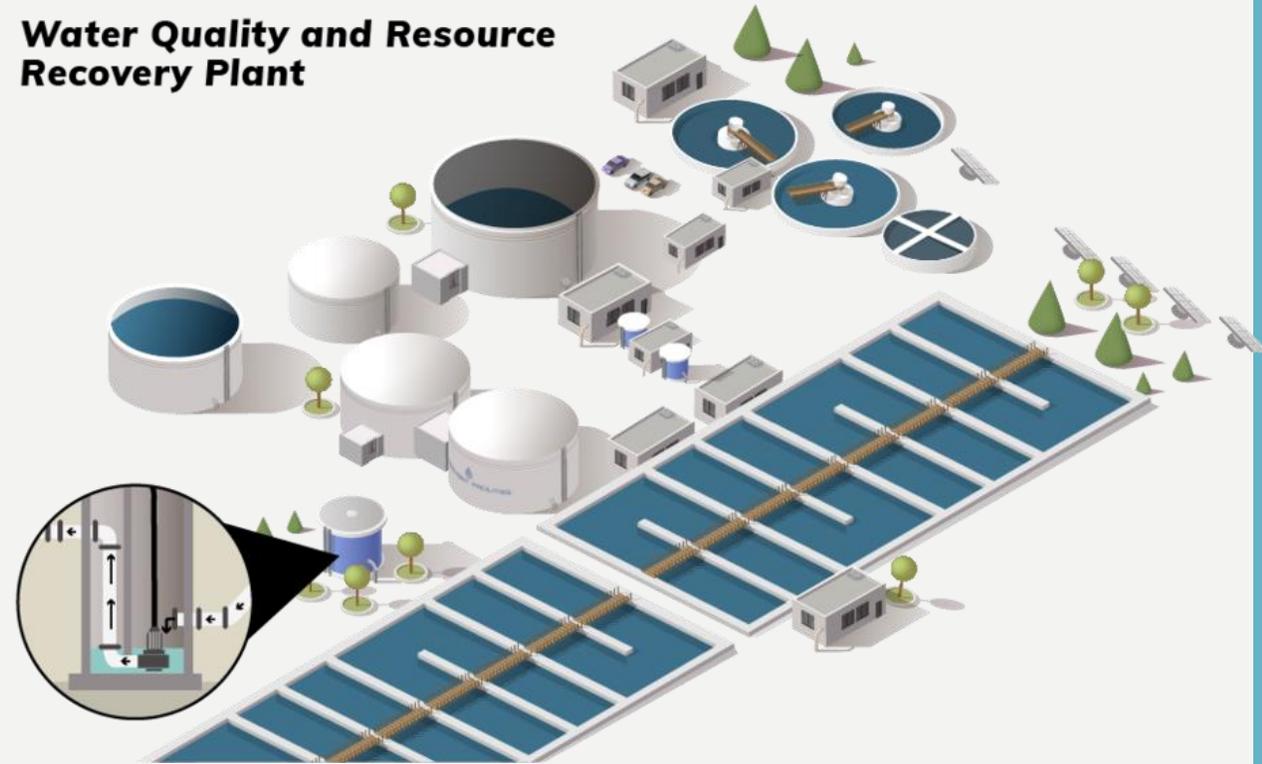
https://www.wcwg.org/about-us/#_service-area



RESPONSIBLE WASTEWATER MANAGEMENT

- 249 miles of gravity sewer pipelines
- 17 lift stations,
- 6 miles of pressure force mains,
- Processing of 12.5 million gallons per day (mgd), average dry weather flow.

Water Quality and Resource Recovery Plant



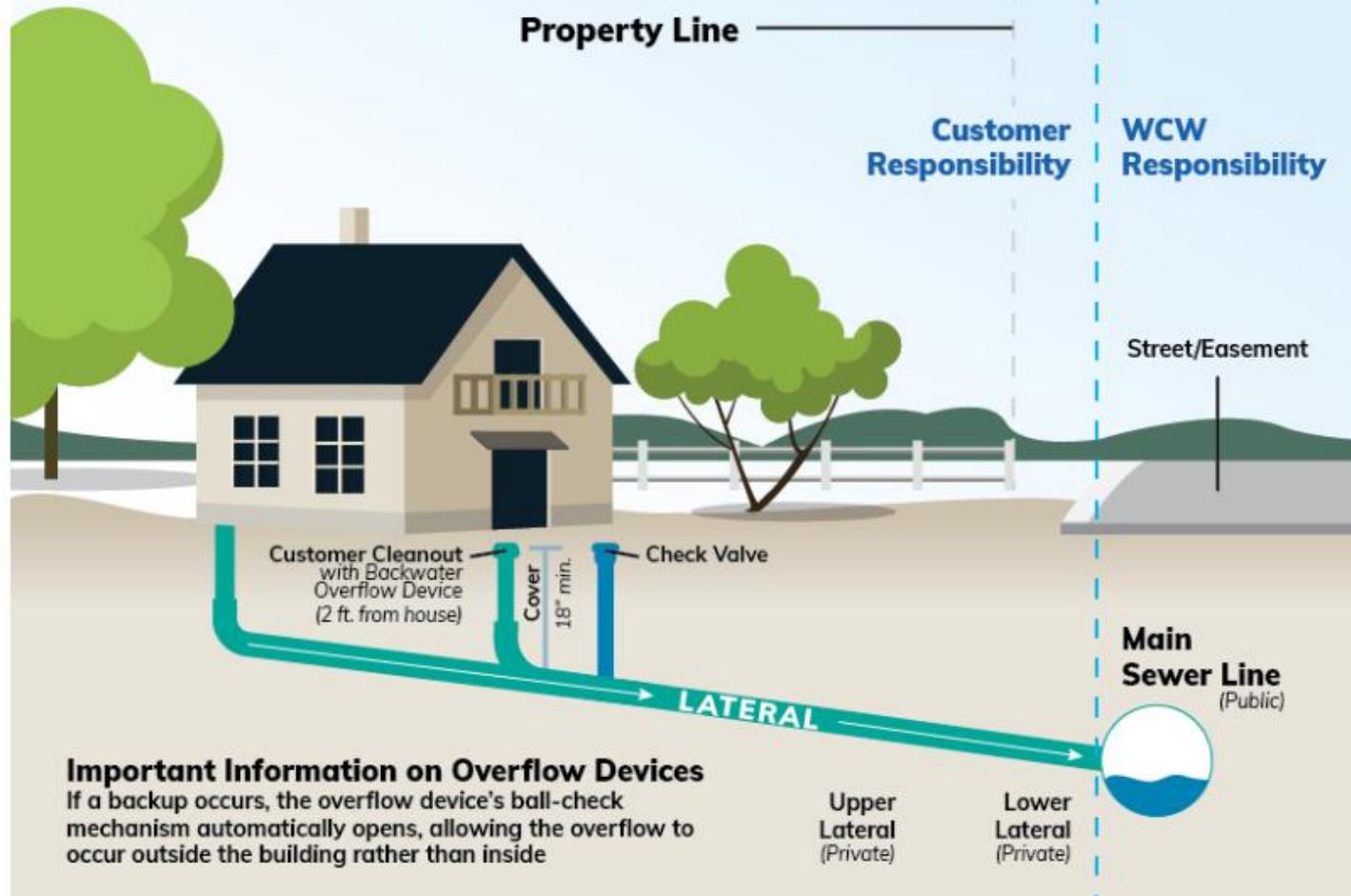
WHAT NOT TO FLUSH: PROTECTING PLUMBING AND ENVIRONMENT



F.O.G: Fat, Oil, Grease



TYPICAL HOUSE SEWER CONNECTION



Important Information on Overflow Devices
If a backup occurs, the overflow device's ball-check mechanism automatically opens, allowing the overflow to occur outside the building rather than inside

WHO IS RESPONSIBLE?

WCW maintains its sewer mains located within public streets or easements, as well as the pipes, pumps and other components that make up the sewage collection, treatment and disposal system. Customers are responsible for the internal plumbing and sewer lateral up to the point of connection with the public sewer main, including the portion under the sidewalk and street. A WCW sewer permit is required for all sewer work that takes place outside of a building.

SEWER REPAIRS & PERMITS

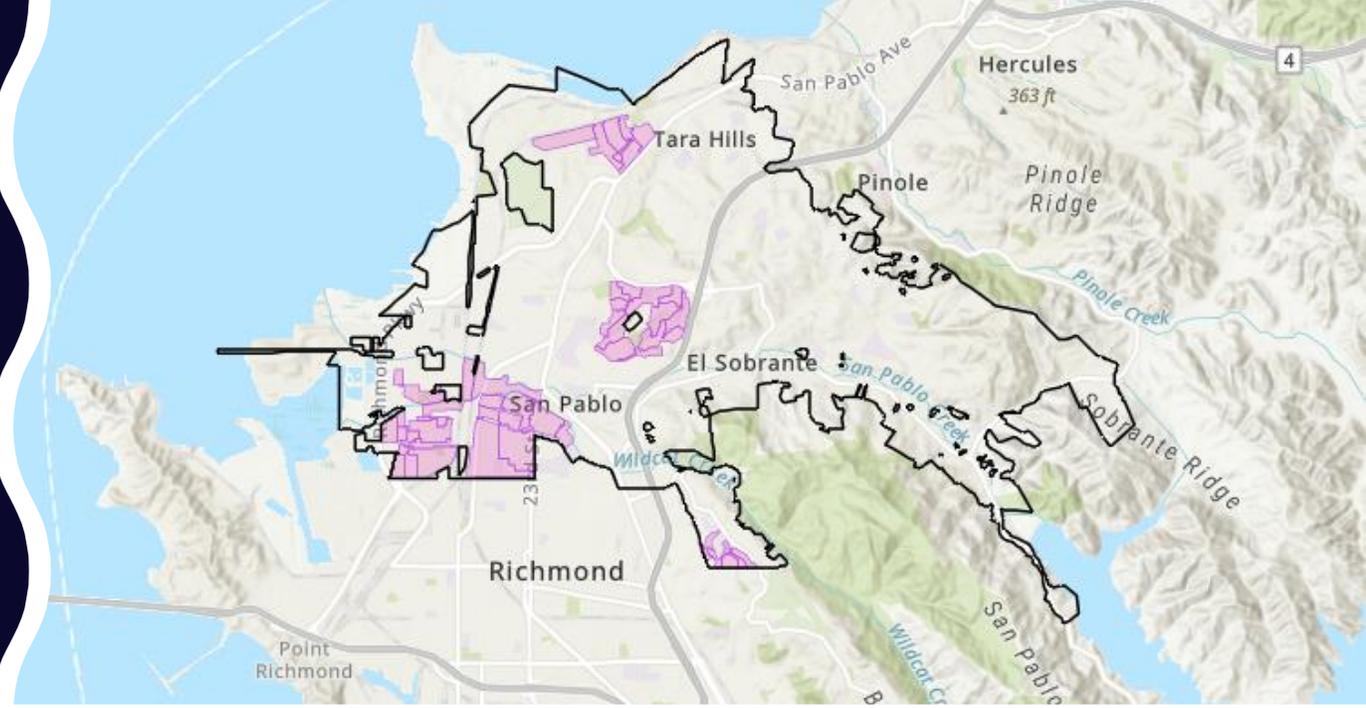
WHAT IS A SEWER LATERAL?

A sewer lateral pipe connects your property to the public sewer. Property owners are responsible for the care and maintenance of laterals. When buying or selling a house, you need a certificate of sewer lateral compliance from WCW.

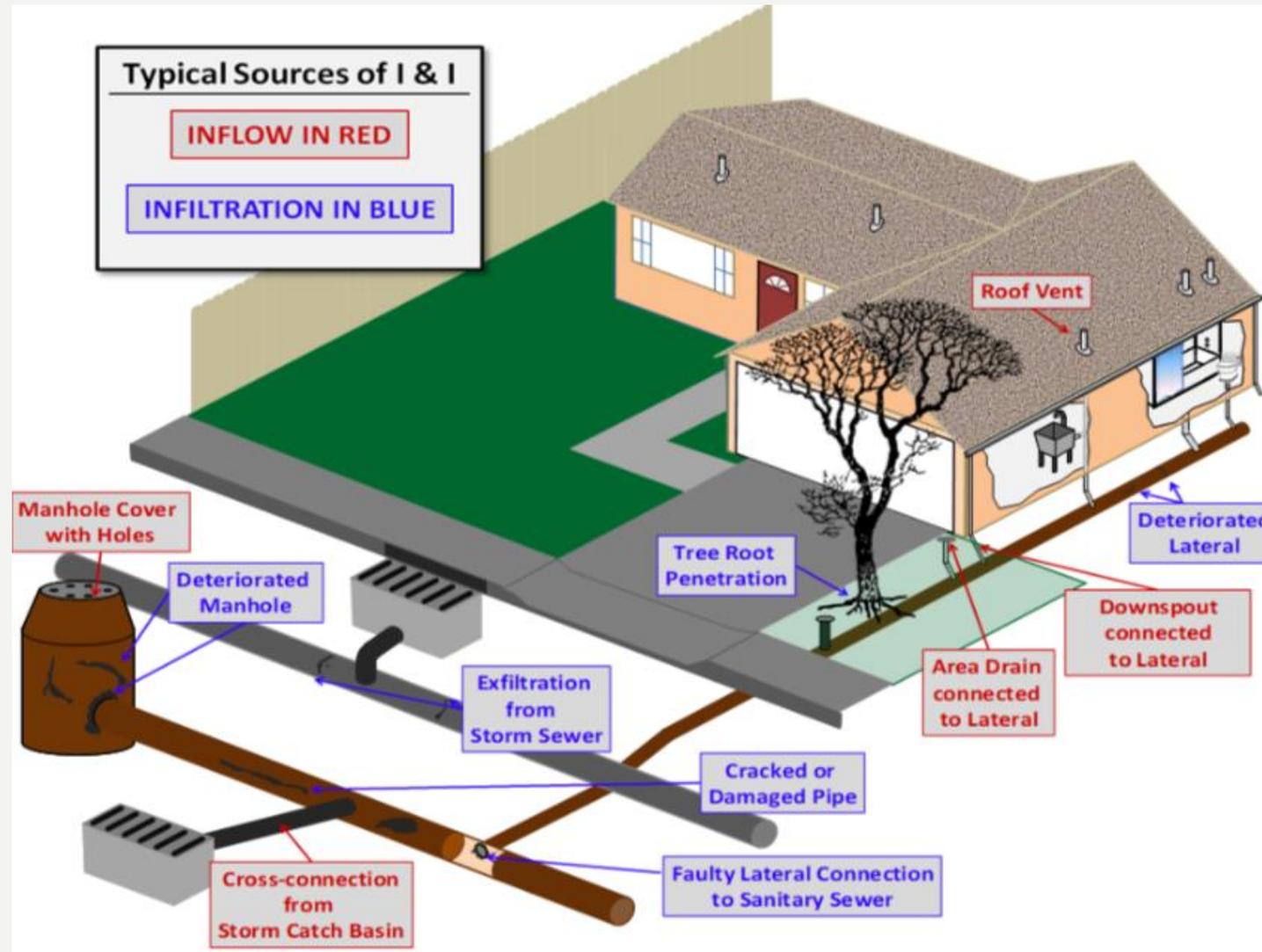
HOW CAN I PREVENT BACKUPS?

Most overflows and backups are caused by FOG (fats, oils and grease) that clog drains and pumps or by inappropriate items, like wipes, floss or hygiene products that get flushed down the toilet. You can prevent backups by throwing these items in the trash and keeping them out of your drains and pipes. Property owners are also required to install a backwater overflow prevention device.

HIGH INFLOW & INFILTRATION (I&I)



INFLOW & INFILTRATION



PIPES PROGRAM

THE PUBLIC INCENTIVE PROGRAM FOR EFFICIENCY OF SEWERS (PIPES)

HIGH INFLOW & INFILTRATION AREAS

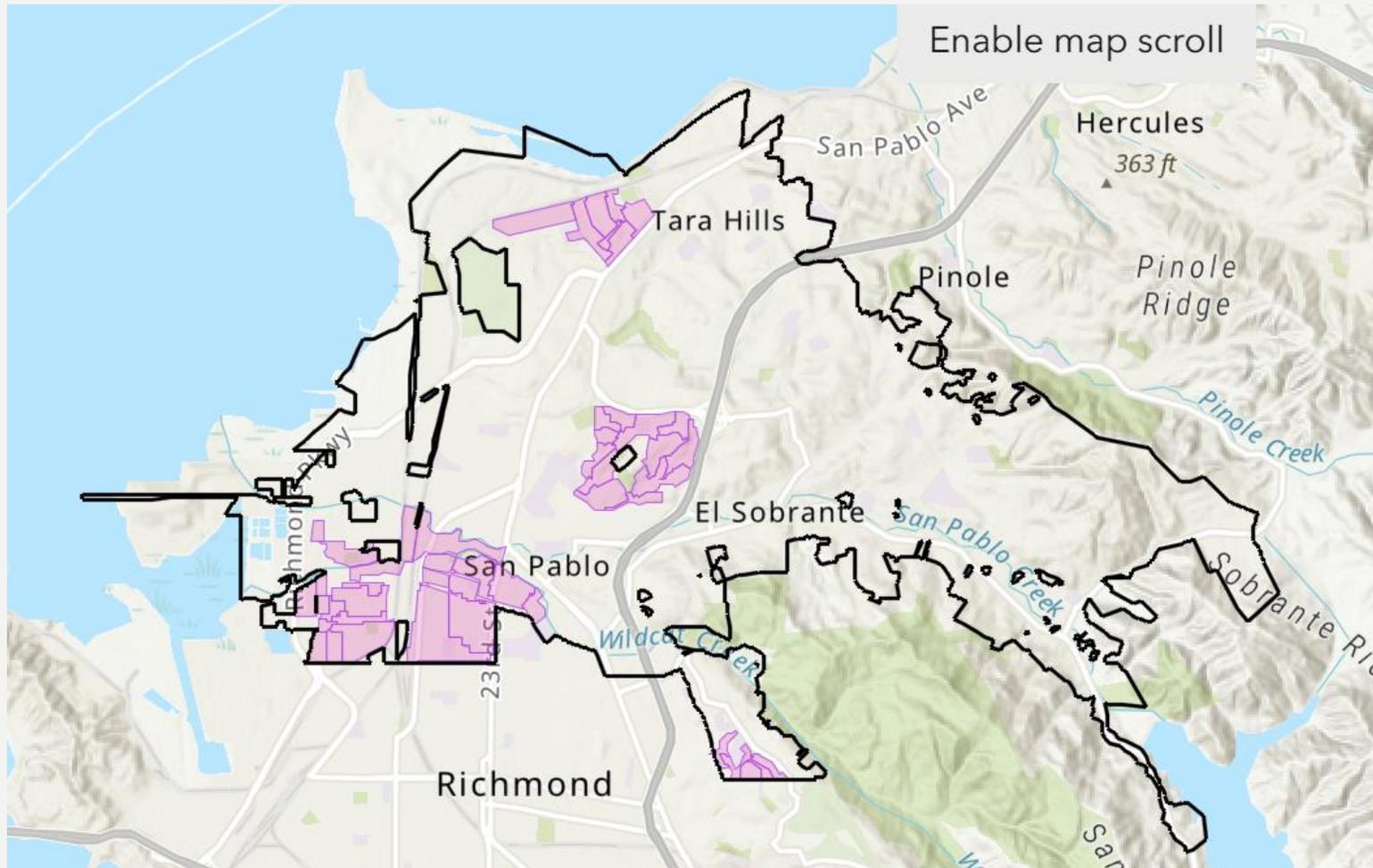
REBATE TYPE	MAXIMUM REBATE
Lateral replacement longer than 100 feet or deeper than 10 feet	\$4,500
Lateral replacement all other pipelines	\$3,000
Lateral repair all	\$1,000

ALL OTHER AREAS

REBATE TYPE	MAXIMUM REBATE
Lateral replacement longer than 100 feet or deeper than 10 feet	\$3,000
Lateral replacement all other pipelines	\$1,500
Lateral repair all	\$500

PIPES PROGRAM

THE PUBLIC INCENTIVE PROGRAM FOR EFFICIENCY OF SEWERS (PIPES)



OUTREACH STRATEGIES

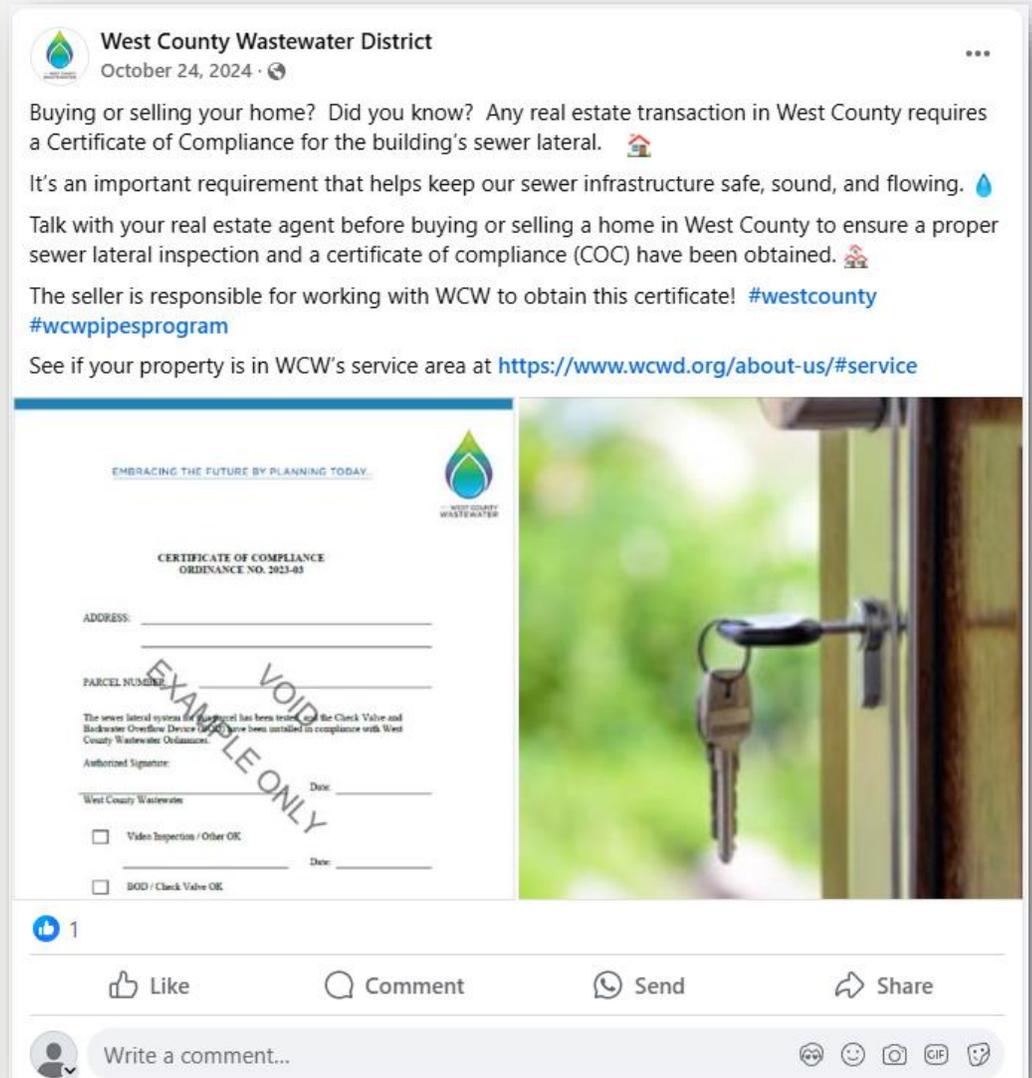
Social Media

Mail Correspondence

In-Person Engagement

SEWER LATERAL COMPLIANCE OUTREACH

- Social Media Outreach



West County Wastewater District
October 24, 2024 · 🌐

Buying or selling your home? Did you know? Any real estate transaction in West County requires a Certificate of Compliance for the building's sewer lateral. 🏠

It's an important requirement that helps keep our sewer infrastructure safe, sound, and flowing. 💧

Talk with your real estate agent before buying or selling a home in West County to ensure a proper sewer lateral inspection and a certificate of compliance (COC) have been obtained. 🏠

The seller is responsible for working with WCW to obtain this certificate! #westcounty #wcpipesprogram

See if your property is in WCW's service area at <https://www.wc wd.org/about-us/#service>

EMBRACING THE FUTURE BY PLANNING TODAY.



CERTIFICATE OF COMPLIANCE
ORDINANCE NO. 2023-03

ADDRESS: _____

FARCEL NUMBER: _____

The sewer lateral system for this parcel has been tested and the Check Valve and Backwater Overflow Device (BOD) have been installed in compliance with West County Wastewater Ordinance.

Authorized Signature: _____ Date: _____

West County Wastewater _____ Date: _____

Video Inspection / Other OK _____ Date: _____

BOD / Check Valve OK _____ Date: _____



1

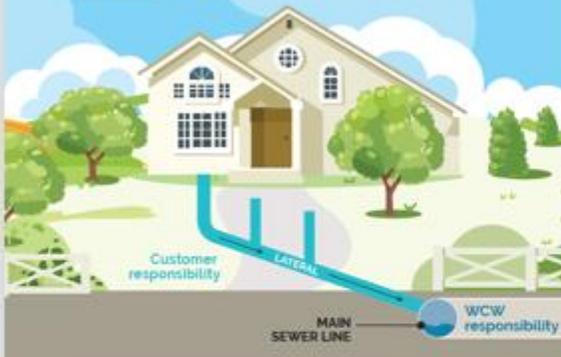
Like Comment Send Share

Write a comment...

SEWER LATERAL COMPLIANCE OUTREACH

- Mail Correspondence Outreach

GET REBATES
UP TO \$4,500*
for Sewer Repairs with PIPES



Repair, Replace, Rebate

The Public Incentive Program for Efficiency of Sewers (PIPES) provides rebates to residential and commercial property owners within the West County Wastewater area to repair or replace damaged sewer laterals. Sewer laterals are the pipes that connect homes and businesses to public sewer mains.

To improve the environmental quality of our community and reduce the financial impact on property owners, PIPES provides rebates covering half the cost to replace damaged laterals
- up to \$4,500* !

The program also covers 50% of the cost of repairing damaged laterals
- up to \$1,000*.



West County Wastewater
2910 Hilltop Drive
Richmond, CA 94806

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Why PIPES?

Left unrepaired, damaged sewer lateral lines can create local contamination issues, damage the environment, and allow excess water to enter and potentially overwhelm the wastewater treatment system.

Don't let this opportunity go down the drain!

Learn more on our website.
wcwd.org/pipes

Contact Us
pipesprogram@wcwd.org
510-222-6700, Option 3



Scan to learn more.

SEWER LATERAL COMPLIANCE OUTREACH



CONTACT

Website: <https://www.wcwd.org>

Inspection email:
Inspections@wcwd.org

Permits Email: Permits@wcwd.org

PIPES Email:
PIPESProgram@wcwd.org

Phone: 510 222-6700 Option 3

Q&A

THANK YOU