

## **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.

## **NRMAC MINUTES/OCTOBER 7, 2025**

### **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](mailto: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](http://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**