



AGENDA

CONTRA COSTA COUNTY North Richmond Municipal Advisory Council

Tuesday, October 7, 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 Agenda and September Notes
REVIEW and APPROVE Agenda and September Notes [25-4065](#)
Attachments: [09-02-2025 NRMAC Notes](#)
4. Law Enforcement Updates
5. CC Planning Permit Decision
CC Planning Permit-CDDP25-03024 Agency Comment Packet [25-4066](#)
Attachments: [CDDP25-03024 Agency Comment Packet](#)
6. Presentations
Contra Costa County Office of Education Updates-Superintendent Mackey [25-4067](#)
Attachments: [CCC Office of Education Presentation 10072025](#)
Wildcat Creek Project Updates by CC Public Works [25-4068](#)
Attachments: [Wildcat Creek Project Updates by CC Public Works](#)
7. Community Updates (COR, CCHA, Supervisor Gioia, CHDC, RLAND, Urban Tilth)

The next meeting is currently scheduled for Tuesday, November 4, 2025

Adjourn

For Additional Information Contact: Tania.pulido@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4065

Agenda Date: 10/7/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council
Subject: REVIEW and APPROVE Agenda and September Notes

Information: REVIEW and APPROVE Agenda and September Notes

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

Tuesday, September 2, 2025

515 Silver Street

N. Richmond, CA 94801

MINUTES

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

CALL TO ORDER

The meeting was called to order at 5:02 p.m. Board members present were: Don Gilmore, Princess Robinson, and Latifah Abdulah. Absent were: Annie King-Meredith, Glory Lopez, and Beverly Scott.

APPROVAL OF AGENDA/MINUTES

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

PUBLIC COMMENT

None

LAW ENFORCEMENT AGENCY REPORT

Resident Deputy Eierman/CCC Sheriff's Department. Reporting for the months of July and August, 2025. There were no assaults with deadly weapons. In July, there were no burglaries; in August, there was one burglary. Residential burglaries: there was one in July and none in August. Domestic violence: there was one in July and none in August. There was one domestic violence with injury to the spouse in August. Petty theft of a vehicle, there was none in July, and one in August. One armed robbery in July and none in August. There was no vandalism or felony vandalism. Eleven names were collected from the mail of illegal dumpers.

Lieutenant Ernest Lucas/Richmond Police Department: Reporting for the month of August 2025. There were 515 calls for service, and 44 reports were generated from these calls. There were misdemeanor crime reports; nine arrests were made. There were 78 hang-up calls for 911. There were 58 traffic stops. Eighteen citations were

issued from those stops. Twenty-six parking citations were issued. Eighteen abandoned vehicles were impounded. There were twelve stolen vehicle reports.

LAW ENFORCEMENT AGENCY/REPORTS CONTINUED

There was one battery report with no injury. One domestic violence report with injury and one strong-armed robbery, which is currently under investigation. The department has good leads on the suspect. The suspect is known to the victim, and a name has been given to the department.

There was a report of a shooting. The shooting took place outside of the City of Richmond; it happened in San Pablo. The suspect traveled to North Richmond in his vehicle. This incident is currently under investigation.

Question: Is the report for Greater Richmond or North Richmond? The answer is that the area of Castro & Hensley Streets, and Chesley Avenue is the boundary.

A resident says that most of the calls seem to be concentrated on the City side of North Richmond. The answer is that there was an event at Shield's /Reid Park. called Hood Day. Hundreds of people gathered. There was a DJ, pony rides, and jumpers for the children. The event started at 2:00 p.m. and didn't end until 4:00 a.m. in the morning. During the event, there were constant calls for law enforcement. Eventually, the Law Enforcement officers from the County and City had to shut the event down and escort the participants off the property and out of the streets.

PRESENTATIONS

Mark Howe/Consider approval of CC Permit Application CDLP25-02016: Mr. Howe is seeking approval from the NRMAC, pertaining to a use permit that he will be taking to the County for acceptance.

Mr. Howe has plans to build a private electric vehicle charging station. The property is located at 2200 Central Avenue, Richmond, CA. Enterprise Truck Rental is one of the tenants at the site.

This charging station will be available to the public. The station will have three terminals. Will be supplied by solar. The station will have a capacity of 330,000 watts. Will have enough power to charge 76 Teslas a day, 365 days a year. The site will offer free charging on Fridays.

PRESENTATIONS CONTINUED

The station will be open daily from 6:00 a.m. to 8:00 p.m. It will be designed for small vans and delivery vehicles. Most users will be in small vehicles. Yes, it will be designed for cars.

Princess says free charging sounds good. But it really wouldn't serve our community. Most residents do not have electric vehicles. Mr. Howe says a lot of people are getting electric vehicles. They are getting cheaper to purchase.

Don motions for approval of the use permit. Princess seconds, all are in favor.

Chief Lewis T. Broschad III/CCC Fire Protection District: This is one of the largest fire protection districts in the state, serving much of Contra Costa County. They work really closely and tightly with the Richmond Fire Department.

They recently partnered with the Rodeo-Hercules Fire Protection District. Contra Costa Fire Protection has 37 fire stations, including the Byron Wildfire Training Center. There are 41 fire companies, over 670 firefighters, and professional staff. Five hundred and eighty-two sq. miles is covered.

The Fourth of July was rather busy. Aerial firefighting plays a big role in fighting fires. From June 1 to July 31, 2025, there were 23 fires, 183 water drops, and 54,900 gallons of water used. Mainly used for vegetation fires, only flies during daylight hours. The helicopter is stationed at the Byron Wildfire Training Center. Staffed by one pilot and one Contra Costa fire member. The helicopter does come into the Richmond area. The fire department has two dozers, which assist in fighting fires. January through July 2025, N. Richmond had approximately 4.35 acres of vegetation fires. There were 49 exterior fires. In 2025, there was one working residential structure fire. In 2024, there were two working residential structure fires.

Total calls for W. CCC, January - July 2025: There were 1105. Call types were: EMS 452, Mistaken/False Alarm 315, Other Calls 148, Fire-other 71, Public Service 46, and Hazardous Condition 31.

PRESENTATIONS CONTINUED

Latifah Abdulla, Community Engagement Manager/Urban Tilth Farms Update on the farm - Nourishing Our Community: The farm has three working acres and an additional seven acres to be developed.

Urban Tilth's mission is to inspire, hire, and train local residents to cultivate agriculture. To feed the community and restore relationships with the land. To build a more sustainable food system within a just and healthier community.

Urban Tilth has several locations: Verde, Richmond High, Unity Park, Crescent Park, Parchester, Lucas Park, and the N. Richmond Farm.

All of the training at the farm is paid: Fellowship, Summer Youth, and Watershed. There are things that you can get for free from the farm: Nursery Plants and Free Farm Stands.

Events, volunteering, tours: community days, volunteer days, CSA pack days. More events are wellness, cultural, farming, Eagle Scouts, Girls Garage, and Local & International Groups.

CSA stands for Community Supported Agriculture. The mission is to ensure fresh, local, chemical-free, and intentionally grown produce made available to all W. CCC residents. The CSA bag includes produce from the N. Richmond farm and a local partner farm. This allows the farm to offer high-quality seasonal fruits and vegetables, often harvested just a couple of days before the residents receive them.

There's a program that you can have the produce delivered to you - the cost varies according to your income

Programming: Extended Education, Senior Gardening Days, Spring Break, Afterschool at the Farm. Orchard for All, Just Transition, Community Advisory Committee, and the Watershed.

If you have an overflow of fruit, a team will come out and harvest it for you, and offer it at their farm stands.

PRESENTATIONS CONTINUED

Cheryll Lopez, Community Engagement Manager/Urban Tilth Farms - Watershed Restoration Program: The Watershed Program has programs within itself. Programs such as: Basins of Relations - Eight trainees were hired today. Training Program, Watershed Restoration - They work at WildCat Creek and San Pablo Creeks. Field Crew, Community Engagement Events -, Native Plant Nursery, and Water Conservation Project - offers free water conservation kits for your home. Has done about 50 of these kits. Will be participating in the upcoming Coastal Clean-up.

Latifah gives an update on the construction at the farm. So far, the farm has the new permanent greenhouse, the native plant nursery, and the sweet spot (honey extraction room). The farm shed and farm crew break room, watershed workshop, compost toilet, section #1 - history walk, crop row outdoor classroom, and the orchard outdoor classroom.

There's the Brookside Drive Frontage Improvements. A new sidewalk, curb and gutter, driveway, and rain gardens. Will begin the process of growing soil in a new crop row area and install a new water-conserving irrigation system.

Will be launching the Oral History Project by collecting oral histories with local elders and long-time N. Richmond residents for the History Walk Oral History Project.

The Ohlone Reflection Garden, The Farm Stand (Farm Store) - offering fresh fruits and vegetables to North Richmond seven days a week. An expanded wash and pack, equipped with more produce cold storage space, so they can connect with more small sustainable farmers and get more healthy food to people in need.

A community Room: Creating more space where community members can hold community meetings, events, workshops, youth and adult programs year-round. Will have the solar and battery backup.

There will be a children's garden designed for children under ten years old that will include a mud kitchen and plenty of play and learning spaces.

PRESENTATIONS CONTINUED

There was a project that the \$19 million was supposed to be for: The N. Richmond Farm Community Resilience Center at Urban Tilth. Las Deltas affordable housing revitalization, Verde Elementary greening project, E-Bike lending library, and Wildcat Creek improvements. A petition is available to sign to see if the money would be released. The farm is looking for other avenues for funding. Quite a few communities were affected by the loss of the funding. The County is actively disputing the loss of these funds.

The farm started with five volunteers, and presently they have over 80 employees. The farm is getting ready to celebrate its 20th Anniversary. Starting October 11th. Events are planned for afternoon site tours, starting at 3:00 p.m., a silent auction, a celebratory dinner, and an evening ceremony. There will be opportunities to share your feedback and vision for their future. And of course, fun activities, and more.

Natalie Matias, Community Engagement Manager/The Watershed Project - An Overview of Projects in N. Richmond:

The Watershed Project's mission is to inspire local residents to understand, appreciate, and protect our watersheds.

What is a watershed? An area of land that drains (or "sheds") water to a main water body. In this presentation, they will mainly be focusing on the N. Richmond creeks. Wildcat Creek and San Pablo Creek.

Natural watersheds will flow downward into a larger body of water. In our case, the San Pablo Bay. Some watersheds are urbanized. The Bay Area averages around 70% of Impervious Surfaces. Water can not penetrate through these things. Surfaces-like roads, cement etc. What we end up with is a loss of water. Water will evaporate and not reach where it needs to go.

The Wildcat Creek watershed is about 13 miles long. It starts up in the Berkeley Hills, at Volmer Peak, and flows through a number of different communities.

The San Pablo Creek is an 18.78-mile-long creek that flows from the hills near Orinda to the San Pablo Bay.

PRESENTATIONS CONTINUED

Why do the creeks matter? Everything we do - from mountaintop to marshlands-affects our water and land wildlife, our families, and communities.

The Watershed's goal is to communicate through environmental education in K-12 schools. They work with the K-12 students, community volunteers, young adults, Grassroots community groups, and local government agencies. They do Green Infrastructure: rainwater harvesting, rain gardens, bioswales. Habitat Restoration: creeks, marshes. Advocacy and research, and community engagement.

There are a couple of different projects in N. Richmond that the Watershed wants to make sure that we know about. They intend to give updates on the projects throughout the remainder of the year.

The Shields/Reid Habitat Garden Planting. Proposed for October and November 2025. What types of plants and resources would you like to see in the Shields/Reid Habitat Garden? Some options are Native Plants, Pollinator Garden, Reading Garden, Medical Plants, or a Senior Garden.

Another project is: Restoring Wildcat Creek - Restoration Action Plan Development. During 2024 - 2028, the Watershed will be working with stakeholders and community members to update the Restoration Action Plan developed for WCC in 2010 & facilitate restoration.

Watershed is also working on bringing equal access to the Bay Trail and the Horizontal Levee Development. Also included in the WCC project is monthly water quality monitoring in the creeks. There are a number of different sites, located all along the WCC. Five creeks, fifty-four sites in CCC.

Another project is called the Wildcat Creek Stewards. The time frame is 2023 to 2027. This project is designed to increase WC engagement. Creating more opportunities for the community to get involved in educational activities and planting. The Youth Workforce Program, The Green Collar Core Workmanship Program. Working with

youths and college students. Hosting a number of opportunities in the community by attending festivals and community events.

PRESENTATIONS CONTINUED

Educational programs are working with a number of schools in WCCC. Doing WCC-specific programs. Working all across the S. F. Bay Area watersheds.

Another great project is the N. Richmond Collaborative Shoreline Adaptation Planning Project - Phase 2. They are in the planning phase: 2018-2027. A collaboration between community members and project designers to help shape the future of the NR shoreline.

The goal is to work with technical experts to make sure that the community is included in planning this shoreline design plan. The design plan will end up with something that's called a Horizontal Levee. The levee is to protect the area from changes in climate, such as sea level rise. The plan will also bring some amenities to the area, recreational, wildlife preservation etc.

In conclusion, here is a list of projects in the North Richmond Community. Shields/Reid Habitat Garden, Restoring Wildcat Creek, Wildcat Creek Stewards, North Richmond Collaborative Shoreline Adaptation Planning Project and Fish Passage Retrofit.

Get involved and participate in one of the upcoming Wildcat Action Network events. (September 20 & 27 - Creek Cleanups. Share your thoughts on what you'd like to see in the future of WCC now or later. Stay up to date on all things Wildcat Creek via the website: thewatershedproject.org or Natalie@thewatershedproject.org

Princess remembers being a part of a WCC project. She wants to know if the designs from that project are being considered in the upcoming planning. The answer is yes.

Princess wants to know what will be built or used from the program that she participated in. Natalie says that conversations are being held about where we get the funding.

Princess appreciates that this is happening. She also wants to know if N. Richmond residents are being hired to work in any of the programs. Yes is the answer....

PROGRAM AND OTHER AGENCY REPORTS

Tania Pulido, District Coordinator/Supervisor, John Gioia's Office: Tania announces a joint council meeting. The meeting will be presented by the North Richmond Advisory Council and Shild's/Reid Neighborhood Council. Managing Community Investment, September 24th at 5:30 p.m. Hosted by BAAQMD, NRMAC, and Shields/Reid Neighborhood Council. Join in person at 515 Silver Ave. North Richmond or via ZOOM <https://cccouny-us.zoom.us/j/89930359453>

Learn about BAAQMD - What do they do?, Community Investment Office and Goals (meet new staff), Penalty Allocation, and MORE! Give feedback on Funding Allocations! What initiatives should be funded? Please join, your voice matters.

Millions of dollars will be going to the Richmond Area. Twenty million in one pot and thirty-five in another. Combined regional pots are seventy-five million. The Richmond Area pot of twenty million, a certain percentage will go for overhead.

The funding has to go to frontline communities. Communities such as North Richmond, Iron Triangle, San Pablo, Mont Tavin, and Atchason Village.

Another important meeting for District One residents and stakeholders! Please join and inform us how the new community impact funding will be spent. How would you spend \$1 million to promote equity and address economic and health disparities in W. Contra Costa County

Supervisor Gioia wants to hear from W. County Residents. The Board of Supervisors allocated \$5 million to launch a Contra Costa Community Impact Fund, with \$1 million to be spent in each Supervisor's District. At the town hall meetings, join in person or remotely. ZOOM ID: 863 4023 4111.

Meeting Dates: RSVP LINK: <https://tinyurl.com/CCIF-RSVP>
9/23 at 5:00 p.m. Youth ages 13-24 only @ RYSE Center 3939 Bissell Ave., Richmond,

9/30 at 6:00 p.m. @ Pinole City Hall 2131 Pear St., Pinole
10/2 at 5:30 p.m. @ St. Peter CME Church 5324 Cypress Ave, El Cerrito
10/6 1:00 p.m. @ RYSE Center 3939 Bissell Ave., Richmond
10/9 6:00 p.m. @ City of San Pablo City Hall 1000 Gateway Ave.
10/11 10:00 a.m. @ RYSE Center 3939 Bissell Ave, Richmond

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

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

Continues to do Task Force Walks, focusing on illegal dumping areas and WCC.

There is a lot of work going on in the WCC area. The goats are out there controlling the vegetation. Two homeless encampments have been taken down.

Attended community events over the summer. Participated in the N. R. 14th Annual Music Festival. Attended the Buy Back the Jets event. Supported National Night Out, Thrive Thursdays, and Black August Event.

Kalu has put together a Mitigation Resource pamphlet. It consists of a list of community-based organizations, social services in the community, and resourceful phone numbers and addresses.

The N. R. Green letters will go out this month. The Willie Spears Cleanup will be held on Saturday, September 21st, from 8:00 a.m. to 12:00 p.m.

The senior center had a presentation regarding health care, presented by Contra Costa Senior Legal Services. They will do a follow-up on the 16th. The senior center is partnering with Master Gardeners - this is a new program, the first class will be held on the 25th.

The Young Boss Network will be starting a new session. Entitled Starting Your Own Business - The age group is (12-22). The date is September 11, 2025, from 4:00 p.m. to 6:00 p.m. at 515 Silver Ave. N. Richmond, CA.

Dillion Harp, Community Engagement Manager/RichmondLand: The event Buy Back the Jets was a powerful event in the community. A thank you to all who supported the event.

There was catering by TMD, cupcakes by Sweet Addition, over 600 backpacks and school supplies were given out by Change for Five Hundred and the Bonafide Riders MC, Video Game Trucks, Live Performance, and Tabling by businesses that provided information about access to home ownership opportunities.

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

A Virtual Orientation was held for the people who signed up for membership. Every 4th Thursday, RL will be at the resource center in N. Richmond. Will be helping people with support toward home ownership. Richmond Land will be attending the CA Community Land Trust Conference.

The third resident sign-up members meeting will be coming up on September 18th. The board members' election is coming up soon. RL has six board members and is looking for four more.

Richmond Land has secured a partnership with CHDC. The ECO Village project is receiving support from architects and engineers with the planning of the project. Have been engaging with former N. R. residents' first priority in coming back to the neighborhood, Las Deltas' former residents: The Right of Return.

The South 24th Street property will have a ribbon-cutting ceremony. The new deck has been completed, and the residents have moved back in.

Any questions or for further information, please email Richmondland.org.

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farms - N. Richmond: Urban Tilth was at the 14th Annual North Richmond Music Festival, and also attended National Night Out.

They made donations to the Buy Back the Jets Housing Resource event. Volunteer days at the farm are every 4th Saturday of the month, from 10:00 a.m. to 1:00 p.m. The After-school at the Farm program for pre-k to 5th grade resumes on October 1st. The location is at the N. Richmond Farm from 3:00 p.m. to 5:00 p.m.

On August 30th, the Black Caucus had a Black August event at the farm

The meeting adjourned at 6:58 p.m.

Next meeting: October 7, 2025 - 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 #: 25-4066

Agenda Date: 10/7/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: CC Planning Permit-CDDP25-03024 Agency Comment Packet

Information: CC Planning Permit-CDDP25-03024 Agency Comment Packet



AGENCY COMMENT REQUEST

Date 09/05/25

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

DISTRIBUTION

INTERNAL

| | |
|---|--|
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection |
| Advance Planning | <input checked="" type="checkbox"/> Housing Programs |
| Trans. Planning | Telecom Planner |
| ALUC Staff | HCP/NCCP Staff |
| County Geologist | |

HEALTH SERVICES DEPARTMENT

| | |
|--|---------------------|
| <input checked="" type="checkbox"/> Environmental Health | Hazardous Materials |
|--|---------------------|

PUBLIC WORKS DEPARTMENT

| | |
|---------------------------|-------------------|
| Engineering Services | Special Districts |
| Traffic | |
| Flood Control (Full-size) | |

LOCAL

☒ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

☒ Sanitary District West County Wastewater

☒ Water District EBMUD

☒ City of Richmond

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC North Richmond MAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-655-2868

E-mail Grant.Farrington@dcd.cccounty.us

County File # CDDP25-03024

Prior to September 30, 2025

We have found the following special programs apply to this application:

| | |
|--|-------------------------|
| <input type="checkbox"/> Landslide | Active Fault Zone (A-P) |
| <input checked="" type="checkbox"/> Liquefaction | Flood Hazard Area |
| <input checked="" type="checkbox"/> 60-dBA Noise Control | |
| CA EPA Hazardous Waste Site | |
| High or Very High FHSZ | |

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.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

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 |

1- 212PM33 7/19/17

SILVER

AVE

TS

TS

TS

5TH

GIARAMITA

6TH.

GROVE

AVE

11

12

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.

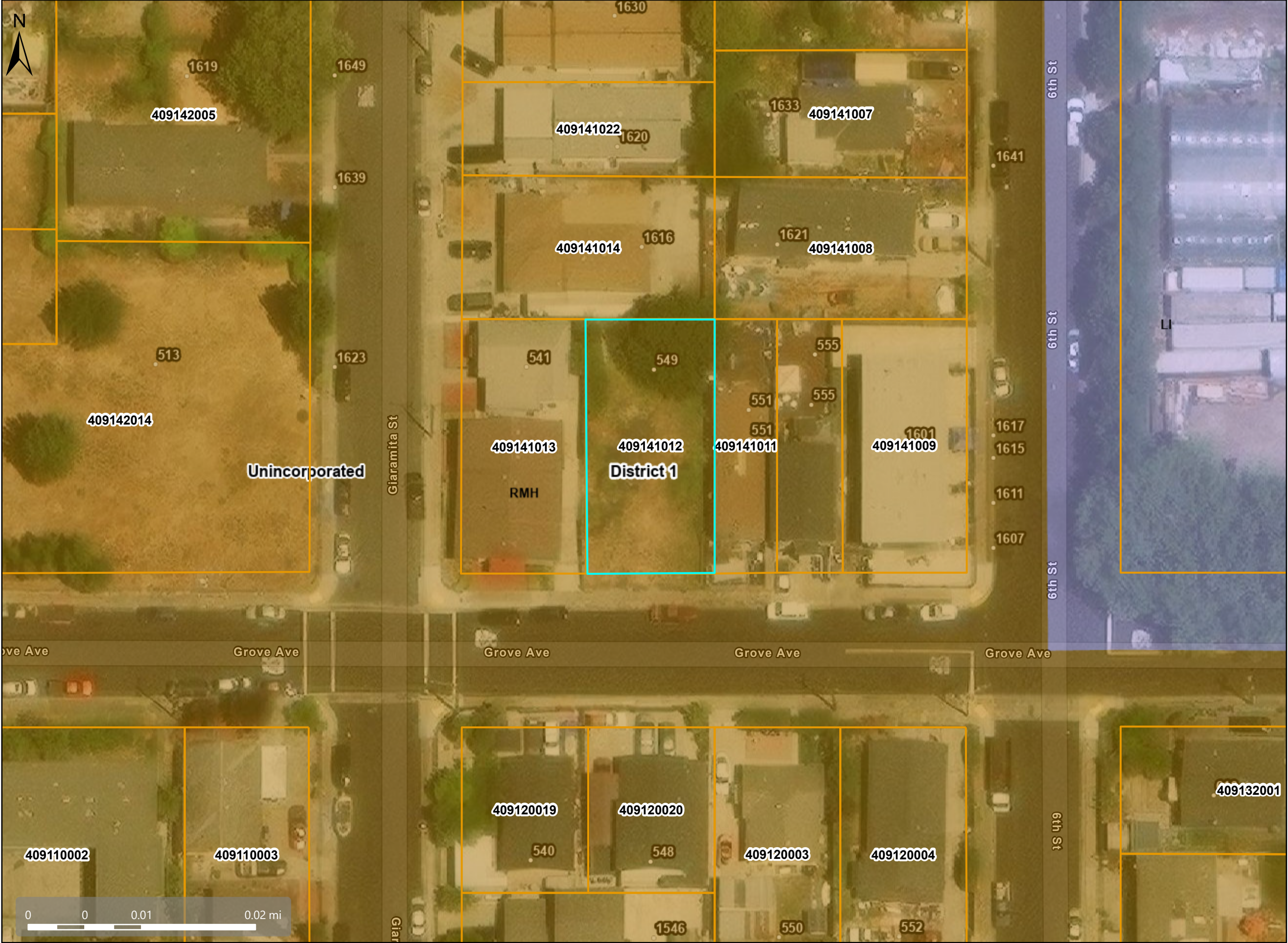
 $1'' = 50'$

13

1961 ROLL
ASSESSOR'S MAP

BOOK 409 PAGE 14
CONTRA COSTA COUNTY, CA 19

General Plan



Map Legend

Assessment
Parcels

General Plan

RMH
(Residential
Medium-High
Density) (17-30
du/na)

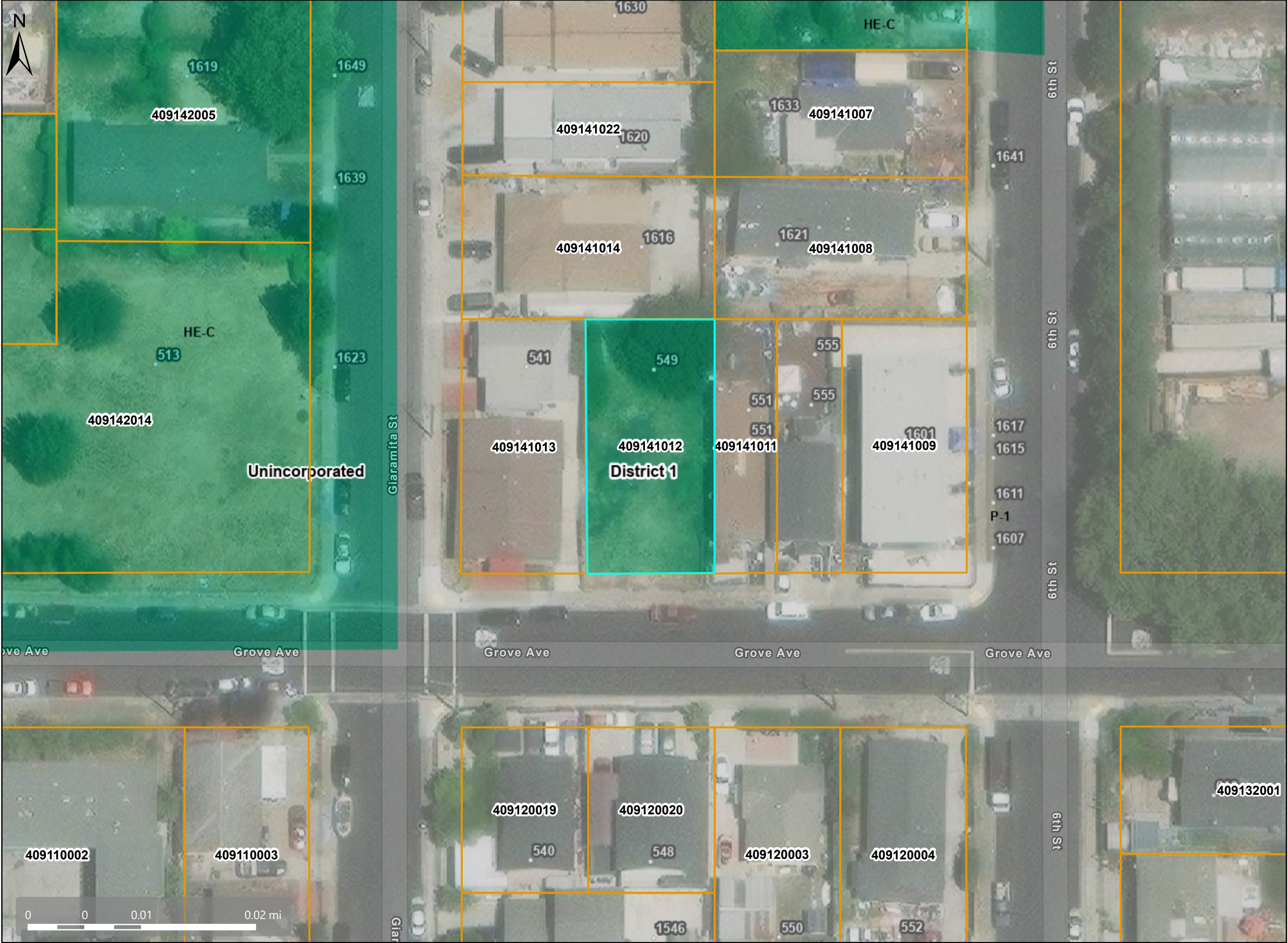
LI (Light
Industry) (1.5
FAR)

Unincorporated

Board of
Supervisors'
Districts

Address Points

Zoning



Map Legend

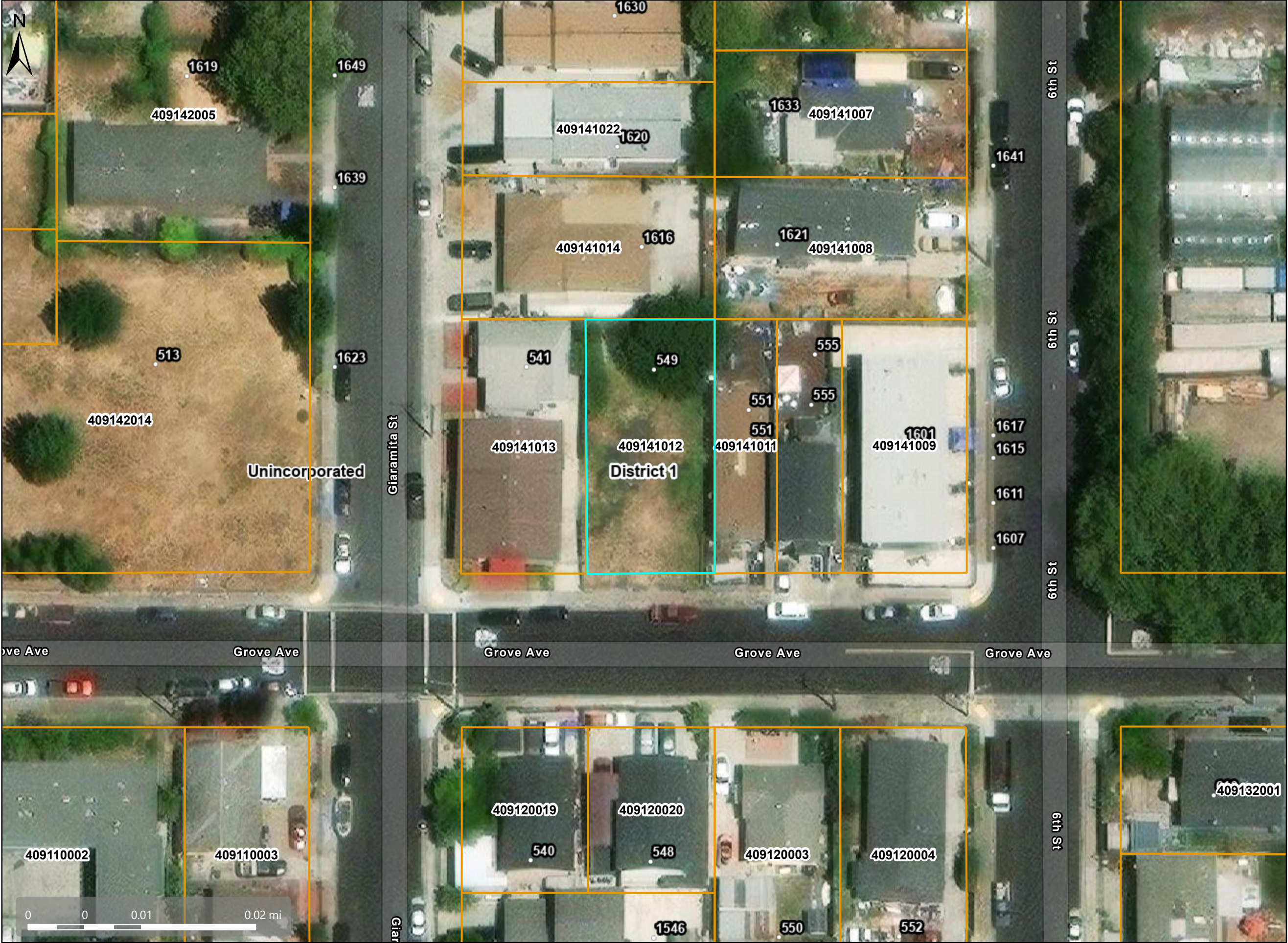
Assessment
Parcels

Zoning

ZONE_OVER

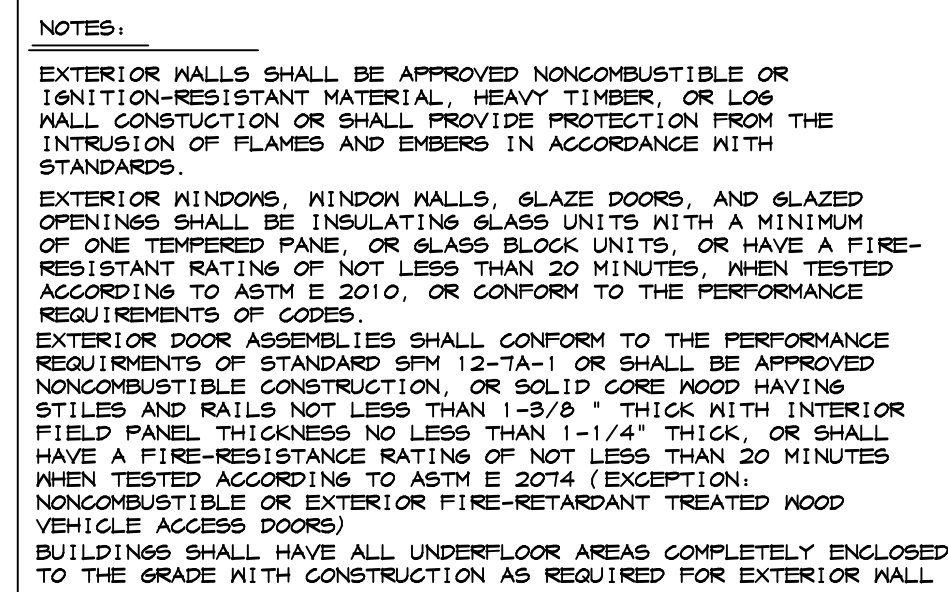
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- Unincorporated
- Board of Supervisors' Districts
- Address Points

Orthophotography

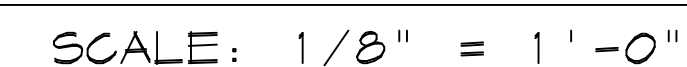


Map Legend

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



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 RELECTIVE SURFACE



PV/SOLAR: STANDARD, 2.29 kwdc (MIN. REQUIRED)
 PENETRATION u/shgc = 0.30/0.23
 DOOR/SOLID = u=0.5
 EXTERIOR WALLS = R-19/ 2x6 @ 16" O.C.
 CEILING/ATTIC = R-38 2x6 @ 16" O.C.
 ROOF ABOVE ATTIC = NO INSULATION
 FLOOR = R-19/ 2x6 @ 16" O.C.
 HP HSPF2=7.5/SEER2=14.3 (WITH DUCT)
 W/H TANK HEAT PUMP (EXAMPLE: RHEEM XE40T1QH45)
 1AQ FAN REQUIRED, 56 cfm IS MINIMUM REQUIRE

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

8 8 9 TITLE 24 ENERGY CODE CALCULATIONS

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 BUILDING STANDARDS CODE
- ANY OTHER APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS

THE SUBMITTER IS RESPONSIBLE TO CHECK THE STANDARDS AND IS TO NOTIFY THE DESIGNER ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

DATE: _____ WALL: _____

SCALE: 1/2" = 1'-0"

SCALE: 1/4" = 1'-0"

EXTERIOR: TYP 2X6 STUDS @
 16" O.C. W/ R-19
 INSUL.
INTERIOR: TYP. 2X4 STUDS @
 16" O.C.

PRELIMINARY FLOOR PLAN

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

**MOREBECK
DESIGNS**

409 DENNIS DR. • VACAVILLE, CA. 95688 • (707) 448-3230

DRAWN
J. W. & T. M.
CHECKED

| |
|---------|
| DATE |
| 6-12-25 |
| SCALE |
| NOTED |
| JOB NO. |

SHEET

1

SHEETS



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4067

Agenda Date: 10/7/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: Contra Costa County Office of Education Updates-Superintendent Mackey

Information: Contra Costa County Office of Education Updates-Superintendent Mackey



OFFICE OF SUPERINTENDENT LYNN MACKEY

EDUCATION IN CONTRA COSTA

**& THE ROLE OF
CONTRA COSTA COUNTY
OFFICE OF EDUCATION**

North Richmond Municipal Advisory Council
October 7, 2025



ABOUT

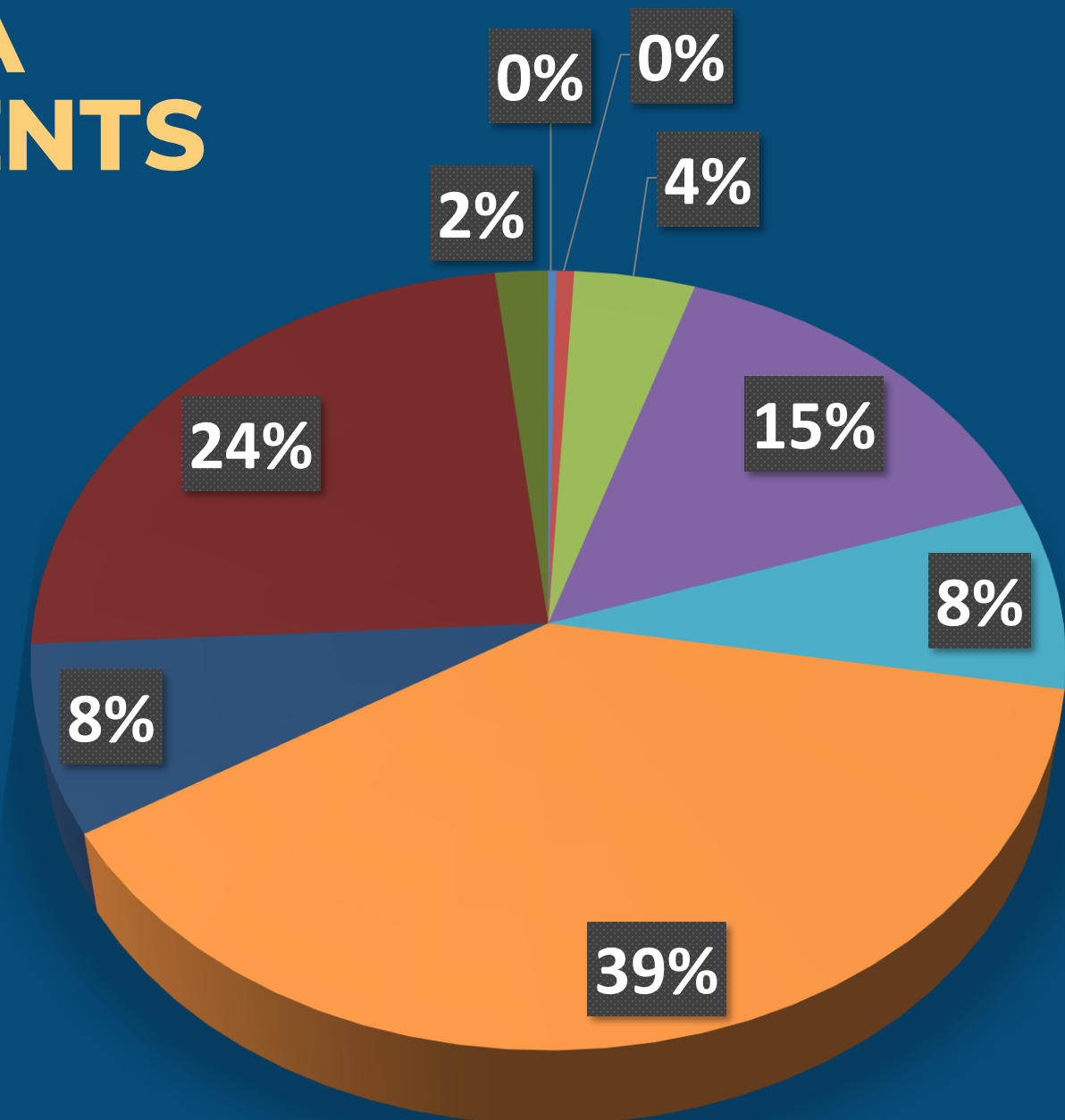
CONTRA COSTA COUNTY STUDENTS

- **169,261** public school students (**13,113** in charters)
- **14,925** private school students
- **72,122** – Free /Reduced Meals (45.6%)
- **27,195** – English Learners (16.1%)
- **23,623** – Students with Disabilities (14%)
- **2,961** – Homeless Students
- **776** – Foster Youth



ABOUT

CONTRA COSTA COUNTY STUDENTS



- American Indian - 467
- Pacific Islander - 1,027
- Filipino - 7,021
- Asian - 25,132
- African American - 13,227
- Hispanic - 65,410
- Two or More Races - 13,228
- White - 40,676
- Not Reported - 3,073



ABOUT

CONTRA COSTA COUNTY SCHOOLS

- **18** School Districts
- **287** Schools
- Largest District: Mt. Diablo - **30,163** students)
 - WCCUSD - **29,284** students
- **7,311** Teachers

SCHOOL DISTRICTS

K-12 ENROLLMENT (2024-25)



| DISTRICT | ENROLLMENT | NUMBER OF SCHOOLS | DISTRICT | ENROLLMENT | NUMBER OF SCHOOLS | DISTRICT | ENROLLMENT | NUMBER OF SCHOOLS |
|------------|------------|-------------------|------------|------------|-------------------|-----------------------|------------|-------------------|
| CCCOE | 6,048 | 13 | LAFAYETTE | 3,235 | 6 | SAN RAMON VALLEY | 28, 615 | 37 |
| ACALANES | 5,425 | 6 | LIBERTY | 8,228 | 6 | SBE - JOHN HENRY HIGH | 333 | 1 |
| ANTIOCH | 16, 199 | 29 | MARTINEZ | 3,787 | 10 | WALNUT CREEK | 3,603 | 7 |
| BRENTWOOD | 10,049 | 12 | MORAGA | 1,805 | 4 | WEST CONTRA COSTA | 29,284 | 63 |
| BYRON | 2,182 | 5 | MT. DIABLO | 30,163 | 53 | TOTAL: | 169,261 | 287 |
| CANYON | 68 | 1 | OAKLEY | 5,131 | 9 | | | |
| JOHN SWETT | 1,198 | 4 | ORINDA | 2,594 | 5 | | | |
| KNIGHTSEN | 648 | 2 | PITTSBURG | 10,666 | 14 | | | |

ABOUT

BOARD OF EDUCATION



COUNTY

BOARD OF EDUCATION



DANIEL
NATHAN-HEISS

Area 1



SARAH G.
BUTLER

Area 2

Vice President



YASMIN
LLAMAS

Area 3



MIKE
MAXWELL

Area 4



ANNETTE
LEWIS

Area 5

President

COUNTY

BOARD OF EDUCATION



SANVI
PANDA

California
High School



KEERTHI
ERANIYAN

College Park
High School



COUNTY BOARD

DUTIES

- Adopt the budget of the County Office of Education
- Adopt 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



COUNTY BOARD

DUTIES

- Hold public hearing and adopt Local Control Accountability Plan (LCAP) for County Office of Education programs
- Serve as appellate body for student expulsions, interdistrict transfers (IDT) and charter appeals
- Serve as the County Committee on School District Organization

LOCAL SCHOOL BOARD vs. COUNTY BOARD OF EDUCATION

| DISTRICT BOARD | COUNTY BOARD |
|-------------------------|---------------------------|
| Superintendent is hired | Superintendent is elected |
| District Personnel | Superintendent Salary |
| Budget Approval | Intra-District Appeals |
| Charter Applications | Charter Appeals |
| District Curriculum | COE Program Curriculum |



COUNTY SUPERINTENDENT

DUTIES

- Contra Costa County Office of Education's Chief Executive Officer
 - All CCCOE personnel decisions
 - Educational leadership for CCCOE schools and programs
- Approves district Local Control Accountability Plans (LCAPs)
- **Administers mandated services**
- Oversight responsibilities
 - District budgets, credentials, Williams

CCCOE PROGRAMS



CONTRA COSTA COUNTY OFFICE OF EDUCATION TEACHER INDUCTION PROGRAM (TIP)

“

Hands-down the most valuable, inspiring, and rewarding courses I have ever taken. The amount of actionable tools I walked away with are astounding.”

-Chris Lebel
John Swett USD



CONTRA COSTA COUNTY
Office of Education
learn • lead • achieve
Lynn Mackey, Superintendent of Schools



WHO WE SERVE



STUDENTS



- Deaf and Hard of Hearing Program
- Visually Impaired, Orientation & Mobility Program
- Braille Center
- Adaptive Physical Education Services

STRIDE

- Free Home and Center-Based Services
 - For Children 0-36 Months





COURT, COMMUNITY, AND ADULT SCHOOLS

**MT. MCKINLEY
SCHOOL**

249

STUDENTS
SERVED

**GOLDEN GATE
COMMUNITY**

153

STUDENTS
SERVED

**CCCOE ADULT
SCHOOL**

1,188

STUDENTS
SERVED

YOUTH SERVICES

3,737

Children and youth
identified as experiencing
homelessness and or in
foster care in 2023-24



COLLEGE & CAREER READINESS

8,746

ROP Students



673

Peer educators trained



× × × ×

TUPE

4,729

Students participated in programs





CCCOE PROGRAMS

SERVING WCCUSD

- Administrators network coaching support
- Comprehensive Support & Improvement network support
- Curriculum Council
- Coordinating Council: Countywide monthly meeting discussion topics such as attendance, suspension, expulsion, mental health, SEL. Includes community partners such as probation, CFS, County Mental Health and Community Based Organizations.
- Chevron Training Program for adults – next cohort January 2026



CCCOE PROGRAMS SERVING WCCUSD

- Court Schools, Community Schools, IEP Supports for incarcerated adults, and Special Day Class Programs
- TUPE, Youth Services, Wellness In Schools Program, Youth Empowerment Program
- Court and Community Schools
 - 64 WCCUSD students attended Mt. McKinley School
 - 46 WCCUSD students attended Golden Gate Community Schools



CCCOE PROGRAMS SERVING WCCUSD

- Special Education - 2 WCCUSD students
- Career Technical Education (including ROP)
 - 271 WCCUSD students in 12 CTE/ ROP classes
 - Careers in Teaching, Health, Culinary Arts (Richmond HS, Greenwood Academy)
- Budget, LCAP Support
- Professional Development
- Mock Trial (Richmond, El Cerrito, De Anza, Hercules)

CONTRA COSTA COUNTY TEACHER OF THE YEAR



**KAITLIN
MARCHESI**
Vista Virtual Academy



QUESTIONS?





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4068

Agenda Date: 10/7/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

Subject: Wildcat Creek Project Updates by CC Public Works

Information: Wildcat Creek Project Updates by CC Public Works

Wildcat Creek

Project Updates

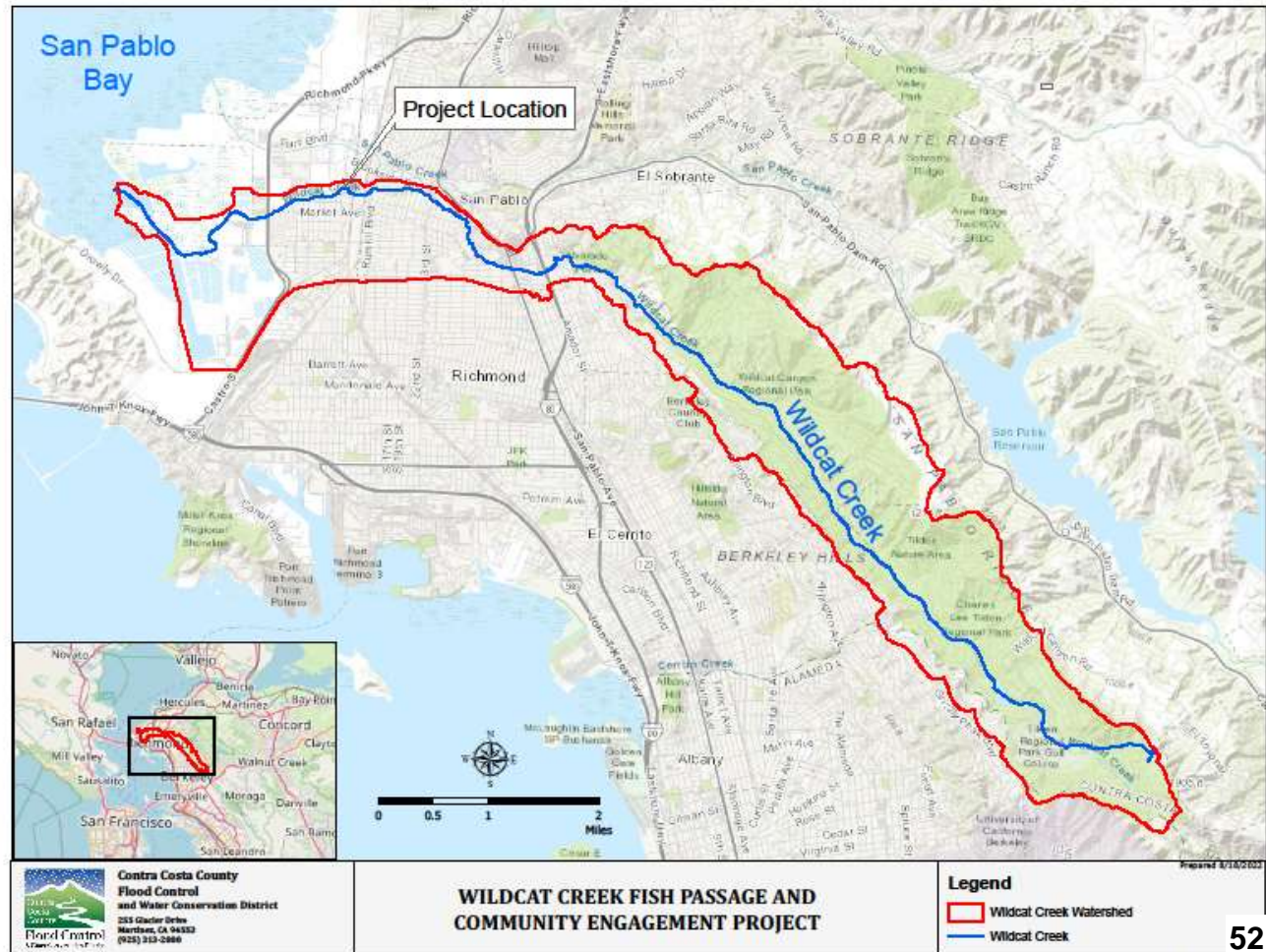
North Richmond
Municipal Advisory
Committee



October 7, 2025

Wildcat Creek Watershed

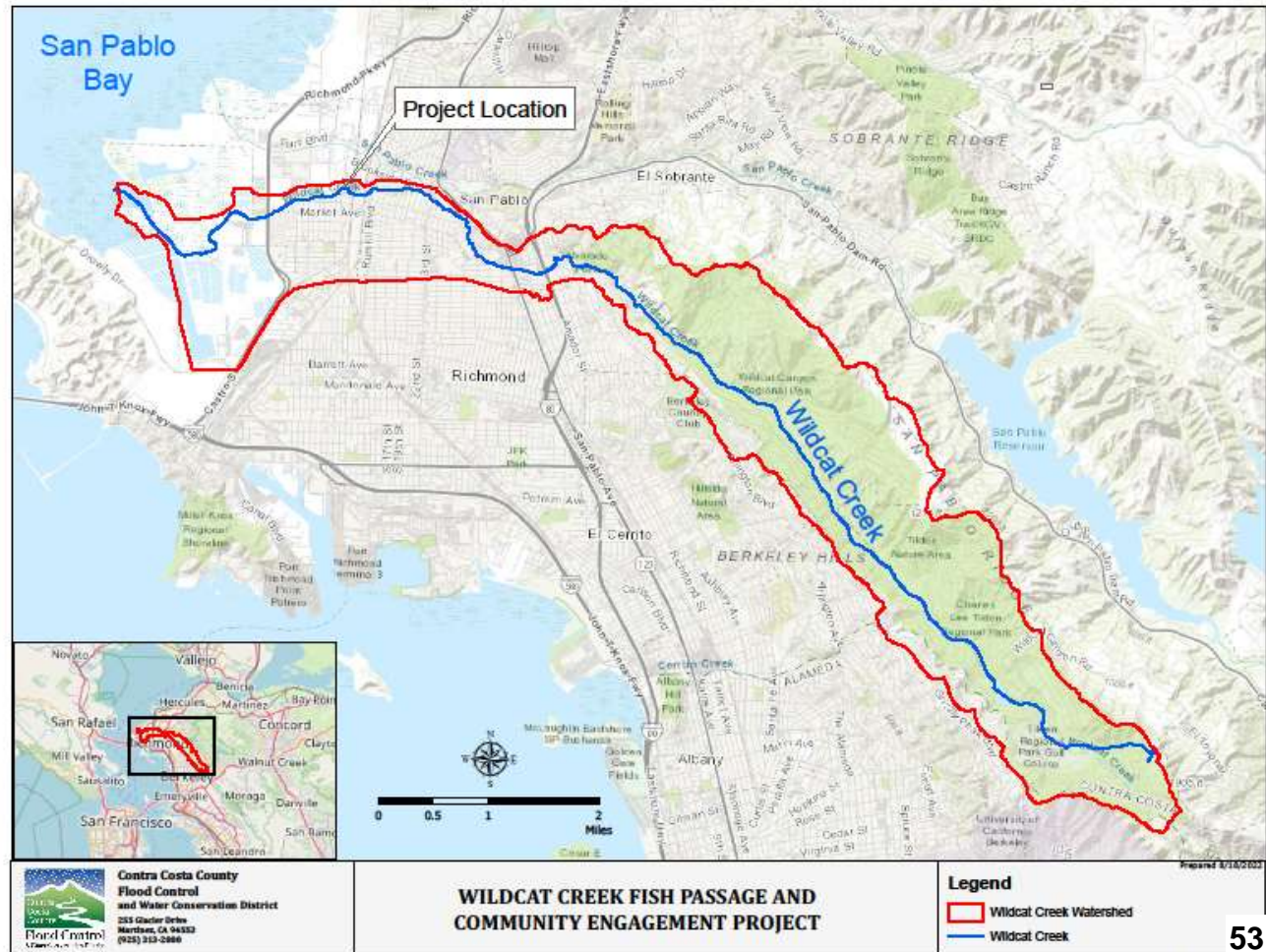
- 11 Square Miles
- San Pablo Ridge to East Bay Hills
- 2/3 Public Land, undeveloped
- 13 Miles of Creek
- Over 90% Natural (unculverted)
- Elevation: 1900 ft (Vollmer Peak) to Sea Level
- Flows through several East Bay Communities, to San Pablo Bay
- Thriving Resident Trout in upper Watershed (transplanted in 1983)
- Potential for Steelhead/Salmon Run



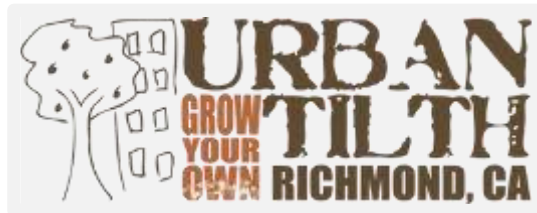
Active Projects

Managed by County Flood Control District

1. Fish Ladder
2. Sediment Basin
3. Creek Restoration for Fish Passage and Flood Protection
4. Winter Preparation

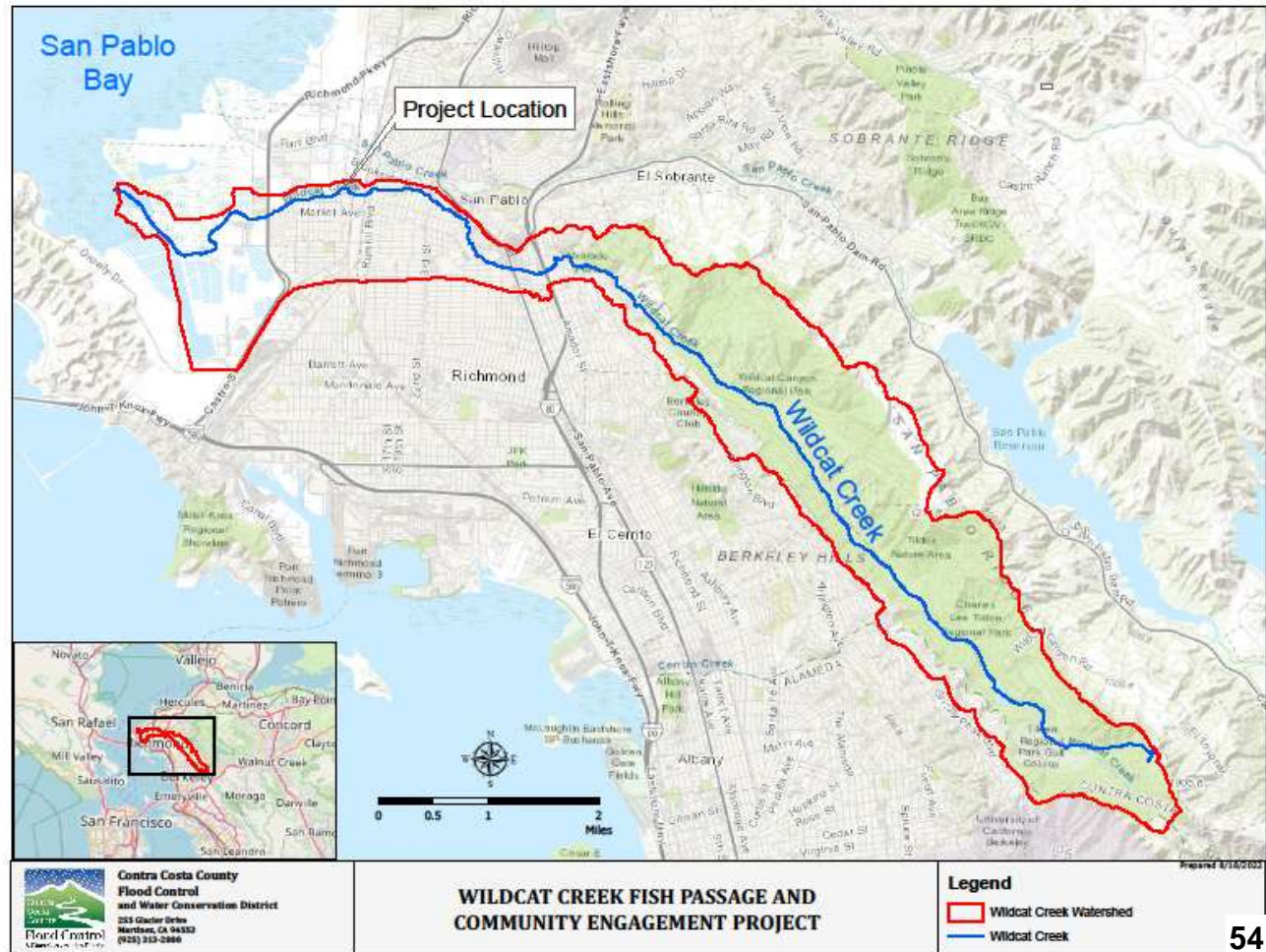


Active Partners



WILDCAT-SAN PABLO CREEKS
WATERSHED COUNCIL

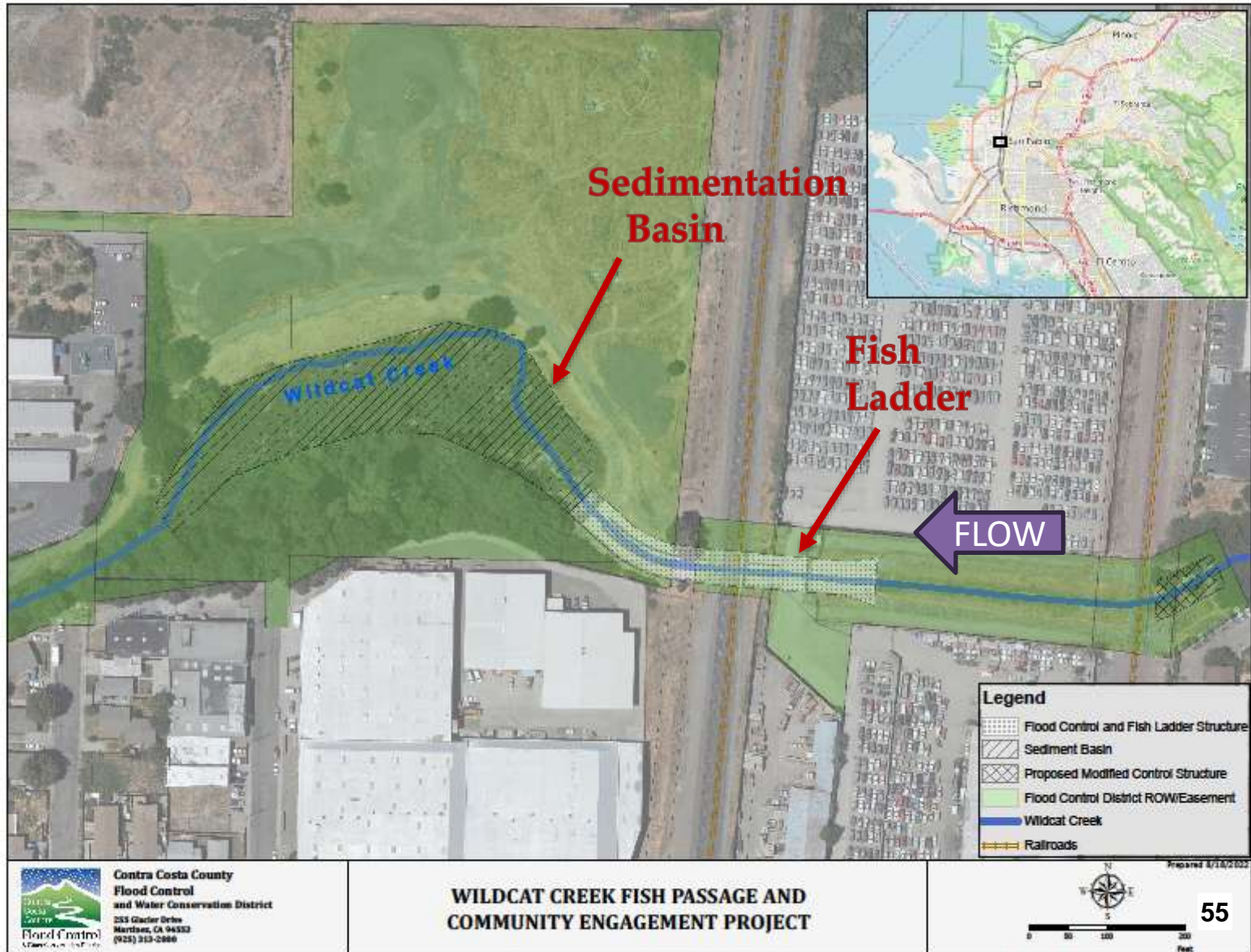
With funding from
EPA and Cal DWR



Location: Fish Ladder and Sediment Basin

Built in 1990s
by USACE

Both need
updating to
serve original
purpose



1. Fish Ladder

As Constructed

- Clogs with Sediment and Urban Debris
- Steep
- Impassible for Migrating Fish



Fish Ladder Today

Photo from
same
location

September
2025



2. Sediment Basin

Clearing & Expansion

Purpose: Capture sediment before it travels downstream and clogs the channel

Improvements, 2026

- Expand Basin to North
- Construct Training Walls
- Construct Access Ramps
- Stabilize Low Flow Channel
- Rebuild Fish Passage



3. Creek Restoration



Creek conditions and flooding in 2025



Goal is to restore to year 2000 conditions

- Open the low-flow channel for: fish passage, flow, and sediment movement
- Thin vegetation back to original boundary
- Remove sediment that has deposited onto floodplain

Location: Lower Wildcat Creek Restoration

Built in 1989
by USACE

Restored in
2000

In need of
“Reset”



Creek Restoration - Background

Original Project ~1989

- Deep need for flood protection
- Community-Led Design (1980s)
- Corps of Engineers Partnership – ongoing
- 100-year flood protection
- FEMA Accreditation – Flood Insurance Relief

North Richmond Flooding 1982



North Richmond Flooding 1982



North Richmond Flooding 1982

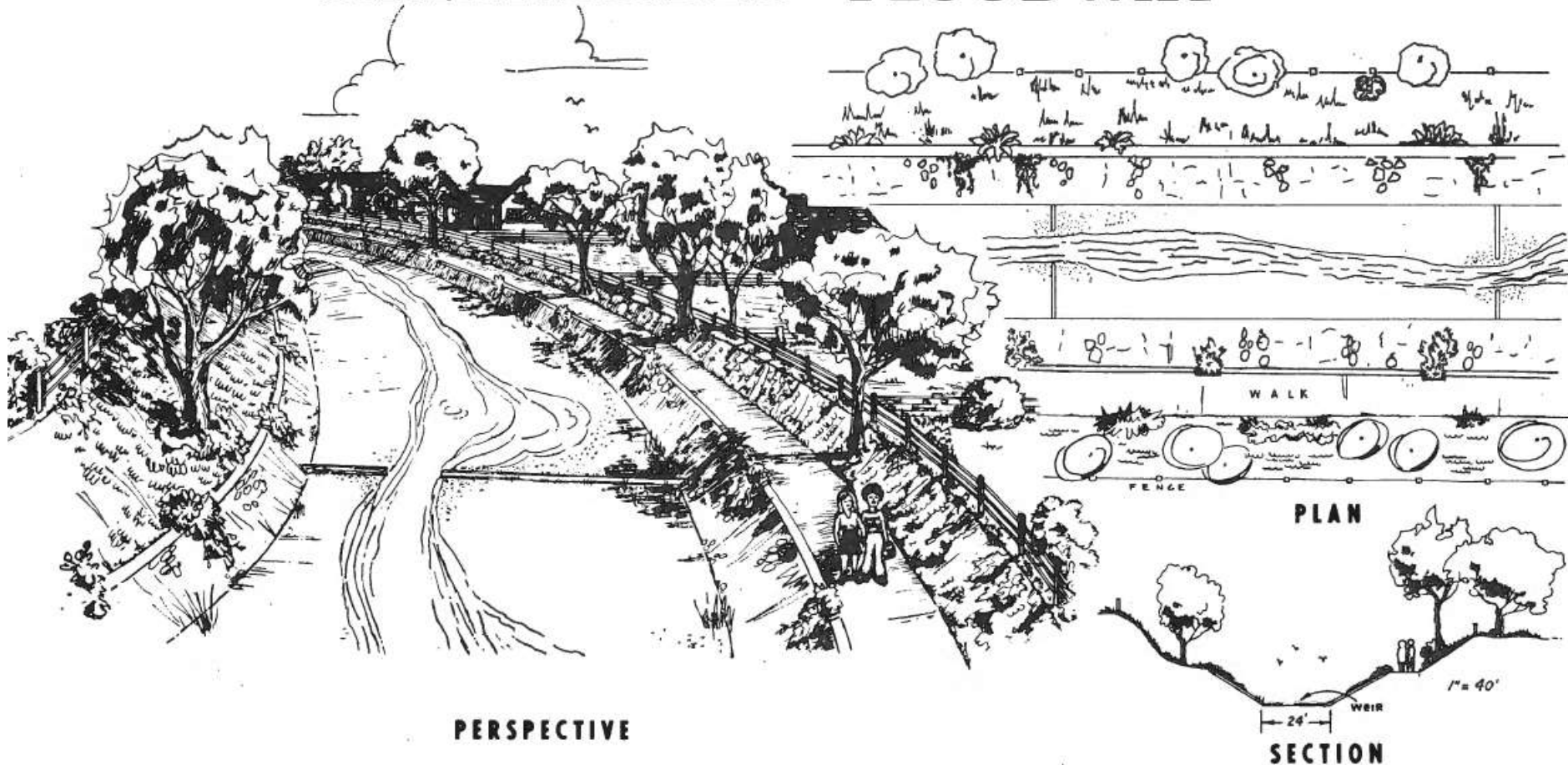


North Richmond Flooding 1982



Original Design: Corps Plan

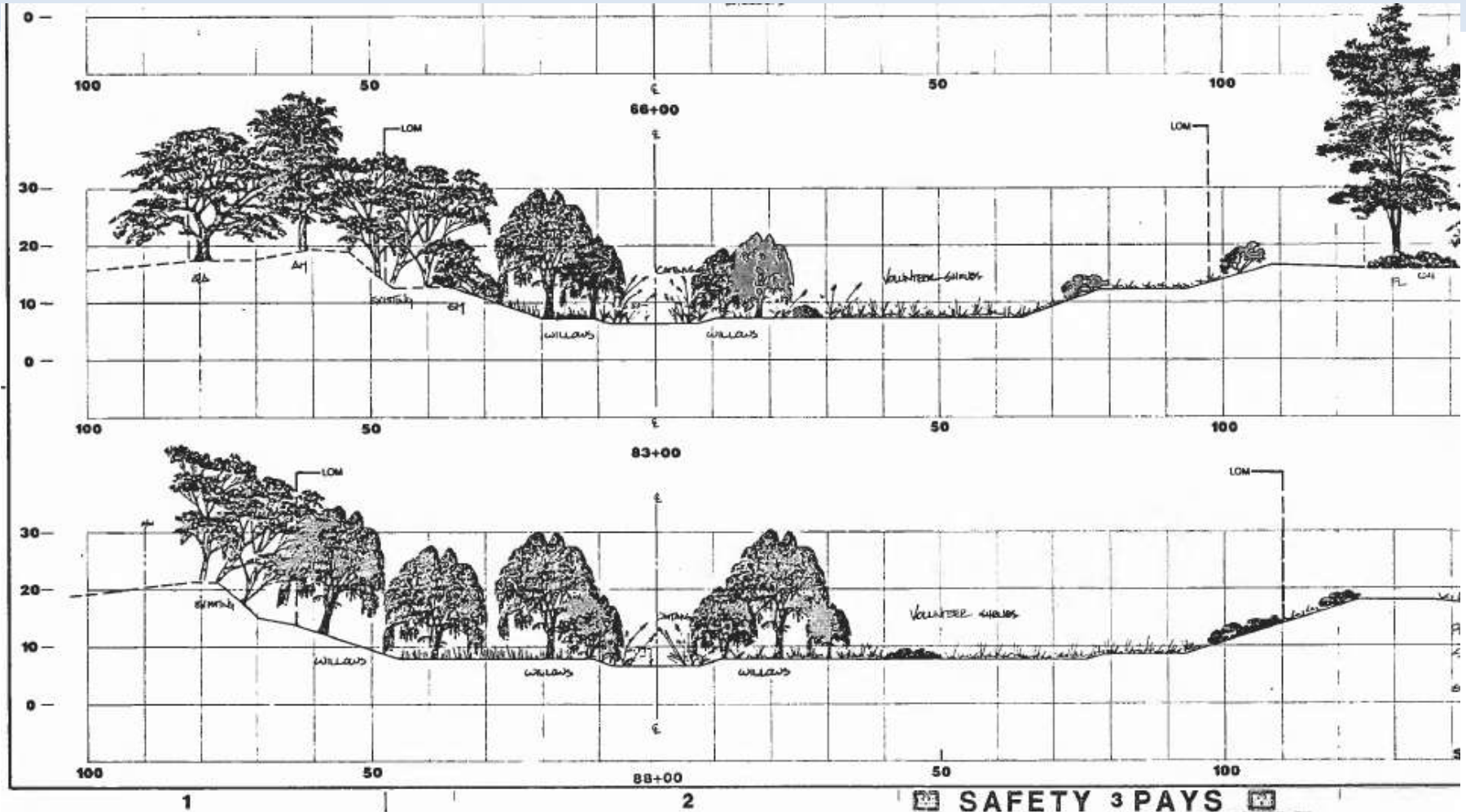
CHANNELIZED FLOODWAY



Wildcat-San Pablo Creeks Design Team



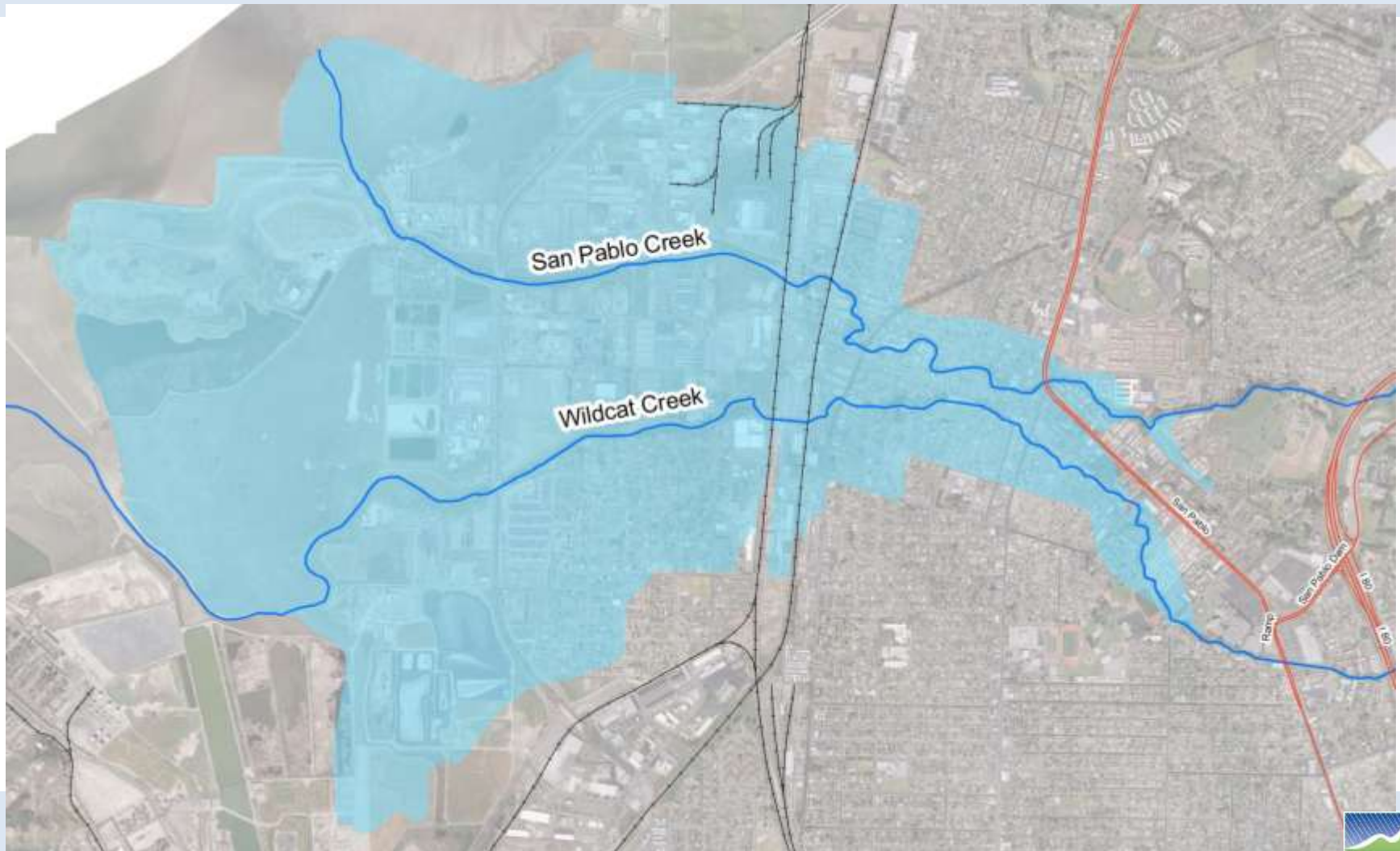
Original Design: Team Plan



Design Team Plan



North Richmond Floodplain w/o Project



North Richmond Floodplain After Project



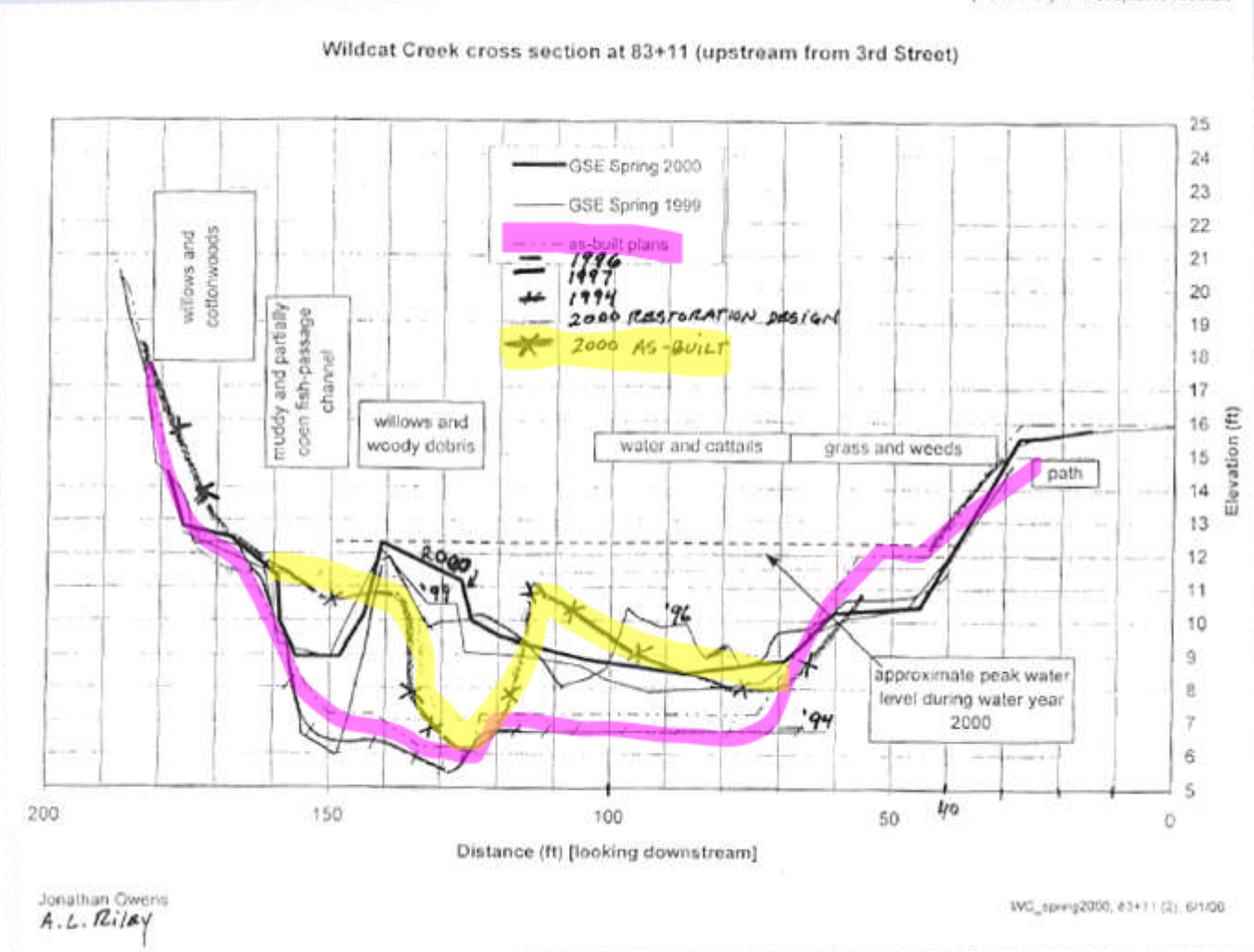
First “Reset” – Improving the channel after 10 years



Designed & Completed in 2000

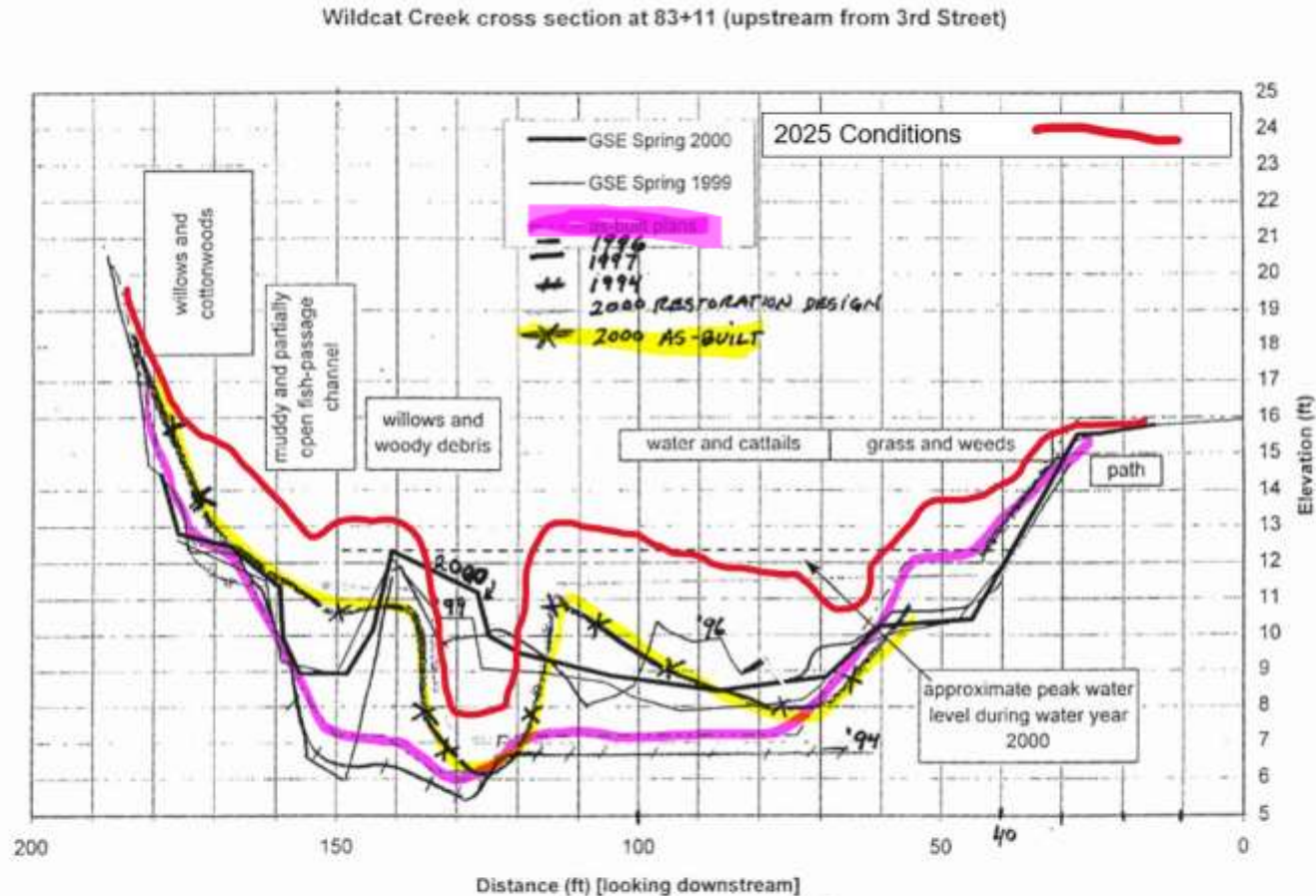
Restoration Completed in 2000

preliminary and subject to revision



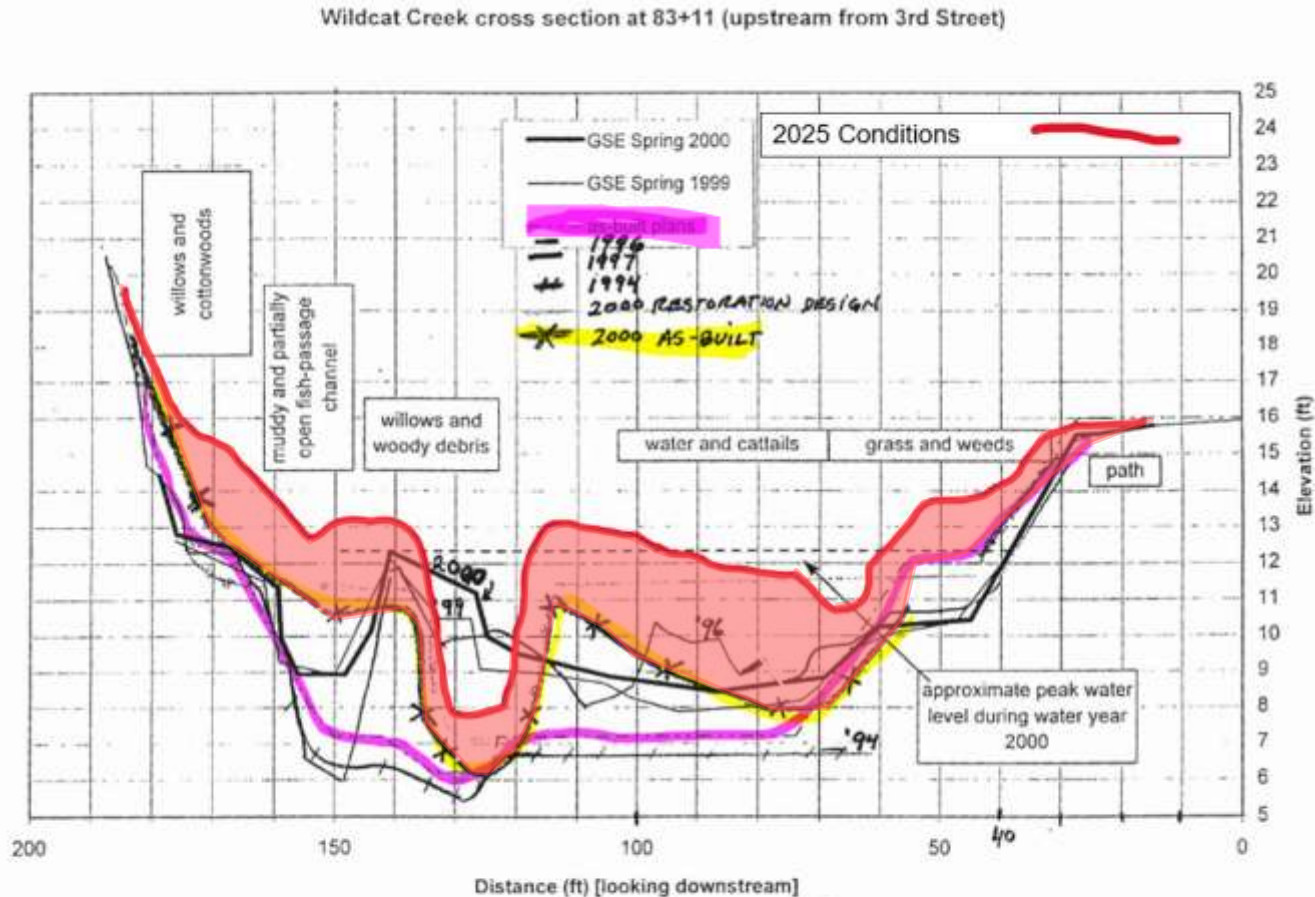
Sediment build-up on Floodplain and in Low-Flow Channel

Restoration Needed Again in 2025



“Reset” needed after 25 years

Restoration Needed Again in 2025



“Reset” needed after 25 years

2025 Conditions



2025 Conditions



2025 Conditions



February 2025: 5-year flow
Channel was designed to contain the 100-year flow

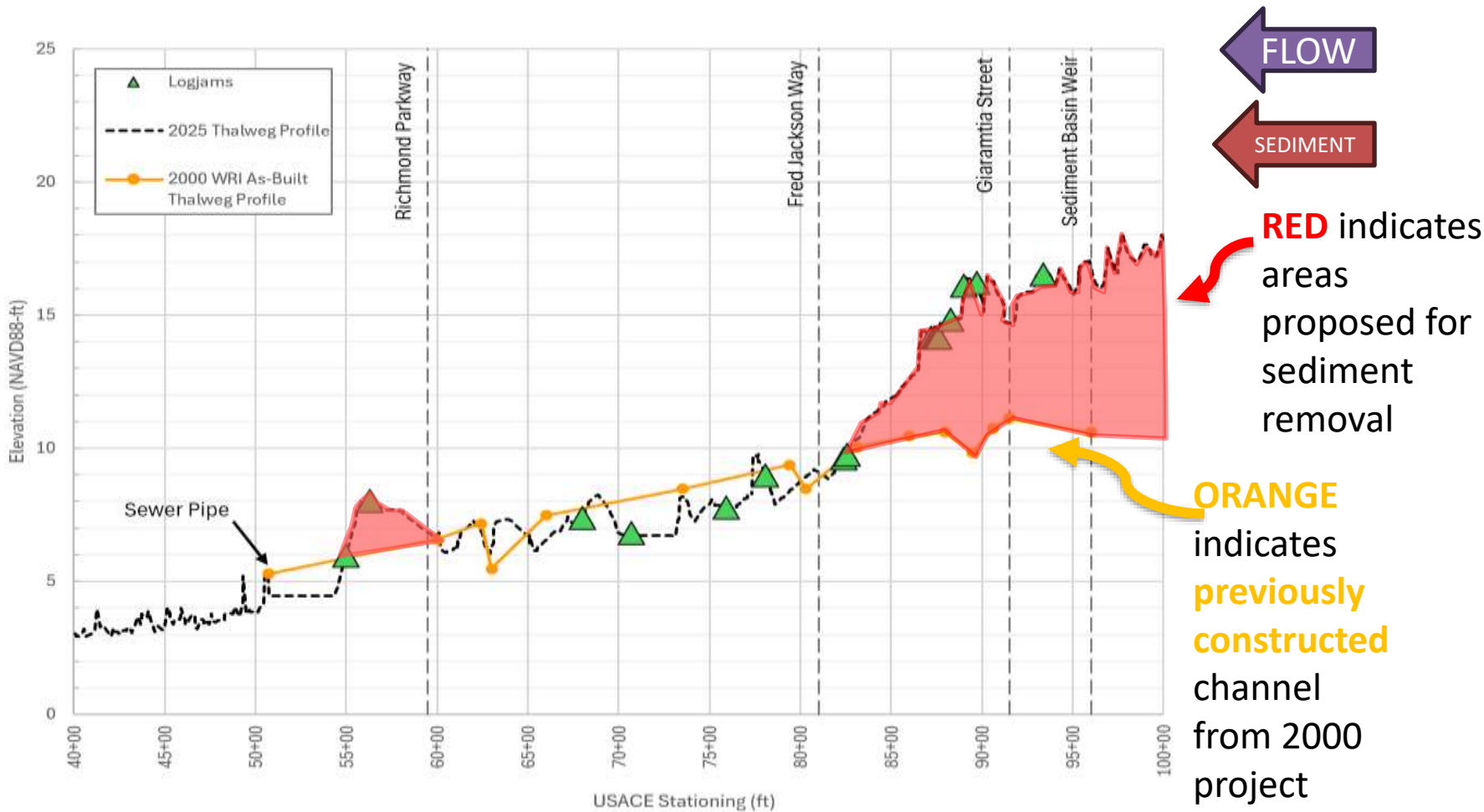
From 2001 to 2025 **Vegetation** Expanded beyond the “Green Line”



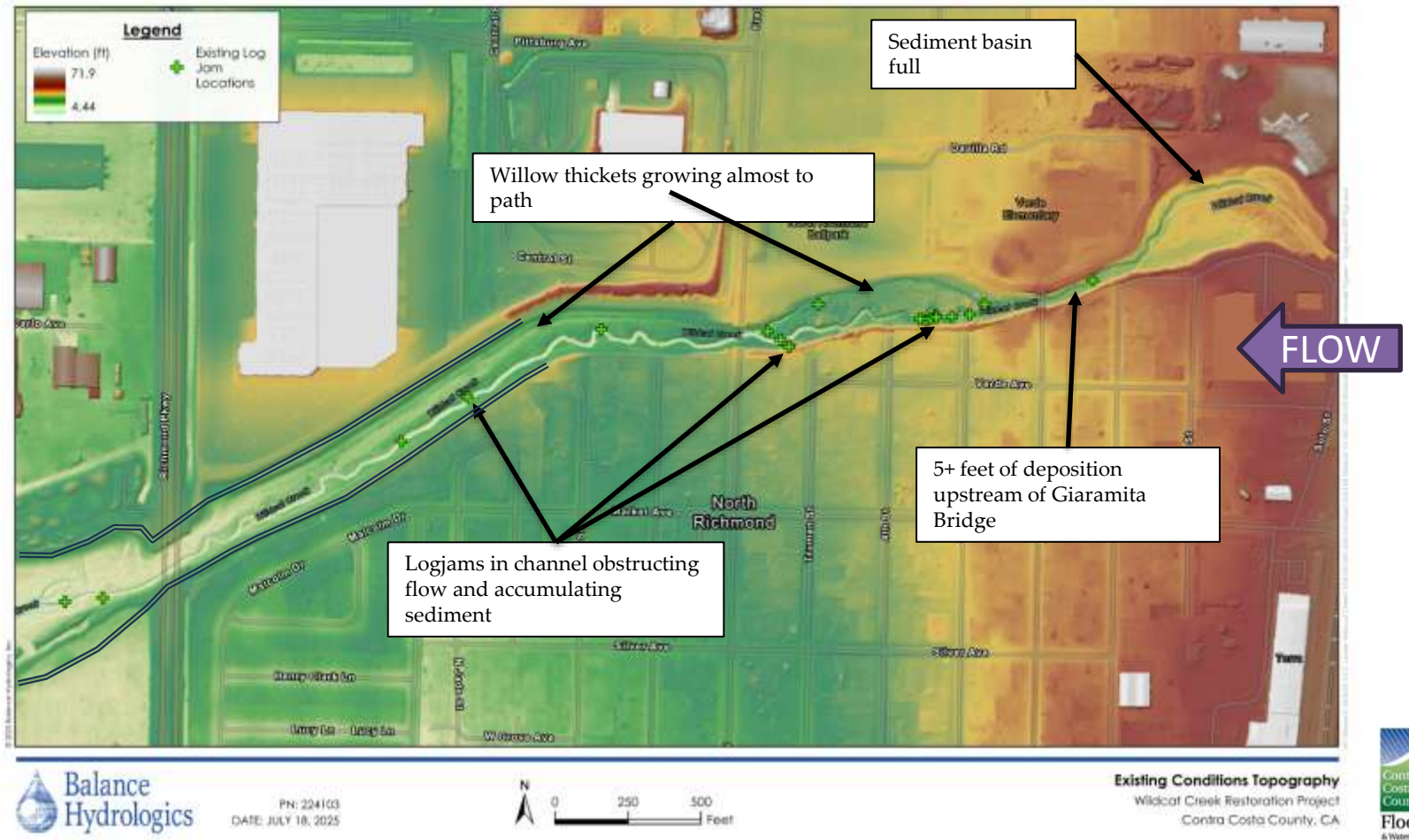
From 2010 to 2025 **Sediment Accumulated** – more than two feet deep in red



Sediment Accumulation in **Low-Flow Channel**



2025 Conditions Overview



Sediment and Vegetation and debris jams since 2000 project

4. Winter Preparation

Minor Maintenance Before Winter 2025-26

- Vegetation trimming
- Break up log and debris jams in low-flow channel
- Check outfalls for any obstructions



5. Community Engagement

Site Walks and Field Survey Trainings with Our Partners

Urban Tilth ~ The Watershed Project ~ Urban Creeks Council

~ Wildcat San Pablo Creeks Watershed Council ~

- Biological and Habitat Surveys
- Hydraulic Survey
- Presentations, Q&A sessions on technical modeling
- Future opportunities to be engaged in monitoring and maintenance

