



## AGENDA

### CONTRA COSTA COUNTY North Richmond Municipal Advisory Council

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Tuesday, January 7, 2025

5:00 PM

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

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**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. REVIEW and APPROVE January 7, 2024 Agenda and December 3, 2024 Minutes
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
4. Law Enforcement Agency Reports
5. Items for Discussion and/or Action

North Richmond Municipal Advisory Council meeting of January 7, 2025.

[25-02](#)

**Attachments:** [RPCA EV Goodrick North Richmond MAC Meeting Presentation 241025](#)  
[Agency Comment TEMPLATE 09252024](#)

6. Presentations and Proclamations
7. Other Agency/Program Reports

The next meeting is currently scheduled for Tuesday, February 4, 2024

Adjourn

For Additional Information Contact: Robert Rogers at [Robert.rogers@bos.cccounty.us](mailto:Robert.rogers@bos.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-02

**Agenda Date:** 1/7/2025

**Agenda #:**

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Advisory Board: North Richmond Municipal Advisory Council

Subject: Review project DP24-03040

Presenter: Richard Raeke

Contact: Robert Rogers 510.942.2224

Information: Hearing regarding proposed EV Charging station at 0 Goodrick Ave. in North Richmond.  
Proposal for 45 charging stations to enable more zero emission fleet usage in region.

Referral History and Update: Was heard but not voted on at the December 3, 2024 NRMAC meeting.

Recommendation(s)/Next Step(s): Vote to approve or disapprove.

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**Goodrick Ave Electric  
Vehicle Charging Station**

**North Richmond Municipal  
Advisory Committee  
Contra Costa County, CA**

**November 5, 2024**



**RENEWABLE  
PROPERTIES**



# Renewable Properties

- **Renewable Properties is a national developer, financier, owner and operator of small-scale solar PV**
  - Headquartered in San Francisco
  - 50+ employees
- **Development Pipeline** - in excess of 1 GW across 15 states
  - **CA pipeline**
    - 10 operational assets
    - 2 under construction
    - 72 projects under development
- **Operational Projects** – 29 projects, 92 MWac in 7 states
- Principals have a combined 40+ years of solar development and finance experience across 1,000 MWs of solar facilities
- Work closely with communities, landowners, and utilities

# RP – Contra Costa County Solar Projects



- Byron Hot Springs
- 1.39 MW

- Byron Highway
- 7 MW

# Renewable Properties EV Depots

- Renewable Properties expanded into EV charging in 2022 by leveraging its core competencies as a developer, owner and operator of electrical infrastructure projects to own and operate charging depots for fleet vehicles.
- RP brings the following expertise to EV charging;
  - An ability to navigate energy markets, policies and incentives
  - Experience in developing electrical infrastructure of 1-10 MW
  - Expertise in identifying and securing advantageous sites
  - Long-term ownership and investment philosophy
  - Structured financing with the means to monetize incentives

# Renewable Properties – EV Fleet Charging

- **RP EV Charging Depots**

- Charging service for medium and heavy-duty EV trucks.
- Tailored for fleet managers with secure yards, dedicated parking and reserved electrical capacity.
- Backup solutions for resiliency.

- **Charging Options**

- Level 2 chargers for extended parking.
- Level 3 fast chargers for on-demand charging.

- **Fleet Manager Benefits**

- Expertise in siting, permitting, and interconnection.
- RP handles charging infrastructure development, saving time and capital.

- **Focus on Fleet Operations**

- Fleet managers focus on transitioning to zero-emission vehicles.
- RP manages long-term operations and maintenance to ensure uptime.



# Advanced Clean Fleets

- CARB adopted the Advanced Clean Fleets regulations in April 2023 with implementation beginning Jan 1, 2024
- Fleets have EV target milestones of 10 percent by 2025, 25 percent by 2028, 50 percent by 2031 and up to 100 percent past 2035 (varies by truck type)
- Starting in 2024, ACF applies to;
  - Drayage
  - Local, state and federal government agency fleets
  - High-priority fleets – entities that own, operate or direct at least one vehicle in California and have more than \$50 million in revenue or control of at least 50 vehicles
  - Off-road yard tractors, light duty mail and package delivery vehicles



# Goodrick Ave EVCS Project Location



# Goodrick Avenue EVCS Project Details

- **Parcel APN: 408-090-035-2**
- **Zoning Classification**
  - (P1-HI)
  - North Richmond P-1 Planned Unit District, and Heavy Industry (HI) General Plan Land Use designation
- **Use determination: Trucking Yard (P)**
- **Site Area Inside Fence: 3.28ac**
- **Project Size: up-to 5 MWac**
- **Utility: PG&E**



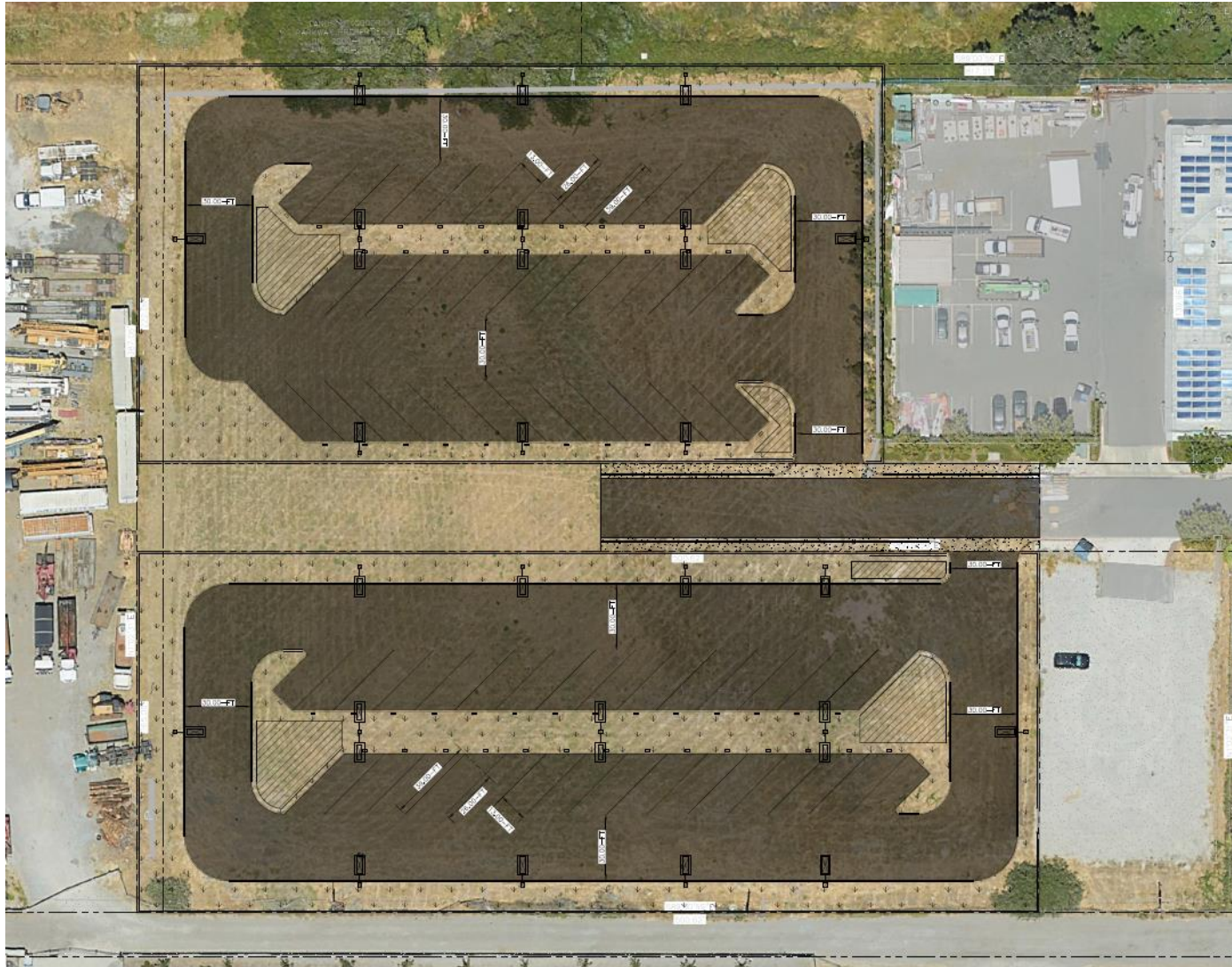
# Project Overview

## 16 Level 2 Chargers

## 50 Level 3 Chargers

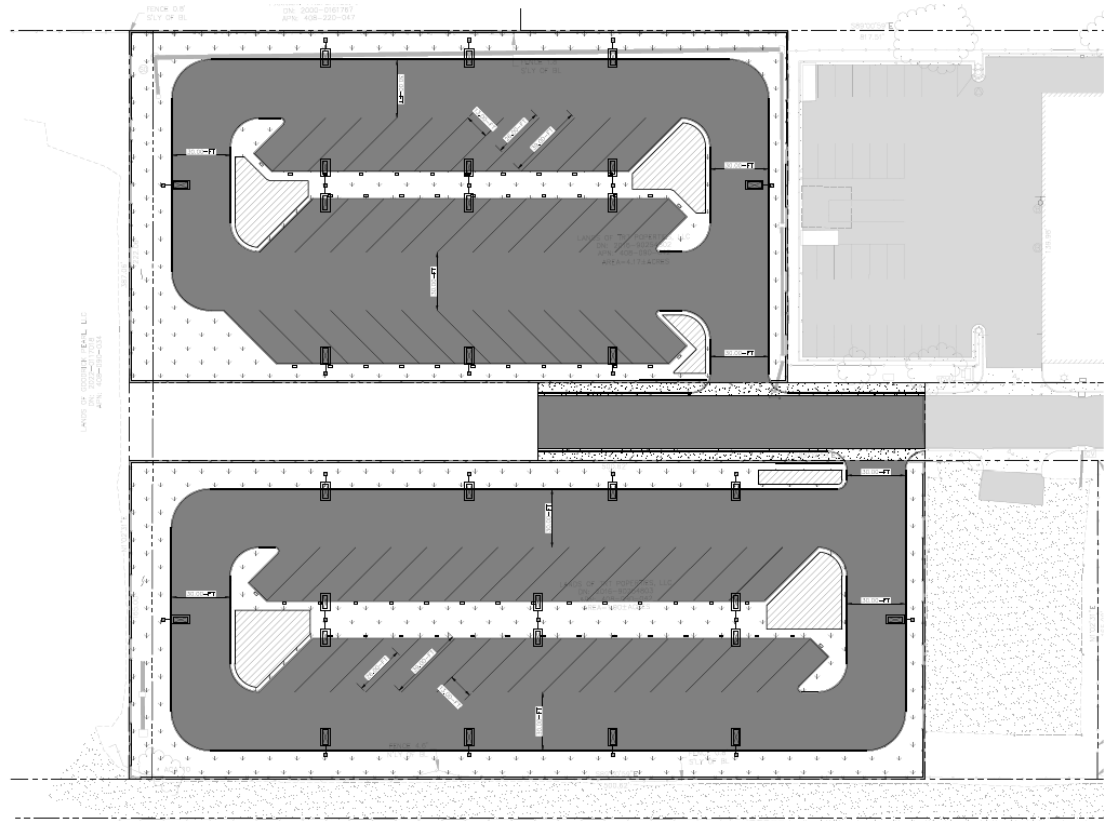
-Job creation  
-Improvements to vacant land in PUD  
-Energy independence/ grid reliability.  
-Fleet solutions for nearby companies such as:

- Richmond City Streets Division
- UC Berkeley Central Distribution and Fleet Services
- FedEx
- American Tire Distributors
- Amazon Distribution Center
- Whole Foods Distribution Center
- UPS North Bay
- Enterprise Truck Rental.



# Project Overview

Bay Area Air Quality Management District ranked this site for \$3.1 million in grant funding to address the infrastructure needed for California's Advanced Clean Fleet Regulations



	GHGs	CO	NOx	PM10	PM2.5	VOC	SOx	Fuel Dispensed	Fuel
AFV Fueling Infrastructure	(short tons)	(lb)	(lb)	(lb)	(lb)	(lb)	(lb)	(fuel unit)	Unit
Level 2 EVSE	954.7	4,286.2	4,770.2	46.2	40.3	342.8	4.7	1,210,000	kWh
DCFC EVSE	3,645	18,748	18,119	183.9	157.6	1,556	17.0	4,432,000	kWh

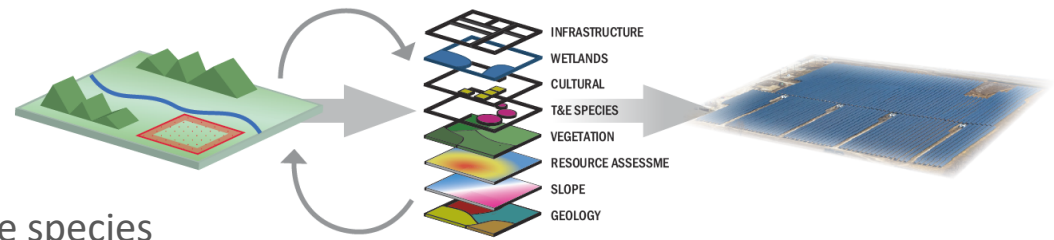
# Questions?



[www.renewprop.com](http://www.renewprop.com)

# Solar Site Selection Process

- **Market strategy and entry analysis**
- **Site specific characteristics**
  - No flood zones
  - Topography / Aspect
  - Existing visual screens
  - Site access
  - Known critical habitat / Sensitive species
  - Proximity to the grid
  - Wetlands
- **Interconnection viability**
- **Path to permitting**
- **Willing landowners**
- **Significant amount of time, energy and resources invested in early due diligence**





## AGENCY COMMENT REQUEST

Date 10/10/24

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

**DISTRIBUTION**

**INTERNAL**

☒ Building Inspection      Grading Inspection  
☒ Advance Planning      Housing Programs  
☒ Trans. Planning      Telecom Planner  
 ALUC Staff      HCP/NCCP Staff  
 County Geologist

**HEALTH SERVICES DEPARTMENT**

☒ 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](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District West Co 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 NRMAC  
 Improvement/Community Association  
 CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
 CA Fish and Wildlife, Region 3 – Bay Delta  
 Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_

\_\_\_\_\_

*Please submit your comments to:*

Project Planner Maria Lara-Lemus

Phone # 925-655-2904

E-mail maria.lara-lemus@dcd.cccounty.us

County File # CDDP24-03040

Prior to Nov. 4, 2024

\*\*\*\*\*

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

Landslide      Active Fault Zone (A-P)  
 Liquefaction      Flood Hazard Area  
☒ 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 # \_\_\_\_\_



## Planning Application Summary

**County File Number: CDDP24-03040**

**File Date: 10/7/2024**

**Applicant:**

Brendan Conboy  
44 Montgomery St Suite 3150  
San Francisco, CA 94104

brendan@renewprop.com  
(978) 500-3626

**Property Owner:**

Brendan Conboy  
44 Montgomery St Suite 3150  
San Francisco, CA 94104

brendan@renewprop.com  
(978) 500-3626

**Project Description:**

The applicant requests a Development Plan combination for a proposed electric vehicle charging station parking facility consisting of 16 parking stalls with level 3 chargers and 29 parking stalls with level 2 chargers. Parking stalls are proposed to be leases to local businesses to store and charge electric fleet vehicles.

**Project Location: (Address: 0 GOODRICK AVE, RICHMOND, CA 94801), (APN: 408090035)**

**Additional APNs:** There will be a lot line adjustment for this lot and the adjacent one.

**General Plan Designation(s):** HI

**Zoning District(s):** P-1

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:** NR MAC

**Sphere of Influence:** Richmond

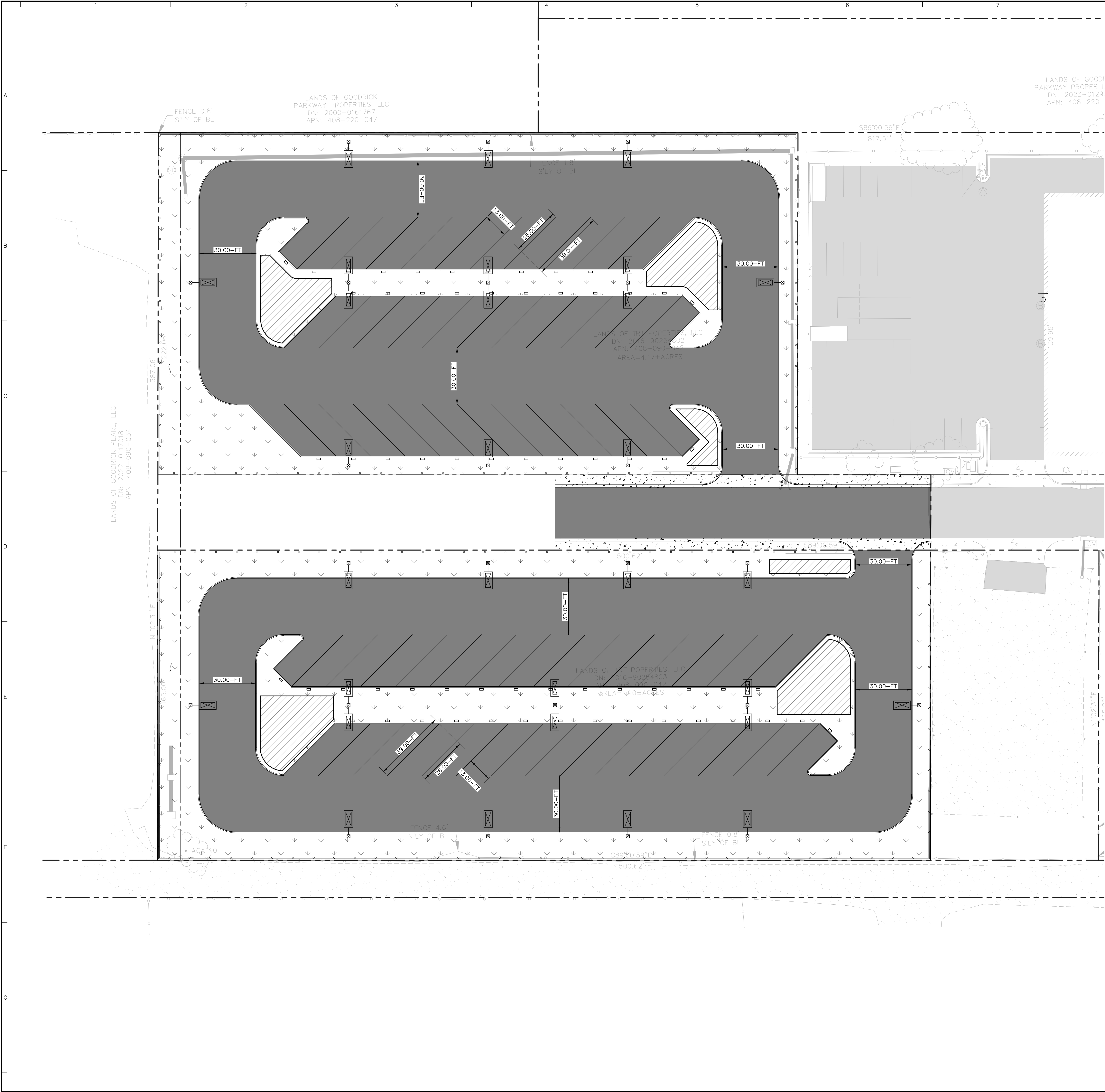
**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:**

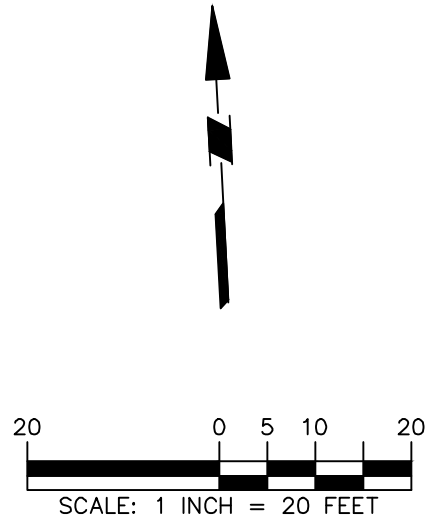
**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
Total:				

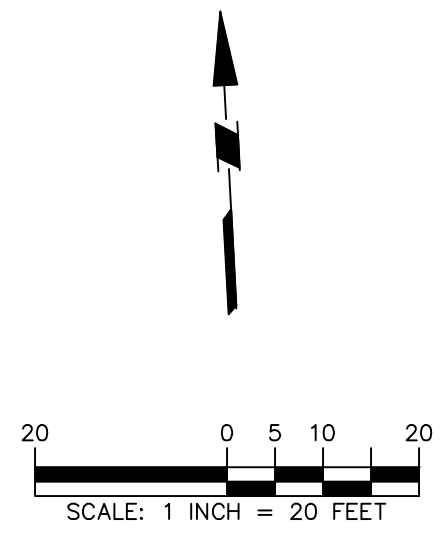
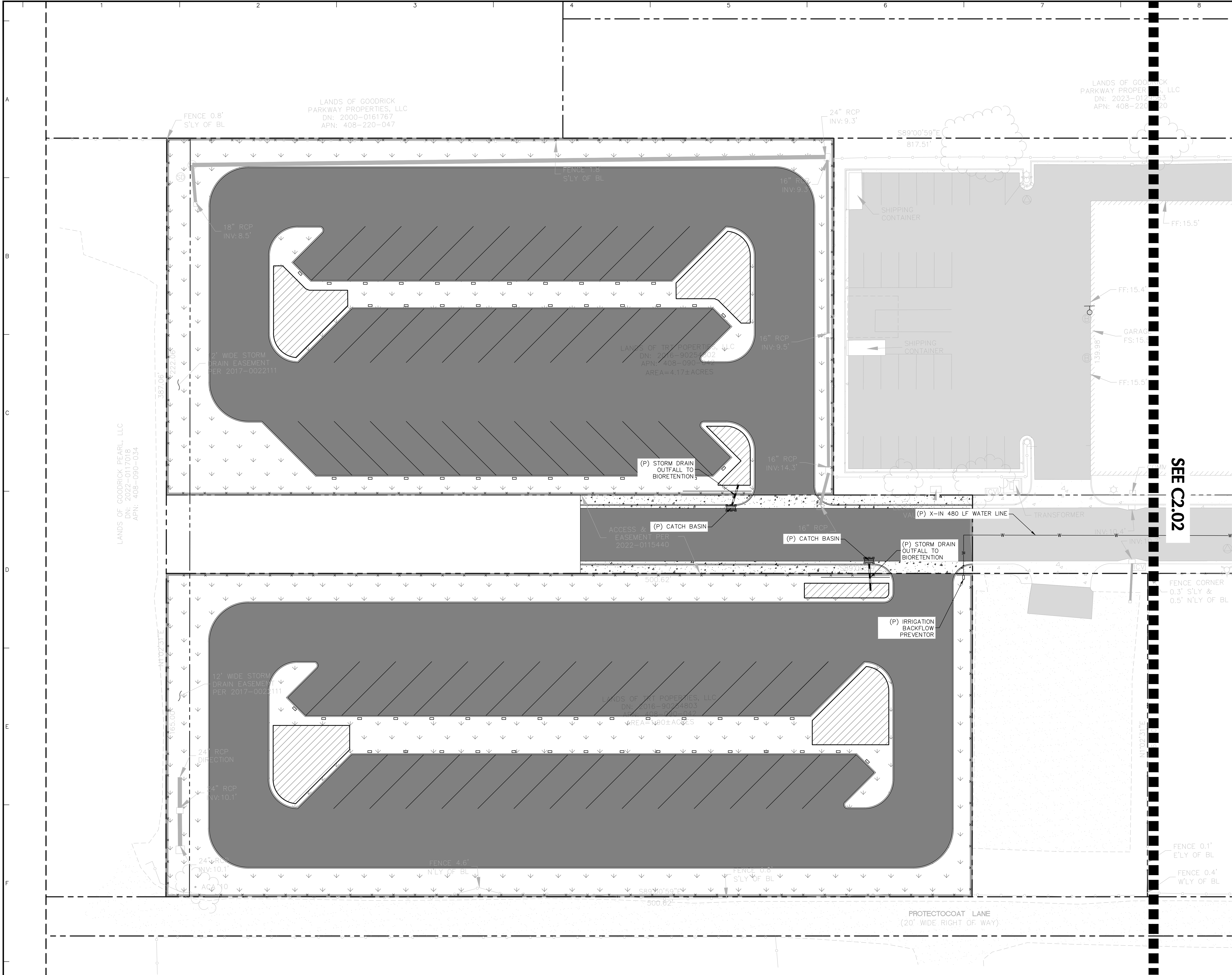


- LEGEND:
- ASPHALT
  - BIORETENTION
  - CONCRETE
  - LANDSCAPE
  - 30'-FT LIGHT POLE WITH LITHONIA D-SERIES FIXTURE
  - EV CHARGER
  - PROPERTY LINE

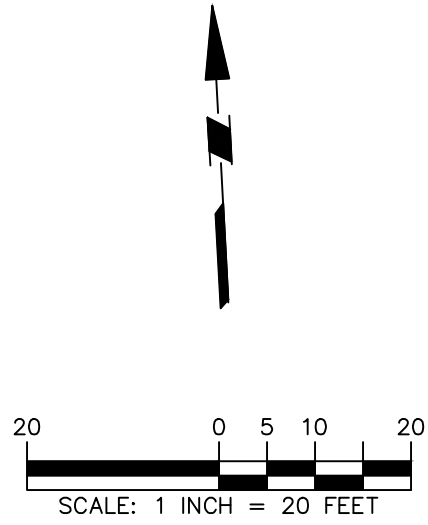
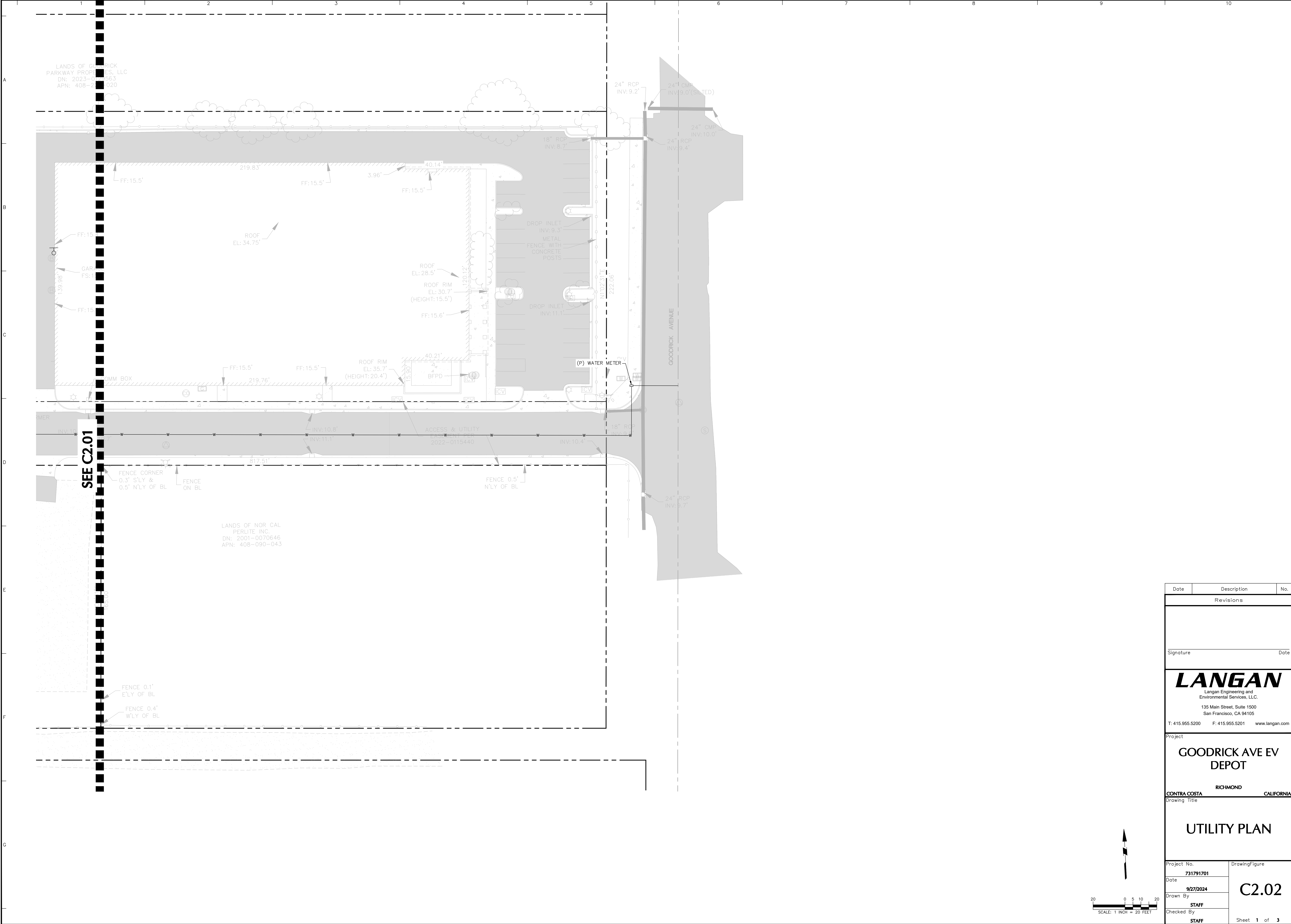
RECEIVED on 10/7/2024 CDDP24-03040  
By Contra Costa County  
Department of Conservation and Development



Date	Description	No.
Revisions		
<div><div><div>LANGAN</div><div>Langan Engineering and Environmental Services, LLC. 135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com</div></div><div>Project GOODRICK AVE EV DEPOT</div><div>CONTRA COSTA RICHMOND CALIFORNIA</div><div>Drawing Title SITE PLAN</div></div>		
Project No. 731791701	Drawing Figure C1.01	
Date 9/27/2024		
Drawn By STAFF		
Checked By STAFF		

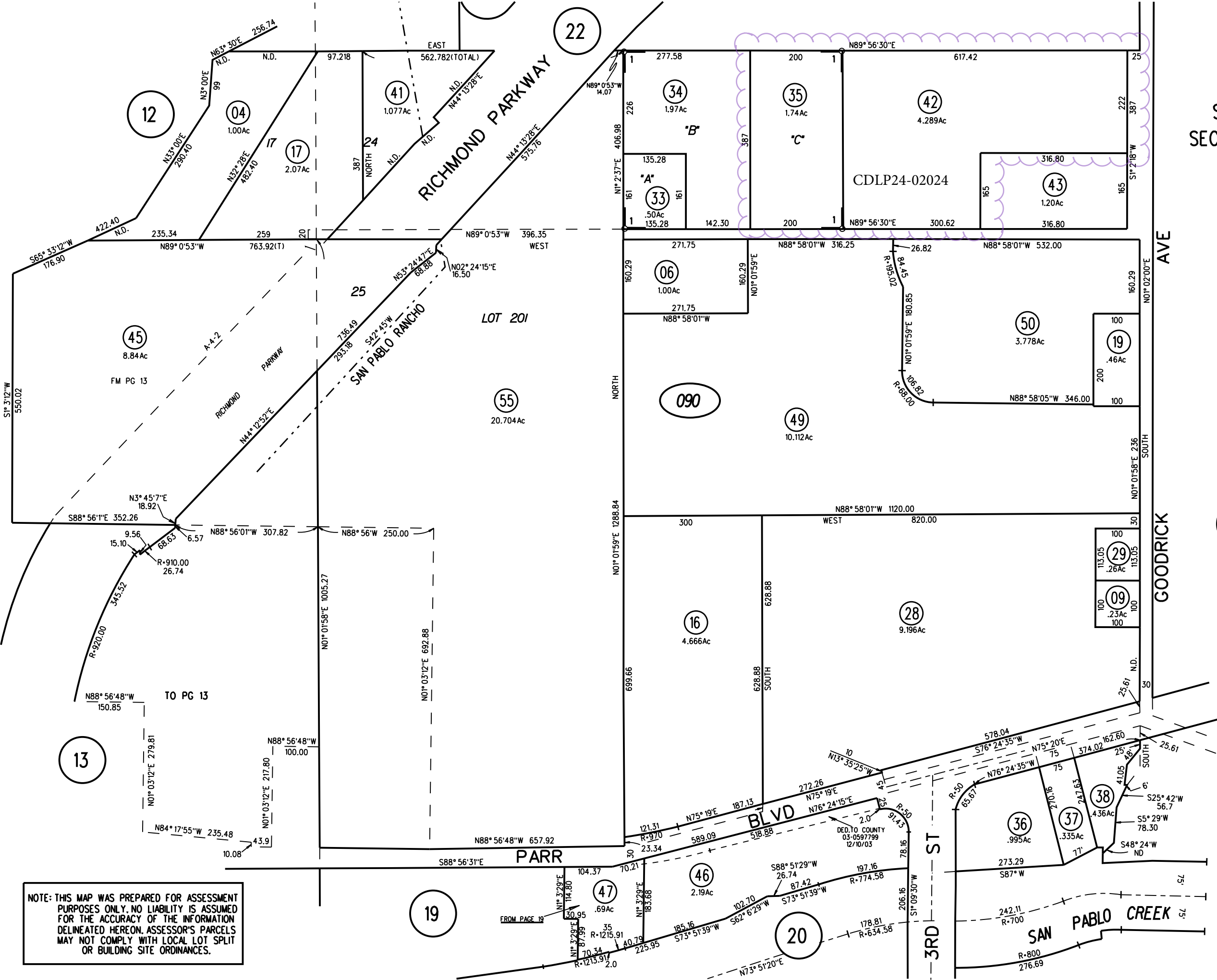


Date	Description	No.
Revisions		
Signature		Date
<div><div><div><b>LANGAN</b></div><div>Langan Engineering and Environmental Services, LLC.</div><div>135 Main Street, Suite 1500</div><div>San Francisco, CA 94105</div></div><div>T: 415.955.5200    F: 415.955.5201    <a href="http://www.langan.com">www.langan.com</a></div></div>		
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RICHMOND		
CONTRA COSTA CALIFORNIA		
Drawing Title		
UTILITY PLAN		
Project No.		DrawingFigure
731791701		C2.01
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9/27/2024		
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Date	Description	No.
Revisions		
Signature		Date
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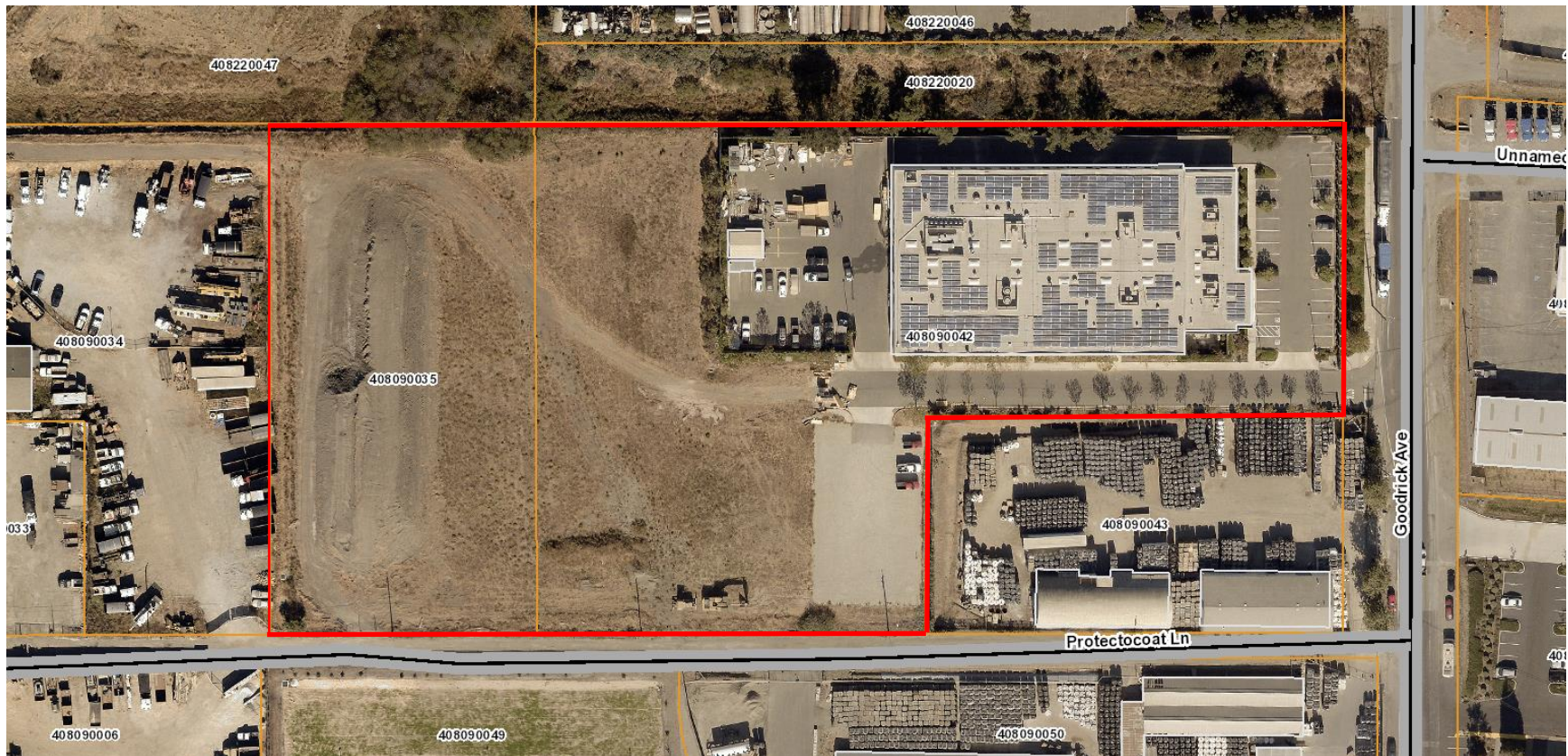
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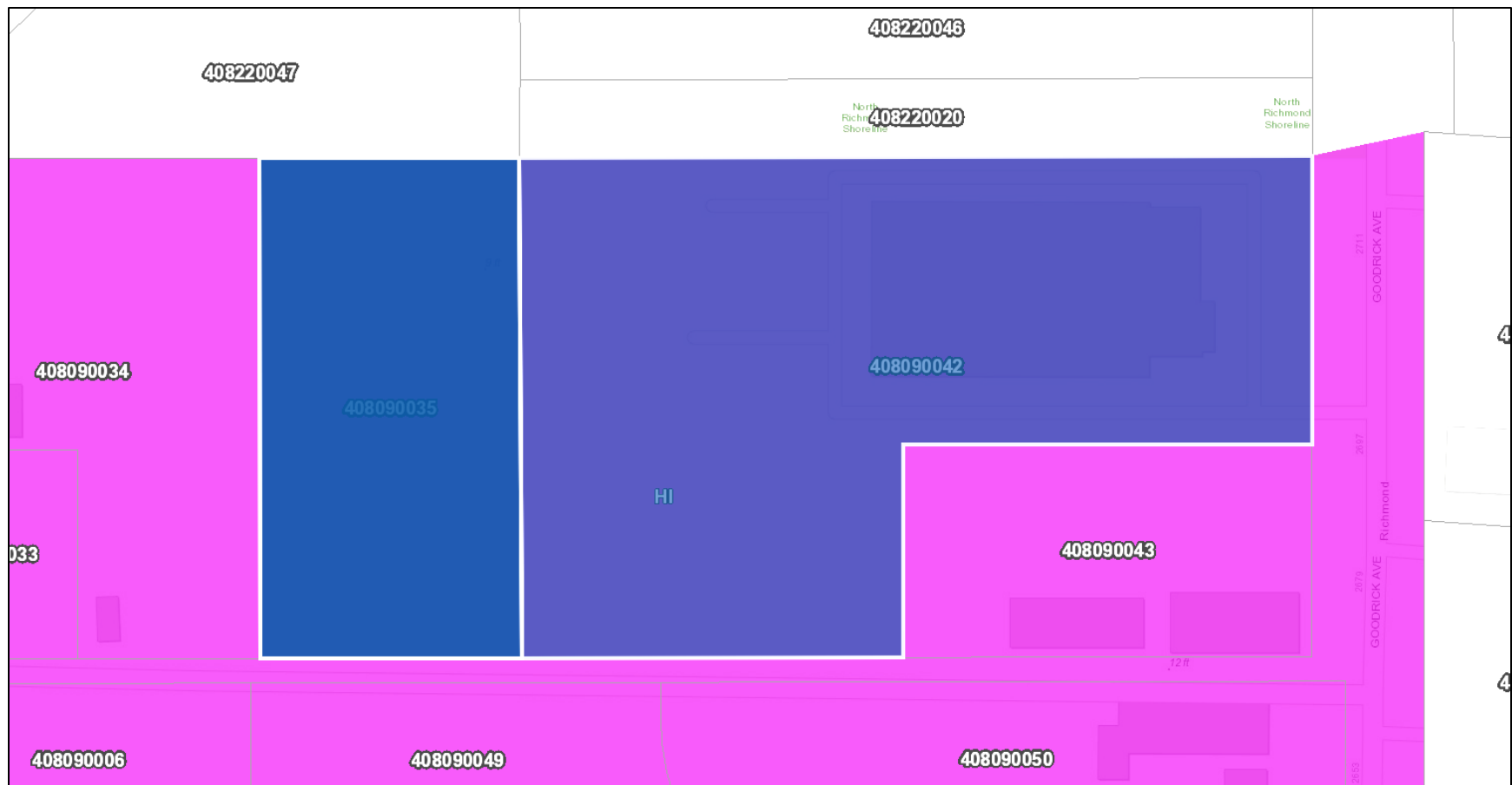
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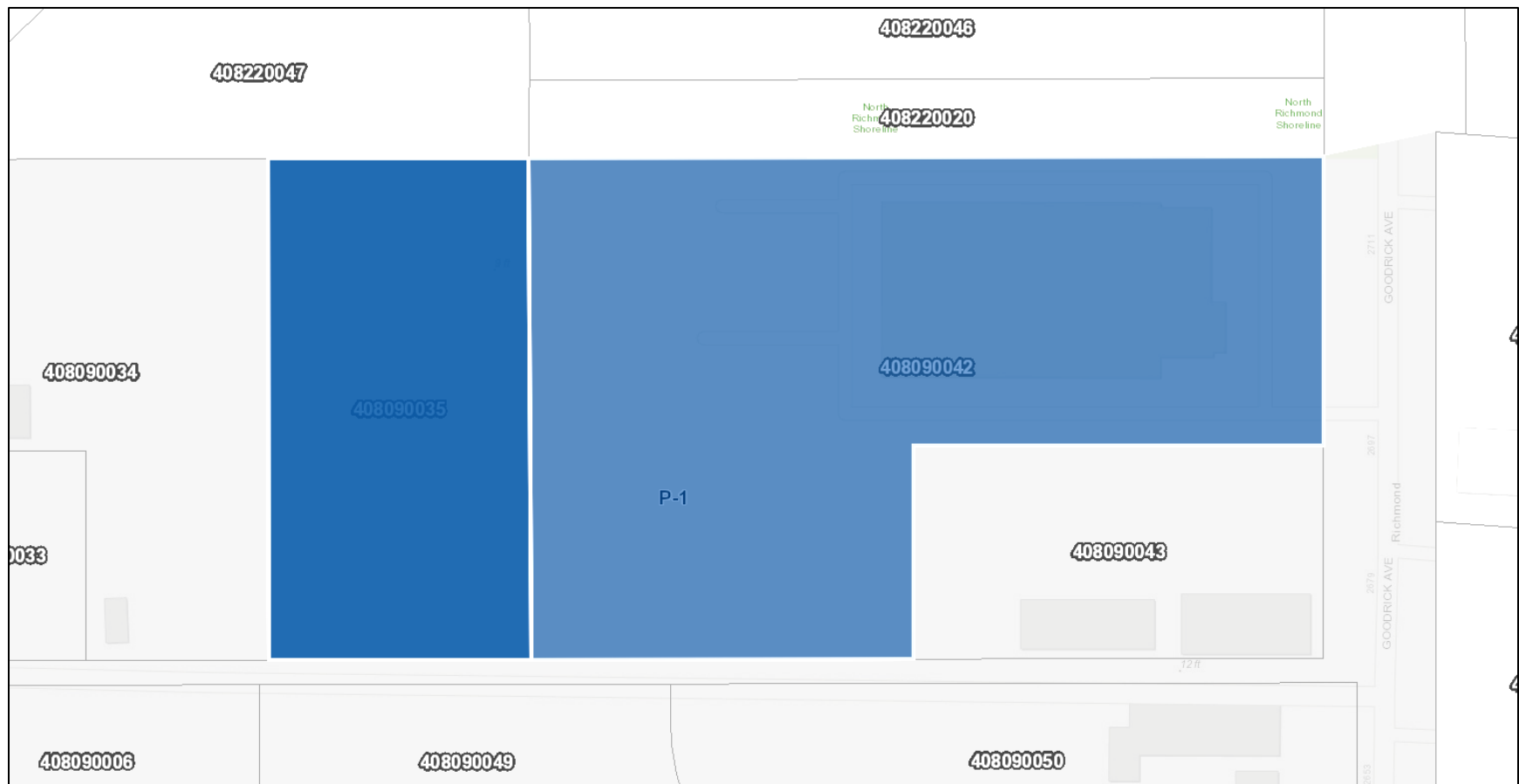
Aerial Photo  
2717 Goodrick Avenue (APNs 408-090-035, 408-090-042)  
Source: CCMAP, accessed April 4, 2024



General Plan – HI, Heavy Industry

2717 Goodrick Avenue (APNs 408-090-035, 408-090-042)

Source: Accela, accessed April 4, 2024



Zoning – North Richmond P-1 Planned Unit District  
 2717 Goodrick Avenue (APNs 408-090-035, 408-090-042)  
 Source: Accela, accessed April 4, 2024