



CONTRA COSTA COUNTY

AGENDA

North Richmond Municipal Advisory Council

Tuesday, September 2, 2025

5:00 PM

<https://cccouny-us.zoom.us/j/81046901164> | 515 Silver Ave, North Richmond

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. APPROVE September 2, 2025 Agenda and July 1, 2025 [25-3465](#)
Attachments: [07-01-25NRMACNotes](#)
4. Law Enforcement Reports
5. CONSIDER approval of CC Permit Application CDLP25-02016 [25-3466](#)
Attachments: [Agency Comment Request Packet CDLP25-02016](#)
6. Presentations

Contra Costa County Fire Department Updates

North Richmond Farm Update (Urban Tilth) [25-3467](#)

Attachments: [NR Farm Update 2025](#)

The Watershed Project Presentation [25-3468](#)

Attachments: [The Watershed Project for NRMAC 9.2.25.pptx](#)

The next meeting is currently scheduled for Tuesday, October 7, 2025 at 5 PM

Adjourn

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3465

Agenda Date: 9/2/2025

Agenda #: 3.

Advisory Board: North Richmond Municipal Advisory Council

Subject: APPROVE September 2, 2025 Agenda and July 1, 2025 Meeting Notes

Information: APPROVE September 2, 2025 Agenda and July 1, 2025 Meeting Notes

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

July 1, 2025
5:00 p.m. - 7:00 p.m.
515 Silver Street
N. Richmond, CA 94801

MINUTES

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:07 p.m. Board members present were: Latifia Abdulah and Annie King-Meridith. Absent were: Beverly Scott, Donald Gilmore, Princess Robinson and Glory Lopez.

APPROVAL OF AGENDA/MINUTES

A quorum was not present; the agenda and the minutes could not be approved.

PUBLIC COMMENT

Bair Malunov, Project Manager/ Legacy Court, and Ms. Sandra/ Eden Housing: Legacy Court will be providing affordable housing to low-income families. The project is located at three sites, 1243, 1300, and 1329 Fred Jackson Way, N. Richmond, CA.

Total units: 43 (42) affordable 1-2-& 3-bedroom units. The target population is 42 low-income households earning 30-60% of the area median income (AMI).

Thirteen units will support residents at risk of, or experiencing homelessness, &/or in need of mental health services.

Ms. Sandra from Eden Housing says their waitlist opens up on July 14th through August 1st. Go to the Eden Housing website, scan the QR Code, and apply through the Rent Cafe. CHDC will offer assistance with filling out the applications. There are two applications available, one on the HACCC website, which opened up on June 30th. and the other on the Eden Housing website.

JoAnna from CHDC says that they will be setting up sites in N. Richmond, at about four locations, to assist people with filling out applications for the wait lists

NRMAC MINUTES/JULY 1, 2025

PUBLIC COMMENT CONTINUED

Ryan Lau/External Affairs Representative/AC Transit; Ryan gives an update on the Realign Service Plan. For the last two years, A.C. Transit has been reviewing and updating bus service based on a variety of different planning efforts and outreach. Have been adapting the service based on the rider's needs. The company is looking to go live with the new bus network on August 10th.

They will be posting information on exactly what that network looks like at the end of this week. Riders will start to see realign service changes. A.C. Transit will be doing a lot of outreach, advertising on BART stations, and on Social Media. Ambassadors will be at different locations.

Joelle Tony, Community Steering Committee/Bay Area Air Quality Management District: On July 28th, there will be a workshop entitled: AB617 Clearing the Air. The topic will be the transition from fossil fuel to clean fuel. The location will be at the Ryse Center in Richmond, CA. The time is from 5:30 p.m. to 7:30 p.m. Refreshments will be served.

For more information, you may contact Joelle at: jtony@baaqmd.gov.

LAW ENFORCEMENT AGENCY REPORT

Resident Deputy Eierman/CCC Sheriff's Department: Reporting for the month of June. Deputy Eierman has been with the department for eleven years. Currently, he has worked on trash mitigation and illegal dumping.

There were 357 calls for service, and 19 reports were generated. On the 11th, there was a homicide at Giarameta and Market Streets. On the 3rd, there was one assault with a deadly weapon. There were two reports of domestic violence. One misdemeanor vandalism and one grand theft vandalism. One child abuse was reported.

Annie and Jamie welcome Deputy Eierman to the neighborhood. There is a follow-up on a question about the use of the Law Enforcement Substation in N. Richmond. The answer is that the station is being utilized, and CHP is expected to start utilizing the space in the near future.

NRMAC MINUTES/JULY 1, 2025

PRESENTATIONS

Brian Hubinger, Senior Manager - Public & Government Relations, Chevron Richmond Fueling Progress: Andrea Bailey is present tonight at the NRMAC meeting.

Mr. Hubinger has worked at Chevron for nineteen years.

He starts the presentation by presenting California's oil & gas usage. In 2022, the number of vehicles traveled on California roads was 315.2 billion. That's as many miles as it would take to travel to Pluto and back 33 times.

It's estimated there were more than 10,742 retail stations in 2022. In that same year, 13.6 billion gallons of gasoline and 3.1 billion gallons of diesel were sold in California.

As of 2022, California is the largest consumer of jet fuel and the second-largest consumer of motor gasoline among the 50 states.

More than 31 million motor vehicles were registered in California in 2022.

Chevron Richmond's impact on W. Contra Costa County: Sixty percent of the jet fuel produced by Chevron Richmond was supplied to major Bay Area Airports. Twenty percent of the gasoline produced was supplied to the Northern California Market. One hundred percent of paraffinic base oil is made on the West Coast.

The total economic impact on W. Contra Costa County is \$1.1B. Chevron is the largest employer and taxpayer in the City of Richmond. There were 3,830 direct and indirect jobs supported. For every 10 Chevron Richmond workers, an additional 5 jobs are supported in the region. Chevron Richmond employee compensation is higher than the regional average. One in twenty-nine of all jobs provided in W. Contra Costa County are supported by Chevron.

Building a Better Tomorrow: Operating safely, 36 regulatory agencies oversee Chevron's work. They have 450,000 component inspection points. Fifty percent of the workforce is dedicated to maintenance activities.

PRESENTATIONS CONTINUED

Protecting the Environment: There are 99 continuous emissions monitors. There has been a 40% reduction in particulate emissions since 2018. The gasoline that Chevron produces is the cleanest in the world.

Community Investment: Fifty-two million dollars has been donated to non-profit organizations since 2012. Chevron donated 4,100 volunteer hours in 2022. Seventy local organizations & initiatives are funded annually.

Chevron has been a major funder in N. Richmond, to name a few, CHDC, Verde School, and the Senior Center, which have been recipients of Chevron donations.

Flare Improvement Efforts: New technology, increased operator training, a cross-functional team focused on improving flare performance, assessment, learning from past events, and improved infrastructure. Twenty-five+ million in projects completed. \$15-\$20 million in upcoming projects.

Wet Gas Scrubber: Benefits: Removes particulate matter emissions. Enables key gasoline-producing units to continue to meet demand for fuel in the region while complying with the most health-restrictive and stringent regulations of its kind in the country.

What to expect: Because the scrubber uses water, it will release water vapor. Due to the location of the unit along the refinery hillside, we expect the visual impact of the steam plume to be minimal for most people in Richmond. It costs hundreds of millions of dollars to keep the refinery going.

Richmond Solar Project; Benefits, solar-generated generate will be used to power some refinery operations. Reduces our use of electricity from the public grid. Estimated to reduce 1,550 metric tons of carbon dioxide equivalent (CO₂e) annually.

A reduction equivalent to the (CO₂) emissions from 323 homes' electricity use for one year.

PRESENTATIONS CONTINUED

Latecia asked about the closure of local refineries. The Valero refinery in Benicia will be closing in April next year. The Phillips 66 in Southern CA will also be closing in October. That's about 20% of the gas in CA. All refineries face the same

regulations. With two refineries going down, that puts pressure on Chevron in many ways. Chevron is committed to the area. They plan on being here for a long time.

A resident asked about the flaring at the refinery. The answer is: There is a community action plan, which addresses flaring. Go to the community action plan on Chevron's website. and read it. There will be a town hall meeting about air monitoring. Residents are encouraged to sign up for the Community Warning System. There is a new warning system called the Level One Warning System, which is an awareness message. You can access this system by texting CC Health to 21423; they will send you all flaring notifications in the county.

PROGRAM AND OTHER AGENCY REPORTS

Tania Pulido, District Coordinator/Supervisor, John Gioia's Office: Tania announces that Marcus Byrd-Ray, founder of Change for Five-Hundred, is sponsoring a Back to School Book Bag/Backpack Giveaway. This event will be held at Shields/Reid Park on August 16th. The time is from 1:00 p.m. to 4:30 p.m.

The North Richmond 14th Annual Music Festival will be held on July 12th. Prior to the festival, there will be a ribbon-cutting ceremony honoring legendary blues singer Jimmy Mc Cracklin. First and West Grove Streets are being renamed in honor of the famous Bay Area artist. Mr. Mc Cracklin has received awards globally. He has resided in N. Richmond and was the owner of a nightclub in N. Richmond.

Bee Coleman, Fellow/Partnership with Bay's Future - HACCC: The housing authority is moving through the Las Deltas process. They are a week from closing on the first market-rate property.

Housing has received five or six letters of interest for the market-rate properties. The agency is trying to get on the calendar to have meetings with their attorney. The purpose of the meetings is to keep working through negotiations.

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

Former and current N. Richmond residents have priority for purchasing property and signing up on the open wait lists.

The housing authority wait list opened up on June 30th and will be open through July 24th.

Las Deltas Homebuyer Resource Fair - Buy Back the Jets is an event scheduled for August 2, 2025. The event is from 12:00 p.m. - 5:00 p.m. The location is 515 Silver St. (between 5th and Giaramita), N. Richmond, CA 94801

This is a housing fair for the Las Deltas redevelopment project, featuring live music, local food, family-friendly activities, face painting, and the game truck will be there. You will have a chance to meet developers, enroll in their services, and connect with lenders and realtors.

Annie explains the procedure for buying HACCC property. She expresses that you must have money to make repairs or remodeling.

TB says with the market rate sales, it's gonna be a challenge to purchase and rehab. In the future, several other opportunities will be coming down the line.

Janine Shaheed, Community Engagement Manager/Corrine Sain, Senior-Community Family Center: Janine says the Willie Spears Cleanup Day was a great success. She is extremely happy about the number of residents who applied for Mitigation Fee Funded disposable waste vouchers.

North Richmond residents qualify for \$120 in vouchers yearly. The vouchers are valued at \$5.00 each. Upon issue, the vouchers are good for one year. There were 52 applications, seventeen households, and 408 vouchers were issued. Residents can apply once a year for the program. Spanish-speaking volunteers are out in the community following up on the applicants.

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farm: Latifah says that the farm is comprised of ten acres. Their goal is to get young people working and running different aspects of the farm. The mission is to get the residents to cultivate agriculture, a goal is to feed the community, and to restore relationships.

Construction at the farm is ongoing. It's looking really good. The foundation has been laid for the main barn and community room. There is the Dr. Clark Plaza and the History Walk. The 92 million in funds that the administration is holding is an issue.

Some of the teens have been placed at the resource center in N. Richmond, making the farm less congested. The farm stand is located at the Mc Glothen Temple parking lot

every Thursday at 2:00 p.m. The farm is doing a good job in the community. The church will be celebrating its 100th anniversary.

Cheryll Lopez, Community Engagement Manager/Urban Tilth Farm: The farm has a bunch of training programs this summer. The Summer Youth Apprenticeship started on Monday. West Contra Costa youths are invited to the farm to join the wide variety of programs that are being offered. Most programs are paid positions.

The Rudy Lozito Fellowship Program is a training program that's being offered this summer. Participants will be trained and certified in permaculture and agriculture. The Basics of Relations is another paid program that's coming up in the future. It's gonna be focused on stewardship and water restoration.

The Watershed Field Crew does a lot of work at Wildcat Creek. This program will be opening up at the end of July, and most likely start at the beginning of September.

The meeting was adjourned at 6:42 p.m.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3466

Agenda Date: 9/2/2025

Agenda #: 5.

Advisory Board: North Richmond Municipal Advisory Council

Subject: CONSIDER approval of CC Permit Application CDLP25-02016

Information: CONSIDER approval of CC Permit Application CDLP25-02016



AGENCY COMMENT REQUEST

Date 06/02/2025

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
☒ Consolidated – (email) fire@cccfdpd.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 Maria Lara-Lemus
 Phone # 925-655-2904
 E-mail maria.lara-lemus@dcd.cccounty.us
 County File # CDLP25-02016

Prior to 07/02/2025

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 # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02016

File Date: 6/2/2025

Applicant:

Donald Wardlaw
More Than Construction, Inc.
2214 13th Ave.
Oakland, CA 94606

donald@more-than-construction.com
(510) 318-2752

Property Owner:

2200 CENTRAL STREET LLC
201 W RICHMOND AVE STE C
RICHMOND, CA 948013959

howefam2@gmail.com
(510) 215-5134
(Mark Howe)

Project Description:

The applicant requests approval of a Land Use Permit to allow the installation and use of six (6) electric (EV) truck charging stations with solar canopies and a fenced ground level power bank unit on the subject, paved lot. The EV chargers would be used by an existing tenant on the subject property, "Enterprise", but also would have credit card readers and be available for public use. No new signage other than directional signage within the site or new landscaping is proposed.

Project Location: (Address: 0 PITTSBURG AVE, RICHMOND, CA 94801), (APN: 408270009)

Additional APNs:

General Plan Designation(s): LI

Zoning District(s): P-1

Flood Hazard Areas: B

AP Fault Zone: Liquefaction

60-dBA Noise Control: No

MAC/TAC: North Richmond MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

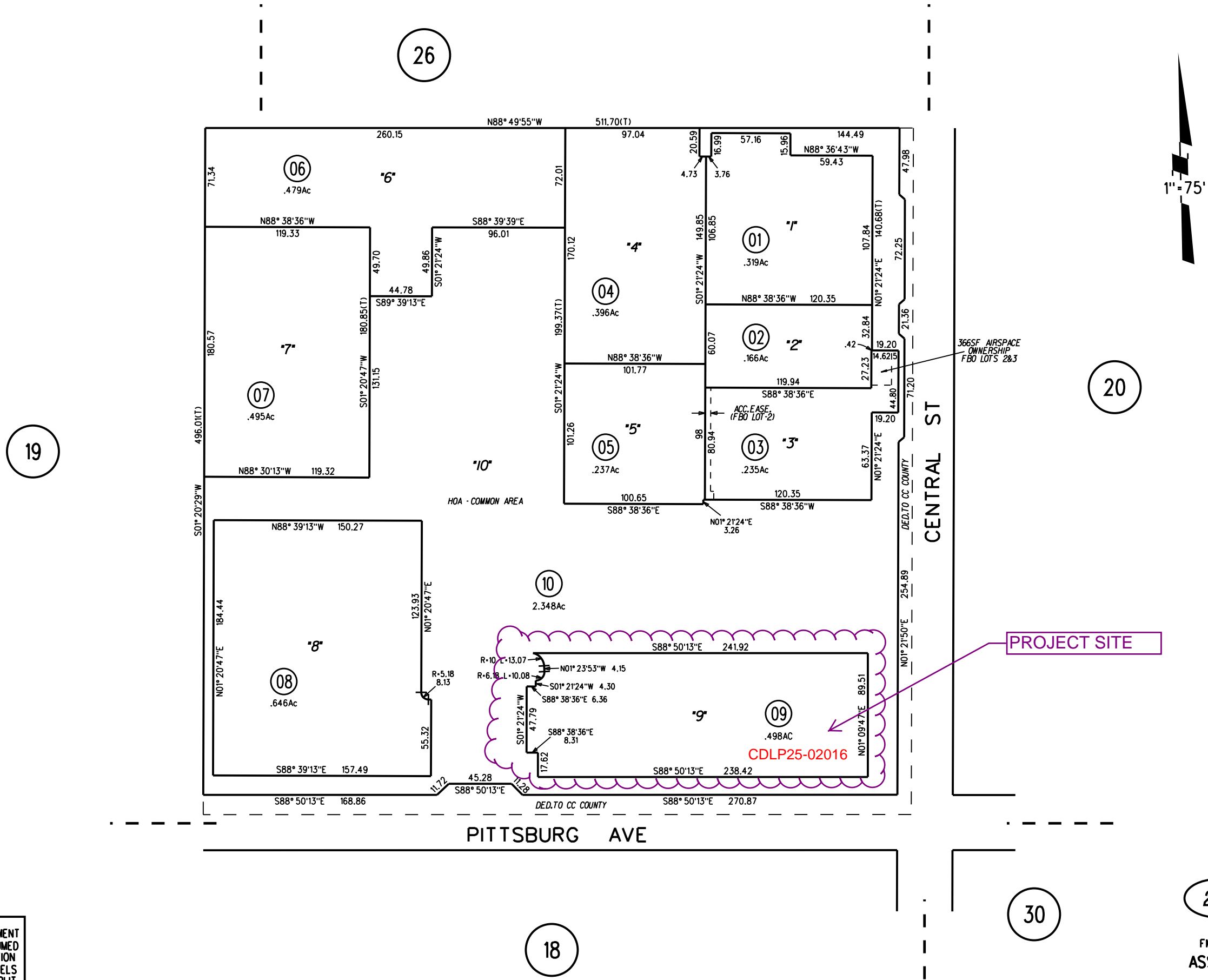
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan: None

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPNR02	LUP-North Richmond Auto Fees	002606-9660-REV-000-5BNR02	3000.00	3000.00
Total:			3087.00	3087.00



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.

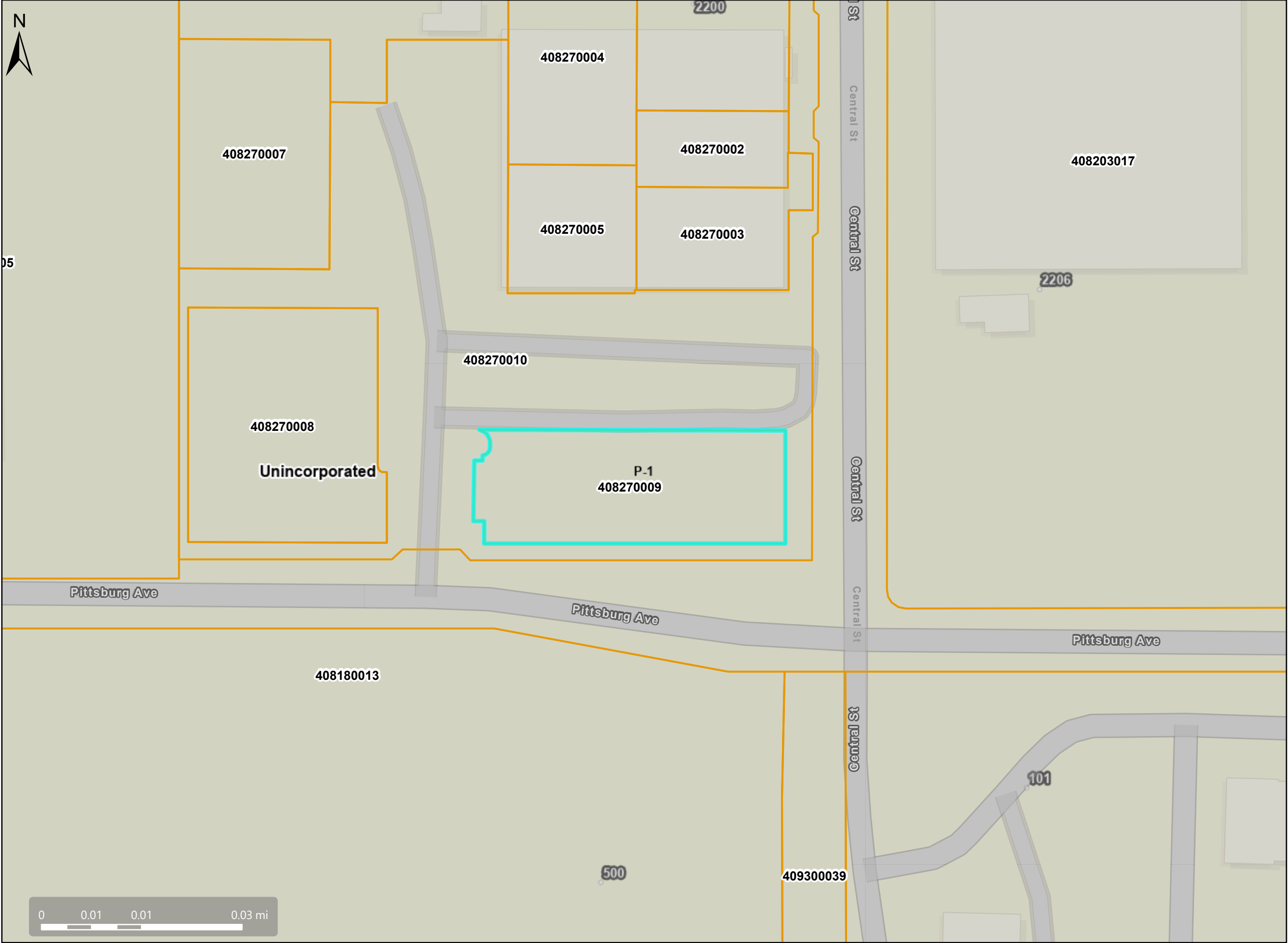
General Plan: LI, Light Industry



Map Legend

- Assessment Parcels
- General Plan
 - LI (Light Industry) (1.5 FAR)
 - PS (Public and Semi-Public)
 - Unincorporated
- Address Points

Zoning: P-1 (North Richmond)



Map Legend

Assessment
Parcels

Zoning
ZONE_OVER

P-1 (Planned
Unit)

Unincorporated

Address Points



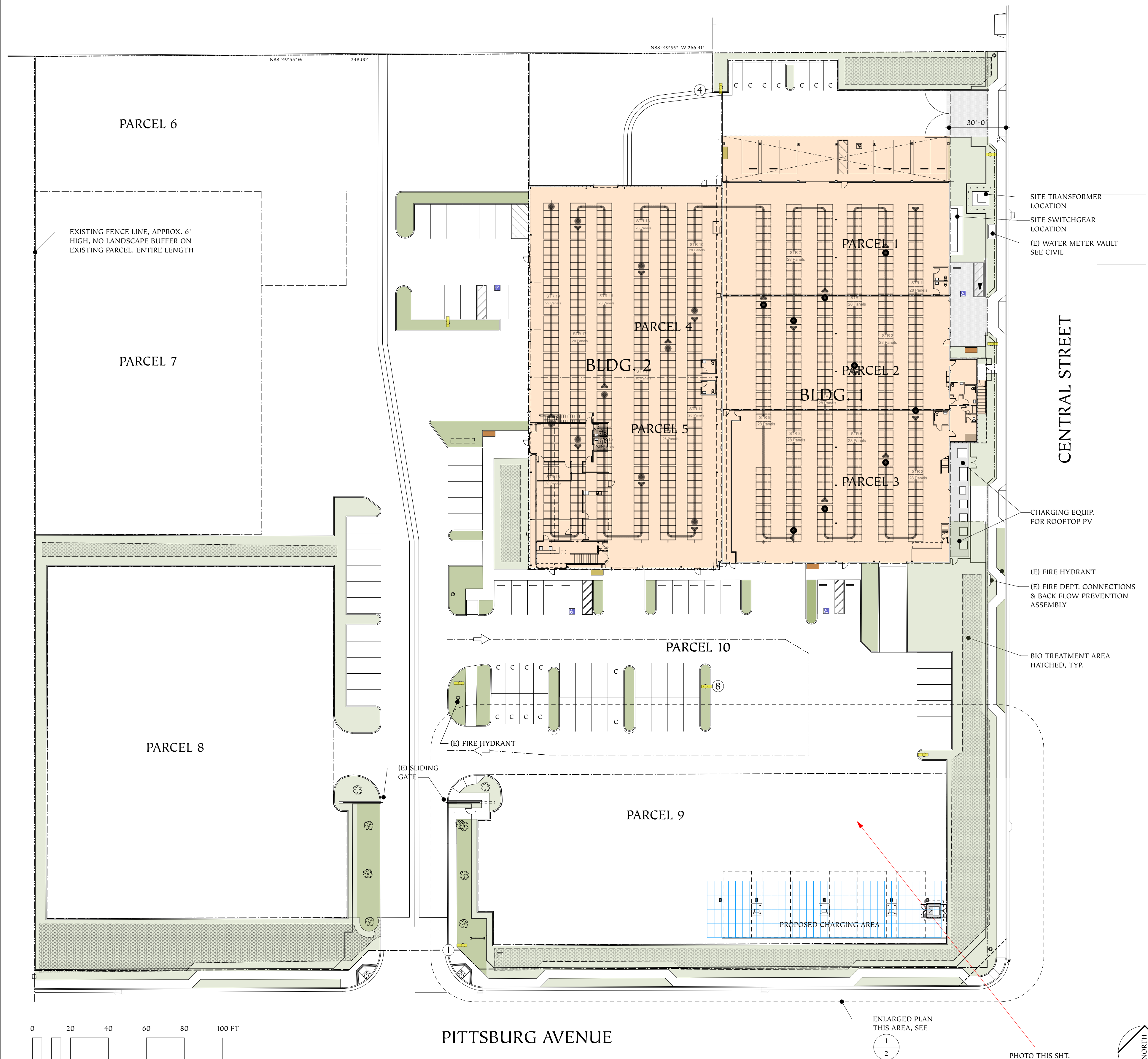
Map Legend

- Assessment Parcels
- Unincorporated
- Address Points

Aerials 2019

- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

RECEIVED on 06/02/2025 CDLP25-02016
By Contra Costa County
Department of Conservation and Development



PROPOSED SITE PLAN
Scale: 1" = 30'-0"

VICINITY MAP



PROJECT SCOPE

IN AN EXISTING COMMERCIAL/INDUSTRIAL SITE, A PAVED PORTION OF ONE PARCEL (9) IS TO RECEIVE 6 ELECTRIC TRUCK CHARGING STATIONS. ACCESS TO THE CHARGING AREA IS VIA THE EXISTING SITE ENTRANCE GATE.

A CANOPY OVER THE CHARGING SPACES IS TO BE CONSTRUCTED WITH PHOTOVOLTAIC PANELS TO PROVIDE POWER. THERE WILL ALSO BE A FENCED GROUND LEVEL POWER BANK UNIT TO RECEIVE THE PV ELECTRICITY AND CONVEY IT TO THE CHARGERS.

NO CHANGES TO LANDSCAPE AREAS ARE PROPOSED. NO NEW SIGNAGE OTHER THAN DIRECTIONAL SIGNAGE WITHIN SITE.

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	SITE PLAN, PROJECT SCOPE AND DATA
2	SITE PLAN DETAIL, CHARGER PLAN
S-1	KEY PLAN
S-2	CANOPY SECTION & FRAMING PLAN
S-3	CANOPY DETAILS
S-4	MOUNTING DETAILS

PROJECT DESIGN TEAM

ARCHITECT:
More Than Construction, Inc./Donald Wardlaw
2214 13th Ave., Oakland CA 94606
510.318.2752 donald@more-than-construction.com

ENGINEER:
BAJA
CONSTRUCTION CO., INC.
225 FORTER ST., MARTINEZ CA 94553
1-800-966-9665 FAX: (925) 226-0141



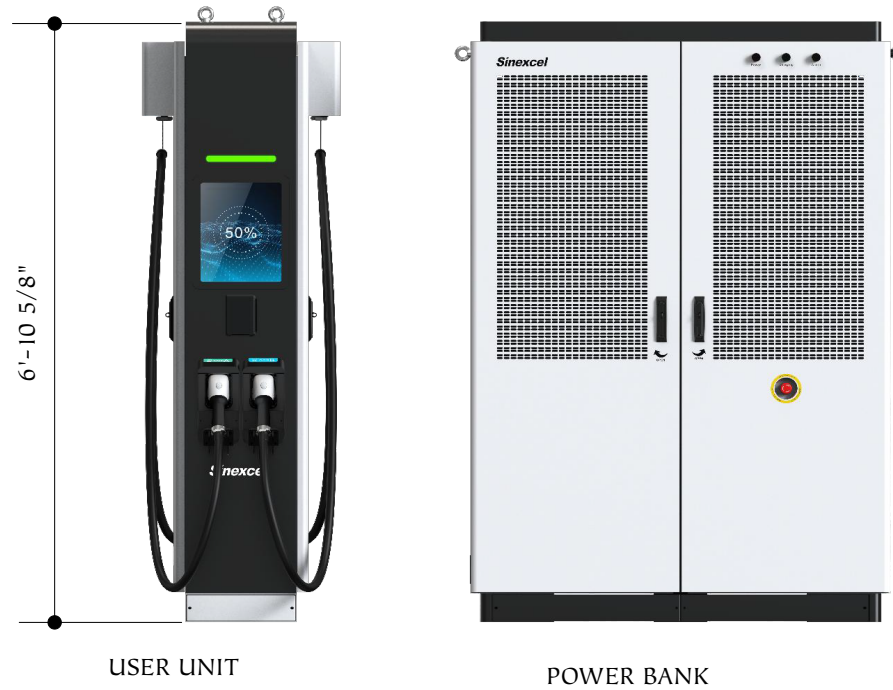
SINEXCEL

SEC 480kW
Distributed Charger

Overview

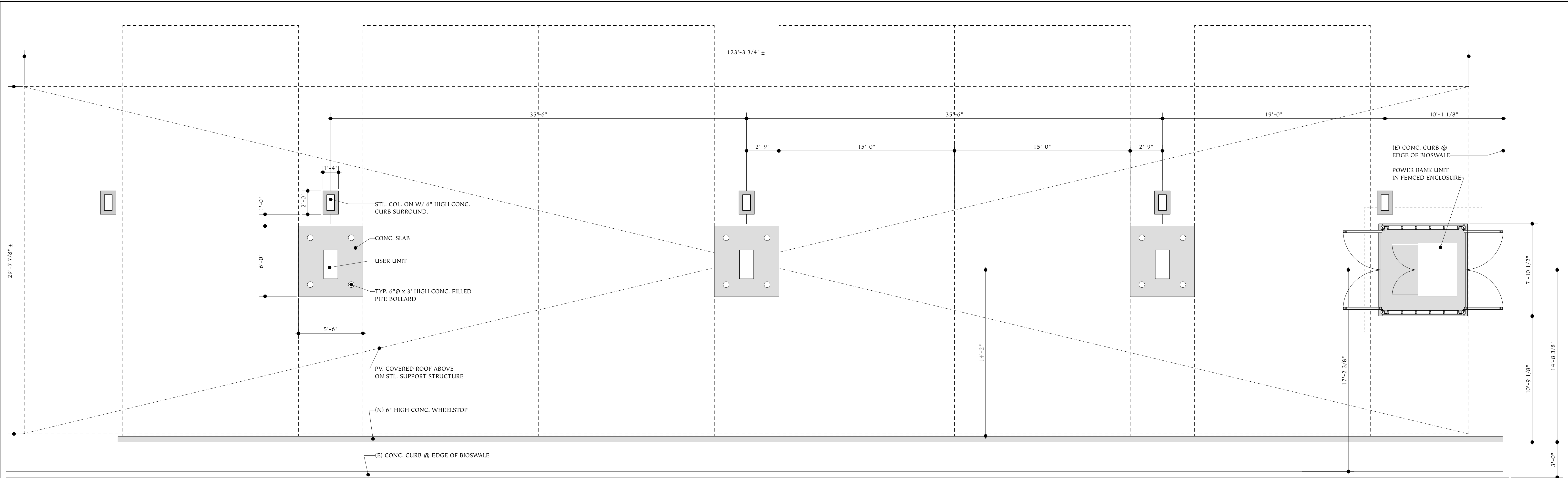
SEC series DC charger is a high-power DC distributed charger independently developed by Sinexcel. It supports new 40kW DC charging module, with a maximum charging power of 480KW. The whole charging system has high efficiency and flexible configuration. By controlling the User Terminal to charge for EV, it can realize not only even load sharing, but also the flexible output distribution of several connectors. In this way, the SEC distributed charger can realize the flexible power distribution among the connectors.

SEC series charger can provide liquid cooling and air cooling User Terminal, as well as CCS1 and CHA charging standard. The charger can meet the charging demand of larger capacity and high endurance from electric vehicle on the market. SEC series charger adopts modular design, and has multiple protections, flexible power distribution and charging control system, which has high efficiency, stable outputs and high reliability. Therefore, it can charge for the EV with high power via reliable User Terminal.



CHARGING EQUIPMENT

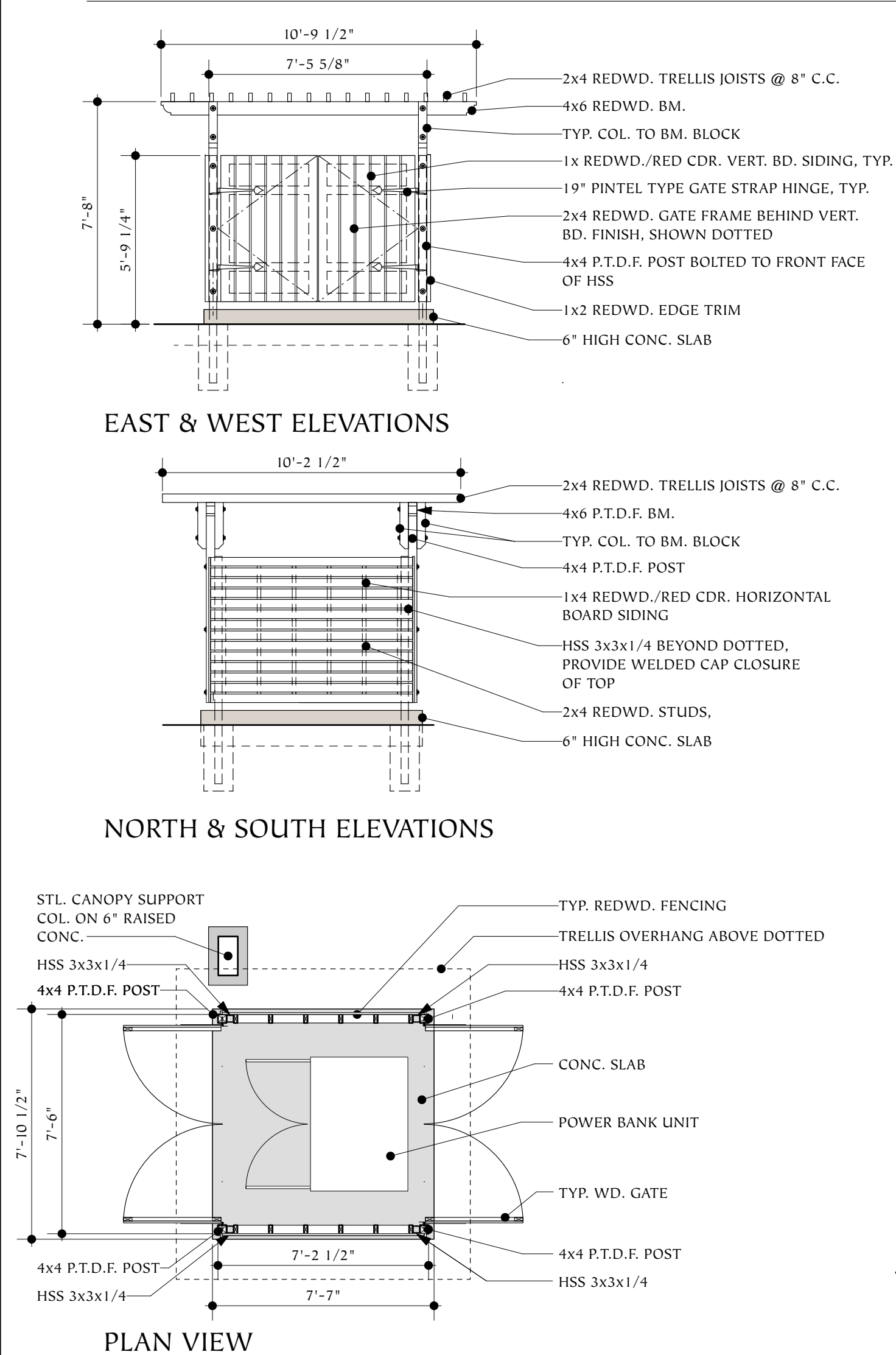
FILE:	Central Chargers2S.vwx												
PLOT:	Wednesday, May 14, 2025												
PROJECT:	Proposed Site Alteration: 2200 Central DC Chargers 2200 Central, Parcel 9 North Richmond, CA 94539												
BUSINESS OWNER:	MSH Group 201 W. Richmond Ave., 'C' Richmond, CA 94801												
More Than Construction, Inc. Architectural Services Donald Wardlaw, Architect General Building Contractor (Inactive) CA Lic. No. 829157 donald@more-than-construction.com 2214 13th Avenue, Oakland CA 94606 510.318.2752 ©2025 More Than Construction, Inc.													
	<table><thead><tr><th>Date</th><th>Item</th></tr></thead><tbody><tr><td>MAY 14, 2025</td><td>ZONING SUBMITTAL</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	Date	Item	MAY 14, 2025	ZONING SUBMITTAL								
Date	Item												
MAY 14, 2025	ZONING SUBMITTAL												
PROPOSED SITE PLAN PROJECT SCOPE SITE PHOTOS													



CHARGER AREA ENLARGED PLAN

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

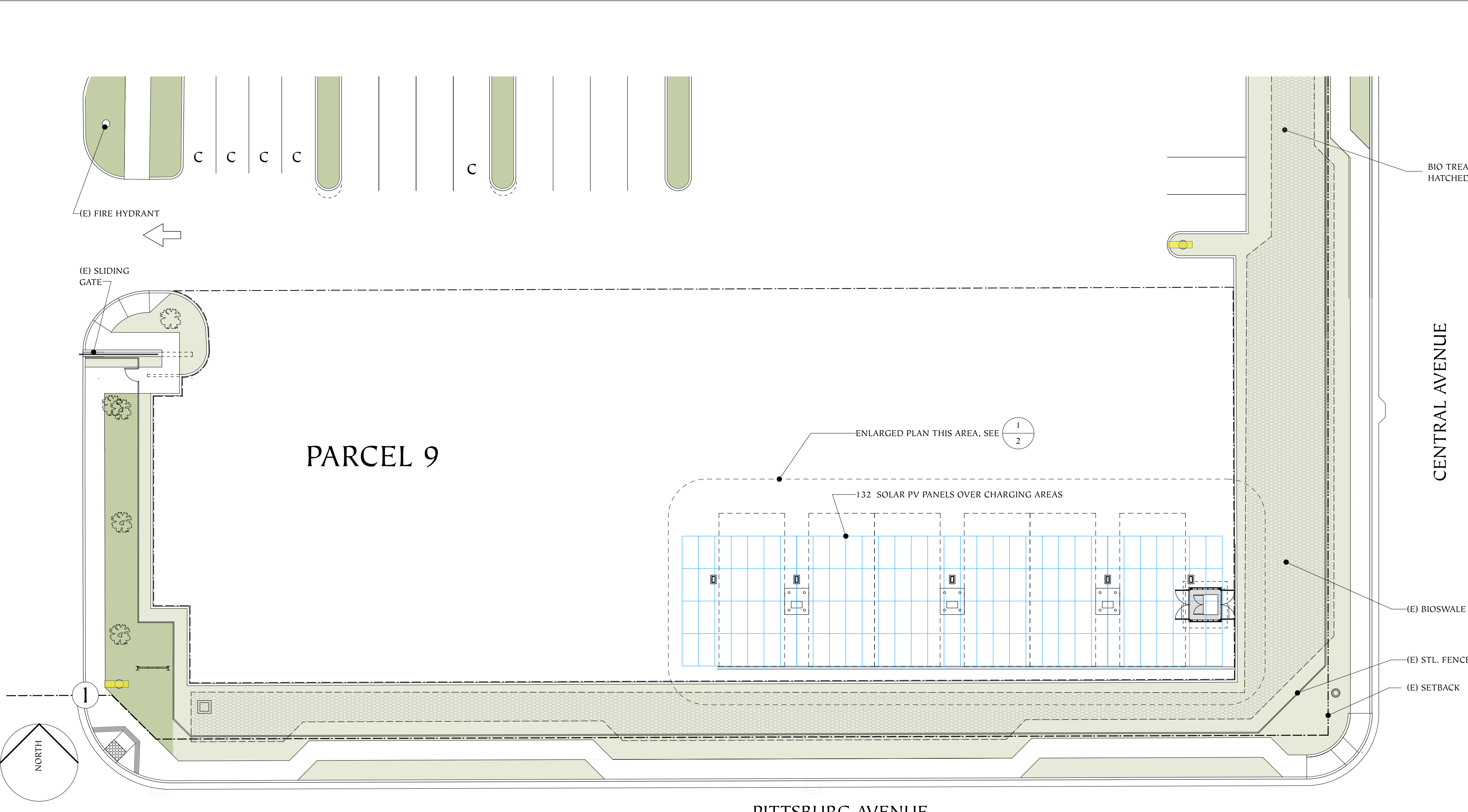
1



POWER BANK ENCLOSURE ELEVATION

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

3



PITTSBURG AVENUE

CHARGING EQUIPMENT AREA

Scale: 1/16" = 1'-0"

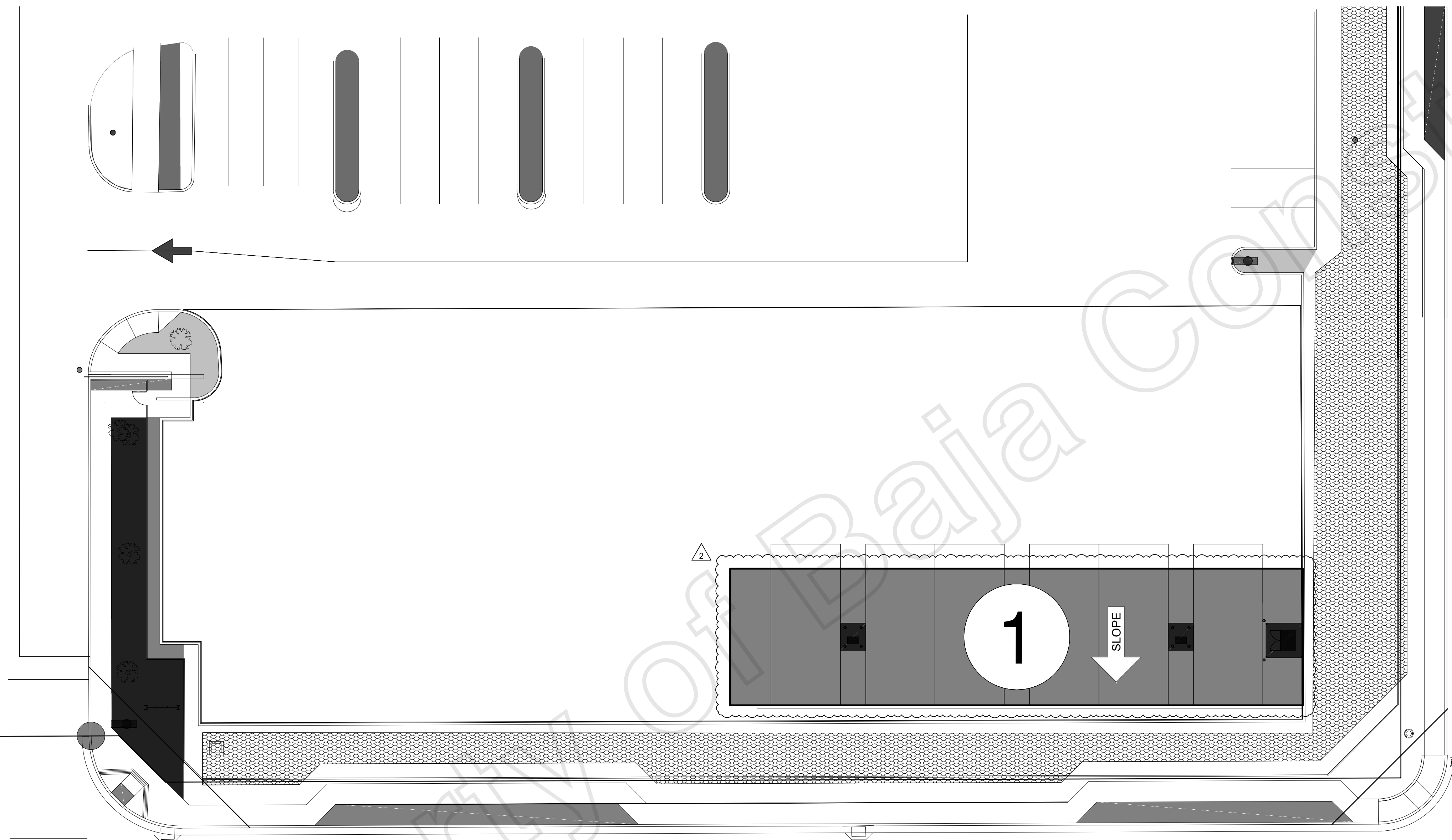
2

FILE: Central ChargersZS.vwx
PLOT: Wednesday, May 14, 2025
PROJECT:
Proposed Site Alteration:
2200 Central DC Chargers
2200 Central, Parcel 9
North Richmond, CA 94539
BUSINESS OWNER:
MSH Group
201 W. Richmond Ave., 'C'
Richmond, CA 94801
More Than Construction, Inc.
Architectural
Services
Donald Wardlaw, Architect
General Building Contractor (Inactive)
CA Lic. No. 829157
donald@more-than-construction.com
2214 13th Avenue, Oakland CA 94606
510.318.2752
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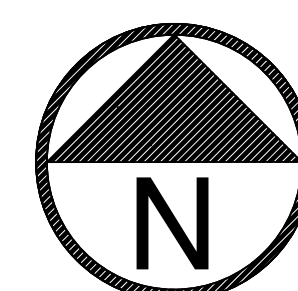
Date	Item
MAY 14, 2025	ZONING SUBMITTAL

SITE PLAN DETAILS

SHT.
2
OF 6



PITTSBURG AVENUE



- ☐ CUSTOMER REVIEWED & APPROVED THIS PLAN SET
- ☐ PRELIMINARY PLAN APPROVER SIGNATURE: _____
- ☐ DATE: _____

PRELIMINARY DRAWINGS,
NOT FOR CONSTRUCTION. THESE DRAWINGS ARE
PROTECTED BY COPYRIGHT LAW UNDER 17 U.S.C.
SEC. 102(A)(5) AND MAY NOT BE REPRODUCED,
MODIFIED, OR DISTRIBUTED IN ANY FORM BY ANY
MEANS WITHOUT THE PRIOR WRITTEN PERMISSION
OF BAJA CONSTRUCTION CO., INC.

1. COLD FORMED STEEL BUILDING CODE
2016 NAS-AISI COLD-FORMED STEEL DESIGN MANUAL
ASCE 7-16
2. OCCUPANCY CLASSIFICATION AND TYPE OF CONSTRUCTION
OCCUPANCY = GROUP U
CONSTRUCTION TYPE = TYPE II-B
3. LOADS
BUILDING OCCUPANCY CATEGORY II
SOLAR LIVE LOAD: 12 PSF (NON-REDUCIBLE)
- BASIC WIND SPEED (3-SECOND GUST): 92 MPH (ULTIMATE), EXP. "C"
WIND IMPORTANCE FACTOR = 1.0
 $K_z = 0.85$ $K_{zt} = 1.0$ $G = 0.85$
- SEISMIC DESIGN CATEGORY "D"
SEISMIC IMPORTANCE FACTOR = 1.0
SITE CLASS "D" $S_s = 2.022$ $S_1 = 0.776$ $S_{ds} = 1.618$
SEISMIC FORCE RESISTING SYSTEM: CANTILEVERED COLUMN
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
DESIGN BASE SHEAR = $C_s W$ $C_s = \text{-----}$
4. FOUNDATION
FOUNDATION DESIGN BASED ON CBC TABLE 1806.2, SOIL CLASS 5, TWICE THE LATERAL BEARING PRESSURE MAY BE USED FOR STRUCTURES NOT AFFECTED BY $1/2$ " GROUND MOTION PER SECTION 1806.3.4
- ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
- LATERAL BEARING PRESSURE = 100 PSF/FT
5. CONCRETE
ALL CONCRETE REQUIRED HERE-IN SHALL BE DONE IN ACCORDANCE W/ ACI STANDARD 318-19, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, WHICH IS HEREBY MADE A PART OF THESE DOCUMENTS, WITH THE FOLLOWING MODIFICATIONS:
- PARA 2.1.2: CEMENT SHALL COMPLY W/ ASTM C150, TYPE II.
- PARA 3.2: f'_c SHALL BE 2,500 PSI AT 28 DAYS FOR ALL CONCRETE. NO SPECIAL INSPECTION REQUIRED.
- PARA 4.1.3: THE USE OF EARTH CUTS FOR FORMS IS PERMITTED.
- PARA 5.2: REINFORCING SHALL BE NEW BILLET STEEL COMPLYING W/ ASTM A615, GRADE 60.
6. SOLAR PANELS
CONTRACTOR SHALL VERIFY ALL FRAME DIMENSIONS AND PANEL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- SOLAR PANELS, SOLAR PANEL COMPONENTS AND CONNECTORS SHALL BE DESIGNED, SUPPLIED BY OTHERS (NOT BY BAJA CONSTRUCTION), MODULES ARE MOUNTED AT $3/8$ " INCH BETWEEN PANELS BOTH WAYS, THE SUB MODULE SIZE USED TO DETERMINE THE DIMENSIONS SHOWN ON THIS DRAWING WERE 2256mm ($\sim 88.82"$) x 1133mm ($\sim 44.61"$) (LONGI LR5-72HBD, 530 WATT MODULE). THE BEAM LENGTH NEEDS TO BE REVISED IF SOLAR MODULES OF DIFFERENT SIZES ARE USED. IF THE BEAM LENGTH INCREASES, THE STRUCTURAL ENGINEER MUST CHECK THE CALCULATIONS.
7. LIGHT GAUGE STRUCTURAL STEEL FRAMING
ALL STRUCTURAL STEEL FRAMING MEMBERS AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS": MINIMUM YIELD STRENGTH $F_y=55$ KSI AND MINIMUM TENSILE STRENGTH $F_u=70$ KSI
- ALL FRAMING MEMBERS SHALL BE MINIMUM G60 GALVANIZED FOR CORROSION PROTECTION.
- ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" AND AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL". REINFORCING BARS WELDED TO STEEL SHALL CONFORM TO ASTM A706 AND AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL". USE $E70xx$ LOW HYDROGEN ELECTRODES. ALL WELDING TO BE PERFORMED BY WELDERS HOLDING A VALID CERTIFICATE AND HAVING CURRENT EXPERIENCE IN LIGHT GAGE STEEL. CERTIFICATES SHALL BE ISSUED BY AN ACCEPTED TESTING AGENCY. DO NOT DRILL OR NOTCH MEMBERS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- STRUCTURAL STEEL MEMBERS SHALL BE FURNISHED TO THE SPECIFIED MINIMUM YIELD POINT OR GREATER, THE ASTM, GRADE, AND OTHER SPECIFICATIONS SHALL BE INDICATED BY SUITABLE MEANS ON EACH LIFT OR BUNDLE OF FABRICATED MATERIAL.
8. FASTENERS
STEEL SCREW FASTENERS SHALL BE ITW BULDEX SELF-DRILLING SCREWS (ICC-ES ESR-1976) OR EQUAL. SCREWS SHALL BE GALVANIZED OR STAINLESS STEEL.
9. CONTRACTORS
THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, NO STRUCTURE BEING CONSTRUCTED FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTORS OR SUBCONTRACTORS INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE, DURING ERECTION. THESE PROVISIONS SHALL REMAIN IN POSITION AND THE SUFFICIENT PERMANENT MEMBERS ARE PRECETTO TO INSURE THE SAFETY OF THE PARTIALLY ERECTED STRUCTURES. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
10. ENGINEER OF RECORD
BAJA CONSTRUCTION CO., INC. AND/OR THEIR ENGINEERING CONSULTANTS IS ONLY RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS AND STRUCTURAL CALCULATIONS AS PROVIDED FOR THIS PROJECT. BAJA CONSTRUCTION CO., INC. AND ITS ENGINEERING CONSULTANTS ARE NOT CONSIDERED THE ENGINEER OF RECORD FOR ANYTHING OTHER THAN THE PREFABRICATED STEEL SYSTEM CANOPY/CARPORT/RV & BOAT STORAGE/OR MINI-STORAGE SYSTEMS THAT IS SHOWN ON THESE PLANS.
- THESE PLANS ARE APPLICABLE ONLY TO THE SPECIFIC PROJECT NOTED ON THE PLANS. IN ADDITION, THESE PLANS ARE ONLY APPLICABLE TO THIS PROJECTS PROVIDED BAJA CONSTRUCTION PROVIDES AND INSTALLS ALL MATERIAL SPECIFIED HEREIN.
11. ALTERNATE FOOTING AND OPTIONAL TRIM
IF THE ALTERNATE FOOTING SHOWN IN THIS DRAWING IS REQUIRED, THERE WILL BE AN ADDITIONAL CHARGE FROM BAJA CONSTRUCTION.

KEY PLAN

NOTES

SEMANTICS

2200 Central Street

2200 Central St. Richmond, CA

250

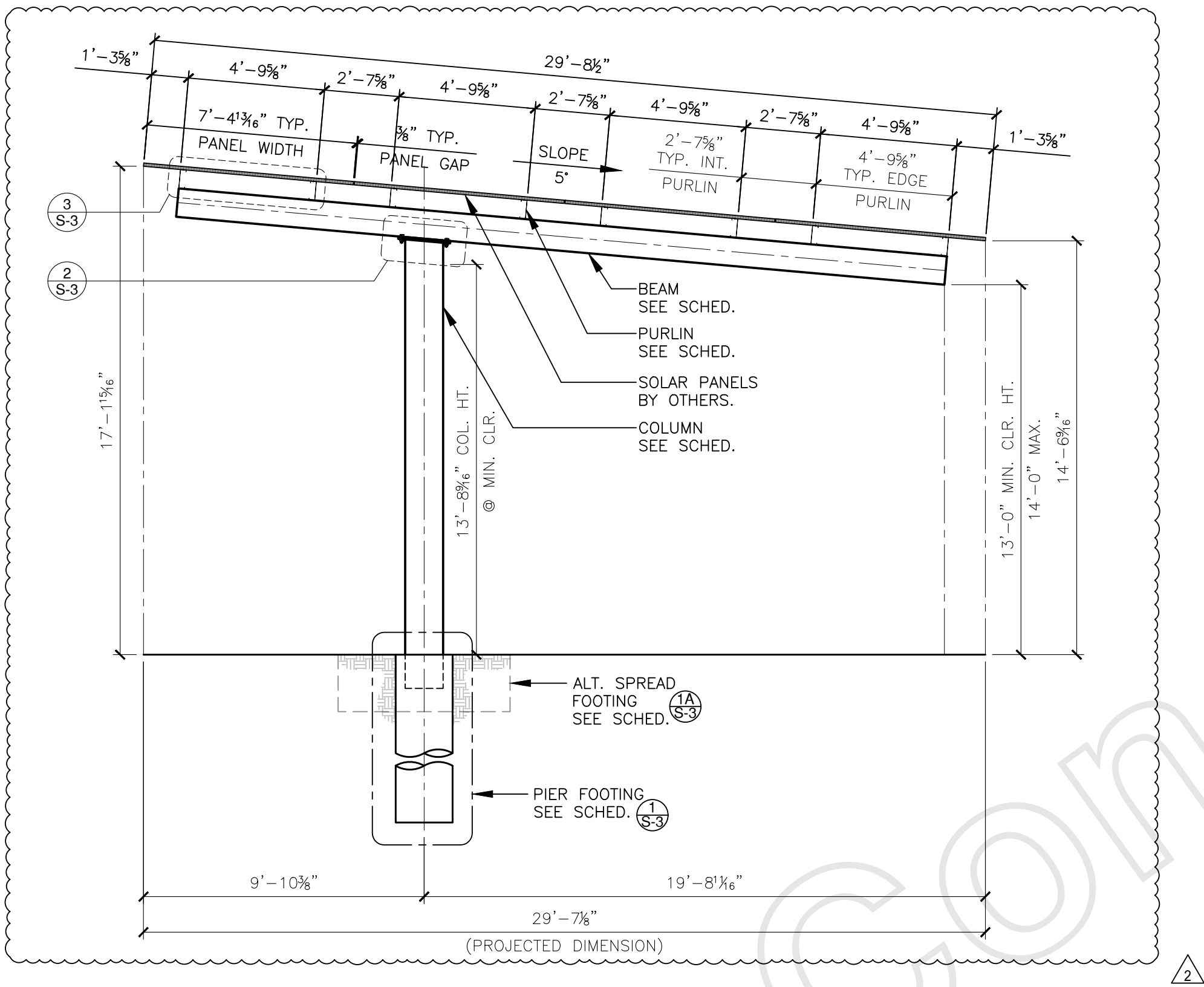
BAJA

CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553

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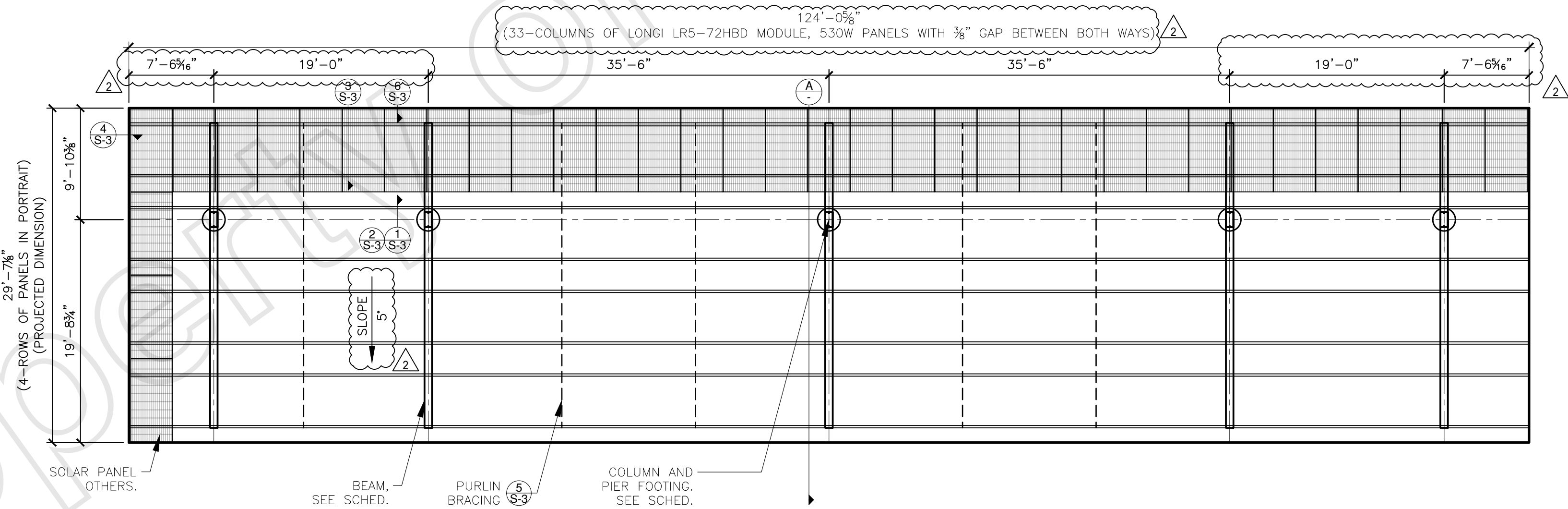
S-1

OF 4



CROSS SECTION: ARRAY 1

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



FRAMING AND FOUNDATION PLAN: ARRAY 1 (160 PANELS TOTAL)

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

CROSS SECTION
FRAMING PLAN

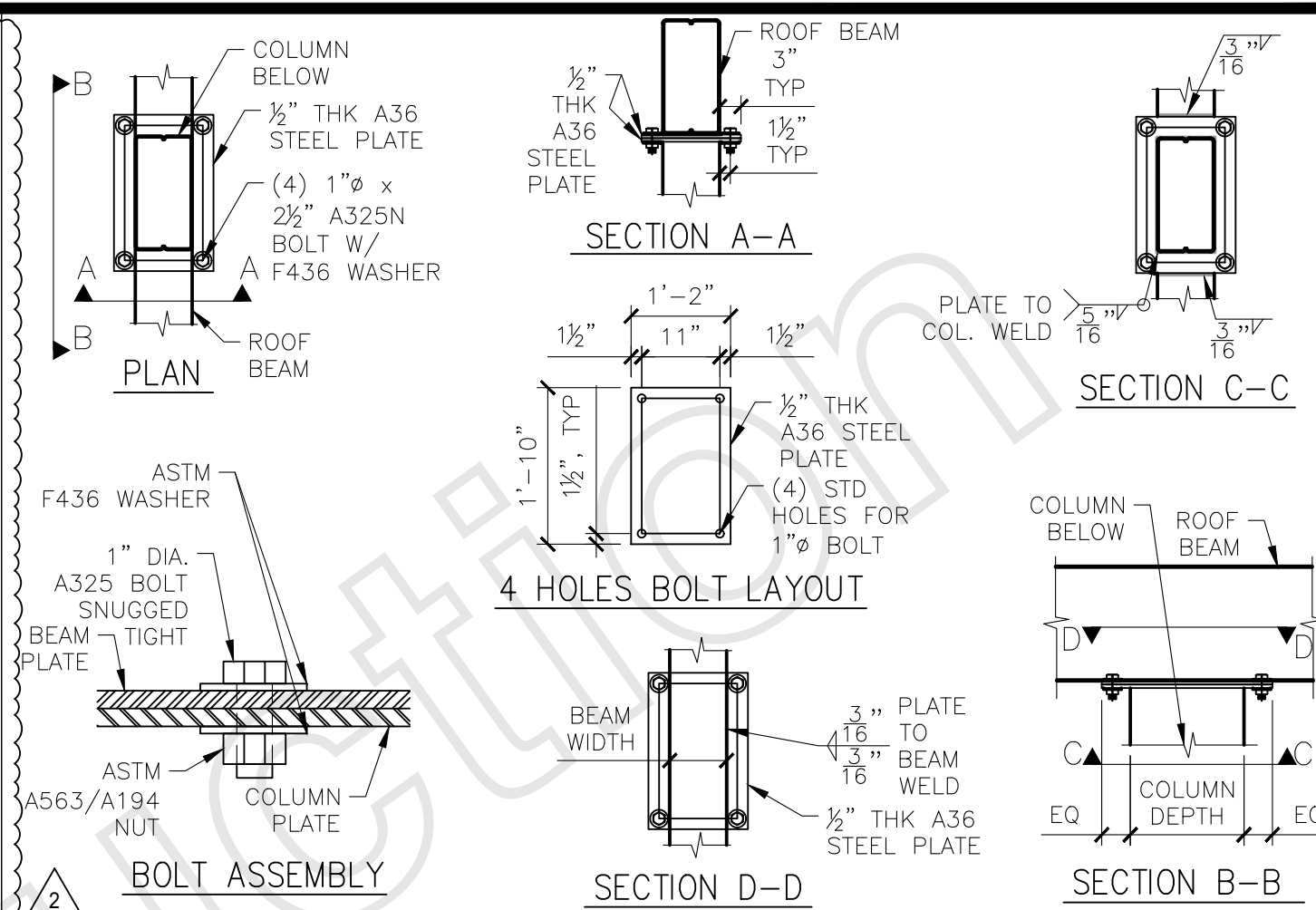
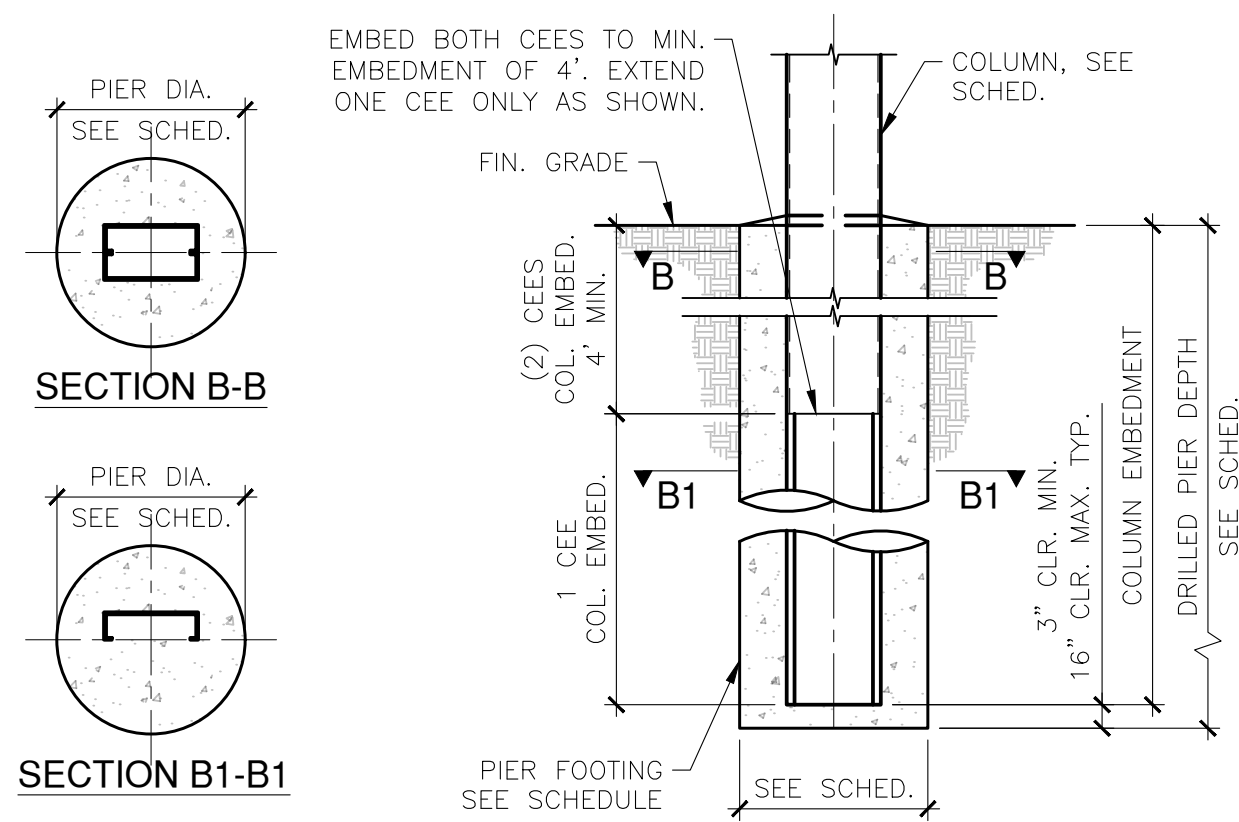
SEMICANT
2200 Central Street
2200 Central St. Richmond, CA
For: MSH Group

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

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SEC. 102(A)(5) AND MAY NOT BE REPRODUCED,
MODIFIED, OR DISTRIBUTED IN ANY FORM BY ANY
MEANS WITHOUT THE PRIOR WRITTEN PERMISSION
OF BAJA CONSTRUCTION CO., INC.

PROJ. NO.:	DATE:
25-2547	05/13/25
DRAWN:	CHECKED:
JMR	IJT
SHEET:	

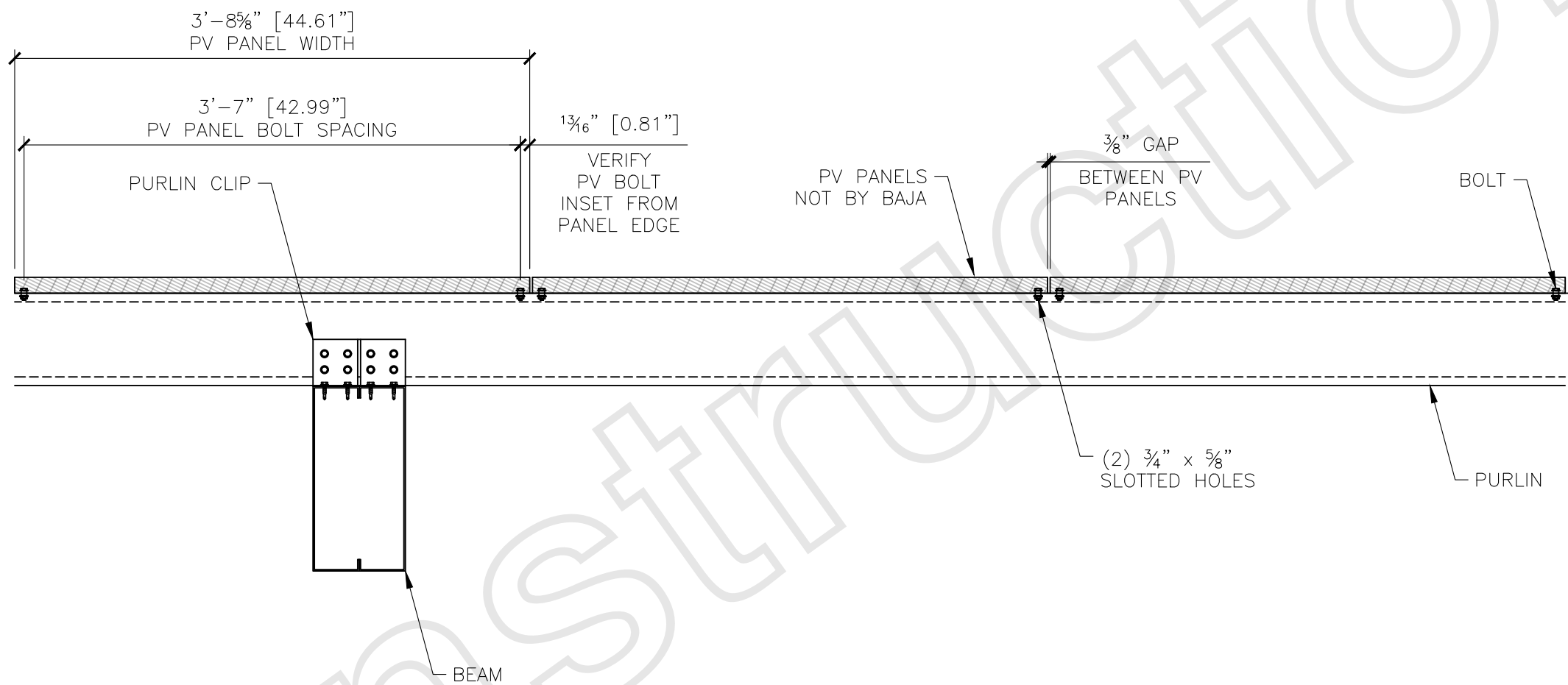
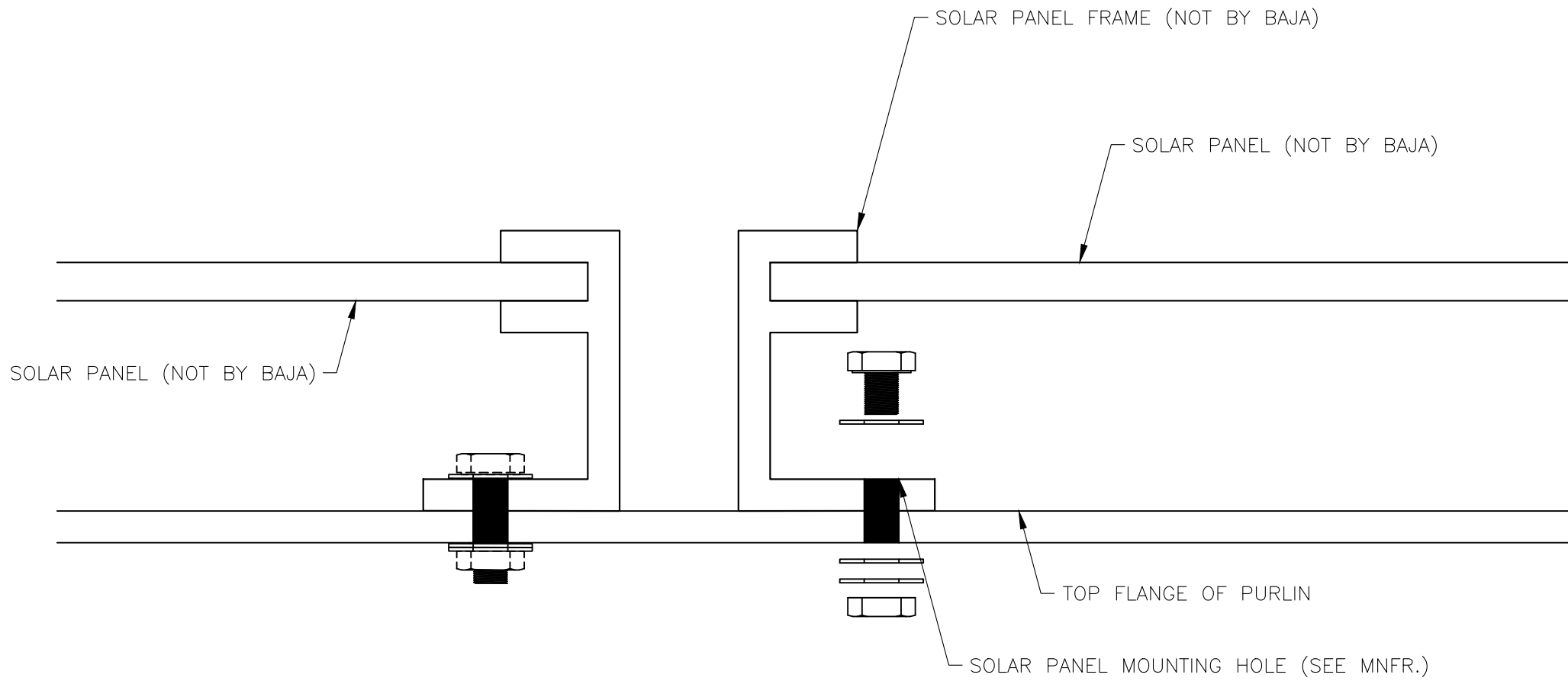
S-2
2 OF 4



MODEL	
STRUCTURE	
CROSS SECTION	
BUILDING DEPTH	
BAY WIDTH	
SOLAR PANEL	SOLAR PANEL, DE
PURLIN	CEE ___"
BEAM	(2) CEE ___" (2) CEE ___"
COLUMN	(2) CEE ___" (2) CEE ___"
PIER FOOTING	AT AT CO
ALTERNATE SPREAD FOOTING	_' (

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MEANS WITHOUT THE PRIOR WRITTEN PERMISSION
OF BAJA CONSTRUCTION CO., INC.

NOTE:
(A) SOLAR PANELS TO BE MOUNTED USING (4) MOUNTING HOLES AS SHOWN ON MNFR'S OEM DATA SHEET.
(B) MNFR'S PANEL INSTALLATION DETAIL SHALL SUPERCEDE THIS DETAIL.
(C) BOLT ASSEMBLY TO BE PER MNFR'S RECOMMENDATIONS.

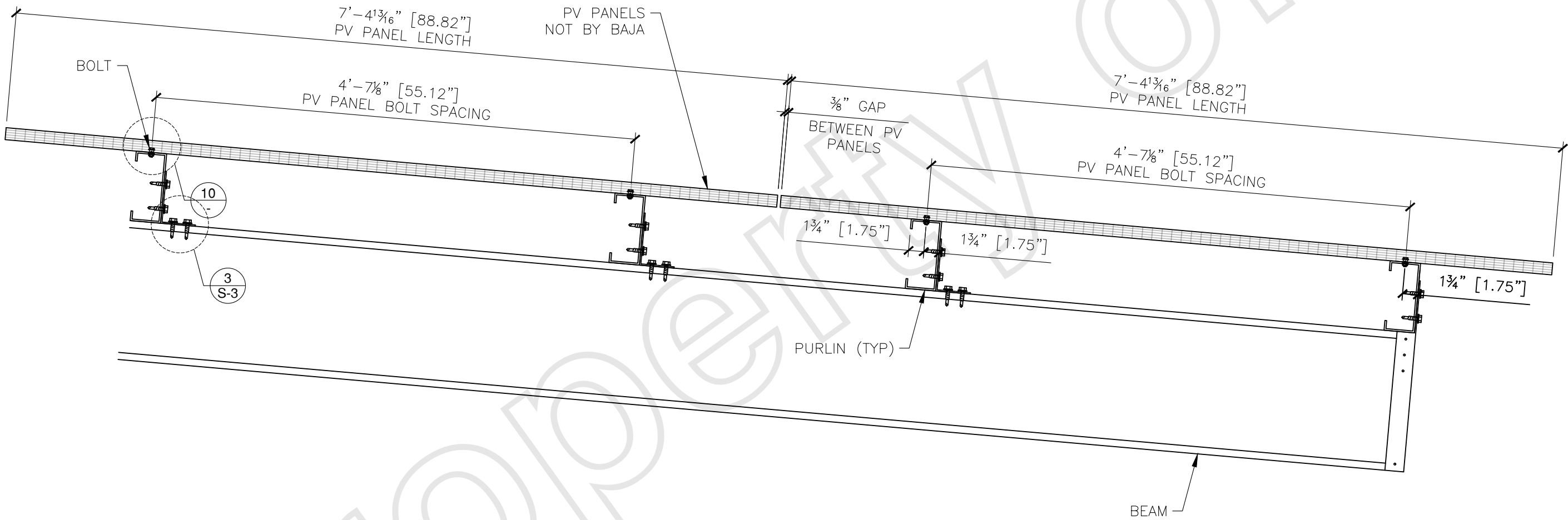


STANDARD SOLAR PANEL MOUNTING DETAIL

SCALE: N.T.S. 10

SOLAR PANEL SECTION (WIDTH)

SCALE: N.T.S. 11



SOLAR PANEL SECTION (LENGTH)

SCALE: N.T.S. 12

SOLAR PANEL DATASHEET

SCALE: N.T.S. -

Hi-MO5

LR5-72HBD
530~550M

- Based on M10 wafer, best choice for ultra-large power plants
- Advanced module technology delivers superior module efficiency
 - M10 Gallium-doped Wafer
 - Smart Soldering
 - 9-busbar Half-cut Cell
- Globally validated bifacial energy yield
- High module quality ensures long-term reliability

12 12-year Warranty for Materials and Processing

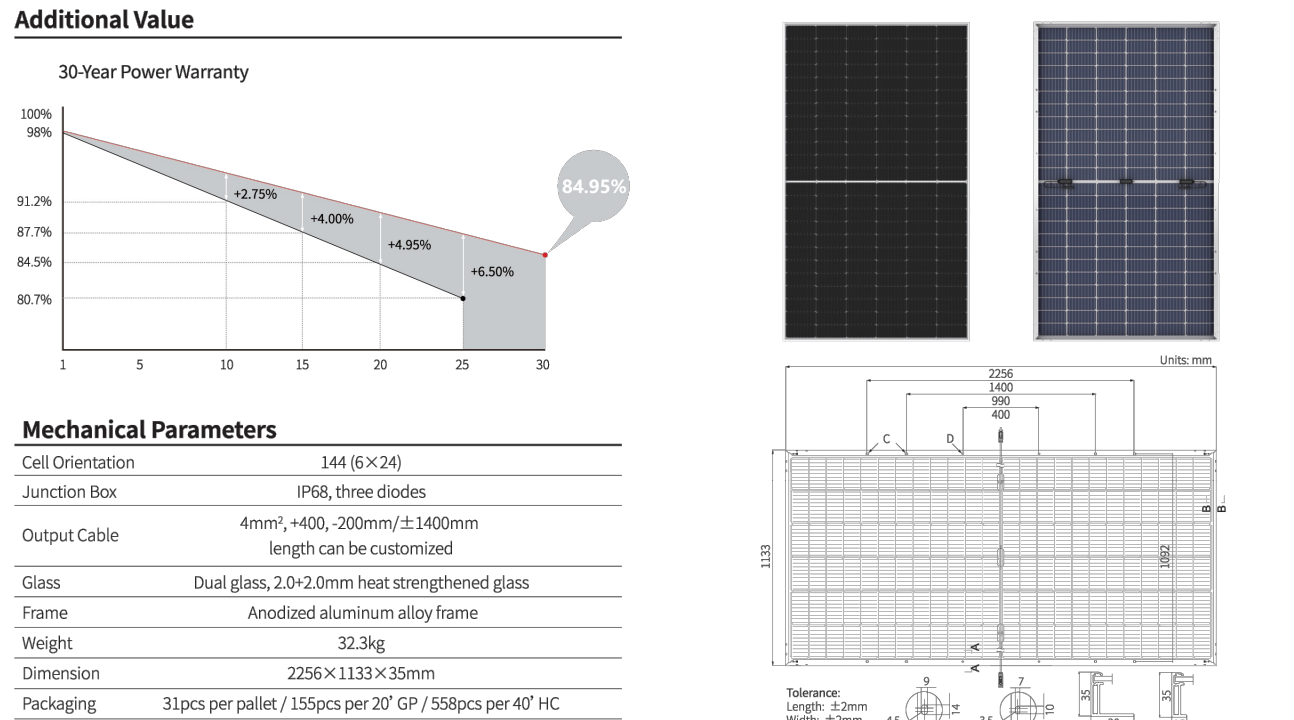
30 30-year Warranty for Extra Linear Power Output

Complete System and Product Certifications
IEC 61215, IEC 61730, UL 61730
ISO9001:2015 ISO Quality Management System
ISO14001:2015 ISO Environment Management System
ISO45001:2018 Occupational Health and Safety
IEC62941: Guideline for module design qualification and type approval

LONGI

CE

Hi-MO5 LR5-72HBD 530~550M
21.5% MAX MODULE EFFICIENCY
0~3% POWER TOLERANCE
<2% FIRST YEAR POWER DEGRADATION
0.45% YEAR 2-30 POWER DEGRADATION
HALF-CELL Lower operating temperature



Electrical Characteristics	STC: AM1.5 1000W/m ² 25°C	NOCT: AM1.5 800W/m ² 20°C 1m/s	Test uncertainty for Pmax < 2%			
Module Type	LR5-72HBD-530M	LR5-72HBD-535M	LR5-72HBD-540M	LR5-72HBD-545M	LR5-72HBD-550M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	530	535.3	535	540.6	545	550
Open Circuit Voltage (Voc/V)	40.20	40.26	40.35	40.40	40.50	40.56
Short Circuit Current (Isc/A)	13.71	13.87	13.78	13.85	13.92	13.99
Voltage at Maximum Power (Vmp/V)	41.35	38.58	41.50	38.72	41.65	38.86
Current at Maximum Power (Imp/A)	12.82	10.27	12.90	10.33	12.97	10.39
Module Efficiency(%)	20.7	20.9	21.1	21.3	21.5	21.5

Electrical characteristics with different rear side power gain (reference to 540W front)						
Pmax /W	Voc/V	Isc/A	Vmp/V	Imp/A	Pmax gain	
561	49.50	14.54	41.65	13.61	9%	
594	49.50	15.23	41.65	14.26	10%	
627	49.50	15.92	41.75	14.91	12%	
648	49.60	16.61	41.75	15.56	20%	
675	49.60	17.32	41.75	16.21	25%	

Operating Parameters	Temperature Ratings (STC)	Mechanical Loading
Operational Temperature	-40°C ~ +85°C	Front Side Maximum Static Loading
Power Output Tolerance	0 ~ 3%	Rear Side Maximum Static Loading
Voc and Isc Tolerance	±3%	Hailstone Test
Maximum System Voltage	DC1500V (IEC/UL)	25mm Hailstone at the speed of 23m/s
Maximum Series Fuse Rating	30A	
Nominal Operating Cell Temperature	45±2°C	
Protection Class	Class B	
Bifaciality	102(A) 102(B) 102(C) 102(D) 102(E) 102(F) 102(G) 102(H) 102(I) 102(J) 102(K) 102(L) 102(M) 102(N) 102(O) 102(P) 102(Q) 102(R) 102(S) 102(T) 102(U) 102(V) 102(W) 102(X) 102(Y) 102(Z)	
Fire Rating	Class C	

LONGI

MOUNTING DETAILS

SEMICANT
2200 Central Street
2200 Central St. Richmond, CA
For: MSH Group

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

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25-2547	05/13/25
DRAWN:	CHECKED:
JMR	IJT
SHEET:	

S-4
4 OF 4



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3467

Agenda Date: 9/2/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council

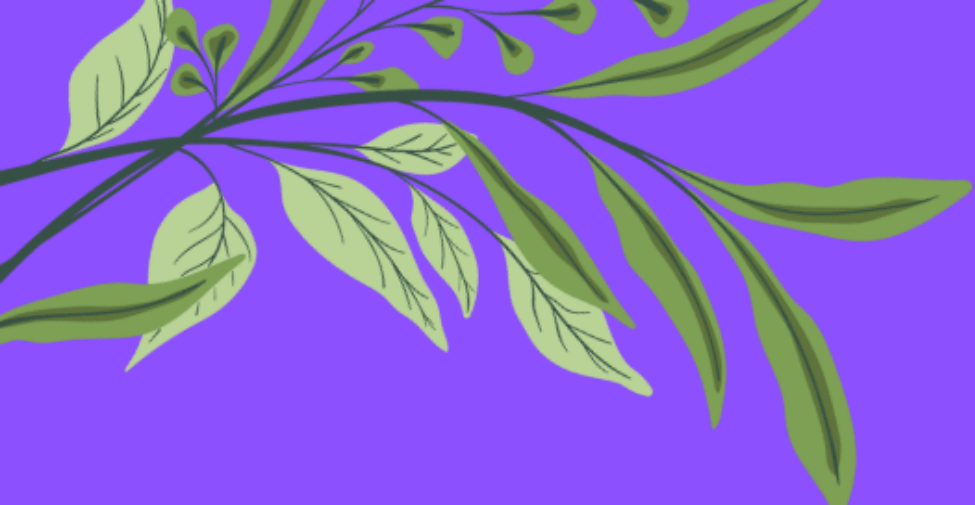
Subject: North Richmond Farm Update (Urban Tilth)

Information: RECEIVE North Richmond Farm Update (Urban Tilth)



NOURISHING OUR COMMUNITY

Collective care through localized and equitable food systems.



OUR MISSION

Urban Tilth

- inspires, hires, and trains local residents to cultivate agriculture
- feed our community, and
- restore relationships to land

to build a more sustainable food system, within a just and healthier community.



Locations

Verde

Richmond High

Unity Park

Crescent Park

Parchester

Lucas Park

North Richmond Farm

- North Richmond
- San Pablo
- Richmond





Paid Training

- Fellowship
- Summer Youth
- Watershed

URBAN TILTH'S FREE FARM STANDS

TUESDAYS - 2PM

CRESCENT PARK
5000 HARTNETT AVE
RICHMOND, CA 94804

WEDNESDAYS - 2PM

UNITY PARK PLAZA
1605 OHIO AVE
RICHMOND, CA 94804

LUCAS PARK
724 10TH ST
RICHMOND, CA 94801

THURSDAYS - 2PM

MCGLOTHEN TEMPLE CHURCH
1443 FRED JACKSON WAY
RICHMOND, CA 94801

FRIDAYS - 2PM

**PARCHESTER VILLAGE
COMMUNITY CENTER**
900 WILLIAMS DRIVE
RICHMOND, CA 94806

SUPPORT
LOCAL

FOOD RUNS OUT QUICKLY.
ARRIVE EARLY &
BRING A REUSABLE BAG!



GET TEXT OR
EMAIL UPDATES!

MORE INFORMATION:
FARMSTAND@URBANTILTH.ORG

STAY CONNECTED WITH **FREE**
EVENTS & RESOURCES

URBANTILTH.ORG



Nursery Plants

**Monday through Thursday
9:00 AM - 4:00 PM**

North Richmond Farm
323 Brookside Drive, Richmond, CA

Unity Park
1605 Ohio Ave, Richmond, CA

Greenway Community Garden
2nd 4th Street, Richmond CA

Programming

- Extended Education
 - Senior Gardening Days
 - Spring Break
 - Afterschool at the Farm
- Orchard for All
- Watershed
- Just Transition
- Community Advisory Committee





CSA

The mission is to ensure fresh, local, chemical free, and intentionally grown produce is available to all West Contra Costa residents. Your CSA bag includes produce from the North Richmond Farm and our local partner farms. This allows us to offer high-quality seasonal fruits and vegetables, often harvested just a couple of days before you receive them.)



Events, Volunteering, Tours

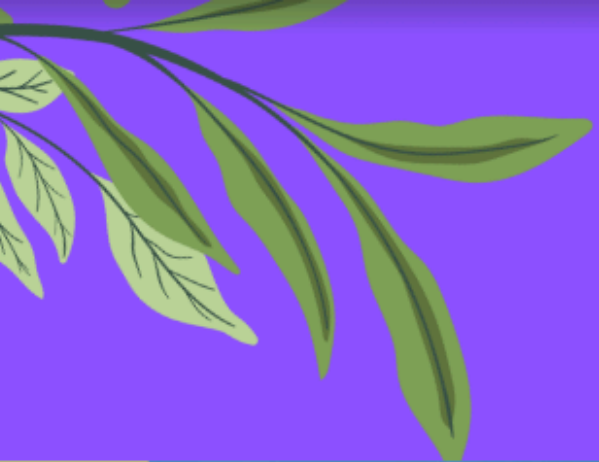
- Extended Education
 - Senior Gardening Days
 - Spring Break
 - Afterschool
- Orchard for All
- Watershed
- Just Transition
- Community Advisory Committee





WATERSHED RESTORATION PROGRAM:

- BASINS OF RELATIONS
TRAINING PROGRAM
- WATERSHED RESTORATION
FIELD CREW
- COMMUNITY ENGAGEMENT
EVENTS
- NATIVE PLANT NURSERY
- WATER CONSERVATION
PROJECT



CONSTRUCTION ACCOMPLISHMENTS



PHASE 2

- NEW Permanent Greenhouse
- Native Plant Nursery
- Sweet Spot (Honey Extraction Room)
- Farm shed and farm crew break room
- Watershed Workshop
- Compost Toilet
- Section #1: History Walk
- Crop Row Outdoor Classroom
- Orchard Outdoor Classroom

BROOKSIDE DRIVE FRONTAGE IMPROVEMENTS

- A new sidewalk!
- Curb and gutter
- Driveway
- Rain gardens

EXPAND THE FARM GROWING SPACE

- Began the process of growing soil in a new crop row area and install a new water conserving irrigation system.

LAUNCH ORAL HISTORY PROJECT

- Collection of the oral histories with local elders and long-time North Richmond residents for the History Walk Oral History Project



OHLONE REFLECTION GARDEN

THE FARM STAND (FARM STORE)

- Offering fresh fruits and vegetables to North Richmond 7 days a week

AN EXPANDED WASH AND PACK

- Equip with more produce cold storage space so we can connect with more small sustainable farmers and get more healthy food to people in need

A COMMUNITY ROOM

- Creating a space where community members can hold community meetings, events, workshops, youth and adult programs year around

CHILDREN'S GARDEN

- Designed for kids under 10 years old that will include a mud kitchen and plenty of play and learning spaces



The Community Resiliency Center at the North Richmond Farm will be equipped with a special HVAC system and air filters so it can be used as a Breathing Center when wildfires threaten our air or during other clean air emergencies.

This building will also have a solar and battery back-up system so that it can keep the refrigerators and HVAC going for up to 3 days without electricity from the grid.

This essential infrastructure will be in place so we can train local residents year around in CPR, first-aid and general emergency response, as well as be a much needed safe harbor during emergencies.

\$19 Million for North Richmond

Demand Congress Restore the 800+ terminated IRA-funded grants impacting Communities Nationwide - Action Network

- The North Richmond Farm Community Resilience Center at Urban Tilth
- Las Deltas affordable housing revitalization
- Verde Elementary greening project
- E-Bike lending library
- Wildcat Creek improvements



20-Year Anniversary



- Afternoon Site Tours starting at 3PM (Optional)
- Silent Auction
- Celebratory Dinner
- Evening Ceremony
- Opportunities to share your feedback and vision for our future
- Fun activities, and more!

October 11th, 2025 | 3 PM - 10 PM

Urban Tilth's North Richmond Farm at 323 Brookside Dr., Richmond CA



Thank You



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

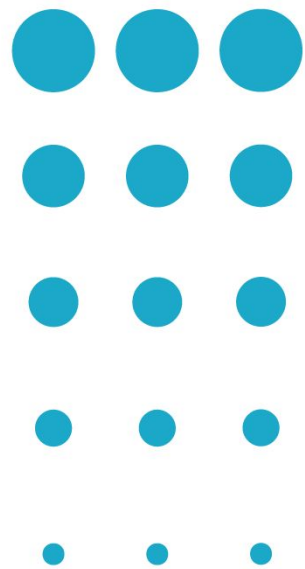
File #: 25-3468

Agenda Date: 9/2/2025

Agenda #:

Advisory Board: North Richmond Municipal Advisory Council
Subject: The Watershed Project Presentation

Information: RECEIVE The Watershed Project Presentation



the watershed project

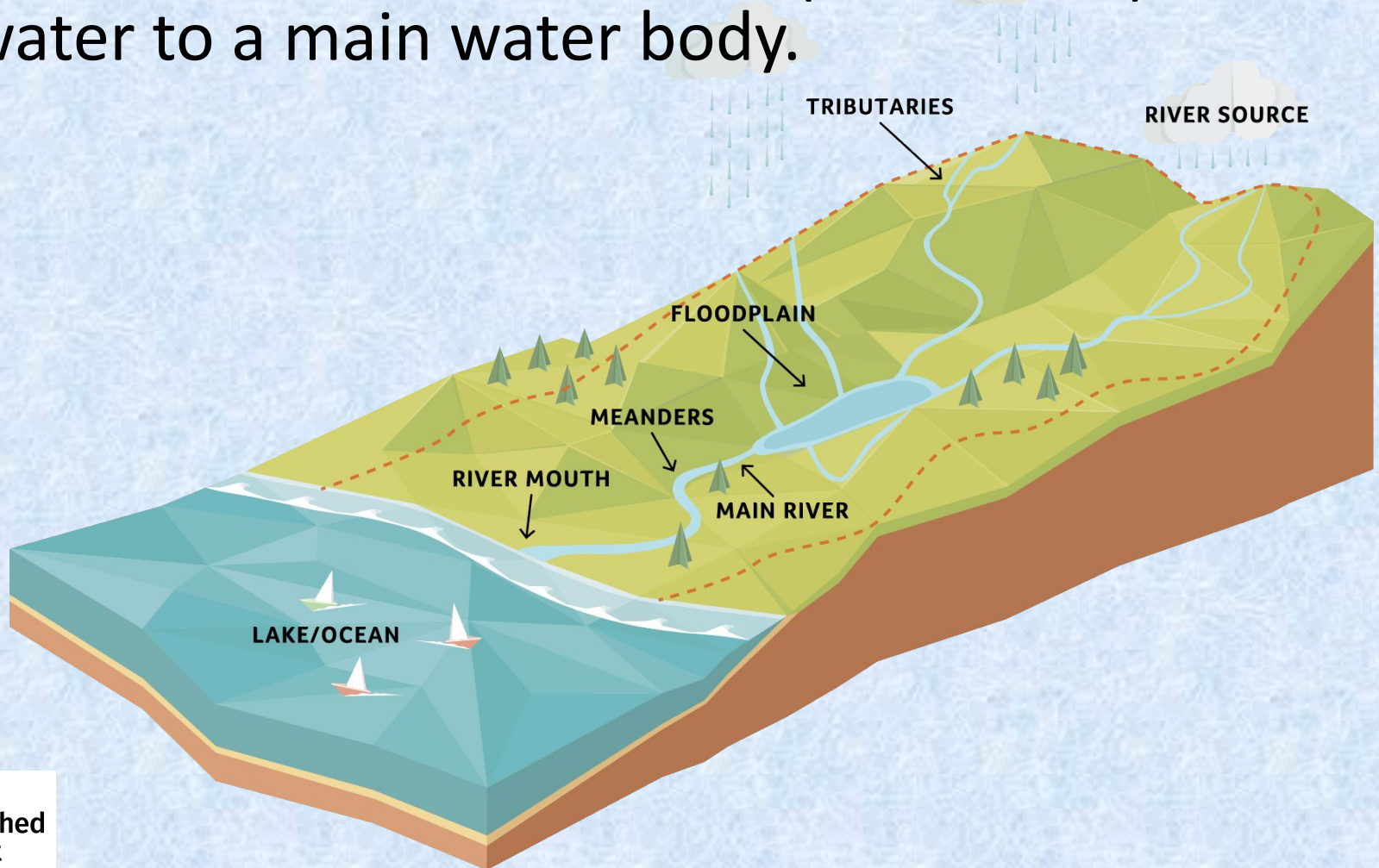
Engaging Bay Area communities
to care for our watersheds



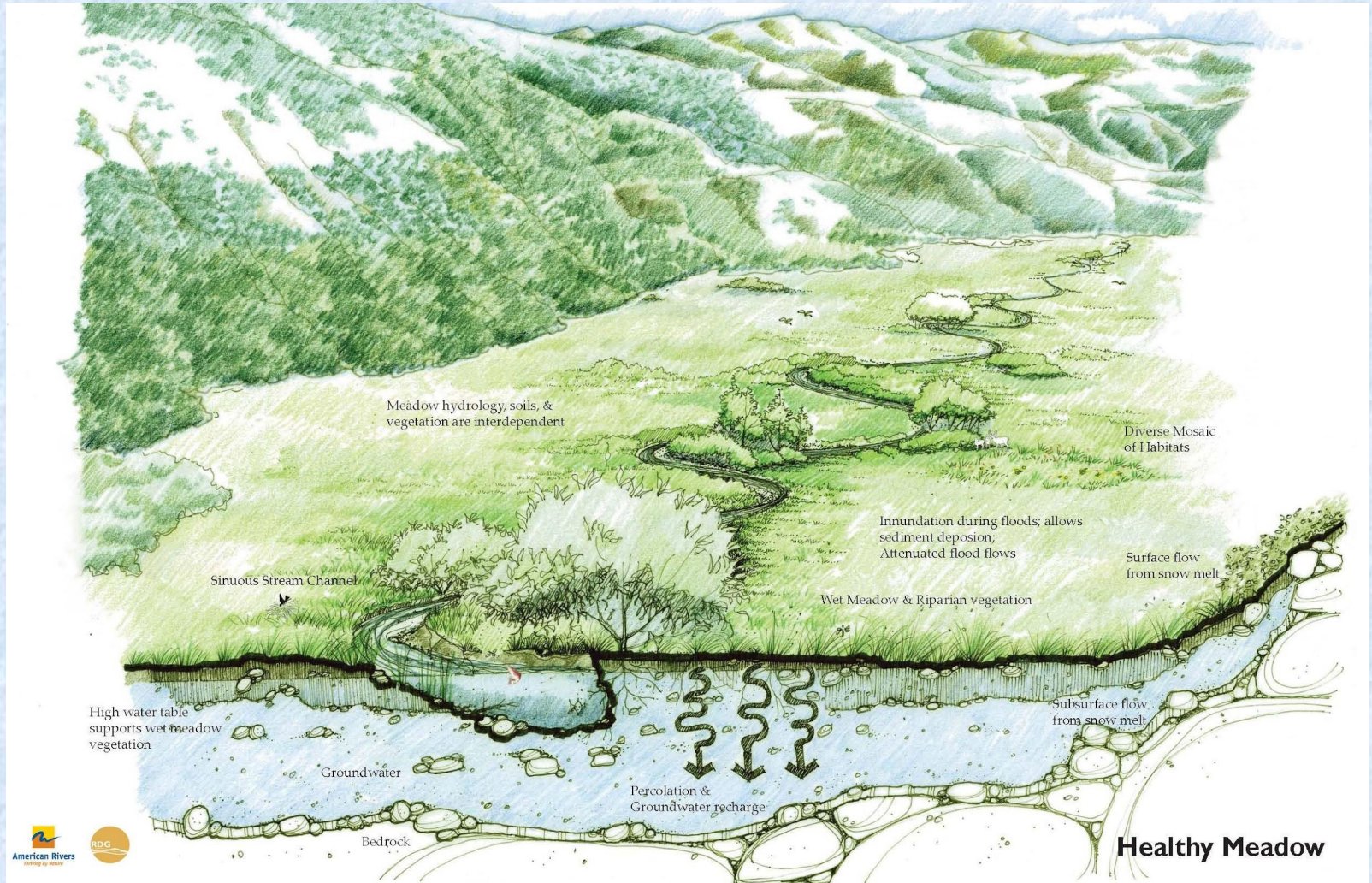
The Watershed Project's mission is to inspire local residents to **understand, appreciate, and protect** our watersheds.

What is a watershed?

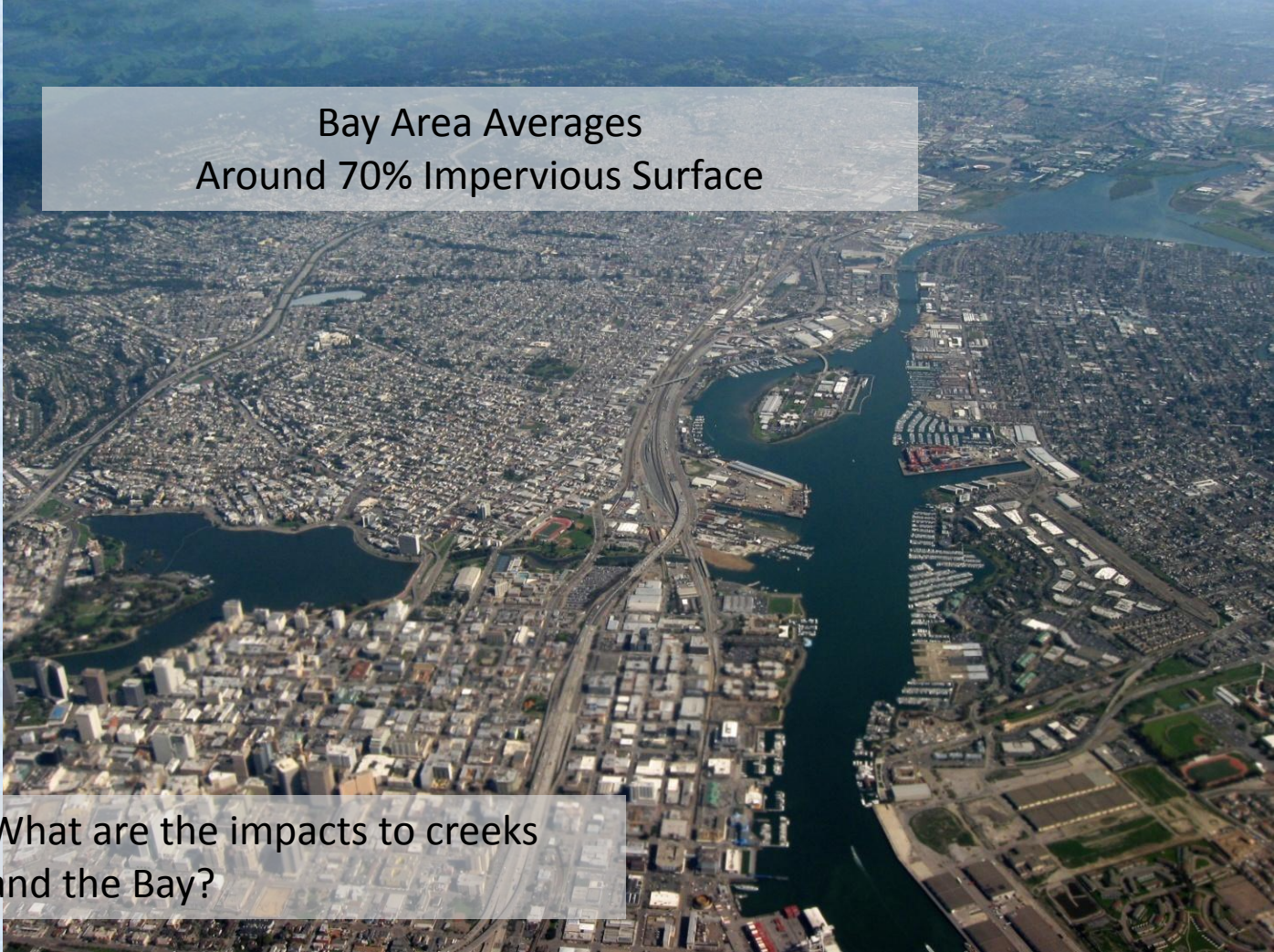
An area of **land**, that drains (or “sheds”) water to a main water body.



A natural watershed --



Urban watersheds

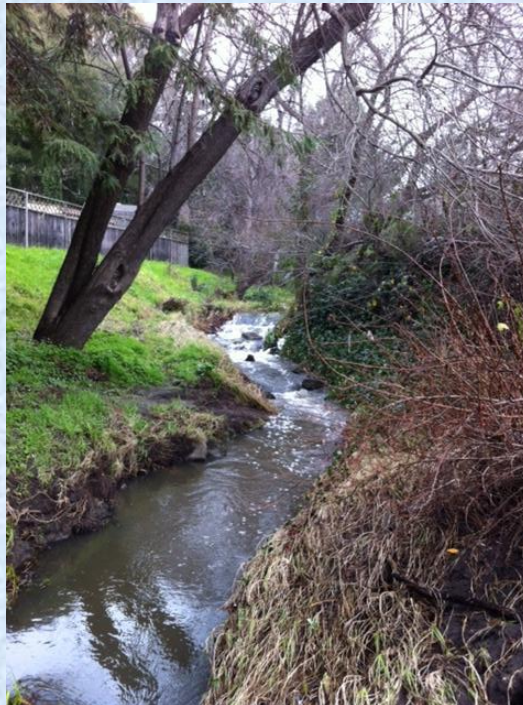
An aerial photograph of a dense urban area, likely San Francisco, showing a mix of city buildings, roads, and green spaces. A large body of water, the San Francisco Bay, is visible on the right side of the image. A semi-transparent text box is overlaid on the upper left portion of the image.

Bay Area Averages
Around 70% Impervious Surface

What are the impacts to creeks
and the Bay?

Why does it matter?

Everything we do – from mountaintop to marshlands – affects our water and land, wildlife, our families and communities.



What We Do

- Environmental Education in K-12 schools
- Green Infrastructure: rainwater harvesting, rain gardens, bioswales
- Habitat Restoration: creeks, marshes
- Advocacy and research
- Community Engagement



Who do we work with?

- K-12 students
- Community volunteers
- Young adults
- Grassroots community groups
- Local government agencies



Projects in North Richmond
we want to make sure you
know about

Shields Reid Habitat Garden Planting

Proposed
for
October
and
November
2025

SHEILDS REID HABITAT GARDEN

JARDÍN COMUNITARIO SHEILDS REID



 the
watershed
project

What types of plants and resources would you like to see in the Shields Reid Habitat Garden? Please number in order of preference from 1-9 (1 being your favorite and 9 being your least favorite).

¿Qué tipos de plantas y recursos le gustaría ver en el Jardín comunitario de Shields Reed? Por favor numere en orden de preferencia del 1 al 9. Siendo 1 el que más le gusta y 9 el que menos le gusta.

NATIVE PLANTS/
PLANTAS NATIVAS


☐

POLLINATOR GARDEN/
JARDÍN PARA
POLINIZADORES


☐

READING GARDEN/
JARDÍN DE LECTURA


☐

MEDICINAL PLANTS/
PLANTAS MEDICINALES


☐

SENIOR GARDEN/JARDÍN PARA
PERSONAS DE LA TERCERA EDAD


☐

FIVE SENSES GARDEN/
JARDÍN SENSORIAL


☐

HERBS/HIERBAS


☐

FRUIT TREES/
ÁRBOLES FRUTALES


☐

MEDITATION GARDEN/
JARDÍN DE MEDITACIÓN


☐

COMMENTS/
COMENTARIOS



 the
watershed
project

Restoring Wildcat Creek - Restoration Action Plan Development

2024 - 2028

Working with
stakeholders and
community members
to update the
Restoration Action
Plan developed for
WCC in 2010
& Facilitate restoration



Water Quality Monitoring in Creeks

5 Creeks, 54 sites in Contra Costa County

Monthly WQM in Wildcat Creek Watershed



Note: Shaded regions are watersheds that The Watershed Project (TWP) currently monitors, click to navigate to a creek overview page.

CEDEN (California Environmental Data Exchange Network) is a state database housing water quality data from multiple agencies and groups.

Wildcat Creek Stewards

2023 - 2027

4 Initiatives,
led by TWP,
designed to
increase
Wildcat
Creek
Engagement
that include:



North Richmond Collaborative Shoreline Adaptation Planning Project - Phase 2



Planning phase: 2018 - 2027

Collaboration between community members and project designers to shape the future of the NR shoreline

Project List

1. **Restoring Wildcat Creek**, Led by SFEP and CCFCDD, w support from us and a few other orgs
2. **Wildcat Creek Stewards**, Led by TWP, w support from other partner orgs and NR community members
3. **Shields Reid Habitat Garden**, Led by CCC supported by TWP
4. **Fish Passage Retrofit**, Led by CCFCDD supported by TWP

How can North Richmond get involved?

1. Participate in one of our upcoming Wildcat Action Network events (September 20 & 27 - Creek Cleanups)
2. Share your thoughts on what you'd like to see in the future of WCC
3. Stay up to date on all things Wildcat Creek via our website! *thewatershedproject.org*

Thank you!

