



# CONTRA COSTA COUNTY

## AGENDA

### North Richmond Municipal Advisory Council

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Tuesday, July 1, 2025

5:00 PM

<https://cccounty-us.zoom.us/j/810469011>  
64 | 515 Silver Ave, North Richmond,  
94801

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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. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Approval of Agenda/Minutes [25-2609](#)  
**Attachments:** [06/03/20252025NotesNRMAC](#)
4. Law Enforcement Agency Reports
5. Chevron Presentation [25-2610](#)  
**Attachments:** [2025.07 Refinery Update North Rich MAC](#)
6. Community Agency Reports [25-2611](#)

The next meeting is currently scheduled for Tuesday, August 5th at 5 PM

Adjourn

For Additional Information Contact: [Tania.pulido@bos.cccounty.us](mailto:Tania.pulido@bos.cccounty.us)



# CONTRA COSTA COUNTY

## Staff Report

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

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**File #:** 25-2609

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

**Agenda #:** 3.

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## **NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL**

June 3, 2025. 5:00 p.m. - 7:00 p.m.  
515 Silver Street, North 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: Annie King-Meredith, Princess Robinson, Donald Gilmore, and Latifah Abdullah. Absent were Beverly Scott and Glory Lopez.

#### **APPROVAL OF AGENDA/MINUTES**

Latifah has a correction to the minutes. In the Public Comments - second paragraph, it reads: "If you are able to reach out to Congressman Garamendi or Sonia Bustamante", it should read "If you are able to reach out to Congressman Garamendi or Congressman Mark DeSaulnier". With the corrections, Don motions to approve the corrected minutes. Annie seconds the motion, all are in favor. Don motions to accept the agenda and the minutes, Princess seconds, all are in favor.

Don announces the new NRMAC board member, Latifah Abdulllah. Everyone welcomes Latifah and is glad that she is a part of the NRMAC.

#### **PUBLIC COMMENT**

Cynthia announces the upcoming N. R. 14th Annual Music Festival.. July 12th from 12:00 p.m. - 5:00 p.m. The location will be at Shieds-Reid Park, N. Richmond, CA.

#### **LAW ENFORCEMENT AGENCY REPORT**

Lieutenant Brian Fitzgerald/CCC Sheriff's Department: Reporting for May 2025.

Lt. Fitzgerald is the newly appointed Commander for the Bay Station. He is not new to the N. Community, and has worked in the area as a deputy. This is his 2nd week in this new position. Lt. Fitzgerald introduces Sergeant Vradenburg. She started working in the community in January 2025, She works the swing shift.

#### **LAW ENFORCEMENT AGENCY REPORT CONTINUED**

Reports as follows: There were 373 calls for service, and 6 reports were generated. The highlights are that there were grand thefts, a misdemeanor/vandalism, and domestic violence, resulting in an arrest, twenty-six reports in total for North Richmond.

Jannie asks about the CHP station on Fred Jackson Way. She asks, can they bring her up to date on that space, and will they be occupying that office? The Lt. is not aware of the station, but he will look into it.

## **PRESENTATIONS**

Jamar Stamps, CCC Conservation and Development - Tree Protection and Preservation.

SECTION I. SUMMARY. This ordinance amends Chapter 816-6 of the County Ordinance Code to protect and preserve specified categories of trees as vital natural resources in the unincorporated area of the County.

## **SECTION II.**

Chapter 816-6 of the County Ordinance Code is amended to read" Chapter 816-6.2: TREE PROTECTION AND PRESERVATION/Article 816-6.2 -General

The board of supervisors finds as follows: Trees provide soil stability, improve drainage conditions, provide habitat for wildlife, and provide aesthetic beauty and screening for privacy.

Trees are a vital part of a visually pleasing, healthy environment for the unincorporated area of Contra Costa County.

It is necessary to preserve certain trees on private property in the interest of the public health, safety, and welfare, and to preserve scenic beauty.

The purpose is to provide for the preservation of certain protected trees in the unincorporated area of the county, and to provide for the protection of certain trees on private property by regulating tree removal while allowing for reasonable enjoyment of private property rights and property development.

## **PRESENTATIONS CONTINUED**

Protected trees: A non-coniferous tree that is a single-stem tree with a circumference of 28 inches (approximately 9 inches in diameter) or larger, as measured 4.5 feet above the natural grade;

A multi-stemmed tree that has a single stem with a circumference of 28 inches (approximately 9 inches in diameter) or larger, as measured 4.5 feet above the natural grade.

A coniferous tree is a single-stem tree with a circumference of 48 inches (approximately 15 inches in diameter) or larger, as measured 4.5 feet above the natural grade. A multi-stemmed tree with an aggregate circumference of 66 inches (approximately 21 inches in diameter) or larger, as measured 4.5 feet above the natural grade.

A multi-stemmed tree that has a single stem with a circumference of 48 inches (approximately 15 inches in diameter) or larger, as measured 4,5 feet above the natural grade;

Permit requirement: No person may cut down, destroy, or remove a protected tree, or trench, grade, or fill within the drip line of a protected tree, without first obtaining a tree removal permit.

Permit exceptions: A tree removal permit is not required in the following situations; Hazardous situations: A permit is not required to remove a tree that presents a hazard to life or property and requires immediate action to remedy the hazard, as determined by the zoning administrator, building inspector, sheriff, or fire chief. If none of the listed officials are available, the property owner may remedy the hazardous situation and submit a report of the incident and description of the hazard to the department within 10 days after the incident.

Prior approval: A permit is not required to remove a tree that is specifically approved for food, removal in connection with an approved development plan, site plan, subdivision, or building permit. A permit is not required to trench, grade, or fill within the dripline of a tree if the work is specifically approved in connection with an approved development plan, site plan, subdivision, or building permit.

## **PRESENTATIONS CONTINUED**

Precluded by law: A permit is not required under this chapter if precluded by federal, state, or other applicable law.

Routine maintenance: A permit is not required for routine tree maintenance.

The County Ordinance Code for the protection and preservation of trees is rather extensive. There are several ordinances: Ordinance # 2025-XX, consists of:

Commercial plantings, rangeland management, public lands, public agency utilities easements, very high fire hazard severity zone, defensible space wildfire buffer, certain non native species, and minor work within the dripline.

Application 816-6.606: An application for a tree removal permit must contain the following information: A site plan showing the approximate location of all trees on the property, including those proposed to remain. For a tree removal permit application submitted with proposed development, the site plan must be overlaid on all proposed grading, building, and development plans.

The reason for tree removal, information indicating the effect of tree removal on drainage, soil stability, and erosion control. Photograph of the trees to be removed.

Arborist Report - 816-6,608: A report prepared by a certified arborist must be submitted with an application for a discretionary development approval.

Must include the health age and condition of the protected trees. to be removed or impacted. The value of the protected tree(s). The possible impact of development on any protected trees is to remain. Feasible restorative or other remedial actions to address remediation or impacts, including but not limited to a replacement tree planting plan. (Ords. 2025-XX & 2, 94-59, 94-22) There are permitting procedures (816-6,610) for non-coniferous trees and coniferous trees.

Decisions (816-6,6/612) The following factors will be considered in weighing the relative burden and benefit of preserving the protected tree: The tree's general health, the tree's status as a public nuisance, the tree's potential to pose a danger from falling, the tree's proximity to existing or proposed structures, the tree's potential interference with or impacts to utility services, the trees potential to damage infrastructure or private

## **PRESENTATIONS CONTINUED**

property, and the tree's status as a host for plant, pest, or disease, endangering other trees or plants with infection or infestation that cannot be controlled or remedied through reasonable preservation or preventative procedures and practices.

Decisions without public hearing/26-2.2102: Unless otherwise required by this article, the zoning administrator may, without public hearing, decide applications for any of the following: A variance permit, a minor subdivision, A small lot occupancy permit, a wireless facility access permit, a short-term rental permit that does not meet one or more of the short-term rental regulations specified in Section 88-32.602. An industrial hemp cultivation permit renewal, a sign permit, and a tree removal permit.

SECTION V. EFFECTIVE DATE: This ordinance becomes effective 30 days after passage, and within 15 days after passage, shall be published once with the names of supervisors voting for or against it in the East Bay Times, a newspaper published in this County.

Questions and answers: Annie asks about overgrown trees along the creek, hanging over private property. Some trees are on county property, hanging over private property. Answer: They have not looked at any of those specifically. But those kinds of problems, similar to the FJW issue, you would want to talk to the Flood Control District or Public Works.

Tracy Lee, Compliance & Enforcement Manager/BAAQMD Air Quality Complaint Program Overview: The air quality complaint program goals and objectives. To provide an avenue for the public to communicate air quality concerns in the Bay Area. To provide a timely response to air quality complaints. To investigate each complaint to achieve early intervention in resolving air quality problems and identifying violations. To investigate all complaints as an impartial party to determine the facts and circumstances surrounding alleged air emission releases. And to take appropriate enforcement action following complaint investigations.

Air quality complaints in the Bay Area from (2020 - 2024), there were 22,490 reported to the Air District in the last five years. The types of complaints were asbestos, dust/particulates, excessive idling, gas station, illegal fire, odor, woodsmoke, and others.

## **PRESENTATIONS CONTINUED**

Contra Costa County had the highest number of complaints, with Napa County being the lowest.

The Air Quality Complaint Investigation Process: Complaint reporting, complaint response, investigation of the potential emission source, and investigation findings and actions.

Reporting an Air Quality Complaint: You may report complaints by phone or online. Phone: 1-800-334-ODORS (6367) ONLINE: REPORT AN AIR QUALITY COMPLAINT You have the option to report complaints anonymously.

Complaint response and investigation: Core business hours are from 7:30 a.m. to 6:00 p.m. Monday-Friday. After business hours: 6:00 p.m. -7:30 a.m. Monday-Friday -Weekends and Holidays. Language interpretation services are available in 150

different languages. Confidentiality: The Air District maintains confidentiality of complaint information to the maximum extent permitted by law.

#### Complaint Response Time Goals:

##### Type of Complaints: Response Time Goals

##### During Regular Business Hours

Complaints from schools, preschools,

Daycare and senior centers 30 minutes

Complaints with ongoing emissions 30 minutes

Complaints that do not have ongoing emissions 30 minutes - 2 hours

Gasoline Dispensing Facility 24 hours

### **PRESENTATIONS CONTINUED**

Complaint Response & Investigation: Inspector reviews complaint information, inspector contacts complainant, inspector may meet with complainant, and inspector conducts area patrol to identify potential source of emissions.

On-site Compliance Verification Inspections: Meet with the owner, inspect equipment and sources. Determine applicable rules and permit requirements. Determine hours of operations and production schedules. Investigate equipment breakdowns, malfunctions, and/or process upsets. Identify sources of emissions, if present. Review records, Note meteorological conditions (wind/speed/direction).

Investigation Findings and Enforcement Actions: Document complaint investigation findings. Take enforcement action and issue notice of violation(s). Prepare an investigation report - notification of investigation findings and actions.

North Richmond (94801) Complaint Summary (2020-2024):

##### Alleged Site/Facility # of Complaints

Chevron Products Company 752

West Contra Costa County Landfill 132

Green Waste Recycling Yard 5

Chemtrade West US LLC 2

Chevron Complaint Summary (2020-2024: 30% (5-year average) of all complaints that alleged Chevron are traced to the refinery. There were 880 notices of violations issued to Chevron. The violations were for dust/particulates, illegal fire, odor, and others.



West Contra Costa Landfill (WCCCSL) Complaint Summary (2020-2024). 75% (5-year average) of all odor complaints that are attributed to WCCSL are traced to the landfill, 35.6% of all WCCSL complaints alleged compost odors. 31 notices of violations were issued to WCCSL..

## **PRESENTATIONS CONTINUED**

Factors that influence response & investigation: Timeliness of the reported complaint. Meteorological conditions and the fleeting nature of emissions. How many complaints were reported and pending an investigation. Operations at the alleged site/facility. Complaints lacking details and descriptions. Complaints received outside of the hours. Complaints that are not within the Air District's jurisdiction.

How communities can help: Report a complaint as soon as possible. Provide detailed descriptions about the emissions when reporting an air quality complaint. Provide supporting evidence such as photos or videos. Share information with neighbors on how to report an air quality complaint.

Questions and answers: Don asks what if there is a complaint around four in the morning. Do they have someone to come out, does the fire department respond, or what? Exactly what is the response for after hours?

Answer: There is an answering service in place. There are on-call supervisors who will make the decision whether or not someone should be deployed to the location.

Annie says that before Doctor Clark passed, they would talk about the different monitors located on the fence line. Why don't investors have the proper tools needed to monitor a situation? Annie also talks about the wind drift, and when the monitors come out, the wind may have shifted in a different direction.

Annie understands that the information given tonight is for the 94801 zip code. The Veolia Company's zip code is 94802. Lately, Veolia has had odors, and odors have been coming from the landfill. Does BAAQMD have any rules for investing in 94801 and 94802 areas? That is just a hairline difference in addresses, from one community to another.

Has BAAQMD had any complaints about Veolia? The answer is yes, they have. That information did not show up in today's presentation, only the 94801 area.

Annie asks if they are still using monitors to detect the particles in the air. The answer is that the inspectors don't have equipment for monitoring the air, especially for human

complaints. The human nose is capable of identifying and tracing odors. The challenge with monitors, you have to know what you are trying to detect.

## **PRESENTATIONS CONTINUED**

A resident asks: Does Chevron offer community benefits? The answer is yes they are offered to the City of Richmond. They decide how to distribute the benefits. A meeting is scheduled soon about Chevron and Community Benefits.

## **PROGRAM AND OTHER AGENCY REPORTS**

Tania Pulido, District Coordinator/Supervisor, John Gioia's Office: Thrive Thursday is every Thursday. Doria Robinson and Supervisor John Gioia head up this twelve-week series. There are fitness classes, dance lessons, and walking with a dog events. There are resource, health, and wellness booths. Soccer classes are offered to the toddlers.

Tony Ucciferrui, Deputy Executive Director/HACCC: Tony gives an update on the Las Deltas properties. Marketing for the Las Deltas scattered sites has begun. These properties are being offered at market rate. Former Las Deltas and present North Richmond residents get first priority. This starts on June 10th and will be in effect for 120 days. Then the general public will be able to submit a letter of interest.

On May 20, 2025, the HACCC board of commissioners approved CHDC and Eden Housing as master developers for the Las Deltas main campus.

On June 30, 2025, HACCC will be opening the Project-Based Voucher wait list. Sixteen properties will be offered, seven senior and nine family wait list properties. Legacy Court will be on the list. You can apply for one or more properties. Completed application must be submitted online by 4:00 p.m. Thursday, July 24, 2025.

DeShawn asks Tony, is there any assistance to help N.R. residents to buy scattered sites? Tony explains that all types of assistance have been offered. In order to stay up on what's going on, go to HACCC's website or contact Tony for information.

Princess thanks DeShawn for coming to the meeting. Expressing his concerns about wanting to organize the young people in the community.

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farm: Applications for the Summer Youth Program are available. One hundred hours and a \$1,500 stipend will be offered. Field trips and workshops will be provided.

## **PROGRAM AND OTHER AGENCY REPORTS CONTINUED**

Right now, the Fellowship is going on for older youths ages 15 - 19. In the fall, there will be an opportunity for paid training. Free food is given out every Thursday. The location is Mc Glothen Temple Church parking lot.

Chery Lopez, Community Engagement Manager/Urban Tilth Farm: A cleanup of Wild Cat Creek is scheduled for August 2, 2025. A softball game is being planned.

Bair Malunov, Project Manager - CHDC - Legacy Court, and Angie Watson, Associate Director/Eden Housing: Legacy Court is the newest housing being built in North Richmond. The project consists of 43 units. There will be 42 affordable units, and one for the manager. On-site project amenities for residents will include a community room, community kitchen, laundry rooms, a computer lab with high-speed internet, and bike and vehicle parking.

The rent will be based on the median income in the area, 30% to 60% of your income. This project was started in November 2024 and is expected to be completed by the middle of December 2025.

If interested, sign up for the list of interests. HACCC will open its BPV waitlist on June 30, 2025. If interested, make sure to check off Legacy Court when filling out your online application. Former Las Deltas and North Richmond residents will get priority.

Questions and Answers: Where does the project stand with Local Hire? Answer: The project has 23% local hires working on the site. Legacy recently hosted a job fair. Employees must be in the Carpenters Union. The union has reached out to the community, providing general information.

Kalu Dennis, Community Service CoordinatorCHDC-Mitigation Fee Funded: Having the Annual Community Awareness Day. Pathways to Resources, tomorrow, June 4th. Location: Corine Sain Senior/Family Center, 515 Silver Street, N. Richmond, CA The time is from 11:00 a.m. - 3:00 p.m.

## **PROGRAM AND OTHER AGENCY REPORTS CONTINUED**

Will have a bus for the seniors to shuttle them around. Kalu has a booklet with a map of all the resources in North Richmond. This will give residents a chance to observe and see the resource in the community. There will be music and food. Their motto is to Keep It Going, Keep It Growing, and to get N. Richmond residents involved.

Willie Spears Annual Cleanup Day was a great success, They will report the statistics at the next NRMAC meeting. Will also go over what improvements need to be made.

Dillon Harp, Community Engagement Manager/RichmondLand: Dillon says that a Community Land Trust (CLT) is a community-driven model of land ownership where land is held in trust for the long-term benefit of marginalized communities rather than for individual profit.

Currently, the property on Giarameta Street in North Richmond is in escrow. The deal should be closing this week. The program has been focusing on the S. 24th Street property. A deck was built and added to the property. Constantly working to make the site a CLT Model.

RichmondLand has been out in the local communities advocating and organizing. The purpose is to make the people aware of RichmondLand, and to bring on new membership.

Will be hosting a workshop on June 12, 2025, the location will be at the Richmond Co-Op. The event starts at 5:00 p.m. Food and drinks will be served.

Bee Coleman, Fellow/Partnership with Bay's Future - HACCC Bee announces an upcoming event: Las Deltas Homebuyer\_Resource Fair Buy Back the Jets on August 2, 2025. The event is from 12:00 p.m. - 5:00 p.m. Location: 515 Silver Street, (between 5th and Giaramita)

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. Meet developers, enroll in their services, and connect with lenders and realtors.

Don puts forth a motion to extend the meeting until 7:20 p.m. Annie motions to extend the meeting until 7:20 p.m. Princess seconds, all are in favor.

The meeting adjourned at 7:18 p.m.

### **NEXT MEETING**

July 1, 2025

5:00 p.m. - 7:00 p.m.

515 Silver Street

North Richmond, CA 94801



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-2610

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

**Agenda #:** 5.

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Advisory Board: North Richmond Municipal Advisory Council

Presenter: Chevron

Information: Chevron Presentation



# Chevron Richmond fueling progress

North Richmond MAC

July 2, 2025

the  
human  energy  
company™

# California's oil & gas usage

**315.2 Billion**

number of vehicle miles traveled on California roads in 2022.<sup>2</sup>



That's as many miles as it would take to travel to Pluto and back **33 times.**<sup>3</sup>

In 2022  
**13.6 Billion**

gallons of gasoline and 3.1 billion gallons of diesel were sold in California.<sup>8</sup> It's estimated there were more than 10,742 retail stations in 2022<sup>4</sup>



As of 2022, California is the **largest consumer of jet fuel** and second-largest consumer of motor gasoline among the 50 states.<sup>2</sup>



More than  
**31 Million**

motor vehicles were registered in California in 2022.<sup>5</sup>



<sup>1</sup>Source: NYTimes.com  
<sup>2</sup>Source: U.S. Energy Information Administration  
<sup>3</sup>Source: NinePlanets.org  
<sup>4</sup>Source: California Energy Commission  
<sup>5</sup>Source: U.S. Department of Transportation

<sup>6</sup>Source: U.S. Bureau of Labor Statistics  
<sup>7</sup>Source: U.S. Census Bureau  
<sup>8</sup>Source California Department of Tax and Fee Administration



# Chevron Richmond's impact on West Contra Costa County

**60%**

jet fuel supplied to major  
Bay Area airports

**20%**

gasoline supplied to the  
Northern California Market

**100%**

paraffinic base oils made  
on the West Coast



**\$1.1B**

total economic impact on  
West Contra Costa County



**#1**

largest employer and taxpayer  
in the City of Richmond



**3,830**

direct and indirect jobs  
supported



**1.5x**

for every 10 Chevron Richmond  
workers, an additional 5 jobs  
are supported in the region



**56%**

Chevron Richmond employee  
compensation is higher than  
the regional average



**1 in 29**

of all jobs provided in West  
Contra Costa County



# building a better tomorrow

## operating safely



**36**

regulatory agencies  
oversee our work



**450,000**

component inspection  
points



**50%**

workforce dedicated to  
maintenance activities

## protecting the environment



**99**

continuous emissions  
monitors



**40%**

reduction in particulate  
emissions since 2018



**#1**

the gasoline we produce is  
cleanest in the world

## community investment



**\$52M**

donated to non-profit  
organizations since 2012



**4,100**

volunteer hours  
in 2022



**70**

local organizations &  
initiatives funded annually

# flare improvement efforts



**New  
technology**



**Increased  
operator  
training**



**Cross-  
functional  
team focused  
on improving  
flare  
performance**



**Assessment  
and learning  
from past  
events**



**Improved  
infrastructure**

***\$25+ million in projects completed***

***\$15-\$20 million in upcoming projects***

# wet gas scrubber

## Benefits

- Removes particulate matter emissions.
- Enables key gasoline-producing unit to continue to meet demand for fuel in region while complying with the most health-restrictive and stringent regulation 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.



Photo of Valero's  
Wet Gas Scrubber in Benicia



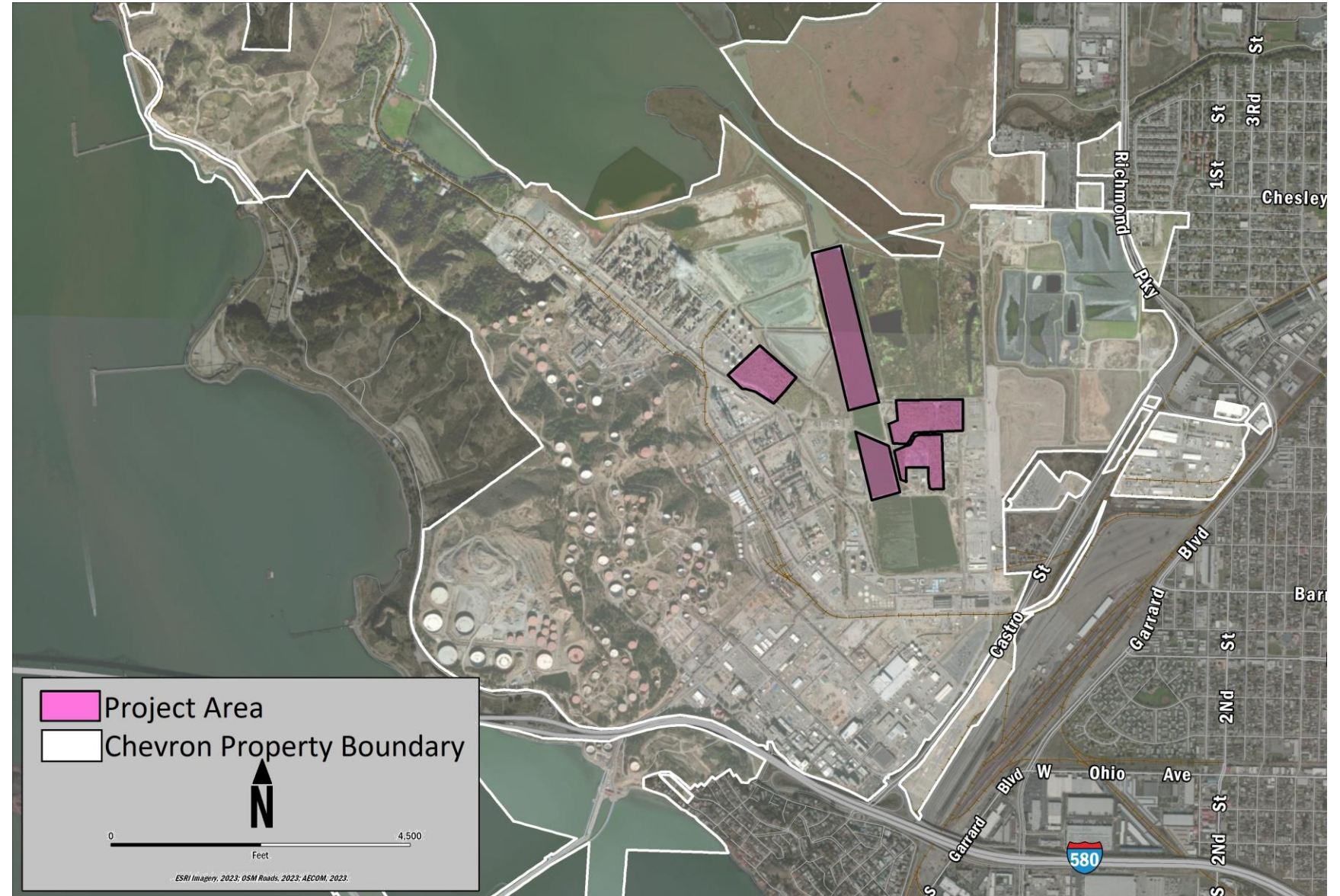
# Richmond solar project

## Benefits

- Solar generated 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 (CO<sub>2</sub>e) annually.



A reduction equivalent to the CO<sub>2</sub> emissions from 323 homes' electricity use for one year.





# Richmond solar project

## examples of similar projects



# Questions?





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-2611

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

**Agenda #:** 6.

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Advisory Board: North Richmond Municipal Advisory Council

Subject: Community Agency Reports

### Information: Community Agency Reports

- City of Richmond
- Supervisor John Gioia's Office
- Contra Costa Housing Authority
- CHDC
- North Richmond Mitigation
- Urban Tilth
- Shields-Reid Neighborhood Council
- RichmondLAND