AGENDA

1. Call to Order and designation of initial facilitator by Mayor McLaughlin (1 min.)

2. Roll Call (1 min.)

3. Welcome and Meeting Procedures (1 min.)

   Individuals who would like to address the commission on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

   At 8:00 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following commission meeting in order to make fair and attentive decisions. This meeting adjourns at 8:30 PM. The meeting may be extended by a majority vote of the commissioners.

4. Agenda Review and Adoption (2 min.)

   The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.

5. Open Forum (3 minutes per person limit)

6. Establish Day, Time, Location to hold Committee Meetings (Currently 3rd Monday, 6-8pm) (15 min.)

7. Selection of a Committee Chair and Vice-Chair (20 min.)
   a. Chair Nominations and Selection
   b. Vice Chair Nominations and Selection

8. Adoption of Mission Statement (attached) (10 min.) [Note, this item could either be acted upon as is, or referred to a By-Laws Subcommittee]

9. Selection of Sub-Committees (20 min.)

10. Staff Reports (60 min.)

   a. Presentation by City Attorney regarding open meeting and conflict of interest laws
   b. Current Environmental Clean-Up Process
   c. Website
   d. Point Molate Beach Public Access
AGENDA

11. Future Agenda Items (5 min.)
   a. Committee Requests for Future Agenda Items
   b. Future Agenda Items

12. Commission & Liaison Reports (10 min.)
   a. Report by Councilmember _______ regarding recent issues in Richmond relevant to the
      Advisory Committee.

13. Chair and Committee Reports (10 min.)

14. Adjournment

15. Scheduled Meetings
   a. Committee Meeting – Monday, July 18, 2011, 6:00 PM, Multi-Purpose Room, 440 Civic
      Center Plaza (Unless standing meeting time is changed by the Committee)

This meeting is held in a building that is accessible to people with disabilities. Persons with
disabilities, who require auxiliary aids of services using city facilities, services or programs or
would like information of the city’s compliance with the American Disabilities Act (ADA) of 1990,
contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-
8140, craig_murray@ci.richmond.ca.us
MISSION STATEMENT
POINT MOLATE COMMUNITY ADVISORY COMMITTEE

- Work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate.

- Review proposed Point Molate development budgets with City staff and make Point Molate development expenditure recommendations, in conjunction with staff, to the City Council.

- Accommodate presentations by all current and future developers of Point Molate and assist City staff in facilitating the general public’s understanding of projects and encouraging the community to comment and provide input to the City Council.

- Serve as the primary conduit for public input to the City Council and other governmental jurisdictions on all matters related to the Point Molate area of Richmond.
Memorandum

To: Craig Murray, City of Richmond Redevelopment Agency
From: William Carson
cc: 
Date: June 14, 2011
Subject: Environmental Remediation Program Update, Former Point Molate Naval Fuel Depot, Richmond, California

Per your request, Terraphase Engineering Inc. (Terraphase) has prepared this memorandum summarizing the current status of the environmental program for the Former Point Molate Naval Fuel Depot ("the Site") located in Richmond, California for presentation to the Point Molate Community Advisory Committee (PMCAC). This memorandum is divided among major portions of the sites and major activities and provides the current ongoing tasks and schedule for these tasks. No work is described for IR Site 2 because the Navy and Regional Water Quality Control Board (RWQCB) agreed to a No Action Record of Decision in 2000. The site locations are shown on the attached map. If you or the PMCAC have additional questions, I am available to answer them as needed.

Regulatory Framework:

Former NFD Point Molate became a closing base under the Base Realignment and Closure Act IV (BRAC IV) program in September 1995, and operational closure of the facility occurred in September 1998. In September 2003, approximately 372 acres of the depot were transferred to the City of Richmond (the "City") under a Finding of Suitability to Transfer (Navy 2003). The remaining 40 acres of the 412-acre federal facility, which include Installation Restoration (IR) Site 3, were transferred to the City on March 29, 2010 on the basis of a Finding of Suitability for Early Transfer (FOSET) (Navy 2008b).

The RWQCB is currently developing Draft Site Clean-up Requirements ("SCRs") that will document the schedule, activities, and deliverables necessary to complete this cleanup. Based on the approach developed during negotiation of the Early Transfer Cooperative Agreement (ETCA) with the Navy and the City of Richmond, the following areas and tasks are anticipated to require additional work.

1. IR Site 1: Former Waste Disposal Area
2. IR Site 3: Treatment Pond Area
3. IR Site 4: Drum Lot 1 and Drum Lot 2/Building 87
4. Large Hillside Underground Storage Tanks

Terraphase Engineering Inc.
414 13th Street, Suite 400
Oakland, California 94612
www.terraphase.com
5. Site-wide Groundwater Monitoring

6. Site Management Plan

**IR Site 1** is a closed landfill that requires long-term operations and maintenance. The Record of Decision for the Site entered into by the Navy and the RWQCB in 2006 requires maintenance of the final cover placed on the landfill and operation of the water treatment system to remove low levels of petroleum hydrocarbons contained in seepage collected from the landfill toe. Treatment activities are regularly reviewed for effectiveness and appropriateness of operations. Monthly, quarterly and annual inspections are regular conducted and quarterly reports and 5-year review are submitted to the RWQCB and Contra Costa County Environmental Health. The maintenance and monitoring provisions are described in the “Final Postclosure Maintenance and Monitoring Plan, Site 1 Final Cover, Naval Fuel Depot Point Molate, Richmond, California” dated August 30, 2002 and “Oil/Water Separator Post Closure Maintenance and Monitoring Plan, Revision 1 Final, Naval Fuel Depot Point Molate, Richmond, California”.

**IR Site 3** is the location of several former oily-waste ponds and contaminated stormwater treatment facilities. Currently a groundwater cutoff and extraction system is operated downgradient of the contamination to mitigate the potential for petroleum contamination to reach San Francisco Bay. Extracted groundwater is treated through a Packaged Groundwater Treatment Plant (PGWTP) prior to discharge to San Francisco Bay under a permit from the RWQCB. This system has been operated since the mid 1990's.

To more permanently address this issue, a draft FS-RAP will be submitted to the RWQCB in June of 2011 for their review and comment. This FS-RAP reviews various options for remediation of IR Site 3 and recommends an option that includes:

- Removal of soil to meet a multifamily residential and commercial scenario in the top 10 feet
- Removal of fuel affected soils within approximately 100 feet of the groundwater cutoff wall and down to approximately 20 feet below ground surface
- Removal of potentially mobile free-phase petroleum in soils upgradient of this area
- Backfill of the site with clean overburden, borrow material or import

Other ongoing studies being conducted per the RWQCB request include:

1) study to confirm where free product petroleum is potentially mobile
2) waste characterization and excavation delineation to define the proper handling and disposal of excavated soil and further refine the potential excavation areas.
3) engineering design and permitting on the recommended remedial alternative.

**IR Site 4** consists of two former drum storage areas and Building 87 (part of Drum Lot 2 area). Additional clean-up activities and evaluation beyond those required by the proposed Site Management Plan and the Site-Wide Groundwater Monitoring Plan (described below) is not planned for Drum Lot 1 based on the results of the Navy's risk evaluations.
For Drum Lot 2, TCE contamination in groundwater at will be remediated through source removal and in-situ groundwater treatment. An interim remedial action plan for the TCE plume at Drum Lot 2 will be submitted the RWQCB this summer. Upon review and approval of this plan by the RWQCB, these remedial activities will be implemented.

Large Hillside Underground Storage Tanks are composed of 20 large (2,000,000 gallon capacity each) underground storage tanks located in the hillside areas of the former NFD Point Molate. There are also approximately 15 heating oil tanks closed in place at the cottages and the single UST under Building 6 that will be addressed in this program. The large tanks are currently monitored and maintained per the requirements of the “Post-Closure UST Maintenance and Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California” (ITSI 2005), which includes requirements for regular inspection. Quarterly summaries of these activities are submitted to the RWQCB documenting inspection and maintenance activities conducted at the USTs. A 5-year review of the monitoring activities for the closed tanks, including any recommendations for adjustments to the post closure monitoring and maintenance activities, as appropriate, will be submitted to the RWQCB. All of these tanks are considered structurally closed by Contra Costa County with certain restrictions for activities on top of the tanks. Some of these tanks are already environmentally closed by the RWQCB through submittals by the Navy and require no further remedial action. The Navy has also submitted documentation requesting closure of additional tanks. As appropriate, additional submittals of data summaries for each tank will be submitted to the RWQCB to request environmental closure. Additional remedial measures if necessary to gain closure for the large hillside USTs will be completed. During development of the Site, the 15 heating oil tanks closed in place at the cottages and the single UST under Building 6 will be addressed.

Site-wide Groundwater Monitoring was conducted by the Navy until 2009. A Draft Sitewide Groundwater Monitoring Plan has been submitted to the RWQCB for review (Terraphase 2011). This groundwater monitoring will initially be semiannual and will be reviewed on annual basis for sampling location and frequency based on the results and on-going remedial activities and site closure status. The next round of groundwater sampling should occur this summer.

A Site Management Plan will be developed to manage soils excavated during construction and during long-term maintenance at Point Molate. This plan will provide contingency measures and procedures to be used if unanticipated contaminated soils and/or groundwater are encountered. This plan will also identify Land Use Controls that will be applied to different portions of the Site.

Monthly Status Reports are submitted to the City of Richmond providing the work completed to date and the upcoming work.
Craig Murray

From: Craig Murray
Sent: Thursday, June 16, 2011 9:02 AM
To: Sue Hartman
Cc: Steve Furtado; Marilyn Langlois
Subject: RE: PS Re: PMCAC Agenda Suggestions

Sue
Steve

Thanks for the links & est. a place for PMCAC that is accessible to the public.
I will still need training to work in this environment if I am the one.
I expect it will be Agenda, Agenda Documents & minutes that will be regularly posted on a monthly basis.

Craig R. Murray
Development Project Manager II
Richmond Community Redevelopment Agency
440 Civic Center Plaza, 2nd Floor
Richmond, CA 94801-1830
510-307-8140
510-307-8188 direct
510-307-8149 fax

From: Sue Hartman
Sent: Wednesday, June 15, 2011 7:09 PM
To: Craig Murray
Cc: Steve Furtado
Subject: RE: PS Re: PMCAC Agenda Suggestions

Hi Craig, I got your voicemail tonight so here is what I know, the initial site we looked at together last week was prepared by Pam (see below) in the City clerk's office. Steve Furtado can setup the drop down agenda and minutes areas but needs your input on what to call them. Are there other items needed on this website?

Thanks, Sue

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CivicPlus

Unpublished Content
Published Content

From: Craig Murray
Sent: Thursday, June 09, 2011 2:21 PM
To: Sue Hartman
Subject: LW: PS Re: PMCAC Agenda Suggestions

Sue:

RE: Pt Molate Community Advisory Committee Website

Can you attend the Monday June 20 6pm Pt Molate Community Advisory Committee (PMCAC) meeting & provide a verbal briefing on what it would take to establish a PMCAC website. OR, Can you provide a simple summary memorandum or email with basic issues in consideration of est & maintenance of a website. (Note that this Committee does not have City funding).

I would need an update or initial response by Weds. June 15 to include the Agenda Packet or let me know if you would like to provide a verbal report to PMCAC.

Thanks.
From: Marilyn Langlois  
Sent: Wednesday, June 01, 2011 2:00 PM  
To: Gayle McLaughlin; Craig Murray  
Subjects: FW: PS Re: PMCAC Agenda Suggestions  

And one more--

Marilyn Langlois  
Community Advocate  
Office of Richmond Mayor Gayle McLaughlin  
510-620-6502  

From: PointSanPablo [mailto:pointsanpablo@earthlink.net]  
Sent: Monday, May 23, 2011 4:35 PM  
To: Marilyn Langlois  
Cc: Joan Garrett; Eileen Whitty  
Subjects: PS Re: PMCAC Agenda Suggestions  

PS, Marilyn, per our discussion, please include the following additional item on agenda:  
• Proposal to Reopen Point Molate Beach  
Thanks!  
Bruce  

On May 23, 2011, at 4:31 PM, PointSanPablo wrote:

Marilyn,  

Here are suggested items for agenda of June 20 PMCAC meeting:  

• Adoption of Mission Statement - see attached draft proposed by Bruce Beyaert, Joan Garrett and Eileen Whitty based on City Council Resolution No. 8-11 authorizing creation of the committee  
• Discussion of committee structure and operations with appointment of an ad hoc subcommittee to come back with recommendations during the next meeting.  
• Discussion of website for committee  

Hope this helps.

Bruce  

<PMCAC_Mission.pdf>
Point Molate Beach Park Assessment

Current Conditions:

1. **Extreme overgrowth of vegetation**

2. **Significant Tree maintenance/removal needed**

3. **Shoreline erosion 6-8’ drop off with no safe beach access (Public Safety)**
4. Asphalt deterioration, trip hazards, ADA access concerns

The above issues are all manageable with resources and a one time “clean-up” effort. I feel that inevitably once the clean-up begins other deferred maintenance issues will arise such as water line damage, drainage issues, site amenities needing replacement, etc. but again this can be identified and resources allocated on a one time basis to get the site open.

As the Parks and Landscaping Superintendent my single biggest concern regarding the reopening of this park is the ongoing operational costs and staffing demands. It is my understanding that the park was closed due to a lack of resources to sustain the operations, not just from the Parks and Landscape Division but also from the Police Department who will need to provide patrol services. This is a 15 acre site that does indeed require a fairly significant amount of ongoing maintenance to ensure that the park is safe, accessible, and to a standard in which the City and the Community is comfortable with.
The Parks and Landscape Division is currently responsible for two assessment districts that require "enhanced" levels of service, 54 park facilities, over 40k street trees, several acres of streetscapes and right of ways as well as a significant volume of very high fire severity zones. Our budget has been reduced over the last few years and we are being reduced again this year. In my opinion without adequate operating resources to support the operations it is not feasible to reopen this facility.

I would be happy to discuss this in further detail as needed. I do feel that the site has a tremendous potential and provides amazing views of the bay, Mt. Tam, the bridge etc. and feel that it would be a great spot for a family barbeque but we have to make sure that we can do it the right way and the right way will demand resources.

Chris Chamberlain

Parks and Landscaping Superintendent

City Of Richmond

510-231-3073
Craig Murray

From: Edwin Medina  
Sent: Thursday, June 16, 2011 4:34 PM  
To: Craig Murray  
Subject: RE: Request to Re-Open Pt Molate Beach Park

Pt. Molate Park has always been a standalone park, far away from normal routine patrol routes. Its physical location makes it difficult for a patrol officer to view the entire park from his/her vehicle, requiring the officer to drive down into the park itself. This type of access is considered a red flag in regards to officer safety; one way in and out.

Thus, a cursory check of the park is made leaving many areas unchecked and/or unsecured. Criminal acts of many sorts can possibly go on, unnoticed. i.e. Drug usage, sales, indecent exposure or sexual assaults.

Should this park be re-opened, a re-planning of the park entry/egress should be made, with a focus on additional lighting or perhaps even addition of cctv.

- Deputy Chief Ed Medina, RPD  
(510) 620-6852

From: Craig Murray  
Sent: Thursday, June 16, 2011 2:09 PM  
To: Edwin Medina  
Cc: Chris Chamberlain  
Subject: Request to Re-Open Pt Molate Beach Park

Pt Molate Community Advisory Committee meets on Monday June 20. Subject item is on the Agenda to be discussed. Chris Chamberlain has provided me a report & suggested that you may have some comments as well. As possible, can you provide a summary of concerns at Pt Molate Beach Park. Plan was to forward out Agenda today & distribute packets tomorrow. I would like to include something in the packets if you can provide a brief summary.
Thanks.

Craig K. Murray, SR/WA  
Development Project Manager II  
Richmond Community Redevelopment Agency  
440 Civic Center Plaza, 2nd Floor  
Richmond, CA 94804-1630  
510-307-8140  
510-307-8188 direct  
510-307-8149 fax

6/16/2011
INCIDENT/SAFETY/HAZARD REPORT

DATE OF INCIDENT: 6.11.11
TIME OF INCIDENT: 2:20PM

LOCATION OF INCIDENT: Point Molate Beach

REPORTING OFFICER: Duncan

DESCRIPTION OF INCIDENT/HAZARD:
At 2:20PM Willy Dean returned shortly after leaving and told me there was a fire on the beach near the front gate on Western Drive. I drove down there saw the fire and called my supervisor at 2:25PM. I then dispatched and then Willy arrived at 2:30PM. The guy who started the fire returned to his truck at the same time. Willy and I arrived. Willy had the guy show me where the fire was and how the fire was put out with water and covered with sand and was completely out.

The guy's name was _______.
Licence number on his truck was _______.

Were police called: YES / NO, Unit # _______ Notified
If yes time called: _______ Time Officer Responded: _______

I, Officer Duncan, certify that the facts contained in this incident report are true and complete to the best of my knowledge.
Officer's Signature: Duncan

10.1.5