

RICHMOND, CALIFORNIA, December 1, 2020

The Richmond City Council Evening Open Session was called to order at 5:00 p.m. by Mayor Thomas K. Butt via teleconference.

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom issued executive orders that allowed cities to hold public meetings via teleconferencing (Executive Order N-29-20).

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the City of Richmond City Council meeting was limited to Councilmembers, essential City of Richmond staff, and members of the news media. Public comment was confined to items appearing on the agenda and was limited to the methods provided below. Consistent with Executive Order N-29-20, this meeting utilized teleconferencing only. The following provides information on how the public participated in the meeting.

The public was able to view the meeting from home on KCRT Comcast Channel 28 or AT&T Uverse Channel 99 and livestream online at <http://www.ci.richmond.ca.us/3178/KCRT-Live>.

*Written public comments were received via email to cityclerkdept@ci.richmond.ca.us. Comments received by 1:00 p.m. on December 1, 2020, were summarized at the meeting, put into the record, and considered before Council action. Comments received via email after 1:00 p.m. and up until the public comment period on the relevant agenda item closed, were put into the record. Public comments were also received via teleconference during the meeting. **Attached herewith all written public comments received.***

ROLL CALL

Present: Councilmembers Ben Choi, Demnlus Johnson III, Eduardo Martinez, Jael Myrick, Melvin Willis, Vice Mayor Nathaniel Bates, and Mayor Thomas K. Butt. **Absent:** None.

PUBLIC COMMENT

The city clerk announced the public comment procedures and that the purpose of the Open Session was for the City Council to hear public comments on the following items to be discussed in Closed Session:

CITY COUNCIL

CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6):

Agency Representatives: Jack Hughes

Employee organizations:

1. SEIU Local 1021 Full Time Unit
2. SEIU Local 1021 Part Time Unit
3. IFPTE Local 21 Mid-Level Management Unit
4. IFPTE Local 21 Executive Management Unit
5. Richmond Police Officers Association RPOA
6. Richmond Police Management Association RPMA
7. IAFF Local 188

8. Richmond Fire Management Association RFMA

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (paragraph (1) of Subdivision [d] of Government Code Section 54956.9):

Levin Terminal vs. City of Richmond (Two cases: Federal District Court and Contra Costa County Superior Court)

Wolverine Fuels Sales vs. City of Richmond (One case: Federal District Court)

Phillips 66 vs. City of Richmond (Two cases: Federal District Court and Contra Costa County Superior Court)

There were no public comments via teleconference.

The Open Session adjourned to Closed Session at 5:03 p.m. Closed Session adjourned at 6:22 p.m.

The Regular Meeting of the Richmond City Council was called to order at 6:33 p.m. by Mayor Butt via teleconference.

ROLL CALL

Present: Councilmembers Choi, Martinez, Myrick, Johnson III, Willis, Vice Mayor Bates, and Mayor Butt. **Absent:** None.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

The city clerk announced the public comment procedures published in the agenda. Mayor Butt stated that Item I-1 was moved for discussion after approval of the Consent Calendar. A motion by Councilmember Willis, seconded by Councilmember Martinez, to hold over Item I-1 until next year when the newly elected city council is seated. The motion failed by the following vote: **Ayes:** Councilmembers Martinez, Myrick, and Willis. **Noes:** Councilmembers Choi, Johnson III, Vice Mayor Bates, and Mayor Butt. **Absent:** None. **Abstain:** None. A motion made by Councilmember Martinez, seconded by Councilmember Willis, to keep the order of the agenda as is, failed by the following vote: **Ayes:** Councilmembers Martinez, Myrick, and Willis. **Noes:** Councilmembers Choi, Johnson III, Vice Mayor Bates, and Mayor Butt. **Absent:** None. **Abstain:** None.

REPORT FROM THE CITY ATTORNEY ON FINAL DECISIONS MADE DURING CLOSED SESSION

City Attorney Teresa Stricker stated that there were no final actions to report.

REPORT FROM THE CITY MANAGER

City Manager Laura Snideman stated there was no report.

OPEN FORUM FOR PUBLIC COMMENT

The following individuals gave comments via teleconference:

Bruce Beyaert thanked the Public Works department for completing construction of the Goodrick Avenue Bay Trail portion that connects to the Richmond Parkway and with the Point Pinole Regional Shoreline.

David Kafton and Stuart Flashman stated they were not able to make comments at the Planning Commission meeting during the Zeneca/Campus Bay project item.

Carolyn Graves stated sea level rise estimates would occur quicker than predicted and was concerned how this would affect future projects in the city.

Janet Johnson invited persons to apply for the AB617 Air Monitoring Community Emissions Reduction Program Design Team by contacting Andres Soto at andres@cbecal.org. The application deadline is December 12, 2020.

Karen Franklin stated that the Panhandle Neighborhood didn't receive pertinent notifications from the City on important matters.

Tarnel Abbott congratulated incoming and newly re-elected Councilmembers Jimenez, McLaughlin, and Willis. Ms. Abbott also read a letter she wrote to her great grandfather, Jack London.

Mike Parker gave comments regarding the failure of Proposition 15 during the last election.

CITY COUNCIL CONSENT CALENDAR

On motion of Councilmember Myrick, seconded by Councilmember Willis, the items marked with an (*) were approved by the unanimous vote of the City Council.

***G-1.** Approved a budget amendment and adopted **Resolution No. 131-20**, regarding the Wastewater Bond Funds Capital Improvement Plan Budget in the amount of \$375,000 from the 2019A WW bond proceeds fund balance to the Ferry Point Lift Sewer Pump Station design project and a contract with Schaaf and Wheeler Consulting Civil Engineers to design the Ferry Point Lift Sewer Pump Station replacement located at the intersection of Brickyard Cove Road and Dornan Road in an amount not to exceed \$375,000 (Proposal cost of \$331,478, plus contingency cost of \$43,522).

***G-2.** Approved the purchase of one replacement Elgin Crosswind model street sweeper from Owen Equipment in an amount not to exceed \$280,000.

***G-3.** Adopted **Resolution No. 133-20**, authorizing the city manager to execute reoccurring contracts for fiscal year 2020-2021 with Contra Costa County, Stege Sanitary District, West County Wastewater District and the State of California Water Resources Control Board. The execution of these contracts shall not exceed the limits as set forth for the following: Contra Costa County North Richmond Storm Drain Pump Station - \$75,000;

Contra Costa County Clean Water Program - \$365,000; California Water Resources Control Board - WWTP National Pollutant Discharge Elimination System (NPDES) - \$125,000; California Water Resources Control Board - City of Richmond Stormwater NPDES permit - \$37,500; California Water Resources Control Board - Sanitary Sewer Overflow Waste Discharge Requirement (SSO - WDR) Permit - \$37,500; West County Agency - \$209,296; Stege Sanitary District Sewer Use Fees Joint Powers Agreement (JPA) - \$30,585.

***G-4.** Received the City's Investment and Cash Balance Report for the month of October 2020.

***G-5.** Approved a five-year contract with a one year option with Brinks LLC to provide armored courier services in an amount not to exceed \$100,000 total from Fiscal Year 2020-21 to Fiscal Year 2024-25.

***G-6.** Reviewed the Debt Policy for Fiscal Year 2020-21 and adopted **Resolution No. 133-20**, approving said policy.

***G-7.** Reviewed the Swap Policy for Fiscal Year 2020-21 and adopted **Resolution No. 135-20**, approving said policy.

***G-8.** Approved the National Joint Powers Association (NJPA) contract with Staples & Commercial, Inc. and the National Cooperative Purchasing Alliance (NCPA) contract with American Office Products Distributors, Inc. (AOPD), with The Office City as the local distributor in an amount not to exceed \$350,000 per year, for the two vendors, for a period of three years with a two-year option to renew.

***G-9.** Reviewed the Allowance for Doubtful Accounts Policy.

***G-10.** Approved a second amendment to the contract with Colantuono, Highsmith, & Whatley, PC for legal representation, increasing the contract payment limit by \$125,000 for a total contract amount of \$225,000 while maintaining the term expiration date of June 30, 2022.

***G-11.** Accepted, appropriated and adopted **Resolution No. 136-20**, regarding grant awards from the East Bay Community Foundation in the amount of \$30,000; Kaiser Permanent Northern Community Benefit Program in the amount of \$30,000 and The California Endowment in the amount of \$35,000 for the Office of Neighborhood Safety (ONS) to provide general and emergency support services for ONS Operation Peacemaker Fellowship participants for the total amount of \$95,000.

***G-12.** Approved the expenditure plan and adopted **Resolution No. 137-20**, associated with the 2020-2023 CalVIP Grant Award, a three-year grant to include the right to negotiate, enter into contracts for three years with RYSE Center (\$375,000), Richmond Police Activities League (RPAL) (\$375,000), National Council on Crime and Delinquency (NCCD) (\$105,000), Literacy for Every Adult Program (LEAP) (\$30,000), Financial Audit Services (\$25,000) and to execute all budgetary and program amendments approved by BSCC.

***G-13.** Approved the minutes of the November 10 and November 17, 2020, Regular Meetings of the City Council.

***G-14.** Adopted **Resolution No. 138-20**, authorizing the city manager to execute reoccurring contracts for fiscal years 2020-2021 and 2021-2022 with Contra Costa County and the State of California at an aggregate annual amount of \$1,661,000. Services contracted with Contra Costa County include the following: California Law Enforcement Telecommunications System (CLETS)-\$11,000; California Identification Division (CAL ID)- \$139,000; Automated Regional Information Exchange System (ARIES)- \$46,000; All County Criminal Justice Information System (ACCCJIN)- \$20,500; Martinez Detention Facility intake fees- \$46,000; alcohol/toxic drug and crime scene evidence analysis- \$359,000; Sexual Assault Response Team (SART) examinations- \$41,000; annual jail inspection and audit- \$18,500; Coroner & Gunshot Residue (GSR) examination and analysis- \$10,000; out of state inmate extradition \$4,000; Law Enforcement Training Center - \$19,500; Animal Services - \$717,500; Department of Information Technology - \$25,000; East Bay Regional Communication System Authority (EBRCS) - \$182,500. The State of California contracted services include Live Scan fingerprinting- \$16,500 and University of California Regents - \$5,000.

***G-15.** Approved the purchase of 32 Stop Stick® tire deflation devices and two training devices (\$16,799.90). This would allow the police department to maintain enough of the devices to issue every on-duty officer the device for their shift, and outfit Special Investigations Detectives and Traffic Officers with the devices in their vehicles.

***G-16.** Approved an appointment to the Contra Costa Mosquito & Vector Control Board; appointed Shiva Mishek, new appointment, seat #1, term expiration date December 1, 2023.

***G-17.** Proclamation declaring December 1, 2020, as World AIDS Day in the City of Richmond.

G-18. Continued to the December 15, 2020, City Council meeting, the matter to adopt a resolution authorizing the city manager, pursuant to Article IV Section 1(b)(1) of the City Charter, to modify the position control, the list of Council-approved employee positions, as long as there is no net negative impact to the City's Operating Budget. The city manager will seek City Council approval prior to instituting any proposed change that would result in additional budgetary impacts.

***G-19.** Adopted **Ordinance No. 29-20 N.S.**, to amend Chapter 3.54 of the Richmond Municipal Code (RMC) entitled the Community Police Review Commission (CPRC) to allow the CPRC to provide further oversight.

BUDGET SESSION

H-1. Continued to the December 15, 2020, City Council meeting, the matter to receive updates on the results of the California State Auditor's fiscal health assessment, the Fiscal Year 2020-21 budget, overtime report, the fiscal sustainability plan, and financial policies.

PUBLIC HEARINGS

I-1. The matter to hold a public hearing to adopt a resolution adopting the Addendum to the Richmond Bay Specific Plan Environmental Impact Report (SCH#2014092082), including adopting a Mitigation Monitoring and Reporting Program (MMRP); approving a Vesting Tentative Map for condominium purposes; and approving a Use Permit for residential uses in the SD:R&D and T5MS-O transect zones of the Richmond Bay Specific Plan and a Shoreline Park use in the -S, Shoreline Overlay Zone; and introduce an ordinance approving a Development Agreement between the City and the applicant was presented by Shasa Curl, Deputy City Manager of Economic Development, and Planning Director, Lina Velasco, who gave a Powerpoint that highlighted the following: Illustrative Plan, Campus Bay Project Site; Project Site Zoning; Proposed Project; Transect Zone Regulating Plan; Use Permit; Civic Space Regulating Plan; Civic Space Diagram; Thoroughfare Regulating Plan; Bicycle Network; Vesting Tentative Map; Development Agreement Terms; Community Benefits; Fiscal Impact Analysis; General Plan Goals; CEQA Review; Addendum to the Richmond Bay Specific Plan EIR; Sub-Area 4 Project; Addendum Analysis Outcome; Planning Commission decision. Mayor Butt declared the public hearing open. Project Developer and President of Shopoff Realty and partner of Hilco Redevelopment Partners, Bill Shopoff, and Environmental Specialist, Julianna Connolly, who gave an overview of the matter. Sherry Padgett gave a presentation in opposition to the project, which highlighted the following: Richmond Southeast Shoreline Area Community Advisory Group (CAG); Richmond South Shoreline Area; Geotechnical Exploration Report; 1939 Stauffer Chemical and California Cap Munitions Company; Confirmed Hazardous Chemicals; and Zeneca Site Demolition. Mayor Butt declared the public hearing open. A motion by Councilmember Martinez, seconded by Councilmember Choi, to allow Councilmember Myrick to make comments prior to the public speakers, passed by the following motion: Ayes: Councilmembers Choi, Johnson III, Martinez, Myrick, Willis, and Vice Mayor Bates. Noes: Mayor Butt. Absent: None. Abstain: None. The following individuals gave comments: Ahmad Anderson, Steven Chang, Jorge C., Maggie Lazar, Tarnel Abbott, Brian Liston, Michael Gliksohn, Tom Hansen, Bruce Beyaert, Pam Stello, Cole Burchiel, Jeanne Kortz, Tom Lawson, Claudia Jimenez, Karen Franklin, and Stuart Flashman. A motion by Councilmember Martinez, seconded by Councilmember Willis, to allow public speakers and councilmembers to use as much time as they need to speak and ask questions, failed by the following vote: Ayes: Councilmembers Martinez, and Willis. Noes: Councilmembers Choi, Johnson III, Vice Mayor Bates, and Mayor Butt. Absent: Councilmember Myrick. Abstain: None. A motion by Councilmember Martinez, seconded by Councilmember Willis, to allow public speakers up to three minutes to speak, failed by the following vote: Ayes: Councilmembers Martinez, Myrick, and Willis. Noes: Councilmembers Choi, Johnson III, Vice Mayor Bates, and Mayor Butt. Absent: None. Abstain: None. Public comment resumed and the following individuals gave comments: Dave Severy, Marilyn Langlois, Jessie Stewart, Janet Johnson, Luis Padilla, Sally Tobin, Ben Therriault, Franco DeMarinis, Gerardo Blum, Robert Brasiel, Margaret Chow, Tim Lipscomb, Sara Sunstein, Sara Theiss, John Dalrymple, Paul Kilkenny, Kevin Van Buskirk, Gayle McLaughlin, Jane Courant, Jim Hanson, Igor Tregub, Fletcher, David Kafton, Paul Carman, (11:00 - a motion made by

Councilmember Myrick, seconded by Councilmember Choi, extended the meeting 30 minutes, by the following vote: Ayes: Councilmembers Choi, Johnson III, Myrick, Vice Mayor Bates, and Mayor Butt. Noes: Councilmembers Martinez and Willis. Absent: None. Abstain: None). Scott Littlehale, Mike Parker, Deborah Bayer, Charles Davidson, Doria Mueller-Beilschmidt, and Jaime Perez. Mayor Butt closed the public hearing. Further discussion ensued. A motion by Councilmember Bates, seconded by Councilmember Choi, adopted **Resolution No. 134-20**, passed by the following vote: **Ayes:** Councilmembers Choi, Johnson III, Vice Mayor Bates, and Mayor Butt. **Noes:** Councilmembers Martinez and Willis. **Absent:** None. **Abstain:** Councilmember Myrick. A motion by Councilmember Willis, seconded by Councilmember Johnson III, ended the meeting by the following vote: **Ayes:** Councilmembers Choi, Johnson III, Myrick, and Mayor Butt. **Noes:** Councilmembers Martinez, Willis, and Vice Mayor Bates. **Absent:** None. **Abstain:** None.

COUNCIL AS A WHOLE

J-1. Continued to the December 15, 2020, City Council meeting, the matter to receive a presentation on the Richmond Department of Children and Youth's Strategic Investment Plan process.

J-2. Continued to the December 15, 2020, City Council meeting, the matter to approve the installation of 575 street sweeping parking restriction signs in the Richmond Annex and Panhandle Annex Neighborhoods.

REPORTS OF OFFICERS: REFERRALS TO STAFF, AND GENERAL REPORTS (INCLUDING AB 1234 REPORTS)

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:23 p.m., to meet again on Tuesday, December 15, 2020, at 6:30 p.m.

Clerk of the City of Richmond

(SEAL)

Approved:

Mayor

From: [Eraclio Lopez](#)
To: [City Clerk Dept](#)
Subject: public comments –Open Session prior to Closed Session
Date: Tuesday, December 01, 2020 12:59:28 PM

Mayor Butt and City Council members, my name is Eraclio Lopez and I'm here tonight representing IBEW Local 302 and the dozens of Richmond families that are members of my union. I'm here to ask you to take action tonight to approve the Campus Bay project. Richmond can't wait for the diversity of housing this project will provide. Putting 4,000 housing units on the market, many of them below-market-rate is the best way to address housing affordability. With Covid 19 Pandemic killing thousands of jobs for Richmond residents, we cannot wait for the few thousand jobs this project will create. My union, and my sister unions in the Mechanical Crafts, will be working with the developer to have at least 30% of the construction workforce be local residents. We asked that the agreement we have with the developer explicitly call for local hire. We work closely with Richmond Build to create greater opportunities for at-risk workers to gain entry to good middle-class jobs. The success of Richmond Build is tied to the approval of projects just like this one. Richmond should not wait any longer to have this toxic site remediated. Delaying this project means more toxins will be released into our air and surrounding waterways. Independent experts have clearly shown the best way to deal with the site's contamination is to treat, cap, and monitor the site. At the Planning Commission hearing opponents to the project stated the construction trades were not concerned about the health and safety of our members who will work on the project. We trust science. We know the proposed remediation process will have less of an impact on construction workers or I would not be here tonight to support this project. We have a housing crisis. We have a jobs crisis. We have a brownfield that must be made safer. Approve the Campus Bay project so we can take concrete steps in addressing these issues.

From: [Cordell Hindler](#)
To: [City Clerk Dept](#)
Subject: OPEN FORUM FOR PUBLIC COMMENT
Date: Wednesday, November 25, 2020 8:43:11 PM

hello Sabrina, i have a couple of comments for the record

1. i am proposing that the city council should revisit the idea of bringing the Agenda and Rules. FINANCE administrative services and Economic development standing committees
2. my projects is coming along just exquisitely and i will update the council

sincerely
Cordell

From: [Brian Lewis](#)
To: [Yader Bermudez](#); [Lina Velasco](#); [Tom Butt - external](#); [Laura Snideman](#); [Shasa Curl](#); [Nat Bates](#); [Ben Choi](#); [Demnlus Johnson](#); [Eduardo Martinez](#); [Jael Myrick](#); [Melvin Willis](#); [City Clerk Dept](#)
Cc: [Gene Scott, PhD](#); [Susan Hubbard](#); [Jeffrey Vines](#); [Mike Lederer](#)
Subject: Public Comment G-1 Consent Calendar. December 1, 2020; Wastewater Bond Funds for Ferry Point Lift Sewer Pump Station
Date: Monday, November 30, 2020 6:20:26 PM

November 30, 2020

TO: Mayor Tom Butt
City of Richmond Council Members
Laura Snideman, City Manager
Lina Velasco, Community Development Director
Yader Bermudez, Public Works Director

FR: Brickyard Cove Alliance for Responsible Development (BCARD) Steering Committee,
Brian Lewis, Chair

RE: Consent Calendar, Approve a budget amendment to the Wastewater Bond Funds of \$375,000 (Ref: City Council Agenda December 1, 2020; Item G-1.)

Mayor Butt and City Council Members,

We understand the agenda item referenced above is for the replacement of a failing pump at the Ferry Point Lift Sewer Pump Station. In speaking with Mr. Bermudez, the Public Works Director, we learned the pump replacement and upgrades were to be completed by the developer of Terminal 1; however, due to project delays, the pump is now failing and must be replaced at this time. Mr. Bermudez noted this emergency work is to be done with the understanding that, when the Terminal 1 development proceeds, the developer will refund the full replacement costs to the City of Richmond.

We understand the emergent nature of this issue and certainly support the proposed repairs. However, there is nothing in the consent item indicating the Terminal 1 developer will fully refund the costs for this pump upgrade.

Therefore, in the interests of assuring the details of this transaction are transparent, we request language be included, either in the consent item stipulating the condition of full reimbursement by a Terminal 1 developer as part of the Council's consent to proceed with this emergency work, or note this condition elsewhere as appropriate.

You will recall the EIR was explicit regarding the developer's obligation to pay for the sewer upgrades per Sec 4.14:

Sewer System Capacity, Vulnerabilities, and Planned Improvements

Section 4.14, *Utilities*, subsection *Wastewater Collection and Treatment* of the T1 EIR, on page 4.14-3 as well as under Impact UTL-2 on pages 4.14-12-13, addresses the capacity and vulnerabilities in the sewer system and describes the intended onsite project improvements, and how Project Design Feature AIR-1 would require an evaluation of the condition and capacity of the pump station to ensure this facility has sufficient capacity to convey sanitary sewage from the project site to the RMSD Plant. This Project Design Feature also notes that the city expects to complete an upgrade to the pump system by 2016 which will improve its condition and reliability. ***“Regardless, it will be the project’s responsibility to correct any deficiencies in the condition or capacity at the Ferry Point pump station that are not addressed by the City as part of its system upgrade and that adversely affect the ability of the facility to adequately serve the project.”***
[Emphasis Added]

The developer’s obligations were clearly stated in the EIR. The Richmond taxpayers should not subsidize their responsibilities at the Ferry Point Station.

Please do not hesitate to contact me with questions or if BCARD may provide additional information.

Brian Lewis,
Briantesailor@gmail.com; 510-610-0311

From: [Cordell Hindler](#)
To: [City Clerk Dept](#)
Subject: H-1 Budget Session
Date: Wednesday, November 25, 2020 8:49:34 PM

hello Sabrina, i have something to say about the item

i must commend the finance department and the city managers office for an exquisite job on the overtime report

sincerely
Cordell

From: [Malka Scheinok](#)
To: [City Clerk Dept](#)
Subject: PUBLIC COMMENT - AGENDA Item 11
Date: Monday, November 30, 2020 9:38:39 PM

Please do not rush through approval of the development on Zeneca's former chemical plant . The site contains life and health threatening toxins. The recommended plan will leave much of the contamination in place.

Aside from the potential harm it will present to the inhabitants of the buildings, it will threaten the migrating ducks and nesting shorebirds who make their home in the area.

Thanks for considering my request,
Malka Scheinok , Marina Bay home owner.

From: [Adam Mangum](#)
To: [City Clerk Dept](#); [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#)
Subject: Public comments agenda item #11
Date: Tuesday, December 01, 2020 11:25:24 AM

Dear Richmond City Council Members,

Agenda item #11 is extremely concerning to me and our fellow Richmond residents, especially those of us who live near the site of Zeneca's former chemical waste dump. This site is a threat to our health and to the well-being of our shoreline as is. A mixed-use development built on top of it without a complete cleanup with the input of health and scientific experts is unthinkable. Richmond deserves better than this!

Please respect the will of the voters by deferring a decision on this project until the new City Council members take office in January.

With best regards,
Adam Mangum

From: [agnesbau](#)
To: [City Clerk Dept](#)
Subject: FW: public comment.agenda item I 1
Date: Sunday, November 29, 2020 3:41:32 PM

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: agnesbau <agnesbau@sbcglobal.net>
Date: 11/29/20 3:28 PM (GMT-08:00)
To: cityclerdept@ci.richmond.ca.us
Subject: FW: public comment.agenda item I 1

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: agnesbau <agnesbau@sbcglobal.net>
Date: 11/29/20 3:12 PM (GMT-08:00)
To: tombutt@intres.com
Cc: LauraSnideman@ci.richmond.ca.us
Subject: FW: public comment.agenda item I 1

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: agnesbau <agnesbau@sbcglobal.net>
Date: 11/29/20 3:08 PM (GMT-08:00)
To: Natbates@comcad.net
Cc: demnlusjohnson@ci.richmond.ca.us
Subject: public comment.agenda item I 1

Please ,could you respect the will of the voters and defer your decision til january with the New City Council .

I support the full and complete cleanup for the future residents ,visitors and wildlife who will be at risk from a hazardous waste site if not throughly cleaned.

Zeneca is a multimillion pharmaceutical company that need to clean up the mess they left behind

Sincerely
Agnès Baumann

Sent from my T-Mobile 4G LTE Device

From: [Alex Smith](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 6:53:05 PM

Dear Mayor Tom Butt and Richmond City Council Members,

I am a resident of Richmond. Please, stop the fast-tracking of this project. Toxic land is not a good place for housing. Knowing what you know, would you want to live on this land. Would you be comfortable with your children, or grandchildren living on this land. If you even have so much as a doubt or semblance of a concern about the safety of the chemicals in this planned development, please take the necessary time and precautions to investigate your doubts and/or concerns. We elected you to be leaders, so please, lead us in the right direction. Show us a positive example of leadership during a time when we are so hungry for good people to admire. This is your chance to do the right thing, so please, do the right thing.

Thank you for your time and your service.

Sincerely,
Alex Smith

From: [Alyssa Casey](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:54:21 AM

Dear Richmond City Council, Mayor, and City Clerk,

My name is Alyssa Casey; I'm a high school art teacher in Richmond. I care a lot about the well-being of my students and their families.

I'm concerned about the fast-tracking of the Campus Bay/Zeneca site development. Obviously, affordable housing is a huge issue in the Bay Area and in Richmond, and I'm very supportive of building affordable housing for Richmond. **That housing, however, must not be built on land that poisons those who live there.**

Please invest in the cleanup necessary to rid the area of heavy metals, pesticides, and PCB's first. *Housing does not belong on toxic land.* Stop the fast-tracking of this project. **The people of Richmond deserve better.**

Sincerely,
Alyssa Casey

From: [Amanda McKee](#)
To: [Irene Perdomo](#); [Laura Snideman](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Jael Myrick](#); [Trina Jackson](#); [Ben Choi](#); [Melvin Willis](#); [Demnlus Johnson](#); [Nat Bates](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 11:40:47 AM

Dear City Council,

As a new homeowner in the Richmond Annex, I was alarmed to learn about the big housing development proposed to be built on extremely toxic land on Richmond's shoreline without a comprehensive cleanup. This does not sound in line with a mission of protecting public health. The proposal deserves thorough research and discussion and should not but rushed through because of politics.

Please stop the fast-tracking of this project. Housing does not belong on toxic land.

I unfortunately cannot attend the meeting, but hope to hear that you have voted against this.

Amanda McKee
5830 Panama Ave.
Richmond Annex

From: [Angelina Sanchez](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 12:41:39 PM

Dear Richmond City Council, Mayor, and City Clerk,

My name is Angelina Sanchez; I'm a high school teacher in Richmond and. I have lived in Richmond for over 20 years. I care a lot about the well-being of my students and members of my community.

I'm concerned about the fast-tracking of the Campus Bay/Zeneca site development. Obviously, affordable housing is a huge issue in the Bay Area and in Richmond, and I'm very supportive of building affordable housing for Richmond. **That housing, however, must not be built on land that poisons those who live there.**

Please invest in the cleanup necessary to rid the area of heavy metals, pesticides, and PCB's first. **Housing does not belong on toxic land.** Stop the fast-tracking of this project. We, the people of Richmond, deserve better!

All the best,
Angelina Sanchez

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Angelina Sanchez
College Counselor
Leadership Public Schools-Richmond
880 Bissell Ave.
Richmond, Ca 94801
510.235.4522 (448)
Pronouns: She/Her/Hers

From: [Ann Harvey](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#)
Cc: [City Clerk Dept](#)
Subject: "Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development
Date: Tuesday, December 01, 2020 12:18:28 PM

Dear City Councilmembers,

I am writing as a family doctor who retired a few years ago but still feel invested in the health of Richmond residents for whom I was a primary care physician from 1994 to 2014.

I ask you all to vote AGAINST Item I-1: "Approval of the Addendum to the Richmond Bay Specific Plan, Approval of a Use Permit for residential use, and Approval of a Development Agreement with the developer." I believe we must build lots of housing in the Bay Area, but please do not rush to approve this development on this known highly toxic site. Far more safety and environmental evaluation and planning must be completed first. Approving it now would be foolhardy.

Sincerely,
Ann Harvey, MD

From: [Barbara Higbie](#)
To: [City Clerk Dept](#)
Subject: Public Comment-Agenda Item I 1
Date: Sunday, November 29, 2020 7:32:58 PM

Dear Sirs,

I am writing to register my strong disapproval of the proposed Zeneca development. A safely conducted clean up of the toxic site MUST precede any development.

Thank you for respecting the will of the voters.

Sincerely,

Barbara Higbie

From: [Birgit Rulofs-Jones](#)
To: [Tom Butt - external](#); [Nat Bates](#)
Cc: [City Clerk Dept](#)
Subject: Public comment - agenda item I-1
Date: Monday, November 30, 2020 7:30:16 PM

Please stop the fast tracking of this project. Housing does not belong on toxic land.

From: [Bob Powell](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 7:13:36 PM

Dear Mayor, Richmond City Council, Richmond City Manager and City Clerk,

It's vitally important that homes are not built upon a site that has toxic chemicals. If you look at the people who live on Treasure Island their homes were built on land that had toxic chemicals including PCBs, dioxins, lead, PAHs, and even radioactive cesium-137 dumped by the navy. Those residents are now told not to plant gardens, not to wear their shoes inside, and not to have their children play in the dirt. Is this what you want for the future residents of the Zeneca shoreline site in Richmond? I certainly hope not.

Please do not move forward with any housing units on a contaminated site, you are gambling with the future and health of innocent families.

Thank you,

Bob Powell
960 Kern Street, Richmond, CA 94805-1121

From: [TRAC](#)
To: [Tom Butt - external](#); [Demnlus Johnson](#); [Ben Choi](#); [Eduardo Martinez](#); [Nat Bates](#); [Melvin Willis](#); [Jael Myrick](#); [City Clerk Dept](#)
Cc: [Shasa Curl](#); [Lina Velasco](#); [David Graves](#); [Eric Zell](#); [Bruce Brubaker](#)
Subject: Public Comments - Agenda Item #1-1 Campus Bay
Date: Monday, November 30, 2020 3:55:05 PM
Attachments: [RichBMap121919.pdf](#)

Mayor Butt and City Councilors,

TRAC, the Trails for Richmond Action Committee, is pleased with the Bay Trail improvements included in the Campus Bay Mixed-Use Project per recommended Exhibit D Conditions of Approval and Attachment 5 - Modifications to Development Agreement from PC Hearing.

Proximity to the Bay Trail will be a major attractant in selling and renting Campus Bay property. Residents of Campus Bay will have ready access to the Bay Trail from the existing trailhead at S. 51st St., as well as the new two-way, multi-use trail to be built at end of S. 46th St. As shown by the attached map, the spine Bay Trail between Point Isabel and Marina Bay will provide recreational opportunities for future residents of Campus Bay to walk and bicycle along Richmond's necklace of 12 national, state, regional and local shoreline parks. Bicycle commuting will be an attractive option for destinations in Richmond and other East Bay cities ranging from Albany to Oakland, westward to San Francisco by ferry and to San Rafael via the RSR Bridge.

The general public will benefit from the new public parking lot and restrooms to be provided at the existing Bay Trail spur the end of S. 51st St. as part of the Community Benefit Agreement (CBA). The portion of the \$3.0 million CBA not required for these trailhead improvements will be available for Bay Trail improvements elsewhere in the South Richmond Priority Development Area. These funds might be used in part to widen the spine Bay Trail and attenuate overcrowding resulting from up to 8,000 new residents of Campus Bay and to provide matching funds for grants to complete the Richmond Wellness Trail.

Bruce

Bruce Beyaert, TRAC Chair

tracbaytrail@earthlink.net

tel. 510-235-2835

<http://www.pointrichmond.com/baytrail/>

<http://www.ci.richmond.ca.us/109/TRAC>

Photos: <https://sfbaytrailinrichmond.shutterstock.com/pictures/5> .

Bay Trail

- Complete
- - - Incomplete

Connector Trail

- Complete
- - - Incomplete

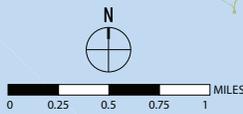
- Water Trail site
- Water Trail site (planned)
- Parks/Open Space
- Water Bodies



Welcome to Richmond

Over 35 miles of Bay Trail linking a necklace of 12 shoreline parks

December 19, 2019



From: [Carol Christensen](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment Agenda I 1
Date: Tuesday, December 01, 2020 12:13:14 PM

Dear Richmond City Council Members,

Please vote against the fast tracking of the Astra Zeneca development.

The future for our children and for our city depend on environmental safeguards, which the capping of the land does not ensure.

Thank you.
Carol Christensen
40 year Richmond resident

From: [Carol Soto](#)
To: jaelmyrick@ci.richmond.ca.us; melvinwillis@ci.richmond.ca.us; EduardoMartinez@ci.richmond.ca.us
Cc: LauraSniderman@ci.richmond.ca.us
Subject: Public Comment Agenda I-1
Date: Monday, November 30, 2020 6:14:27 PM

Dear Councilpersons,

The Zeneca shoreline site, where 4,000 residences are proposed to be built, is a toxic! In order to make this land safe for habitation, it must be remediated. All toxins must be removed.

Do not rush to build on this hazardous site! Make sure that it is certified clean and fit to live on before building can proceed.

Thank you,
Carol Soto

From: [Caroline Murphy](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:54:03 AM

Dear Richmond City Council, Mayor, and City Clerk,

My name is Caroline Murphy; I'm a high school teacher in Richmond. I care a lot about the well-being of my students and their families.

I'm concerned about the fast-tracking of the Campus Bay/Zeneca site development. Obviously, affordable housing is a huge issue in the Bay Area and in Richmond, and I'm very supportive of building affordable housing for Richmond. **That housing, however, must not be built on land that poisons those who live there.**

Please invest in the cleanup necessary to rid the area of heavy metals, pesticides, and PCB's first. **Housing does not belong on toxic land.** Stop the fast-tracking of this project. The people of Richmond deserve better.

Best,
Caroline Murphy

From: [Carolyn Graves](#)
To: [City Clerk Dept](#); [Tom Butt - external](#); [Ben Choi](#); [Demnlus Johnson](#); [Eduardo Martinez](#); [Jael Myrick](#); [Melvin Willis](#); [Nat Bates](#); [Laura Snideman](#)
Cc: [Eric Blum](#); [rose stamm](#); [Carolyn Graves](#); [TARNEL ABBOTT](#); [Gayle McLaughlin](#); jimenez.claudia78@gmail.com; [Sherry Padgett](#)
Subject: Richmond City Council 12/1/2020 Public Comments Agenda Item I-1 Richmond Bay Specific Plan Addendum, etc
Date: Tuesday, December 01, 2020 12:39:12 PM
Attachments: [RSSA CAG Letter to Richmond City Council 2020-11-30.doc](#)

Resending with the corrected subject line.

From: Carolyn Graves <Carolyn.Graves@kp.org>
Sent: Tuesday, December 1, 2020 12:35 PM
To: cityclerkdept@ci.richmond.ca.us; Butt, Tom <tom.butt@intres.com>; ben_choi@ci.richmond.ca.us; demnlus_johnson@ci.richmond.ca.us; Eduardo Martinez <Eduardo_Martinez@ci.richmond.ca.us>; jael_myrick@ci.richmond.ca.us; melvin_willis@ci.richmond.ca.us; Natbates@comcast.net; laura_snideman@ci.richmond.ca.us
Cc: Eric Blum <ericcblum@sbcglobal.net>; rose stamm <rocestamm1@gmail.com>; Carolyn Graves <Carolyn.Graves@kp.org>; TARNEL ABBOTT <tarnelabbott@comcast.net>; Gayle McLaughlin <gayledirect@gmail.com>; jimenez.claudia78@gmail.com; Sherry Padgett <sherrybp@pacbell.net>
Subject: Richmond City Council Agenda Item I-1 Richmond Bay Specific Plan Addendum, etc

Dear Richmond City Council Members and City Manager:

The Richmond Southeast Shoreline Area Community Advisory Group (RSSA CAG), is a volunteer group that meets regularly with the Department of Toxic Substances Control (DTSC) and City of Richmond representatives about the "Campus Bay" Zeneca/Stauffer Chemical site (among other contaminated sites.) We urge your no vote on Agenda Item I-1.

As volunteers from the community who have spent over 17 years reviewing and commenting on DTSC and Zeneca technical documents related to this site, we believe that leaving the bulk of the hazardous material on the site would be dangerous to public health and the surrounding environment. In this regard we disagree with the DTSC and the conclusions stated in the FS/RAP. Leaving metals pesticides, PCBs, VOCs - a long list of chemicals of concern in the ground and allowing it to continue to plume into the surrounding environment is not healthy for any living thing. Our specific public comments are attached.

Regards,

Carolyn Graves

On behalf of the Executive Committee of the Richmond Southeast Shoreline Area (RSSA) Community Advisory Group (CAG)

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Richmond Southeast Shoreline Area Community Advisory Group

EXECUTIVE COMMITTEE

November 30, 2020

To: Richmond City Council and City Manager

FROM: The Richmond Southeast Shoreline Area Community Advisory Group Executive Committee: Eric Blum, Stephen Linsley, Carolyn Graves, Tarnel Abbott

Subject: 12/1/2020 Richmond City Council Meeting
Public Comments – Agenda Item I-1 Richmond Bay Specific Plan addendum, etc.
aka, the Campus Bay/Zeneca/former Stauffer Site proposed development

Dear City Council Members and City Manager:

The Richmond Southeast Shoreline Area Community Advisory Group (RSSA CAG), a volunteer group that meets regularly with the Department of Toxic Substances Control (DTSC) and City of Richmond representatives about the “Campus Bay” Zeneca/Stauffer Chemical (among other contaminated sites) requests the Council take the following actions:

1. Defer signing a development agreement until after completion of an updated Environmental Impact Report (EIR) which at the very least evaluates the more than doubled volumes of residential housing on city services, traffic, pollution, and marsh wildlife such as the endangered and protected Ridgway Rail (formerly Clapper Rail.)
2. Return the item to the Planning Commission to remedy process failures during the November 19, 2020 hearing
3. Hold hearings with independent experts who are not paid/ beholden to developers
4. Have a clear legal understanding of who is liable in the event of future remediation issues, including failures in the proposed "institutional controls"
5. Stand with the community and demand the highest level of health protection be followed; respect the will of the voters and wait until after newly elected council members take office January 12, 2021.

The size and complexity of this highly toxic site requires a deep examination and review of new and historical information. We urge you to hold study sessions with independent experts on sea level rise and the impact of increased saltwater intrusion into contaminants buried at the shoreline, especially as groundwater already carries mobilized contaminants into Stege Marsh and the surrounding properties. Of primary concern is the chemical impact of salt water on the huge volumes of sulfuric cinders, arsenic, and pesticides at this site. As more saltwater reaches the “cinders”, it chemically interacts with them to create more sulfuric acid, which unbinds the Arsenic, Chromium, and other metals from the soil so they move more easily with groundwater. In addition, sea level rise increases the groundwater pressure under existing and future buildings, pushing VOCs more forcefully up against the building foundations and increasing the risk of VOC gases finding pathways

CAG Mission Statement

Our purpose is to ensure that the interests of the entire community are included in plans for the proper and comprehensive cleanup and ongoing monitoring of polluted sites in the Richmond Southeast Shoreline Area. The CAG's job is to involve all stakeholders in a public, inclusive process leading to an appropriate clean up of polluted sites in this area.

Date: 11/28/2020

Addressee: Richmond City Council

Subject: 12/1/2020 City Council Meeting Agenda Item I-1 Richmond Bay Specific Plan addendum, etc re: Campus Bay/Zeneca site

into indoor spaces. An updated EIR is also needed as the prior EIR does not reflect that extensive on-site in-situ tests for treating VOCs repeatedly failed, with the transformation of the VOCs stalling at the more dangerous Vinyl Chloride, and when Arsenic and/or Chromium exist in the in-situ treatment area, the process has the side effect of converting them into forms that add to the problems rather than reduce them. In addition, the proposal relies on Soil Vapor Extraction to mitigate VOC gasses from accumulating in indoor spaces, but that method becomes less effective as soil becomes wetter, an issue at this shoreline site exposed to sea level rise, with long-existing groundwater flows.

The Planning Commission Hearing of November 19, 2020 was riddled with failures of process. It was not adequately noticed: tenants in buildings directly across the street from the Zeneca site in the Harbor Front Business community were not notified, and residents in neighborhoods less than 1/3 of mile away from the Zeneca site and directly impacted (Crescent Park, Parkview, Eastshore, Panhandle Annex, Richmond Annex, Southwest Annex, Marina Bay) were likewise not notified, nor were members of the Richmond Southeast Shoreline Area Community Advisory Group who have been participating in discussions with both DTSC and City of Richmond representatives for over 15 years about the ongoing Zeneca site characterization and remediation issues. Links to the Agenda for the meeting on the City's Planning Commission page and Public Notices page were not working consistently until after the meeting. Numerous members of the public were denied participation due to the wrong Zoom meeting password being posted on the City website (which was brought to the Planning Director's attention early in the meeting; a corrected password was sent to the person that emailed her but it was not corrected at that time on the Planning Commission website to allow others to join the meeting,) and confusing and contradictory instructions to "raise your hand" for public comment were given by City staff in writing before, and verbally during, the meeting, followed by a failure to call on all members of the public who had "raised their hand." These issues were raised during the meeting but were ignored by the meeting Chair. A number of the people blocked from giving their public comments later emailed or called City reps to express their outrage and to formally document the comments they had prepared. During the Planning Commission meeting the "opposition" presenter was limited to the specific 10 minute presentation and 2 minute rebuttal, but after that a number of the developer reps were asked quite a few questions adding up to 15 minutes or more of additional speaking time to which the "opposition" presenter was not allowed to rebut.

A new Environmental Impact Report (EIR) must be done. The Amendment increases the number of residential units allowable per original Richmond Bay Specific Plan, Sub-area 4 Campus Bay from 1,500 to 2,000-4,000. This is a significant change, bringing with it more than double the volumes of traffic, with a corresponding increase in impacts to air quality, noise, lights, school, and public service needs. The environmental impacts need to consider the documented use of the shoreline area by the endangered and protected Ridgway Rail (previously known as the Clapper Rail), of which there were multiple sightings this past weekend.

A new Human Health Risk Assessment must be done to include the recently updated and more restrictive chemical screening standards. The most recent one, done in 2009 by the California Department of Public Health (CDPH) and the Agency for Toxic Substances and Disease Registry (ATSDR) states this number one recommendation: “**CDPH and ATSDR recommend the Zeneca site be cleaned up to levels consistent with residential standards if the land use changes from industrial to residential or recreational.**” The standards have changed since then. The zoning at that time was limited to industrial/commercial land use. The Department of Toxic Substances Control (DTSC) told the community, that if the future land use were changed to include residential, the DTSC would then order a clean up to residential standards. For that reason, in 2016 the City adopted the Richmond Bay Specific Plan to allow residential use. Despite a unanimous City Council vote in 2018 supporting a full and complete cleanup, in 2019 that was reversed by a majority but not unanimous City Council vote to support 95% of the massive amounts of toxic waste remaining in place on a shoreline site below a concrete cap, but without any effort to stop the toxic groundwater plumes already contaminating neighboring properties and the Bay. DTSC followed the City’s lead by then approving the much less stringent cleanup. The RSSA CAG has lost confidence in the DTSC’s objectivity, as DTSC appears to have become a captured agency by the industrial polluter, acting more in their behalf than in the public’s.

The site is extremely contaminated with chemicals and radioactive elements, with huge volumes of certain contaminants that, individually, are highly toxic to humans, but at this site pose even greater risk because they are mixed up with so many other toxic contaminants. For these reasons, this site was assigned a very high point value on its Superfund evaluation. However, it was not an abandoned site, and this last factor may have caused the site to be moved from US EPA back to the California EPA for supervision of cleanup activities. That does not change the fact that like most Superfund sites, the Zeneca site has high volumes of very toxic contaminants known to cause severe illness and death.

As community volunteers committed to protecting the community at large, we believe leaving the bulk of the hazardous material on site is dangerous to public health and the surrounding environment. The deadliest hazards include: arsenic, mercury, lead, thallium, barium, cobalt, copper, nickel, and vanadium, volatile organic compounds (VOCs) (tetrachloroethene, trichloroethene, cis-1,2- dichloroethene, vinyl chloride, benzene, and 1,2,4- trimethylbenzene), and polychlorinated biphenyls (PCBs), and more than a few banned pesticides. Most are mixed throughout the site, and for the worst areas, no treatment exists to date that treats one hazard without making others worse.

Because there is no containment, no barrier underneath the toxic fill (as would be present at a licensed Hazardous waste facility), the contaminated groundwater on the site flows under the caps and under/around/through a biologically active permeable barrier (BAPB). There are plumes of cancer-causing chemicals in this groundwater plus toxic metals like arsenic, lead, mercury, and cadmium, plus pesticides made on site by Stauffer Chemical,

ICI Americas, Zeneca, etc. Hazardous contaminants from the dirt on the site enter the bay trail shoreline and the bay itself this way. Current on-site treatment plans do not address these plumes, nor that the rising sea levels increase the water pressure behind them.

Sea Level Rise and Saltwater Intrusion

The groundwater situation will change as sea level rises in the bay; this will cause salt-water intrusion into the contaminated soil. Sea level rise is likely to subject this site to flooding, and water will back up onto the low-lying land, causing seepage and cross-contamination. If plans to cap the worst of the waste are carried out, a trapped system of toxins only studied under dry conditions will be flooded by seawater and mixed under the cap.

In addition, the higher bay water level will increase hydraulic pressure on the groundwater, and more saline water will flow from the bay and marsh in the landward direction (south to north). The saline water will bring more chemical activity (chemical ions and corrosion) as part of that intrusion into the groundwater on the site. This intrusion will be enhanced by whatever ground movement occurs from future earthquakes, such as liquefaction of the bay mud under this site and any channels that open up on the surface or underground.

Saltwater intrusion into the sulfuric cinders buried throughout the site will trigger the formation of more and more sulfuric acid, which in turn will dissolve the chemical bonds that previously kept large volumes of arsenic, mercury, lead, and pesticides in place. So more and more of those contaminants will move with groundwater, feeding the chemical corrosion cycle, and adding to the poisonous of this underground soup.

Rising sea level will also generate increased hydraulic pressure on the increasingly contaminated groundwater, forcing it under the new housing and shops. This toxic brew will surface at seams and cracks in sidewalks and first floors of the buildings. Inside the buildings the volatile cancer-causing chemicals will evaporate into the indoor air and accumulate. While on the Zeneca site an active venting technology is proposed, any failure in that system might not be caught for some time, as per the proposed Development Agreement, the VOCs levels inside the buildings will only be checked once per year. And that says nothing about the impacts to people in buildings on neighboring properties. Confirmed VOC groundwater and vapor plumes have been documented under them for many years, which will worsen due to the reasons described above. Infrequent monitoring is currently the only limited protection given to the owners, residents, and workers on these neighboring properties. No documented solution exists as a contingency once the contaminant levels exceed health and cancer risk levels, and no method of compensation has been proposed to people impacted by these plumes.

Other problems with the proposed project include the lack of actual drawings of what will be built and how it will be constructed. It appears that approving this development agreement is a green light to move forward without review of detailed construction drawings.

Date: 11/28/2020

Addressee: Richmond City Council

Subject: 12/1/2020 City Council Meeting Agenda Item I-1 Richmond Bay Specific Plan addendum, etc re: Campus Bay/Zeneca site

Questions remain as to the impact of building the project foundations, as the 2018 geotechnical report written by ENGEO (submitted to the Planning Commission) does not mention the 500,000 cubic yards of toxic material on the site. That report describes massive excavation to 40-50 feet deep, which means disturbing much of the current toxic fill, in order to anchor the foundation on a shoreline site in the face of sea level rise, despite a lack of bedrock. Questionably, there is scant discussion about the lack of bedrock, or that hazardous waste was dumped there without compaction for over 100 years. There is also no verification that this type of fill can be relied upon to anchor the piers sufficiently or support the proposed buildings. Likewise, if piers are sunk 40-50 feet deep, how does that change VOC vapor pathways created with each pier? How do the piers change the upper horizon groundwater and lower groundwater horizon water path and flow? In addition, the risk of an earthquake in the next 20 years is very high in this location, and the report indicates there is at least a medium high risk of liquefaction over large areas of the site.

What safety measures will be in place to handle hazardous material that will be disturbed? The EIR Amendment does not include mitigation measures to handle/remove/excavate any hazardous material and waste at the property from surface level downwards for all time. The planning report and geo technical report describe site-wide grading including elevation changes for flow drainage. The water drainage system will require disturbing toxic soil and water. What are the safety measures? Where will any removed toxics go?

If a complete removal was implemented, deed restrictions banning hospitals, schools, childcare and senior care facilities would not be required; cementing over most of the site to prevent contact with the soil would not be required; and the building of future homes, businesses, and recreational areas could proceed without the financial and health risks posed by a major toxic waste dump on the San Francisco Bay shoreline.

California Office of Environmental Health Hazard Assessment (OEHHA) ranks this area on its CalEnviroScreen map (<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>) as **disadvantaged: overburdened with multiple sources of pollution and with a vulnerable population**. Where are the low-income units expected to be placed? Will they be on the ground or lower floors where there is more chance of toxic exposure? Will units be priced according to the distance from toxic soil? Will employees of businesses have restrictions based on their health conditions, for example will pregnant women be allowed to work there?

Areas just across I-580 from the site are burdened with multiple sources of pollution, and residents there suffer from high levels of asthma, low birthweight, and cardiovascular disease. Moreover, as mentioned earlier, notification to the residents of the surrounding neighborhoods was inadequate for a project covering nearly 90 acres. People in these neighborhoods will be impacted from increased traffic, air quality, etc. from the proposed doubling of the residential component for Campus Bay.

Date: 11/28/2020

Addressee: Richmond City Council

Subject: 12/1/2020 City Council Meeting Agenda Item I-1 Richmond Bay Specific Plan addendum, etc re: Campus Bay/Zeneca site

Richmond is an 80% nonwhite community. It has a median per capita income of \$29,600, and 15.4% of residents fall below the poverty level. What it needs is low-income and affordable downtown housing built along transportation corridors. If the project goes poorly and the city is left with unfunded liabilities, city services will suffer. Who then will be impacted the worst? The economic inequities of this project are glaring.

The proposed Development Agreement places the bulk of the financial burden for maintaining the active VOC air extraction systems on the homeowners via their HOA, rather than on the polluter of record, Zeneca. This is especially egregious as to date the tests of the in-situ VOC remediation methods have repeatedly failed to convert all VOCs to non-hazardous levels. In many attempts the VOCs were converted to the more hazardous Vinyl chloride, and where Arsenic and/or Chromium were mixed with the VOCs, they were made worse by the in-situ VOC treatments; the Arsenic was converted into a water-mobilized form and the Chromium was converted to Chromium 6 (the latter is the deadly compound mentioned in the Erin Brockovich events.) Lastly, the in-situ tests consistently showed that preliminary decreases in VOCs were followed in about a year by a return to the original levels. For these reasons the proposed annual air monitoring for VOCs is insufficient. What is required at a minimum is real-time air monitoring. Otherwise the City, by approving this agreement, will be holding the bag for a very expensive fix after buildings and residents are on-site.

If the project goes poorly and the city is left with unfunded liabilities, will the taxpayers of Richmond be paying for damages that are ultimately a result of Zeneca (Astra Zeneca) not cleaning up its toxic legacy? The Development Agreement (DA) prevents the City from acting in the best interests of its residents, by requiring it to use an old EIR based on less than half the residential impacts than are planned, and on a DTSC FS/RAP based on outdated health risk and sea level rise information. By refusing to support a full and comprehensive removal of the soil contaminants, the City limits itself to a very small number of developers willing to take on the risk of developing at this site, who are now forcing the City to make concessions regarding fees and allow the developer to limit their liability for future remediation issues.

There is no need to rush this process for one of the largest developments being proposed for Richmond, except to thwart the public will that was clearly expressed in the results of the recent election. We ask you to vote NO on item I-1. There are too many unanswered questions about the project.

Sincerely,

/s/

Eric Blum
Chair
Richmond Southeast Shoreline Area Community Advisory Group

Date: 11/28/2020

Addressee: Richmond City Council

Subject: 12/1/2020 City Council Meeting Agenda Item I-1 Richmond Bay Specific Plan addendum, etc re: Campus Bay/Zeneca site

From: [Chaney Delaire](#)
To: [Tom Butt - external; richcityservant@gmail.com; Melvin Willis; Jael Myrick; Ben Choi; Demnlus Johnson; Nat Bates; Laura Snideman; City Clerk Dept](#)
Subject: Public Comment - Agenda Item # I 1.
Date: Monday, November 30, 2020 2:13:01 PM

To: Richmond City Council Members

440 Civic Center Plaza

Richmond, CA 94804

Re: Public Comment - Agenda Item # I 1.

Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

I join with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

A complete and detailed description of the project.

Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;

Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix;

Protection for future residents and people who use the Bay Trail from toxic releases after

construction;

Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic,

mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;

Protection for Stege Marsh and San Francisco Bay from toxic plumes;

An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to respect the votes of the people of Richmond and make no decision until the new council members are sworn in on January 12, 2021.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Chaney Drelaire

B.A. UC Berkeley

Masters in Urban Planning (MUP), Portland State University

Retired NEPA Consultant

Retired Project Manager and Director of Housing Development

From: [Christina Chavarria](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 8:59:25 AM

Dear City Councilmembers,

I hope you are doing well.

I am writing to you to urge you NOT to build housing on toxic land. I have lived in Richmond my entire life and I am now a high school Biology teacher here. As someone who cares deeply about our community and our younger generations, I ask that you please DO NOT build housing here. Housing does not belong on toxic land. Our community deserves health. Our community deserves better.

Thank you,
Christina Chavarria

From: [Cole Burchiel](#)
To: [City Clerk Dept](#)
Cc: [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Demnlus Johnson](#); [Eduardo Martinez](#); [Jael Myrick](#); [Melvin Willis](#)
Subject: Public Comment on 12/1/2020 Richmond City Council Meeting Item I-1; Addendum to the Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 1:00:07 PM
Attachments: [Baykeeper comments to Richmond City Council re December 1 meeting Item I-1.docx](#)

Dear Mayor Butt and Members of the Richmond City Council,

Please find attached Baykeeper's comments regarding the proposal to adopt an Addendum to the Richmond Bay Specific Plan Environmental Impact Report permitting the development of multifamily housing on the former Stauffer Chemical Co/Zeneca brownfield site at Richmond Campus Bay. I trust that you will each review these comments in full and appropriately weight our concerns in your decision.

I also request that this letter be included in the record for the December 1, 2020 City Council meeting.

Please do not hesitate to contact me if you have any questions or concerns. Thank you for your consideration.

Best regards,
Cole Burchiel



Keeping an eye on the Bay since 1989

Cole Burchiel, Field Investigator and Science Associate (he/him/his)

San Francisco Baykeeper 1736 Franklin Street, Suite 800 | Oakland, CA 94612
Office: 510-735-9700 x(114) | Mobile: 503-680-7577

baykeeper.org



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SAN FRANCISCO
BAYKEEPER®

December 1, 2020

Transmitted Via Electronic Mail

Richmond City Council
c/o Office of the City Clerk, Pamela Christian
450 Civic Center Plaza
Richmond, CA 94804
cityclerkdept@ci.richmond.ca.us

RE: December 1st, 2020 Richmond City Council Meeting, Item I-1, resolution to adopt Addendum to the Richmond Bay Specific Plan

Dear Mayor Butt and Members of the Richmond City Council,

I am writing in regard to the proposed Campus Bay Project development within the Richmond Southeast Shoreline Area (the "Project") and in response to the proposed addendum to the 2016 Environmental Impact Report (EIR) for the Richmond Bay Specific Plan. On behalf of San Francisco Baykeeper and our nearly 5,000 members and supporters who live around and enjoy the San Francisco Bay, I ask that you reject this addendum to the EIR and oppose development on this site until further remedial environmental action can be completed.

Baykeeper is alarmed by the number of contaminants identified at the site by the Department of Toxic Substance Control, including PCBs, PAHs, VOCs, Mercury, Arsenic, and sulfuric acid.¹ These contaminants are highly mobile and pose an existential threat to the communities who live here and to the Bay ecosystem.

The imminent risk of contamination and sea level rise should force further consideration of this project. In addition, it appears that the current development proposal before the City of Richmond does not adequately evaluate the jurisdiction and regulations of the San Francisco Bay Conservation and Development Commission (BCDC). The Mean High Water Mark ("high water mark") along this section of the Richmond Shoreline has been incorrectly assessed by the Project EIR.² The proposed EIR addendum identifies the high water mark as occurring south of the San Francisco Bay trail, and thereby outside of the Project area. However, the 2005 Revised Removal Action Work Plan for Remaining Portions of East Stege Marsh illustrates that the southern sub-areas of the Campus Bay property, designated Habitat Area 1 and Habitat Area 2, are regularly inundated to depths exceeding 1.5 feet by diurnal tides and have been engineered to retain this hydrologic connectivity to the Bay.³ This, combined with aerial documentation of the site during high tide conditions (Figure 1), illustrates that the high water mark actually exists immediately adjacent to the Project area within the property boundary.

By observing the high water mark within Habitat Area 1, it becomes clear that the proposed development is partially within BCDC's 100-foot shoreline jurisdiction. As such, this shoreline parcel must adhere not only to the 2016 Richmond Bay Specific Plan⁴, but also to BCDC's 1977 South Richmond Shoreline Special Area Plan, which establishes that the Point Isabel Sub-Area within which the Project is contained will "[c]ontinue to accommodate

¹ https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=07280002

² https://data-bcdc.opendata.arcgis.com/datasets/c07e23a0db5647bca2b02a87c5a0d65c_0

³ https://www.envirostor.dtsc.ca.gov/public/deliverable_documents/1508084952/RAW-ESM-Final%20_11-30-05.pdf

⁴ <http://www.ci.richmond.ca.us/DocumentCenter/View/39880/Richmond-Bay-Specific-Plan---December-20-2016>



Pollution hotline: 1 800 KEEP BAY
www.baykeeper.org

1736 Franklin Street, Suite 80C
Oakland, CA 94612
(510) 735-9700

special industrial, educational, and some commercial and recreational uses, but prohibit any residential development in the [area].”⁵ The Project cannot proceed as it has been presented in the EIR addendum without violating this policy. Until this discrepancy is effectively resolved, the plans currently before the City Council do not accurately reflect the Project as it will appear in its final form.

Furthermore, the addendum lists several federal decisions and permits, such as a Clean Water Act section 404 permit from the Army Corps of Engineers, that will be required for the Project to proceed. The addendum does not mention that each of these federal determinations will require consultation with BCDC under the Coastal Zone Management Act (CZMA).⁶ This development has the potential to negatively impact the coastal zone, as made clear in this letter. Those negative impacts must be considered by BCDC as part of the consultation requirements under the CZMA. Considering the threat posed by the contamination and inadequate remediation of the site, it is likely that BCDC will require additional remediation, especially if, as Baykeeper believes, the Project’s EIR and addendum are inadequate.

As a result, any decision made by the Richmond City Council to proceed with this development risks violation of the McAteer-Petris Act, the California Environmental Quality Act, and the Coastal Zone Management Act, among other environmental laws and regulations, and thus renders the City of Richmond vulnerable to litigation.

We trust that the Richmond City Council will not approve this addendum to proceed with development on this site until the aforementioned conflicts are resolved.

Regards,

A handwritten signature in black ink, appearing to read 'C. Burchiel', with a long horizontal stroke extending to the right.

Cole Burchiel
Field Investigator and Science Associate

CC Via Electronic Mail:

⁵ <http://50.62.26.103/publications/SouthRichmondShorelineSAP.pdf>

⁶ <https://coast.noaa.gov/czm/consistency/>

Mayor Tom Butt, tom.butt@intres.com

Vice Mayor Ben Choi, ben_choi@ci.richmond.ca.us

Councilmember Nathaniel Bates, natbates@comcast.net

Councilmember Demnlus Johnson, III, demnlus_johnson@ci.richmond.ca.us

Councilmember Eduardo Martinez, eduardo_martinez@ci.richmond.ca.us

Councilmember Jael Myrick, jael_myrick@ci.richmond.ca.us

Councilmember Melvin Willis, melvin_willis@ci.richmond.ca.us



Figure 1: Richmond Campus Bay, featuring the Project area, as seen via airplane during low and high tide conditions to demonstrate hydrologic connectivity to the property and approximate location of the high water mark.

From: [Cynthia Weber](#)
To: [City Clerk Dept](#)
Subject: Public Comment-Agenda Item I1
Date: Monday, November 30, 2020 3:35:14 PM

Dear Council Members,

The poisons in the water at Zeneca's chemical plant have not been cleaned out. To allow development at that site is very dangerous . Please defer to Richmond residents who oppose approval until the site is fit for human and animal use.

Thank you for your attention.

Sincerely,

Cynthia

Sent from my iPad

From: [Danielle Schnur](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 9:42:16 AM

Hi,

My name is Danielle Schnur and I am a Richmond resident and enthusiast. I was born in Richmond, have bought a home in Richmond, and have worked in Richmond for the past 6 years in the public and charter schools. Throughout my life and career here I have seen first hand how the negligent environmental toxicity has plagued the Richmond community and the health of its residents. I remember lock downs as a middle schooler, due to Chevron leaks, and the high rates of asthma experienced by my peers. I have seen how this impacts my current students and their families.

Richmond has experienced its fair share of hardships, but it is such a beautiful and amazing city that I love so much. There is no reason we should be cutting corners when it comes to the health of our residents. **I urge you to stop the fast-tracking of Zeneca Site Development project. Housing does not belong on toxic land.** Our residents need you to make the right decision of our health and the future of our children.

Thank you,

Danielle

From: [David Kafton](#)
To: [City Clerk Dept](#)
Cc: [David Kafton](#)
Subject: PUBLIC COMMENTS - AGENDA ITEM I-1
Date: Tuesday, December 01, 2020 12:55:29 PM

Dear Council Members,

I am David Kafton, Founder & Former Executive Director of the National Council of Gene Resources and Owner/Broker of Kafton Real Estate. I have been a resident of Marina Bay since May of last year. I treasure my daily walks along the gorgeous S.F. Bay with its beautiful wetlands, animals, & plants.

I urge you to vote NO on Shopoff Realty's proposal for a 4,000 unit residential development on Astra-Zeneca's toxic waste dump located right next to San Francisco Bay.

A majority of Richmond's residents on November 3 made it very clear they are against this proposal. Please heed their will.

If you do, I urge you to let the new City Council make the decision of whether or not to approve Shopoff Realty's proposal.

If you do not think a majority of Richmond's residents oppose this development then I urge you to hold off your vote and hold a Referendum.

Meanwhile, we can hold public hearings to address the many complex issues involved in building a 4,000 unit residential development on the Astra-Zenecas toxic waste dump and in the midst of precious wetlands and next to S.F. Bay.

I think the precious Open Space between Marina Bay & Costco should be remediated and preserved for future generations. It holds a rich diversity of animals and plants which must be freed from deadly toxins

in the soils and water.

The Astra-Zenaca toxic waste dump is one of the worst sites in the country.

I support a satisfactory cleanup of the site. **I do not support residential development anywhere between Marina Bay and Costco.**

I do support this area becoming a part of the East Bay Regional Park District or similar park/preserve arrangement.

My concerns about the Shopoff Realty Proposal include the following:

Inadequate clean-up of the Astra-Zenaca site and its adverse impacts on

- Human health of the residents and other human exposed to the toxins

- Animals, plants, & microbes on the site and in surrounding wetlands. & S.F. Bay exposed to the toxins

Inadequate monitoring of human health of workers and proposed residents over time

Inadequate monitoring of impacts on animals, plants, & microbes in wetlands and S.F. Bay over time

Inadequate resources in response to adverse impacts

The Addendum to the Bay Specific Plan is inadequate.

Thank you very much for your consideration.

Sincerely,

David

David Kafton, Ph.D.

*Founder & Former Director
National Council on Gene Resources*

*Owner/Real Estate Broker
Kafton Real Estate
david@kaftonrealestate.com
davidkafton@gmail.com
www.kaftonrealestate.com
510.717.9265*

From: [Debbie](#)
To: [City Clerk Dept](#)
Subject: Pubic Comment Agenda Item 1-1
Date: Monday, November 30, 2020 2:50:02 PM

To the Council:

It is clear the Mayor put this item on the agenda in order to get the Zeneca development pushed through before the newly elected Council has a chance to be installed. This is anti-democratic, especially since all three winning candidates ran on a position of favoring a complete clean-up. It also puts the rest of you, as Council members, at a disadvantage in terms of having enough time to decide such a complex issue.

I request the council put off voting on this item at this time. The Development Agreement binds the City far into the future. It includes clauses that limit the City's ability to require further remediation as conditions change, and does not permit the City to apply future ordinances and policies to this development. It is unclear who will be liable in case environmental harm occurs in the future. Shopoff seems to be liable for what is called "The Term," but then what happens? Where does the liability go? The property owners? The City? That is not spelled out. And why do the development plans call for ground floor residences when the deed restriction from the DTSC calls for no ground floor residences? No legal or scientific justifications were given to explain that change. As long as these and other questions remain you should not allow yourself to be rushed to sign off on what will be an iron-clad agreement with Shopoff. You must consider the risk of future litigation if the partial remediation does not go as well as

planned, causing harm to the residents at the site or to the Bay.

Please let us learn from our experience at Point Molate and not get the City involved in another agreement leading to years of future lawsuits. I am not writing in opposition to Alternative 3a, or the development necessarily, but to ask that you proceed cautiously and delay your vote.

Thank you, Debbie Bayer, RN

From: [Deborah Dodge](#)
To: [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#); [City Clerk Dept](#); [Laura Snideman](#)
Subject: Public Comment - Agenda Item I-1.
Date: Tuesday, December 01, 2020 6:57:52 AM

Campus Bay Mixed Use Development aka Zeneca/Formal Stauffer Chemical Site

As community advocates dedicated to ensuring the long lasting health and wellbeing of our people and the environment, we call on the Richmond City Council to not sign any development agreement or move forward on this project until more information can prove it safe for future residents, workers and downstream life. We remind you of your duty to uphold the “Health in All Policies” commitment in the General Plan.

We call on you to respect the votes of the people of Richmond and make no decision until the council members- elect are sworn in January 12, 2021.

The proposed development is not in alignment with the “Richmond Bay Specific Plan because it increases the number of housing units from 1, 500 to up to 4,000.

Additionally we call for a new Environmental Impact Report (EIR) to address a number of deficiencies in the Staff Report including:

Protection for workers and neighboring communities –safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escape during earth moving or compacting.

Increased traffic and air pollution during construction and once occupied.

Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix.

Protection when sea water from the Bay enters the soil on this site by liquefaction in a future earthquake or sea level rise; the toxic arsenic, mercury, and lead in the cinders there will be liberated as the salts and oxygen in the salty Bay water turn the cinders into sulfuric acid.

Protection for Stege Marsh and San Francisco Bay from toxic plumes.

An archeological survey and contact with Ohlone representatives to ensure protection of historic cultural sites.

A complete description of what is going to be built.

We invoke the precautionary principle, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. This principle was adopted by the Richmond City Council on May 18, 2011 as a formal resolution. As City Council members your first duty is to seek the highest standard of protection for human health and safety. You must put our health above short-term benefits for the few. Our health is not for sale!

Many of us have worked for many years on the Community Advisory Group (CAG) to the D.T.S.C. on this toxic site. Please respect our work and history and do not rush this decision. It is far too important.

Regards,
Deborah Dodge

When we look back on 2020 it will not be with 20/20 vision.

From: [Denise Svenson](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 7:12:12 AM

Hello Representatives of the People of Richmond,
I am most likely unable to attend tonight's meeting, because I will still be at work.

Stop the fast-tracking of this project. Housing does not belong on toxic land. Keep the promises made to clean this site.

I feel that you are selling out the people of Richmond and the future children who might live and play there.

Do the right thing. You know what that is, Mayor Butt, just look back to your public comments of 2005.

Sincerely,
Denise Svenson
Richmond Resident

From: [Dennis Hicks](#)
To: [City Clerk Dept](#)
Subject: Public Comment 12-1-20 City Council Meeting Item I-1
Date: Tuesday, December 01, 2020 11:28:14 AM

Mayor Butt and City Council Members,

My name is Dennis Hicks, I am a longtime Richmond resident and retired member of the electricians union IBEW Local 302.

I am asking you to approve the Campus Bay Project.

First of all, this project will provide a reason to clean up a longtime contaminated site while using proven scientific methods to accomplish this task. I also ask that you mandate accurate and professional toxics monitoring of the clean up and construction phases of this project to ensure the safety of the workers on-site as well area residents.

Next much needed housing will be provided for a region that is in need of such.

Lastly, the jobs required to build this project will create career-making opportunities for many Richmond residents, while also employing many local members of the Building Trades.

Thank you.

From: [Derek Cole](#)
To: [City Clerk Dept](#)
Subject: Public Comments Agenda Item I-1
Date: Tuesday, December 01, 2020 8:27:27 AM

Hello Mayor, Council members and staff,

My name is Derek Cole and I am a member of the Electrical Workers Local 302 and current Assistant Business Manager. I am writing this email on behalf of our membership and staff to encourage you to move forward with the Campus Bay project. This project has the potential to greatly change many of the City of Richmond residents lives by providing living wage employment as well as many apprenticeship opportunities for all the trades right in the city they live in. Also, this project brings much needed housing to West County in the form of smart, responsible development. Please consider moving forward with the Campus Bay project. Thank you for your time.

Best,

Derek Cole Sr.

Assistant Business Manager
IBEW Local 302

1875 Arnold Drive
Martinez, CA 94553
PH: (925) 228-2302
Fax: (925) 228-0764

www.ibewlu302.com

www.norcal-jatc.com

www.norcalvdv.org



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(650) 574-4239, and delete all copies of this communication, including attachments, without reading them or saving them to disk. Thank you.

From: [Devin O'Keefe](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 8:49:28 AM

To Mayor Butt, the Richmond City Council, and all other Concerned Parties:

Housing development on the Zeneca site must not be fast-tracked. The toxic waste endemic to that area must be thoroughly addressed before any human use can be made of the land. To do otherwise would be criminal.

Mr. Mayor, you are now using the stamp of the DTSC to justify pushing this development project through prematurely. But on your e-forum, Mr. Butt, dated April 29, 2005, you wrote: "The lesson is that no matter how many toxicologists these agencies have on staff, they are all inept government bureaucracies that are essentially incapable of doing anything other than sitting at desks and shuffling paper. In the end, effective resolution of these problems usually falls to ordinary citizen activists who have some motivation other than pulling down a fat government paycheck and counting the days until they can retire on a bloated government pension." (<http://www.tombutt.com/forum/2005/050429b.htm>; archive here: <https://archive.is/slo7i>)

Building housing on the Zeneca site without a proper, thorough clean-up will mean sickness, misery, and death for future residents. We've already seen it happen to people who live and work in the immediate area. This isn't the stewardship or legacy that Richmond needs or deserves.

Devin O'Keefe
December 1, 2020

From: [Diane Beeson](#)
To: [City Clerk Dept](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#)
Subject: Public Comment -- Agenda Item I 1
Date: Sunday, November 29, 2020 5:09:51 PM

Please respect the will of the voters and defer a decision on this massive project until the new City Council members take office in January. This is one of the most heavily contaminated sites in California, which means that we must have a full and complete cleanup before this site is safe for human occupancy.

This clean-up would create more jobs and eliminate the risks to future residents, workers, visitors and wildlife. You must not allow Zeneca to avoid its responsibility to the public. We need you to stand strong for the sake of our community!

Diane Beeson, PhD

From: [Edmund Levin](#)
To: [Laura Snideman](#); [City Clerk Dept](#)
Cc: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Subject: Public Comment - Agenda Item I 1
Date: Monday, November 30, 2020 5:16:09 PM

Dear All,

I am writing as a 30 year home owner in Marina Bay and as a physician to ask you not to approve the development of housing at the AstraZeneca site unless and until it has been very thoroughly cleared of all contaminants known to be toxic to humans. The only possible value in doing otherwise would be for the developers in the short run and environmental attorneys and their expert witnesses in the long run. The workers as well as those moving into the finished housing would be too much at risk to justify approving the project without advanced remediation of the site. If Richmond does not insist on protecting the workers and residents, it will find its reputation and financial resources damaged in the predictable legal battles.

While writing this I just recalled one of my daughters and I being sharply told NOT to walk on that property. This was 30 plus years ago, perhaps a year before the railroad tracks were removed and the close by area developed. The RPD was doing its job in protecting us, although, as I recall, they did not make that entirely clear at the time.

Yours,

Ed

Edmund C. Levin, M.D.
38 Seagull Drive
Richmond, CA 94804
(h) 510.237.8191
(m) 510.501.3179
(o) 510.548.1655

From: Tan, Elaine@DIR
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Monday, November 30, 2020 10:18:06 PM

Hello City Council, City Manager, and City Clerks of Richmond,

PLEASE STOP the fast-tracking of this project. Housing does not belong on this TOXIC land, previously used as a chemical dump site. There needs to be more soil evacuation and clean up to be done first before any housing or development on this land, otherwise there will be dangerous and harmful impact to residents living in the area like myself. I hope the fast-tracking of this housing project is not influenced by money hungry City Council members, City Managers or City Clerks because if you also live around this area, you would agree that you and your family's health and safety is more important than the amount of zeros behind a dollar sign.

Thank you for your consideration.

Elaine Tan
901 Jetty Drive
Richmond, CA 94804

From: [Ellen Brosbe](#)
To: [Tom Butt - external](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1"
Date: Monday, November 30, 2020 4:46:11 PM

Dear respected City Council members and staff,
Please respect the will of the voters and defer a decision on the huge mixed use development.

I urge total support of a full and complete cleanup: it means more jobs and it means that future residents, visitors, workers, and wildlife are not at risk from a hazardous waste site that leaks forever.

I am an El Cerrito resident and spend time and resources in Richmond.

Ellen and Herb Brosbe
El Cerrito, Ca. 94530

From: [ellen_celidore](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Monday, November 30, 2020 7:38:15 AM

Dear Council Members,

I am writing to register my strong disapproval of the proposed Zeneca development. A safely conducted clean up of the toxic site MUST precede any development.

Thank you for respecting the will of the voters.

Sincerely,
Ellen Celidore
Richmond Resident

From: [Ellen Christensen](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 6:10:08 PM

Dear Richmond City Council,

Please put people's health before profit and stop the fast-tracking of the housing development planned for the toxic AstraZeneca site.

I live right next door to this site within the Marina Bay condo community and bike and walk past this brownfield site often.

I am very concerned about this site being developed and capped without full consideration for how to best dispose of such high-level toxic waste.

Thank you,
Ellen Christensen

From: [Ellen Pechman](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1"
Date: Tuesday, December 01, 2020 10:47:02 AM

Council Members:

Your responsibility is to TABLE TONIGHT's vote - or VOTE NO to the proposed Zeneca project. In your hands is entrusted responsibility and care for our city and our community. This is no time for fast-track approval of such a mammoth and ill-thought through project.

In a time of extreme budget, climate, and health crises that deeply impact all of us - and now, our community's treasured and vulnerable Bayfront land and wildlife -- this is no time to approve an ill-thought out housing project for the wealthy, built on known toxic land and, more sadly, assuring destruction of one of our city's great treasures - it's open waterfront.

Tonight - *please TABLE or vote NO to Agenda Item I-1.*

Thank you.

Ellen Pechman
Marina Bay

From: [Emma Rutland](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:24:02 AM

Please stop the fast-tracking of this project - a comprehensive cleanup **MUST** be completed prior to any construction. Housing does not belong on toxic land.

--

*Emma Rutland (she/her)
Student Support Coordinator (Grades 11, 12)
Leadership Public Schools - Richmond
(510) 210-4324*

From: [Evan Weiner](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:46:16 AM

Dear Richmond City Council, Mayor, and City Clerk,

My name is Evan Weiner; I'm a high school teacher in Richmond. I care a lot about the well-being of my students and their families.

I'm concerned about the fast-tracking of the Campus Bay/Zeneca site development. Obviously, affordable housing is a huge issue in the Bay Area and in Richmond, and I'm very supportive of building affordable housing for Richmond. **That housing, however, must not be built on land that poisons those who live there.**

Please invest in the cleanup necessary to rid the area of heavy metals, pesticides, and PCB's first. **Housing does not belong on toxic land.** Stop the fast-tracking of this project. The people of Richmond deserve better.

All the best,
Evan Weiner

From: [Gary Hess](#)
To: [City Clerk Dept](#)
Cc: [Gayle McLaughlin for Richmond City Council 2020](#); john_gioia@bos.cccounty.us
Subject: Public Comments Agenda Item # 1-1 ; Campus Bay Mixed-Use Project
Date: Tuesday, December 01, 2020 11:15:36 AM

Dear Councilmembers and Staff of the City of Richmond:

I am a Richmond resident, and am writing to urge that the Council reject the draft resolution regarding the Campus Bay Mixed-Use Project.

I am confident that other commenters writing in opposition to the resolution will address: the harm to the public health from the construction of up to 4000 residential units on an inadequately remediated hazardous waste site; the proposal's adverse impacts due to traffic congestion, reduced air quality, loss of open space, and increased groundwater-pollutant contact due to sea level rise; as well as the peculiar scheduling of the vote on the resolution and the inadequate amount of time for public review. I am happy to rely upon those commenters to capture many of my concerns on those issues as well.

However, I am writing to emphasize a particular consequence of the proposal that justifies its rejection. Richmond needs additional development and additional (and improved) housing, especially in the downtown area. I am in favor of it. Existing businesses – retail, restaurants, service providers and others; long-established and relative newcomers – in the downtown area are, through their investment in time, effort and money, benefiting Richmond. The individuals who make these efforts – and other individuals who may now be considering whether to make such an effort -- should be recognized and encouraged. One powerful way for Richmond to provide that encouragement is to increase housing in our city center and, therefore, the customer base for these downtown businesses. On the other hand, an effective way to discourage these individuals is to redirect the housing supply to open space near Richmond's boundaries, where a large portion of the future residents' spending will occur in El Cerrito, Albany and Berkeley, and not in our city. The current proposal is, and will be seen to be, a highly effective way to do the latter.

Consequently, I urge that the Council reject the draft resolution regarding the Campus Bay Mixed-Use Project.

Sincerely,

Gary Hess

From: [Gayle Windham](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda item I 1
Date: Monday, November 30, 2020 9:55:47 PM
Importance: High

I would like to register my grave concerns about pushing through approval of development on the former Zeneca industrial site (and current hazardous waste site!) at the Dec. 1 Council meeting.

I am a local resident, as well as retired Epidemiologist from the Environmental Health Investigations Branch of the CA Dept of Public Health (CDPH). I know how toxic the chemicals on site are. My own research on some of these (including heavy metals and PCBs) has found adverse health effects on pregnancy and children's development. I can't imagine families living on the site without further remediation.

My understanding is that the CDPH health risk assessment is 20 years old and was done for industrial land use, NOT residential. Further, more is known about these chemicals now than 20 years ago.

What is less well known and very concerning, is how they interact with each other and how that could multiply or worsen ill effects. Scientists think examining effects of mixtures is extremely important, as this is the condition at many hazardous waste sites.

In addition to humans, these chemicals have effects on sensitive wildlife that inhabit this shoreline area. Not removing the toxics, but capping, which doesn't prevent leaching into water, is likely to adversely affect these animals plant life that sustains them.

It also smacks of unethical behavior that a lame duck council should make a binding approval, rather than waiting for newly elected council members to take office. The will of the people should be honored.

There are too many unknowns about the development to approve it now. Assessments and an EIR based on current knowledge is critical.

It may cause more problems for cash-strapped Richmond, if future residents sue the city for adverse effects, because they knowingly approved building on toxic grounds. OR if the residences did not sell as expected with the hazardous waste site history known, Richmond would have invested in increased services, etc., with little return.

Please do the right thing and delay finalizing this plan!

Thank-you for your attention—
Gayle Windham, PhD

Retired Research Scientist Supervisor, CDPH
Marina Bay area resident

From: [George Speckman](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Monday, November 30, 2020 8:23:40 PM

I have lived within a mile of the Zeneca site for 10 years, and I am deeply concerned that a building project is being proposed on this land without proper clean-up and remediation!

The site in its current condition is dangerous, and it is wildly irresponsible to fast-track a project that does not first deal with this danger.

I expect better from my City Council. You can and you should do better than this.

*George Speckman
2419 Columbia Blvd.
Richmond, CA 94804*

From: [GRETA GEBHARDT](#)
To: [City Clerk Dept](#)
Subject: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 12:15:19 PM

Re: Zeneca/Campus Bay Project Development Agreement

Short term profit for businesses which will get out of town as soon as they're finished is being placed before the long term health of Richmond residents. Is Richmond to be known for the tolerance and propagation of the most contaminated Superfund in California or for doing all it could do to turn back its reality and reputation as a toxic minefield, politically and environmentally?

This has to be done right. It is criminal to create housing that would permanently put its occupants in jeopardy. If that is allowed, nothing but disease, impairment, death and fear - nothing but a don't-breathe-don't-touch permanent pandemic lifestyle - is promised for its residents and their families, possibly without relevant disclosure; and legal liability is promised far into the future for the City of Richmond.

Greta Gebhardt
Resident, City of Richmond

From: [Inger M. COBLE](#)
To: [City Clerk Dept](#)
Subject: Public Comments agenda item #1-1
Date: Saturday, November 28, 2020 10:46:52 AM

Dear Council Members,

I am a local birder who loves to walk along the Bay Trail looking at the many birds that congregate there during the winter, and I am very worried about the planned massive housing project along the trail.

It is no secret that the steep decline in the bird numbers over the last 50 years is due to loss of habitat due to development. The Trail is already overcrowded as it is and an addition 4000 housing units would make it much, much worse. Cats from residents will add to the already too many feral cats that inhabit the marsh, and the light from the housing will scare the birds – many of which will disappear.

I am not against housing, especially low-income housing. These condos will not be inhabited by low-income Richmond residents. They will be sold to very rich people who can afford suing the City of Richmond should they fall sick from what they presume is the toxicity of the soil.

I am not sure why the City wants to force this development through without a new Environmental Impact Report (EIR), but I assume it is because the Council will change come January, thus bringing in more environmentally friendly council members. We had an election recently and elections matter, the voters have spoken and they want these council members to run the City. If the City Council votes to sign a contract on Tuesday it will amount to nothing less than Trumpism.

Sincerely,

Inger Coble

135 Lakeshore Ct.

Richmond

From: [JAIME PEREZ](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Tuesday, December 01, 2020 11:18:26 AM

A few days ago I emailed the Council Members and the Mayor about the proposal to build up to 4000 residential units on the Astra Zeneca Site. I received a detailed and long winded answer from the Mayor.

I will not try to argue here the technical merits, or rather the lack thereof, of the Mayor's response. However, it occurs to me that a major issue with this proposal being put to a vote is that while the current composition of the Council might be legitimate and its decisions have legal validity, it lacks legitimacy in this lame duck period. This is even more so for such key major decision as approving the largest residential development ever contemplated in the City of Richmond.

In his letter of Nov. 19 to the Planning Commission, Supervisor John Gioia, a well respected public figure, also suggested that further thought should be given to this proposal. I fully endorse this request and hope the Council will decide to postpone its vote on this item until all factors, including the result of the recent elections, have been fully considered.

Best regards,
Jaime Perez

From: [Jaine KOPP](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Tuesday, December 01, 2020 8:33:13 AM

City Mayor, City Council Members & City Managers:

I am writing to express my disapproval of the City Planning Commission's vote to move forward on the Development along the Richmond Shoreline which is part of the the Bay Trail.

Zeneca, now Astra-Zeneca, has created a toxic waste site at that location. Astra-Zeneca is a multi-billion dollar pharmaceutical corporation that needs to honor its responsibility to the public and the environment. They need to take the health and well-being of the community as seriously as their own families health.

This area needs to be cleaned up. It will mean jobs for the area and will protect the future of humans and wildlife in that area. Landfills, such as Love Canal, have provided evidence of the results of chemical waste landfills. Once the concrete cap is laid, there is no going back.

Please rethink the Richmond Planning Commission's vote to approve this project. At the last vote not all voices were allowed to be heard—those expressing concern about the grave consequences moving forward at this point would mean.

Please listen to the voices of reason. Make Astra-Zeneca responsible. When the time comes that the environment is safe to humans and wildlife, plans for that area can be considered. Not now.

Sincerely,
Jaine Kopp
Educator

From: [Janet at Sunflower Alliance](#)
To: [City Clerk Dept](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#)
Subject: Public Comment, Agenda Item I-1
Date: Tuesday, December 01, 2020 11:59:45 AM

To: Richmond City Council Members
440 Civic Center Plaza
Richmond, CA 94804

Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

Sunflower Alliance joins with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the “Health in All Policies” commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the “Richmond Bay Specific Plan” (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

- A complete and detailed description of the project.
- Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;
- Protection for the people who work at adjoining properties from toxic

- plumes which seep offsite as there is no barrier beneath the toxic mix;
- Protection for future residents and people who use the Bay Trail from toxic releases after construction;
 - Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;
 - Protection for Stege Marsh and San Francisco Bay from toxic plumes;
 - An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to respect the votes of the people of Richmond and make no decision until the new council members are sworn in on January 12, 2021.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Respectfully submitted,
Janet Johnson
Coordinator, Sunflower Alliance

From: [Janice Barrios Cruz](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 12:45:42 PM

Hello,

It has come to my attention that there is a plan to build housing on a toxic land. I would like to kindly ask for you all to Stop the fast-tracking of this project. Housing does not belong on toxic land.

From: [Janice Haugan](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 12:11:37 PM

Dear Mayor Butt and Members of the City Council,

The proposed high density Campus Bay Mixed Use development is massive in scope. If the maximum allowed number of units were built, its population would likely double that of Pt. Richmond or Marina Bay, effectively adding ~ 7% to Richmond's current population. The city must know what it is getting into before signing a development agreement so there are no regrets down the road.

The following are concerns that I assume you, as members of the Council, would want addressed prior to committing to the project:

LAND USE RESTRICTIONS

The Campus Bay Addendum's Site Remediation section states: "While it is anticipated that a recorded land use covenant between the State of California and the property owner will prohibit certain activities in order to protect the public from unsafe exposure to any contamination left in place, "the remedies evaluated and proposed in this FS/RAP are consistent with the potential future land uses set forth in the RBSP [Richmond Bay Specific Plan], including multi-family residential."

I understand that DTSC is postponing publishing the list of prohibited activities until remediation is further along, but I would want to know what activities could possibly be prohibited and what activities are likely to be prohibited. Will quality of life be restricted in any way? It is reasonable to expect answers to those questions from DTSC at this stage.

INCREASED TRAFFIC

At the last Planning Commission meeting increased traffic was glossed over due to it not changing the EIR. Since the maximum allowed number of units for Subgroup 4 more than doubled, I wonder how that could be. My assumption is that the EIR looked at traffic in all four subgroups in the Richmond Bay Specific Plan. My question is what effect will the increase in residential units in Subgroup 4 have on the allowed development in Subgroups 1 - 3? Will those areas never be residential?

BUS TURNAROUND

AC Transit bus route 74 extending along Meade to Campus Bay will necessitate a bus turnaround unless the route puts the bus on the freeway. I would discourage the freeway route for two reasons. 1) Freeway traffic would likely be backed up at rush hour, and 2) the stops on Marina Bay Pkwy between Regatta and the freeway would be missed. Anyway, I strongly believe that the developer should put in a bus turnaround within the development that can also be used for shuttles because it would be dangerous and illegal for a bus to make a u-turn on Meade.

WIDENING OF THE BAY TRAIL

Many bicyclists, including myself, commute to and from work on the Bay Trail. The Campus Bay development would increase Bay Trail use by pedestrians and their dogs as well as bicyclists, making it highly difficult to travel by bike at a halfway decent speed. The trail would need to be widened and have clearly marked areas for pedestrians/dogs vs. bicyclists. It is reasonable to expect the developer to commit to pay for this rather than hoping for leftover funds.

PROHIBIT HIGH RISES ALONG THE SHORELINE

An eight story building along the shoreline would be an eyesore. I would like assurance that the lower structures would be closest to the shoreline and the highest structures would be near the freeway.

RENTALS VS. CONDOS

At this stage in planning it is reasonable to expect the development to declare what percentage of the units will be rentals vs. condos and what percent of each will be low income.

REGIONAL HOUSING NEEDS ALLOCATION

At this stage in planning it is reasonable to expect the developer to declare if the housing will be low income, medium income, etc., or a combination thereof, so Richmond can plan to meet its Regional Housing Needs Allocation goals.

CONCLUSION

It is too early in the planning process for the city to commit to an agreement with the developer. Please postpone the vote until all your questions are answered and you are assured that the proposed Campus Bay Mixed Use development meets the safety, aesthetic and quality of life needs of current and future residents.

Thank you for considering my request.

Sincerely,

Janice Haugan

133 Bayside Ct.
Richmond, CA 94804
jehjj@gmail.com

From: [Karen Fenton](#)
To: [Tom Butt - external](#); [Jael Myrick](#); [Eduardo Martinez](#); [Melvin Willis](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [City Clerk Dept](#); [Laura Snideman](#)
Subject: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 10:22:04 AM

To: Mayor Butt and Honorable Councilmembers

From: Jay Fenton and Karen Leong Fenton, residents of Richmond since 1968

Sirs:

We seldom write an appeal to you, but this issue of residential development on the Zeneca site so stirs our ire, that we must respond at this time. We absolutely oppose building a 4000 - unit housing community on this site without first thorough remediation to the DTSC Alternative 6 standard. Although you say that the City Council has no ability to override the DTSC determination, you still have some degree of control over what cleanup requirements must be complied with or what future development will be allowed on the Zeneca site. The DTSC Alternative 3 is woefully inadequate for residential occupancy.

Mayor Butt stated that Zeneca is a brownfield. It certainly is not. Zeneca is a SUPERFUND SITE. Most of us know the history of toxic contamination that occurred there. The Zeneca site has not been adequately cleaned to allow residential occupancy. Once built as a residential community especially with rapid tidal water changes, Zeneca endures high risk of becoming a Richmond Love Canal.

Think of it this way – if you had to, would you be willing for yourself or your offspring to ever reside safely on this Zeneca land? I doubt it. Then why subject others in Richmond to unnecessary health risks because the City Council negotiated blood money from a developer? Such shortsighted on your part. You must either mandate thorough cleanup or permit only commercial development at this site.

You, the DTSC and the former property owners all would like to step away from this Zeneca albatross. The new developer just wants to profit from building, then also move on. But you need to take the long view and responsibility for future Richmond. Taking another ten years instead of two years to properly clean the site is not much longer, considering how long this problem has festered. Richmond and the developer can wait. The land will become more valuable.

Sincerely,

Jay and Karen Fenton

From: [Jeannette Kortz](#)
To: [City Clerk Dept](#)
Subject: Public Comments, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 12:49:57 PM

I am resending my email, changing the subject line to "Public Comments, Agenda Item I-1, Richmond Bay Specific Plan"

Thank you!

----- Forwarded message -----

From: **Jeannette Kortz** <jeannekortz@gmail.com>
Date: Sun, Nov 29, 2020 at 12:32 PM
Subject: Public Comments, Agenda Item I-1, Richmond Bay Specific Plan
To: Butt, Tom <tom.butt@intres.com>, <jael_myrick@ci.richmond.ca.us>, Ben Choi <ben_choi@ci.richmond.ca.us>, <demnlus_johnson@ci.richmond.ca.us>, Nathaniel Bates <natbates@comcast.net>, Melvin Willis <melvin_willis@ci.richmond.ca.us>, Eduardo Martinez <eduardo_martinez@ci.richmond.ca.us>
Cc: <cityclerkdept@ci.richmond.ca.us>, Lina Velasco <Lina_Velasco@ci.richmond.ca.us>, <laura_snideman@ci.richmond.ca.us>

To: Richmond City Council Members 440 Civic Center Plaza Richmond, CA 94804
Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site I join with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#). The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000. We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others: A complete and detailed description of the project. Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting; Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix; Protection for future residents and people who use the Bay Trail from toxic releases after construction; Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid; Protection for Stege Marsh and San Francisco Bay from toxic plumes;
An archeological survey and contact with local Ohlone representatives to ensure protection

of historic cultural sites. We call on you to respect the votes of the people of Richmond and make no decision until the new council members are sworn in on January 12, 2021. In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Thank you for your time,

Sincerely,

Jeanne Kortz
Richmond Resident and Property Owner Since 2006

From: [Jeff Butler](#)
To: [Melvin Willis](#); [Eduardo Martinez](#); [Tom Butt - external](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 9:32:26 AM

Please STOP the fast-tracking of this project. Housing does not belong on toxic land.

Respectfully,

Jeff Butler

2124 Sand Dollar Drive
Richmond, CA 94804
415-225-7550

From: [Jennifer Del Checcolo](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:31:45 AM

Greetings Richmond City Councilmembers, Mayor, and City Clerk,

I am a high school teacher here in Richmond, and the health and well being of my students and their families is of great importance to me.

I heard about this development project at Campus Bay, and I am horrified to learn that this mega-development with 4,000 units is being proposed to be built on extremely contaminated and unsafe land here in Richmond. "More than 100 chemicals of concern—heavy metals, pesticides, and PCBs—remain after several incomplete remediations. Many of the toxic chemicals there known as “the dirty dozen,” cause cancer, reproductive damage and other health problems." For over 17 years we have asked for a clean up of this site, but the proposed housing development would begin building WITHOUT a comprehensive cleanup!

Yes, we need more housing options, but EVERYONE deserves to move into a safe, healthy environment.

Stop the fast-tracking of this project. Housing does not belong on toxic land.

Thank you,
Jennifer Del Checcolo

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"Awareness is like sunshine on the fog."
-Jack Kornfeld

From: [TARNEL ABBOTT](#)
To: [Tom Butt](#); [Nat Bates](#); [Eduardo Martinez](#); [Eduardo Martinez](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Melvin Willis](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment -Agenda Item I1 from Jeriann Alexander
Date: Tuesday, December 01, 2020 11:51:46 AM
Attachments: [Zeneca Site Comments.docx](#)

Agenda Item I 1

Sending attachment on behalf of Jeriann Alexander, resubmitting for consideration at December 1, 2020 Richmond City Council

Following a review of the November 2020, Campus Bay Project, Addendum to Richmond Bay Specific Plan and EIR approved on December 6, 2016, it is very clear that the plans for remediation are not complete and that the City is looking to approve a project for which the MAIN risk to public health has not been completely assessed, plans for remediation have not been finalized by the DTSC and more importantly yet, the effectiveness of planned remediation activities will not be known for some time. The outcome of proposed remediation activities are at best “educated guesses” at what may be effective and some of the measures which have been attempted elsewhere on the Zeneca site have not been effective at protecting the environment (barrier wall to limit plume migration to the water).

From Chapter 2 subchapter 2.7 Site Remediation I found the following statements alarming:

The City is not an environmental agency of applicable jurisdiction with respect to soil and groundwater contamination that exists at the Zeneca Site and does not have the statutory authority to approve or modify an FS/RAP.

Following approval of the 2019 FS/RAP, the property owner began the Pre-Design Investigation (PDI), the details of which will inform the ultimate remedy design. The PDI fieldwork is still underway during preparation of this addendum.

The remaining Phase I RDDs addressing SVE and VOC remediation and inorganic remediation in groundwater are anticipated to be completed in spring of 2021. Implementation of the approved remedial designs is expected to be completed in late 2021.

After Phase I construction completion and verification that the remedy is operating as designed, institutional controls will be placed on the property. While it is anticipated that a recorded land use covenant between the State of California and the property owner will prohibit certain activities in order to protect the public from unsafe exposure to any contamination left in place, “the remedies evaluated and proposed in this FS/RAP are consistent with the potential future land uses set forth in the RBSP [Richmond Bay Specific Plan], including multi-family residential.” The site cleanup plan in the 2019 FS/RAP assumes a multi-family residential redevelopment footprint over the Site and cleanup of the groundwater and soil gas to a residential standard.

The City does have the authority and responsibility to approve a project for which ongoing remediation is planned, with uncertain outcomes. However, from a RISK MANAGEMENT standpoint how can the City take on this level of risk? Please tell us that you are not really going to rely on INSTITUTIONAL CONTROLS as a safeguard.

The Zeneca site has many challenges and implementation of a remedial activity does not ensure remediation will be effective. Some of the remedial activities proposed (VOC cleanup, metal cleanup) take years to assess, and thus how can the City approve a project when the remediation has not been completed. The last line in the section bears repeating again:

The site cleanup plan in the 2019 FS/RAP assumes a multi-family residential redevelopment footprint over the Site and cleanup of the groundwater and soil gas to a residential standard.

The public and proposed residents, are relying on the City to do the right thing as assumed in the RAP, redevelop on land which has been cleaned up to residential standards, before DEVELOPMENT OCCURS.

Respectfully submitted

Jeriann Alexander, Principal Engineer (CE) and Registered Environmental Assessor (National)

510-610-8052

From: [Jerry Nelluvelil](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 9:43:33 AM

Please consider the Richmond community. Stop the fast-tracking of this project. Housing does not belong on toxic land. Clean up the site and support our community members.

Urgently,
Mr. Jerry Nelluvelil
AP Calculus and Pre-Calculus Teacher, LPS Richmond
he/him/his
(214) 796-3791

From: [Jesus Moran](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:36:54 AM

Greetings Richmond City Councilmembers, Mayor, and City Clerk,

I am a high school teacher here in Richmond, and the health and well being of my students and their families is of great importance to me.

I heard about this development project at Campus Bay, and I am horrified to learn that this mega-development with 4,000 units is being proposed to be built on extremely contaminated and unsafe land here in Richmond. "More than 100 chemicals of concern—heavy metals, pesticides, and PCBs—remain after several incomplete remediations. Many of the toxic chemicals there known as “the dirty dozen,” cause cancer, reproductive damage and other health problems." For over 17 years we have asked for a clean up of this site, but the proposed housing development would begin building WITHOUT a comprehensive cleanup!

Yes, we need more housing options, but EVERYONE deserves to move into a safe, healthy environment.

Stop the fast-tracking of this project. Housing does not belong on toxic land.

Thank you,

Jesus Morán

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Jesus Moran
College Counselor
Leadership Public Schools, Richmond
Ed.M. Harvard Graduate School of Education '17
(323) 898-5212 | jmoran@leadps.org | IG: [j.morsweat](#)

From: [Jill](#)
To: [Tom Butt - external](#); richcityservant@gmail.com; [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [City Clerk Dept](#); [Laura Snideman](#)
Subject: PUBLIC COMMENT -Agenda Item I 1
Date: Monday, November 30, 2020 12:33:37 AM

To: Richmond City Council Members
440 Civic Center Plaza
Richmond, CA 94804
Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

As a resident of Richmond for the last 8 years, I join with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

A complete and detailed description of the project.

Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;

Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix;

Protection for future residents and people who use the Bay Trail from toxic releases after construction;

Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;

Protection for Stege Marsh and San Francisco Bay from toxic plumes;

An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to respect the votes of the people of Richmond and make no decision until the new council members are sworn in on January 12, 2021.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Thank you for hearing my concern shared with many of the Richmond Community.

Sincerely,

Jill Cruse
VP-Guest Experience
Olivia Companies

From: [Jillian Ortiz Cruz](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:10:06 AM

Stop the fast-tracking of this project. Housing does not belong on toxic land.

--

Jillian A. Ortiz Cruz
University of California, Berkeley, BASW

From: [Jim Brown](#)
To: [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Tom Butt - external](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: "Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)"
Date: Tuesday, December 01, 2020 10:35:17 AM

Dear all:

I just sent the following email to Mayor Tom Butt regarding future development at the Zeneca site. I trust you, too, will do the right thing and support the environment and not the developers at this afternoon's meeting. Let's make Richmond not only a safe city but a healthy city for our residents.

Sincerely,

Jim Brown

----- Forwarded message -----

From: **Jim Brown** <jimmarinabay@gmail.com>
Date: Tue, Dec 1, 2020 at 10:19 AM
Subject: Zeneca Site Development
To: tom.butt@intres.com <tom.butt@intres.com>

Dear Mayor Tom:

Don't pass the buck!

Let's keep Richmond's shoreline a sanctuary for wildlife and a recreational refuge for humanity as well.

The November election is a strong indication that the vast majority of Richmond residents do not approve of developing the Zeneca site. Irrespective of what the State Regulators might say, do you want to be the Mayor responsible for a single person becoming seriously ill or possibly dying because of developer greed?

When you were running for Mayor, I voted for you because I thought you were a voice of moderation who would bring people together and do the right thing. NOW DO IT! The electorate has spoken. They do not want the Zeneca site developed. This is no longer a question of politics. This is a question about caring for your community and environment surrounding it.

This afternoon vote your conscience, not your pocketbook. Vote against runaway

development of the Zeneca site and leave our shoreline pristine for Richmond residents and others to enjoy.

Sincerely,

Jim Brown

15 Southwind Circle

Richmond, CA 94804

Sent from [Mail](#) for Windows 10



Virus-free. www.avast.com

From: [Jim Hanson](#)
To: [City Clerk Dept](#); [Lina Velasco](#); [Laura Snideman](#)
Subject: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 12:18:05 PM

Dear Members of the City Council, City Manager Snideman, and Planning Director Velasco,

The Final Environmental Impact Report (FEIR) is inadequate in the description of city service cost impacts of this proposed development. There is insufficient information to make a decision on this project until estimated city service costs are provided to you as elected officials and to Richmond residents.

The FEIR notes that city wastewater service is insufficient to service the proposed project, but FEIR information on additional wastewater infrastructure costs (ie. "Utilities and Service Systems") is missing. Analysis of costs for extending police, fire, and other city services (ie. "Public Services") is also missing. The FEIR's so-called "mitigation measures" basically kick dealing with these cost issues down the road.

There can be no reliable fiscal analysis until the FEIR supplies the actual estimated costs of extending city services for this very large project. The fiscal impact reports that are provided rely only on per capita average costs, not actual estimated costs, of extending wastewater and city services. As you know, wastewater costs are going through the roof already, and city services are currently being delivered under an ongoing structural deficit. Therefore current per capita city service costs cannot be the sole basis for evaluating if the current project will benefit, or further risk, the city's financial sustainability.

In addition to the numerous other issues that are being raised on this proposed project, the necessary time spent to obtain more reliable fiscal information is critical, and no project should be approved until wastewater and city service cost information is transparent to all.

Thank you,

Jim Hanson
Richmond

From: [Jin Zhu](#)
To: [Tom Butt - external; richcityservant@gmail.com; Melvin Willis; Jael Myrick; Ben Choi; Demnlus Johnson; Nat Bates](#)
Cc: [Laura Snideman; City Clerk Dept](#)
Subject: Public Comment- Agenda Item I 1
Date: Monday, November 30, 2020 9:15:52 PM

I join with community advocates working to ensure the long lasting health and well being of our community and call on the Richmond City Council to not sign any development agreement or move forward on the Campus Bay Mixed Use Development (Zeneca) project until more information is provided.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact, it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Please respect the votes of the people of Richmond and make no decision until new council members are sworn in 2021!

Thank you for your consideration and time,
Jin

From: [Joan Peters](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 12:11:12 PM

Stop the fast-tracking of this project.

Housing does not belong on toxic land. There's no need to create crises like those at Love Canal and Hunter's Point! After all these years, we should all know better than to build housing, of all things, on toxic land!

Sincerely,
Joan Peters
1816 Carlson Blvd.
Richmond, CA

From: [John DeSerio](#)
To: [Melvin Willis](#)
Cc: [City Clerk Dept](#); [Laura Snideman](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 2:48:45 AM

Dear city of Richmond representatives,

I find it hard to believe that you would approve a new housing development on toxic land without a robust and thorough clean up.

Please stop the fast tracking of this project on toxic land.

John DeSerio

Please excuse any typos this email was sent from my mobile phone.

Please excuse any typos this email was sent from my mobile phone.

From: [John Hooper](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#); [Tan, Elaine@DIR](#)
Subject: Public Comment - Agenda Item I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 10:38:29 AM

Hello City Council, City Manager, and City Clerks of Richmond,

PLEASE STOP the fast-tracking of this project. Housing does not belong on this TOXIC land, previously used as a chemical dump site. There needs to be more soil evacuation and clean up to be done first before any housing or development on this land, otherwise there will be dangerous and harmful impact to residents living in the area like myself. I hope the fast-tracking of this housing project is not influenced by money hungry City Council members, City Managers or City Clerks because if you also live around this area, you would agree that you and your family's health and safety is more important than the amount of zeros behind a dollar sign.

Thank you for your consideration.

John Hooper
901 Jetty Drive
Richmond, CA 94804

From: [jzaldivarhn](#)
To: [City Clerk Dept](#)
Subject: Public Comments Agenda Item # I-1
Date: Tuesday, December 01, 2020 12:43:32 PM

Good Afternoon,

My name is Juan Zaldivar and I am a resident of the city of Richmond. I would like my comment to be included in the summarized version of Agenda Item # I-1.

I am an apprentice tradesman, as a sheetmetal worker. I believe that the campus bay project will do two things. One, bring more jobs to the community, they not only benefit me but all tradesmen in the area. Two, decrease housing prices on this side of the Bay Area as more residential properties will become listed when this project is completed.

And so, I urge the Major and the City Council to vote tonight and approve this project.

Thank you,
Juan Zaldivar

From: [Judith Piper](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Ben Choi](#); demnlus-johnson@ci.richmond.ca.us; [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site)
Date: Tuesday, December 01, 2020 11:19:48 AM

Dear Council Members,

I moved to Richmond in 2005 and over the years found it to be a community that had a direct connection with its governing body. Input from the community was welcomed, taken seriously and HEARD! From 2015 to 2020 I moved away. Gratefully, I have recently returned and plan to stay, investing in real estate and reconnecting with the community.

That being said, what has happened to our city council in these past years that I was away? I must say I am shocked! Over the years there has been a concerted effort to save and protect our shoreline by many, many organizations. This advocacy work seeks out a sustainable future and the proposed projects for doing so are impressive without question.

To put it bluntly, the majority rule on this current city council I find reprehensible. I needn't go into the details; you know who you are and the deplorable decisions you have made and continue to make. Had it not been for your backroom deals, Pt. Molate would be well on its way to becoming the ideal shoreline for living, work and play. And the Zeneca site— my god, to replace a project that would see through the removal of gross toxic substances with housing on top of poison—what a tragic display of despotic power.

Many, many people will be giving excellent, expert written or oral testimony with the specific reasons for not going forward with a housing project at the Zeneca site. For me, I remain stunned at what has happened here; it is beyond comprehension that the Richmond City Council's majority rule has subverted the will of the people over and over again. I didn't remotely think I would be moving back to a city with the local government partaking in dictatorial tenets of a few.

If there is one thing we have learned from the federal display of oligarchic power, it is short-lived, and eventually overturned with democratic rule. So be it here in Richmond! Will you continue to push through your baseless agenda at Zeneca before some of your terms are up, or will you allow the rule of the people to prevail in the name of a healthy and safe environment?

With hope for a better governing future for Richmond,
Judith Piper
36 Bayside Court
Richmond, Ca 94804

Sent from my iPad

From: [Julia Rogers](#)
To: [Tom Butt - external; richcityservant@gmail.com; Melvin Willis; Jael Myrick; Ben Choj; Demnlus Johnson; Nat Bates](#)
Cc: [Laura Snideman; City Clerk Dept](#)
Subject: Public Comment -- Agenda Item I-1 - Zeneca
Date: Tuesday, December 01, 2020 12:54:33 PM

Dear Councilmembers,

Thank you for all that you do to keep Richmond running. I appreciate all your hard work and passion.

Please vote no on the project to build on the former Zeneca site near the Bay Trail. Please allow time for more thorough study and clean up, given the chemicals that are still in the ground.

Thank you,
Julia Rogers
2105 Jetty Dr
Richmond, CA 94804

From: [Kate Leong](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 10:48:00 AM

To whom it concerns,
Please, Stop the fast-tracking of this project. Housing does not belong on toxic land.

--
Kate Leong

From: [Kathleen Wimer](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - City Council Agenda Item I-1
Date: Tuesday, December 01, 2020 12:10:05 PM

Please do not approve the development of a badly needed housing project in Richmond on top of what will become a lasting monument to your disregard for the health of the natural and human environment where you propose to put it - atop a toxic dump leaching carcinogens into the air and the bay as we speak.

It would be so sweet - for once - were a bunch of politicians to "get it" and understand how terribly, terribly disheartening, if not downright depressing, it is for the public to see, over and over again, officials who voters entrust to look out for our interests, do exactly the wrong thing; the thing detrimental to people and the environment. Not the kind of decision designed to appeal to visionary investors and entrepreneurs, either, for sure.

So why, with some notable exceptions, do you want to do the wrong thing here with this project that will bring Richmond shame instead of pride?

From: [Laura Lent](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item 1-1
Date: Monday, November 30, 2020 5:43:02 PM

I am writing to implore you not to proceed with development on the Zeneca site before it has been cleaned of its hazardous waste. This is a long-term issue that needs to be resolved for the sake of future humans and wildlife in this populous area. Future residents of the Bay Area and people who eventually live on the site should be able to live there, play there, and pass by there without risking toxic exposure. The more we learn about the impact of toxins on human health, the more we know that children's exposure starting even before birth is dangerous. Children are already dealing with possible lifelong effects of particulate inhalation from the increasing wildfires in California - we need to do everything that can be done to minimize their exposure in other arenas. It is the responsibility of Astra-Zeneca to clean up the mess left from past uses of its site. Please do not make a hasty decision that future generations will pay for.

Thank you for your consideration,
Laura Lent, frequent user of the Bay Trail and nearby El Cerrito resident

From: [Lena Anderson](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Sunday, November 29, 2020 5:38:03 PM

Dear Richmond City Council,

I strongly oppose the proposed housing development on the Zeneca shoreline. Please respect the will of the voters and defer a decision on this massive project until the new City Council members take office in January. I fully support a full and complete clean up of this area. This would provide more jobs and it means that future residents, visitors, workers, and wildlife would not be at risk of the toxins from this hazardous waste site. Please stand strong for the sake of our health and our future generation's health.

Thank you,
Lena Anderson

From: [Lincoln BERGMAN](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Monday, November 30, 2020 6:18:10 PM

Dear All—I am hereby joining my voice to those urging that you do not rush through the decision to forge ahead with the proposed construction of housing on the Zeneca site, toxic land that has not been fully cleaned up to meet standard safety standards. Thank you for what I hope will be a wise decision. Lincoln Bergman

From: [Linda Kalin](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 7:00:22 AM

Greetings Council Members and Mayor Butt,

Our area experienced a 4 point earthquake at the time that you reversed Richmond's policy of requiring a full land cleanup in order to accommodate the currently proposed development. Could you not heed that warning of the fragility of the location in question? Earthquake zone, abutting the Bay, in a major urban area. Capping the toxic soil and building on top of it is a recipe for future disaster.

Removal and relocation of the soil is the only responsible thing to do. Future safety demands it.

Linda Kalin

From: [Lisa Park](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Monday, November 30, 2020 8:09:14 PM

I'm re-sending this email in case the subject line was not correct in my first email.

To: Richmond City Council Members
440 Civic Center Plaza
Richmond, CA 94804

Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer
Chemical Site

I join with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

- A complete and detailed description of the project.
- Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;
- Protection for the people who work at adjoining properties from toxic

plumes which seep offsite as there is no barrier beneath the toxic mix;

- Protection for future residents and people who use the Bay Trail from toxic releases after construction;
- Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;
- Protection for Stege Marsh and San Francisco Bay from toxic plumes;
- An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to respect the votes of the people of Richmond and make no decision until the new council members are sworn in on January 12, 2021.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Sincerely,

Lisa Park
5626 Bayview Avenue
Richmond, CA 94804

From: lizstruble@aol.com
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment- Agenda I-1
Date: Tuesday, December 01, 2020 8:23:26 AM

Hi,
PLEASE do NOT allow housing to be built on toxic land. It is imperative for everyone's health that it be cleaned up FIRST! This will have lasting implications for the city of Richmond.
Thanks for making the correct choice,
Liz Struble
2514 Carlson Blvd.

From: [Luis Cambroner](#)
To: [City Clerk Dept](#)
Cc: [Tom Butt - external](#); [Eduardo Martinez](#); [Nat Bates](#); [Laura Snideman](#)
Subject: Public comment - Agenda item I 1
Date: Sunday, November 29, 2020 1:53:11 PM

To who it may concern,

My wife and I are very concerned with the soil quality of the Astra Zeneca site.

In order to protect both the wild life bay and the community, we feel strongly that this contaminated area should be cleaned up properly.

Thank you.

Luis Cambroner Pérez

ES: +34 658131370

US: +1(408) 307-8695

Linkedin: <https://www.linkedin.com/in/lcambroner/>

Skype: l.cambroner

From: blavkace49@yahoo.com
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Monday, November 30, 2020 2:33:20 PM

It has come to my attention, the Richmond City Council, is about to vote to approve an Agenda Item I 1, a plan to build a mixed-use development, (up 4,000 housing units) on the Zeneca's former chemical plant site, a toxic waste dump next to the Bay Trail. I oppose this proposed project. A site containing unhealthy chemical toxins is instead of being completely cleaned to lower the risk from hazardous leaks for residents and future residents and wildlife using the surrounding marsh, is to have a concrete cap placed over it's 500,000 cubic yard contaminated soil. This lame-duck Richmond City Council should delay any vote of this massive importance until the new Richmond City Council members are sworn in January, 2021. I have been a resident in Richmond since 1985, when my wife and I bought our home. Do not rush to approve this project!

LW

From: [Maggie Dunlap](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment--Agenda Item I-1
Date: Monday, November 30, 2020 6:55:02 PM

To the above:

Stop the fast tracking of this project. Housing does not belong on 'toxic' land. Do a full and complete clean up first.

Thank you.

Maggie Dunlap
Marina Bay Resident

From: [Maggie Paul LAZAR](#)
To: [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#); [City Clerk Dept](#); [Irene Perdomo](#)
Subject: Public Comment Item I-1
Date: Tuesday, December 01, 2020 11:26:46 AM

Dear Mayor, City Council Members and City Manager:

I oppose the addendum to the Richmond Bay Specific Plan and believe the approval of the housing development on Campus/Bay/Zeneca/former Stauffer should be delayed. The community wants a better cleanup of the site. Without a more extensive cleanup the site isn't safe for nearly three times the residences as outlined in the Specific Plan.

Buildings used for research and industry don't pose equivalent risks to occupants as buildings used for residences. In their presentation to the Planning Commission, Shopoff stated that there was no money to be made in research developments. This is not an adequate reason to increase the number of residences beyond the target in the Specific Plan.

I urge the Council to protect the safety of future Richmond residences. Don't allow ground floor residences. Don't allow the increase in units. Don't approve these exceptions to Richmond's plan.

Sincerely,

Maggie Lazar

From: [Margarite Reynolds](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:40:43 AM

Dear Richmond City Councilmembers:

I adamantly oppose approval of Shopoff Realty's 4,000 unit residential development to be built on top of the Campus Bay/Zeneca toxic waste dump site owned by Astra-Zeneca.

What is the problem?

- The proposed clean up is inadequate & unsafe for residential use, the wetlands, and the San Francisco Bay.
- A 4,000 unit residential development on this site, with 11,000+ new residents, will be disastrous for the wetlands, wildlife, and S.F. Bay.
- 80+ acres of scarce open space should be preserved.

Approval of the development should not be rushed through. The Richmond City Council should reject this proposal or postpone its decision until after the community's concerns are addressed.

I urge you to do the right thing: look at the big picture. Do not vote today to approve this ill-conceived, dangerous, and destructive plan. Be on the right side of history.

Thank you for your consideration of my thoughts.

Sincerely,

Margarite Reynolds
Bay Area resident, 20+ years

From: [Markus Niebanck](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: December 1, 2020 Richmond City Council Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 3:29:48 PM
Attachments: [2020 11 30 - December 1 Richmond City Council Public Comment Agenda Item I-1.pdf](#)

Councilmembers:

As you are all well aware, the environmental history, understanding, and remediation of the Campus Bay property are critically important to its safe and economically sustainable redevelopment.

This aspect is important to many, and I've been following the conversation in the public space with great interest. Safe redevelopment is predicated on a deep and accurate understanding of site conditions and hazards and opposition to redevelopment must be as well.

Over the years and especially of late the environmental condition of the Campus Bay property and the agency-approved remedy have been mischaracterized. I address aspects of this in the attached comment submitted for Agenda Item I-1.

Thank you for receiving this.

Markus B. Niebanck, PG

Principal

amicus - Strategic Environmental Consulting

580 Second Street, Suite 260

Oakland CA 94607

510.693.1241

www.amicusenv.com

To: Richmond City Council
From: Markus Niebanck, PG
Date: November 30, 2020
Subject: December 1 Richmond City Council Public Comment Agenda Item I-1

This short note is transmitted in advance of the December 1 council meeting regarding the Campus Bay property and its environmental condition. This message is sent in an effort to balance and elaborate upon information presently being disseminated in the public space.

About me - I have been an environmental practitioner for over 30 years and specialize in remediation and hazard mitigation associated with the conversion of post-industrial property to community-serving purposes (housing, employment, economic development). During the last six years, I served EFG, the Campus Bay noteholder, as their internal environmental manager. I am very familiar with the Campus Bay property and support its remediation in advance of redevelopment. It is critically important that this remediation be complete and comprehensive and that the property is returned to a condition safe for all future residents, workers and visitors. I believe that DTSC has worked tirelessly to motivate a remedy that accomplishes this objective.

Specific items in need of elaboration/correction:

1. If the protection of human and environmental health is indeed the objective of the folks speaking up, the conditions and risks must be described accurately. Because without a correct description of the condition, how can one ever hope to come up with a suitable cure? The conditions and the remedies are presently not being described accurately at all.

There's a possibility that the objective isn't actually as it is described. And if this is the case, the misrepresentations serve a different purpose and should be recognized as such.

2. With respect to **VOC contamination**, the loudest voices claim that the remedy approved by DTSC will not treat VOC contamination and that all the remedy calls for is a site-wide concrete cover leaving the legacy of contamination to be inherited by generations to come.

This could not be further from the truth. The approved remedy calls for the remediation of VOC contamination in soil, soil vapor and groundwater by physical extraction and treatment to the very strict endpoint required for ground-floor residential occupancy.

It must be noted that this thorough remedy came about in large part because of work by local residents and environmental advocates in the mid-2000s. At that time a project was being considered that truly would have left all the VOC in place; but for the work of passionate people this is precisely what would have taken place. The current VOC remedy is comprehensive and achieves what has been called for by the environmental advocates over many years.

3. With respect to the treated cinders in the southern agency-approved management area, the material has been described as “500,000 cubic yards of contaminated soil.” This is not accurate. The material is actually a metallic material that originated as the natural mineral, pyrite. The material is referred to as “cinders” and had been historically used to fill large portions of the site over its years of operation. When it was determined that the cinders were the source of metals that leached to groundwater the material was excavated from where it had been used as fill, crushed and mixed with crushed limestone to neutralize its pH and leaching characteristic, then placed in six-inch compacted lifts in engineered excavations in the southern portion of the property.

The treated cinder management area was constructed such that its bottom is about five feet above the top of the local groundwater table.

Contingency measures are called for in the approved remedy to evaluate the possibility of groundwater-treated cinder interaction in the event that a warming planet causes a **significant rise in sea level/groundwater level**. The following points must factor into any consideration of the results of rising water with respect to the treated cinders:

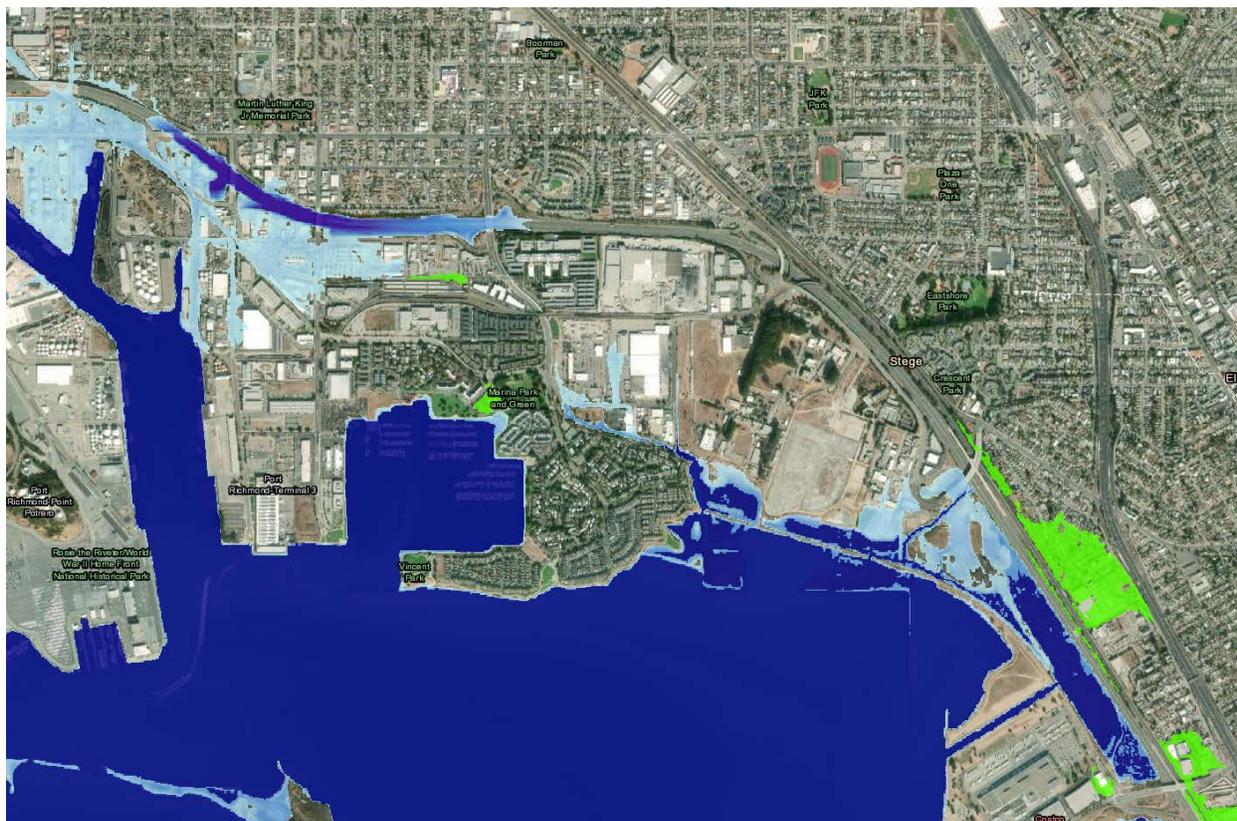
- a. When the treated cinder management area was constructed a flow-through barrier for the removal of metals from migrating groundwater was constructed at the downstream edge of the property near the slope break as a contingency measure. That barrier exists to this day and will be replenished as needed in the future.
- b. The remedy calls for the area near this barrier and the area 100 feet to its north to remain free of development in order to allow access to the area in the event monitoring points up an unstable condition that requires the implementation of re-stabilization measures (these contingency measures are detailed in the approved remedy).
- c. Long-term post-development groundwater monitoring is required across the property. The site will not be “abandoned” in an environmental sense, as groundwater samples will be collected and conditions evaluated for a long time. In the event this monitoring identifies a condition (treated cinders or any other condition), the remedy describes contingency measures required to be taken to cure any upset.
- d. Sea level and associated nearshore groundwater levels would have to increase by approximately five feet for groundwater to come in contact with the treated cinders. Sea level rise well in excess of 10 feet would have to occur to potentially physically destabilize the project property. See the model imagery below excerpted from the NOAA sea level rise web page below to show neighboring property inundation under a five-foot and 10-foot rise scenario. As shown, the Campus Bay development remains above water even in a 10-foot scenario.

4. Concerning the land use restrictions (environmental covenants) and related site environmental quality – the stipulations described in the remedy are to be integrated into a standard-language DTSC Land Use Covenant framework. The language pertaining to schools and hospitals and other “sensitive” site uses is DTSC standard language that is incorporated into virtually all covenants, irrespective site specific conditions. It is very important to understand that these aren’t **special restrictions** created to address a specific Campus Bay risk. It’s easy to point to the covenant and claim that the site is so contaminated that a sensitive use must be avoided at all cost – this not the case.

In the future, should such uses be desired/contemplated the covenant allows a project proponent to evaluate any area of the site for the construction of such a use and engage with DTSC oversight to ensure suitability for construction.

Please consider the information provided here tomorrow evening as the commentary provided by others will possibly be imprecise.

SEA LEVEL RISE SCENARIOS (FROM THE NOAA WEBSITE):



Five feet of sea level rise.



Ten feet of sea level rise.

From: [Marlin Williford](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:36:26 AM

Greetings Richmond City Councilmembers, Mayor, and City Clerk,

I am a high school Dean here in Richmond, and the health and well being of my students and their families is of great importance to me.

I heard about this development project at Campus Bay, and I am horrified to learn that this mega-development with 4,000 units is being proposed to be built on extremely contaminated and unsafe land here in Richmond. "More than 100 chemicals of concern—heavy metals, pesticides, and PCBs—remain after several incomplete remediations. Many of the toxic chemicals there known as "the dirty dozen," cause cancer, reproductive damage and other health problems." For over 17 years we have asked for a clean up of this site, but the proposed housing development would begin building WITHOUT a comprehensive cleanup!

Yes, we need more housing options, but EVERYONE deserves to move into a safe, healthy environment.

Stop the fast-tracking of this project. Housing does not belong on toxic land.

Thank you,

--

Marlin M Williford
Pronouns: He/Him
Upper School Dean of Students
Leadership Public School - [Richmond](#)
Cell: (504) 206-8411
Work: (510) 949-9151

" Not everything that is faced can be changed, but nothing can be changed until it's faced." - James Baldwin

From: marshavaughn3@att.net
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Richmond City Council Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 6:12:49 PM

Good evening,

I am writing to voice my objection to the Zeneca Shoreline development. It is being done against the will of the voters and without proper environmental impact studies and/or clean up. You all know this. Please do not move forward but allow the new City Council the time to evaluate this project thoroughly. It is not in the best interests of Richmond citizens, especially in these time.

Thank you for doing the right thing,

Marsha Vaughn
2513 San Mateo Street
Richmond, CA 94804

Take time to laugh. It is the music of the soul.

From: [Martin Verhoeven](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: public comment on Campus Bay
Date: Monday, November 30, 2020 9:21:49 AM

Please consider opposing this “development” as short-sighted, badly conceived, and potentially passing on a hornets nest of problems for whoever follows you.

Rising sea level reality alone should nix this site for residential housing. The moral and ethical issues of exposing workers and residents to exposure from harmful and life-degenerative chemicals should give you pause. Moreover, the economic ramifications are boggling: toxic cleanup would be \$\$; and an haphazard, partial cleanup would come back to haunt us with lawsuits, even more expensive cleanup requirements etc. . . . all paid for by whom? Once clearing, digging, soil sampling begins in earnest, for SURE, unexpected toxic contaminants will be discovered. Paying for their removal (assuming removal instead of containment is an option—also costly) or covering them over, they won't simply disappear. Cost overrun will be through the roof. What deep pockets does the City of Richmond have to even fantasize about dealing with all of this fallout? Finally, “saving the Bay” has been and remains one of the most important and existential issues of all of us who share the Bay, and protect it for posterity. If we do not rise to this challenge, who will? Do what's right; it is what is required of you in your most weighty fiduciary role.

sincerely,
Martin J. Verhoeven, Ph. D

From: [Mary Franklin](#)
To: [City Clerk Dept](#)
Subject: PUBLIC COMMENT - AGENDA ITEM I 1
Date: Monday, November 30, 2020 10:46:59 AM

DO NOT APPROVE THE DEVELOPMENT AT ZENECA

PLEASE RESPECT THE WILL OF THE VOTERS AND DEFER A DECISION ON THIS MASSIVE PROJECT UNTIL THE NEW CITY COUNCIL MEMBERS TAKE OFFICE IN JANUARY.

This is toxic land and covering it with a concrete cap does not prevent leakage into the Bay. We use this section of the Bay Trail at least 2-3 times a week and this DEVELOPMENT ON TOXIC LAND IS HARMFUL TO EVERYONE.

How could these homes be sold to families with young children, our most vulnerable population?

WAIT AND DO NOT APPROVE!!!

Thank you,
Dr. & Mrs. H.A. Franklin

From: [Megan Zapanta](#)
To: [Tom Ball - external: richcityservant@gmail.com](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demetrius Johnson](#); [Nat Bates](#)
Cc: [City Clerk Dept](#); [Laura Snideman](#)
Subject: Public Comment - Agenda Item 11
Date: Tuesday, December 01, 2020 12:59:04 PM

Dear Council & City Clerk,

As the Richmond Organizing Director of the Asian Pacific Environmental Network, I am writing on behalf of my organization and our membership to urge you to consider the health and safety of the community and natural environment and not move forward with signing a development agreement for the Zeneca Site. We support the recommendations of the Richmond Shoreline Alliance and urge you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Until an updated Human Health Risk Assessment and Environmental Impact Report can address safety concerns for residents, workers and the local habitat, we ask that you don't move forward and instead, allow the new council, seated in January 2021, to take on this issue.

sincerely,

Megan Zapanta

Richmond Organizing Director

Asian Pacific Environmental Network (APEN)

--

Megan Zapanta
Pronoun: She, Her
Richmond Organizing Director, Asian Pacific Environmental Network
p: 510-236-4616 X 331 a: 12818 San Pablo, Richmond, CA 94805
426 17th Street, #500 Oakland, CA 94612
s: [apendej.org](#) e: [megan@apendej.org](#)



From: [Michael Gliksohn](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1 on 12/1/20 City Council Agenda
Date: Monday, November 30, 2020 8:20:56 PM

Dear Mayor Butt and Richmond City Council Members,

I am writing to express my strong opposition to your possible approval of the housing development on the toxic waste dump known as the Astra Zeneca site on the Richmond waterfront. This is an extremely bad idea; dangerous, deadly and a sellout.

Here's what Mayor Butt had to say about the reliability of DTSC's work back in 2005.

"... no matter how many toxicologists these agencies have on staff, they are all inept government bureaucracies that are essentially incapable of doing anything other than sitting at desks and shuffling paper. In the end, effective resolution of these problems usually falls to ordinary citizen activists who have some motivation other than pulling down a fat government paycheck and counting the days until they can retire on a bloated government pension."

What has changed, Tom?

Please do not ram this development down the throat of Richmond and its citizens. There are better ways to get the housing we need.

Thank you,
Michael Gliksohn
Richmond resident

From: [nancy delaney](#)
To: [City Clerk Dept](#)
Subject: Public Comment, Agenda Item I-1
Date: Tuesday, December 01, 2020 12:57:52 PM

Dear Mayor and City Council, I was given a tour of the area and of another nearby residential project that has suffered with cancers as a result of the poisons from the petroleum industry.

I am asking you to make sure that any rulings you make insist that any land used for residential or recreation standards meet public health standards for residential use completely.

I think of Hunters Point that was not remediated for human presence and generations of poor people who suffer disease because of decisions by people who didn't care. And we can look up who they were...people who caused cancer in children.

The coming warming and rise of Bay waters will commingle with the land and suck off poisons in the land, man-made deposits, residues of petroleum greed, into the bay. Complete remediation is necessary.

The Public Health Dept has given a you true assessment. Do not disregard their truths or you will be held responsible for the coming cancers of children who will be moving there with your careless decisions. Please use your sense of responsibility wisely. Thank you.

Nancy Delaney
5815 MLK Way # 32
Oakland, CA. 94609

[Sent from Yahoo Mail on Android](#)

From: [Nina Thayer](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Tuesday, December 01, 2020 10:34:35 AM

Please clean up the Zeneca site to residential standards before letting it be developed.

From: [Norm Milstein](#)
To: [Ben Choi](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Laura Snideman](#); [City Clerk Dept](#); [Melvin Willis](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 9:49:00 AM

Dear Mayor, City Manager, Council Members, City Manager, and City Clerk,

Thanks for your service to Richmond. I am providing input regarding Agenda Item I-1

Fast-Tracking a housing development that could expose many, many people to severely dangerous chemicals *seems highly irresponsible.*

Please do not fast-track a development that needs a much closer look. *People's lives and health could genuinely depend on your decision.*

Thanks so much for considering my input,

Best Wishes,

--Norm Milstein



SPRAWLDEF

Sustainability, Parks, Recycling And Wildlife Legal Defense Fund

802 Balra Drive, El Cerrito, CA 94530
510 295-7657 www.sprawldef.com n.laforce@comcast.net

November 30, 2020

VIA EMAIL ONLY

Richmond City Council
cityclerkdept@ci.richmond.ca.us

Mayor Tom Butt &
Council Members Nat Bates, Ben Choi, Delmnus Johnson,
Eduardo Martinez, Jael Myrick, Melvin Willis
City of Richmond, Richmond, CA

Re: Public Comments, Agenda Item I-1, Public Hearing on Richmond Bay Specific Plan
and Addendum, City Council Meeting December 1, 2020

Dear Mayor Butt and Council Members, Bates, Choi, Johnson, Martinez, Myrick, and Willis:

SPRAWLDEF opposes the City Council adopting the Addendum to the Richmond Bay Specific Plan Environmental Impact Report, adopting of the Mitigation Monitoring and Reporting Program, approving the vesting of the Tentative Map and Use Permit for the proposed project, and introduce an ordinance approving the Development Agreement between the City and the applicant.

SPRAWLDEF opposes the large scale housing project on this toxic site due to the danger that the toxics pose to the residents of any proposed housing, the potential impacts of sea level rise for release of the toxics not removed, and the fact that this housing project is located on the edge of Richmond and not in the downtown area where it would be easily accessible by BART and Bus.

Toxic Issues Not Addressed

The 86-acre site is the toxic legacy of the Stauffer Chemical manufacturing plant and subsequently Zeneca (manufacturing stopped in 1997). Zeneca bears the lion's share as one of the designated responsible parties. It meets all the criteria of a superfund site and has been described as one of the most contaminated sites in the state. A stone's throw from the San Francisco Bay Trail, sea level rise is a major concern. According to CAG member and chemist Stephen Linsley "when

sea water from the Bay enters the soil on this site by liquefaction in a future earthquake or sea level rise, the toxic arsenic, mercury, and lead in the cinders there will be liberated, as the salts and oxygen in that Bay water turn the cinders into sulfuric acid.”

The Richmond Southeast Shoreline Area Community Advisory Group (RSSA CAG), a volunteer group that meets regularly with the Department of Toxic Substances Control (DTSC) about the “Campus Bay” Zeneca/Stauffer Chemical and other contaminated sites, refutes the idea that in-situ remediation and capping is adequate to protect human health and the environment. For more than 17 years the community has been demanding a robust cleanup of this site. However, community concerns were overruled last year (September 24, 2019) when certain members of the city council pushed through a reversal of the prior unanimous council vote (July 10, 2018) that had supported a full and complete removal; instead the reversal allows 90% of massive quantities of hazardous waste to remain permanently, with a concrete cap on top but nothing to stop the hazards from continuing to move offsite via groundwater.

SPRAWLDEF believes leaving the bulk of the hazardous material on site is dangerous to public health and the surrounding environment. The deadliest hazards include: arsenic, mercury, lead, thallium, barium, cobalt, copper, nickel, and vanadium, volatile organic compounds (VOCs) (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, 1,2-dichloroethane, benzene, acetone, and 1,2,4-trimethylbenzene), and polychlorinated biphenyls (PCBs), and more than a few banned pesticides. Most are mixed throughout the site, and for the worst areas, no treatment exists to date that treats one hazard without making others worse. It does not help that existing groundwater plumes have been carrying many of these hazards into neighboring properties for years, as well as Stege Marsh and San Francisco Bay.

Current on-site treatment plans do not address these plumes, nor that rising sea levels increase the water pressure behind them. The geotechnical report written by ENGEO (Staff Report, appendix C) does not mention the 500,000 cubic yards of toxic material that is on the site. As described, the preparation and foundation anchoring described will require massive excavation/disturbance of toxic material but there is no plan to address how this will be done safely.

If a complete removal was implemented, deed restrictions banning hospitals, schools, childcare and senior care facilities would not be required; cementing over most of the site to prevent contact with the soil would not be required; and the building of future homes, businesses, and recreational areas could proceed without the financial and health risks posed by a major toxic waste dump on the San Francisco Bay shoreline.

Changed Circumstances Regarding the Impact of Sea Level Rise

Citizens for East Shore Parks will be addressing in greater detail and analysis the changed circumstances with regard to the rise in sea levels and the impacts that such a rise will bring to the site. SPRAWLDEF incorporates those comments as though set forth in this comment letter.

Changed Circumstances Regarding Traffic

The EIR for the project was certified in November 2016. We are now four years later with increases in development and traffic in the West County and Northern Alameda areas. Prior to the Covid-19 pandemic, these changes had resulted in increases in traffic congestion and greenhouse gases that were not analyzed in the EIR. The Addendum does not address these changed circumstances. A Supplemental EIR needs to be prepared to address these changed circumstances.

Failure to Implement an Adaptive Flood Risk Management Plan

Prior to the issuance of building permits, the project must submit an Adaptive Flood Risk Management Plan (AFRMP) for approval. No entitlements can be granted until that Plan is approved. Hence, provisions in the proposed Development Agreement and in the ordinance approving the project which state that entitlements are granted must be removed since no AFRMP is included in the documents necessary for approval of entitlements.

Moreover, the AFRMP does not appear to be based on the current science concerning sea level rise which has now accelerated since 2016 and thus will result in higher than previously predicted sea level rise. The project cannot be approved based on the provision that an AFRMP will be prepared that is not based on the current science regarding sea level rise. In fact, given the rapidly changing conditions that are causing sea level rise to accelerate both in the time it will take place and the increase in the level of sea level rise, the City should be demanding that a scientifically based AFRMP be created and approved as a key element of any project approval. Until that is completed, no project should be considered.

The Economic Analysis is Flawed Because It Does Not Analyze the Costs of the AFRMP for the Project or Costs of flooding due to sea level rise.

The economic analysis that the City relies upon is flawed and cannot provide a sound basis for projecting both project costs and revenues because it does not include the costs of preparing and then implementing the AFRMP for the project. Any revenue projections are entirely speculative without knowing the costs of the AFRMP for the site. An AFRMP that would protect against the flood risk from sea level rise could range into hundreds of millions of dollars based on similar sized projects proposed around the Bay. Moreover, there is no analysis of the costs from

the flooding of the site under different scenarios. This analysis must be done for a proper and legally sufficient economic analysis to be used to justify a Statement of Overriding Considerations. Without knowing the costs of an AFRMP to protect against the current new analysis of sea level rise, the economic analysis lacks substantial basis and is rank speculation.

The Land Development Agreement Unreasonably Restricts the City From Future Decisions Regarding the Project

The Development Agreement for the site locks the City into having no further control of the development once it signs, so it has no legal standing. Future city councils will not be able to amend the project or have any control over land use decisions if the project is approved. This appears to be designed to prevent the new council majority from making any future changes due to the fact that the new city council will have a different majority. In this respect, this is no different from Donald Trump barreling forward with the appointment of Judge Amy Comey Barrett to the Supreme Court in the midst of the presidential election. You should not approve a similar rush to judgment and loss of control of this project.

Recommendation To Not Approve the Proposed Project

SPRALWDEF urges the City Council to deny approvals at the December meeting and vote to require a Subsequent or Supplemental Environmental Impact Report to deal with the changed circumstances until further environmental review is carried out on the impact of sea level rise for dispersal of toxic contaminants into the Bay and onto the site itself with potential impacts on the residents who may be living in the units on site.

Sincerely yours,

Norman La Force

Norman La Force,
President



San Francisco Bay Chapter

Serving Alameda, Contra Costa, Marin and San Francisco Counties

2530 San Pablo Ave., Suite I, Berkeley, CA 94702

510-848-0800

www.sierraclub.org/san-francisco-bay

info@sfbaysc.org

November 30, 2020

VIA EMAIL ONLY

Richmond City Council

cityclerkdept@ci.richmond.ca.us

Mayor Tom Butt &
Council Members Nat Bates, Ben Choi, Delmnus Johnson,
Eduardo Martinez, Jael Myrick, Melvin Willis
City of Richmond, Richmond, CA

Re: Public Comments, Agenda Item I-1, Public Hearing on Richmond Bay Specific
Plan and Addendum, City Council Meeting December 1, 2020

Dear Mayor Butt and Council Members, Bates, Choi, Johnson, Martinez, Myrick, and Willis:

The Sierra Club opposes the City Council adopting the Addendum to the Richmond Bay Specific Plan Environmental Impact Report, adopting of the Mitigation Monitoring and Reporting Program, approving the vesting of the Tentative Map and Use Permit for the proposed project, and approving the Development Agreement between the City and the applicant. Sierra Club joins in the comments of Citizens for East Shore Parks and SPRAWLDEF.

Sincerely yours,

A handwritten signature in black ink that reads "Norman La Force". The signature is written in a cursive, flowing style.

Norman La Force,
Chair, Sierra Club
East Bay Public Lands Committee

From: [Omar Duran](#)
To: [City Clerk Dept](#)
Subject: Public comments agenda Item i-1
Date: Monday, November 30, 2020 8:16:51 PM

Hello Richmond City Council members,

My name is Omar Duran and I am a resident of Richmond CA. I am also a member of IBEW Local 302 here in Contra Costa County. I am writing to say that I am in favor of the Campus Bay project that is planned for construction in Richmond. I am originally from the peninsula where it is beautiful. Now that I am a home owner here in Richmond I would love to see growth for our city and would like it to also be thought of as beautiful by others. I would like to also see this city make improvements that will also benefit my children in the long run. I am proud to call the city of Richmond my home. This project will bring new jobs, affordable housing and commercial space to the city which can provide multiple opportunities for people in our city. Thank you for your time and for taking this into consideration when making your decision.

Best Regards,
Omar Duran

From: [pr_darrow](#)
To: [City Clerk Dept](#)
Subject: Public Comment, Agenda Item I-1
Date: Monday, November 30, 2020 3:32:22 PM

Dear Mayor Butts & City Councilmembers,

I am writing to voice my deep concern about the Zeneca Project housing plan that you all are taking under consideration. A Public Health Assessment done by the California Department of Public Health (CDPH) and the Agency for Toxic Substances and Disease Registry (ATSDR) states this number one recommendation: "CDPH and ATSDR recommend the Zeneca site be cleaned up to levels consistent with residential standards if the land use changes from industrial to residential or recreational."

Have we not learned anything about environmental hazards over the years affecting the land and causing incredible and detrimental health travesties to our people, especially the most vulnerable among us who suffer the most: low-income and often times BIPOC?

Although I do not live in Richmond, I care deeply about people and about the health and safety of the land we live on. Please do not allow this Zeneca Project to go forward. Capping the toxicity will not prevent the rising waters to seep into the already damp contaminated soil beneath. Who will be responsible for the harm done to people living on this site out of financial necessity? Who will oversee the spread of the contaminants into the water as the waters rise?

Please do not allow this plan to go forward without complete remediation of the soil to residential standards. Our Bay is just beginning to recover from all the damage we have done in the past. And more importantly, you will have blood on your hands from people getting severe health conditions that they will most likely die from.

Thank you for taking all of this into consideration before making a decision. Your constituents depend on it.

Pamela Darrow

From: pwiner@yahoo.com
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Monday, November 30, 2020 10:25:42 PM

Dear Richmond City Council Members,

I am strongly against City Council Agenda Item **I-1**, **the** proposal to build 4,000 residences on the extremely contaminated Zeneca shoreline site WITHOUT first doing a full and complete cleanup.

Not doing a proper clean up at this site is short sighted, irresponsible, and ultimately detrimental to the prosperity of the city and it's residents.

Yours truly,
Paul Winer
2322 Dolphin Dr
Richmond CA, 94804

From: [Paula Lawrence](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [City Clerk Dept](#)
Subject: FW: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan.
Date: Tuesday, December 01, 2020 10:25:41 AM

From: Paula Lawrence
Sent: Tuesday, December 1, 2020 10:19 AM
To: 'Laura_Snideman@ci.richmond.ca.us' <Laura_Snideman@ci.richmond.ca.us>
Subject: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan.

Stop the fast-tracking of this project. The new council needs to review it. Developments built on toxic land will cost the city more in the long run, as there will certainly be lawsuits and reparations when people start to get sick from the numerous toxic chemicals on this site.

From: [Pearla Ponce](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:19:05 AM

Stop the fast-tracking of this project. Housing does not belong on toxic land.

--

Best Regards,

Pearla Ponce

UC Santa Barbara | Class of 2017

Hermanas Unidas Inc.

From: [Phillip Front](#)
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 11:20:29 AM

I am a Richmond resident and homeowner and I would like to offer my support to adopt the resolution outlined in agenda item I-1. Richmond should stand with scientists, experts, and public servants at DTSC who agree that the proposed cleanup plan 3a is sufficient to safeguard the public and environmental health of the community. I'm concerned that many city council members who oppose this resolution believe that they are more knowledgeable about environmental risks than the hard-working experts and career scientists at DTSC. Furthermore, many opponents to this resolution are doing so because they would rather have the city implement cleanup plan 6, which would remove and replace all the toxic soil on the Zeneca site. While this sounds like a great idea on the surface, it would take ten years and 64,370 truck trips, vs. two years and 1,050 dump truck trips for plan 3a. Cleanup alternative 3a would be much less expensive, cause less disruption for local residents, and create less air pollution than alternative 6--and experts agree that it would adequately address the environmental and safety needs of the community. I urge all members to listen to scientists and adopt this resolution.

Thank you,
Phillip Front
680 31st St.
Richmond, CA

From: [Pierre Labossiere](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 6:58:59 AM

Honorable Mayor and Members of the City Council,

Stop the fast-tracking of the project on the toxic Zeneca site. Housing does not belong on toxic land.

All the best and stay safe,

Pierre Labossiere

From: [REBECCA PARNELL](#)
To: [Tom Butt - external](#); [Melvin Willis](#); [Jael Myrick](#); [Nat Bates](#); [Ben Choi](#); demnius_johnson@ci.richmond.ca.us; [Eduardo Martinez](#)
Cc: [Laura Sniderman@ci.richmond.ca.us](mailto:Laura_Sniderman@ci.richmond.ca.us); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 12:28:34 PM

I am for this housing development as long as it meets California Department of Toxic Substances requirements.

From: [Regina Gilligan](#)
To: [City Clerk Dept](#)
Subject: public comments agenda Item I-1
Date: Monday, November 30, 2020 9:15:43 PM

Please reconsider this ill advised and dangerous plan. Would you want your children or grandchildren playing in the dirt and grass where Plutonium (from the Hiroshima and Nagasaki bombs) among many other toxic chemicals were processed and dumped for over 100 years. Do we as a community want future blood on our hands for some dollars in our pocket now.

There are many similar sites where tragedy has happened including near Stauffer Chemical plants in other parts of the USA where similar chemicals were dumped. I can mention a project I worked on "Dark Circle" about a disaster in Rocky Flats, CO where children playing in their backyards getting scratches died painful deaths from hazardous chemicals that lived in the soil. KQED showed the film as a warning to communities like ours about building on toxic waste dumps.

There are many other sites the city owns, built there. Create a downtown that is livable and inviting to families and business. We have the transportation links.

Regina Gilligan, resident

From: rfree@sonic.net
To: [Tom Butt - external](#); [Eduardo Martinez](#); richcityservant@gmail.com; [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comments-Agenda Item I-1: Addendum to the Richmond Bay Specific Plan Environmental Impact Report re Campus Bay-Zeneca Site Development
Date: Tuesday, December 01, 2020 11:57:04 AM

Dear Mayor Butt, Vice Mayor Bates, Council Members and Staff:

I write in opposition to the proposed site development.

The very notion - let alone the practice - of building homes on un-remediated soil is, to put it mildly, sheer folly.

Will the developer fully divulge to potential buyers the fact that said homes are constructed atop toxic waste? Experience in related sites tells us that, more often than not, the average developer will not do so (profoundly unethical).

How would you feel if you purchased such a home, and then after the fact, discovered this deception?

The health of you and your family compromised, your property value greatly diminished.

I respectfully ask that you deny the project.

Thank you.

Richard Freeman

Kensington, CA

From: cespmanager@eastshorepark.org
To: [City Clerk Dept](#); [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Demnlus Johnson](#)
Subject: PUBLIC COMMENT, AGENDA ITEM I-1, RICHMOND BAY SPECIFIC PLAN December 1 2020 Richmond City Council
Date: Tuesday, December 01, 2020 12:32:24 PM
Attachments: [2020 12 1 CESP Comments to RCC re Zeneca \(00000002\)v2.pdf](#)

Dear Mayor Butt and Councilmembers Choi, Bates, Martinez, Willis, Myrick, and Johnson,

Please find attached comments submitted by Citizens for East Shore Parks (CESP) regarding Agenda ITEM I-1, Public Hearing on Richmond Bay Specific Plan and Addendum, City Council Meeting, December 1, 2020. Thank you for your careful consideration of these comments. Should you require additional information, please contact us at 510.524.5000

Sincerely,

Roberta Wyn

Roberta Wyn
CESP Manager
Citizens for East Shore Parks
P.O. Box 6087
Albany, CA 94706
(510) 524 - 5000 (office)
(510) 526 - 3672 (fax)
www.eastshorepark.org
Like us on [Facebook](#)
Follow us on [Twitter](#)

[Opt-in to receive shoreline updates and announcements from CESP.](#)

CITIZENS FOR EAST SHORE PARKS

www.eastshorepark.org

510.524.5000

December 1, 2020

To: City of Richmond, Mayor and Members of the City Council
From: Shirley Dean, President, Board of Directors, Citizens for East Shore Parks
Re: PUBLIC COMMENT: A public hearing to adopt a resolution adopting the Addendum to the Richmond Bay Specific Plan Environmental Impact Report (SCH#2014092082), including a Mitigation Monitoring and Reporting Program (MMRP); a Vesting Tentative Map; and a Use Permit for residential uses in the SD:R&D and T5MS-O transect zones of the Richmond Bay Specific Plan and a Shoreline Park use in the -S, Shoreline Overlay Zone; and introduce an ordinance approving a Development Agreement between the City and the applicant.
Via: E-Mail

Dear Mayor Butt and Council Members Bates, Choi, Johnson, Martinez, Myrick and Willis,

You have before you tonight a recommendation from the Planning Commission to approve adopting an Addendum to the Richmond Bay Specific Plan (RBSP) Environmental Impact Report (EIR) and to take several other actions that allow development of the Campus Bay Project in which 89.6 acres in Sub Area 4 are to be used for 50,000 square feet of retail/business service uses, including a 20,000 to 25,000 sq ft grocery store, and the construction of not less than 2,000 nor more than 4,000 residential uses. In addition, there would be 30.7 acres of parks and open spaces, existing habitat area and construction of a trailhead with parking and restroom facilities for the San Francisco Bay Trail. This proposed project would be located on top of a documented toxic waste dump that has been identified as one of the most contaminated in the State of California. Is this really what you want the City of Richmond to be noted for?

There is no disagreement from any jurisdiction that this site is highly dangerous to health. First known as the Stauffer Chemical, then Zeneca site, the area was used for 100 years (1897-1997) for the manufacture of sulfuric acid and pesticides and other heavy industrial operations, including use as a dumping site. Those operations resulted in extensive and deep contamination of the soil, groundwater and soil vapor. Over 100 chemicals of concern are present, many of which are known as the “dirty dozen” that have been determined to cause cancer, reproductive damage and other serious health problems. To name just a few, these include arsenic, lead, mercury, radium, uranium, DDT, volatile organic compounds (VOCs) such as benzene, and PCBs. Over the years, the mixing of everything together has created a chemical stew that has a synergistic effect greater than the damage that would be caused by a single chemical. As stated by the Canadian Center for Occupational Health and Safety, <https://www.ccohs.ca/oshanswers/chemical/synrgism.html>

“In toxicology, synergism refers to the effect caused when exposure to two or more chemicals at one time results in health effects that are greater than the sum of the effects of the individual chemicals.” And

“When chemicals are synergistic, the potential hazards of the chemicals should be re-evaluated, taking their synergistic properties into consideration.”

Given the proposal to proceed with the proposed Campus Bay Project on top of this toxic waste dump location, Citizens for East Shore Parks (CESP), along with Golden Gate Audubon, Sunflower Alliance, Richmond Shoreline Alliance, San Francisco Baykeeper, and the Richmond Southeast Shoreline Area Community Advisory Group (CAG) that has studied the area for two decades, and numerous other organizations and individuals, strongly urge you not to take the actions before you tonight until the site is decontaminated.

The health risk to thousands of people is too high and the revenue risk to the City, already in deep financial trouble, is too great not to step back and take the time that is essential for careful and thoughtful study and action, and for a robust democratic public participation in the decisions that must occur. To do less than this is malfeasance of your authority as you cannot disregard your sworn duty to protect health and safety. Nor can you ignore history’s 1970s lessons learned from The Love Canal neighborhood in Niagara Falls which was contaminated by benzene, then capped and the homes built on a toxic waste site became “a national symbol of a failure to exercise a sense of concern for future generations.”

CESP’s concerns fall within three major areas: A public process that is seriously flawed; significant changes that have occurred since the 2016 Richmond Bay Specific Plan (RBSP) was approved; and an unclear and questionable remediation plan for the land.

A Seriously Flawed Public Process:

On November 19, 2020, the date of the Planning Commission meeting on the Campus Bay Project, there had been no prior notice of the Addendum that gave the public an opportunity to post comments and receive some response prior to a public meeting on a proposed project that was different from the one considered under a prior EIR. The 116 page-Addendum regarding the proposed Campus Bay Plan was posted for the public to consider along with the agenda and staff report for the November 19 Planning Commission meeting. The documents for that meeting included a proposed Development Agreement (DA) and Community Benefits package. Staff stated that the public comments received at the meeting plus those provided to the Council on November 10 would provide the “public input” concerning those documents.

As was determined after the Planning Commission meeting, many members of the public were excluded from participating. You have received statements from members of the public who were excluded in the following ways. An incorrect connection number was provided by the City to members of the public who tried to participate via telephone. Some members of the public simply could not connect to the Zoom meeting at all. While the City indicated there would be different points in the meeting where members of the public who raised their hand

would be recognized, that did not happen. Representative speakers for and against the project were given equal time, but then representatives for the project were given additional time to respond to public comments, but a representative speaker opposing the project was denied an equal opportunity to rebut. This is not an acceptable example of democracy in action. Most particularly when it is occurring at a time when members of the public have been exhausted mentally, physically and financially by 10 months of dealing with a Global Pandemic that today is giving every indication of worsening in the months ahead as cases of infection and death increase across the country.

The documents before you indicate that the developer is seeking protection from potentially future fee increases and process requirements. Each of you must base your decision on what is in the best interests of the people, not the developer. Some of the proposed Community Benefits being offered include such items as paying prevailing wages to construction workers, hiring under Richmond First policies and funding for the Apprentice Program and anticipated revenue to the City which would hopefully lessen negative impacts on City employee salaries, particularly for police and fire employees. These are appropriate and good Community Benefits from any project, but at the time of the Planning Commission meeting a complete financial analysis was unavailable and remediation plans untested. Can you ensure that the construction workers, in particular, will be performing their duties in a safe working environment? Are the Community Benefits being offered inadvertently serving as a payoff for increased health risk? It cannot be ignored and is highly disturbing to find that the Mayor stated in a recent issue of a Richmond newspaper that he wants the project to be approved before the new Council Members take their seats on January 12 presumably because he feels they will object. By approving documents before all the facts are known is neither good planning nor good government.

Significant Changes That Have Occurred Since Approval of the 2016 RBSP:

The use of an Addendum instead of undertaking a full EIR regarding this project is based on the extent of changes that have occurred since the approval of the RBSP. To assume that few if any significant changes have occurred since that time is surprising to say the least. Anyone who reads or hears current news must certainly be aware that the world is currently experiencing significant changes in sea level rise with continuing higher levels anticipated in future years.

The Campus Bay Project is mostly based on a 3-foot sea level rise, yet in recognition of reality, the State of California recommends that shoreline communities plan for a 7 to 10-foot worst-case scenario. The Addendum states that the proposed project will be protected by a natural elevation and that this elevation along with the Bay Trail and Stege Marsh provides a substantial buffer for the project site from waves. A mitigation measure states that sea level rise over 3 feet will be addressed by “adaptive” measures up to 5.5 feet prior to certification of occupancy. Additionally, another mitigation measure directed to areas affected by over 3 feet of sea level rise including the 100-year flood event shall submit and implement an Adaptive Flood Risk Management Plan (AFRMP) which could include development setbacks, regrading, construction of raised berms or a wall or other measures to prevent and include financing

mechanisms for sea level rise adaptations, *prior to the approval of entitlements* and/or building permits. (Emphasis added.)

These mitigations defy common sense as they occur way too late for consideration of such matters as the uses, design and costs of a proposed project. Not only does it appear that such a AFRMP is not based on current scientific understanding of sea level rise but any entitlements that you might approve would have to be removed or restructured before proceeding with the project because such a plan is absent from what is before you for approval. What is the cost of approving entitlements that you have been warned will have to be removed or adjusted in the future?

The message of sea level rise is clear. You have been warned in the letter you received on November 10 from Stephen Linsley, former City of Richmond laboratory supervisor for 23 years. Mr. Linsley wrote

“when sea water from the Bay enters the soil on this site by liquefaction in a future earthquake or sea level rise, the toxic arsenic, mercury, and lead in the cinders there will be liberated as the salts and oxygen in that Bay Water turn the cinders into sulfuric acid. The pesticides that were created on this site will also get released by Bay Water intrusion, adding another source of poison to this underground soup. Instead clean it all up now. Don’t leave it as a ticking time bomb.”

In another letter dated November 18, 2020, Matt Hagemann, P.G., C.Hg, a technical consultant, stated that the remediation of this specific site is complicated by its low elevation and relatively high groundwater level, its proximity to the Bay and the effects of sea level rise. He notes that while the 2016 EIR addresses sea level rise, it does so in the context of protecting the project area from surface flooding in accordance with policies in the Richmond General Plan. “The 2016 EIR does not appear to address the potential impact of sea level rise on subsurface contaminants of the site.” Further, “Since 2016, however, estimates of future sea level rise have risen significantly. For example, the recent California Sea Level Rise Principles, published on May 1, 2020, identify sea level rise targets of 1 foot by 2030, 3.5 feet by 2050, and 7.6 feet by 2100. Other measurements of trends in sea level rise indicate that even these may be underestimates.”

Further, the Addendum does not address drainage from the lands along and above Meade Avenue which runs adjacent to I-580 north of the project. The Addendum description of the Site Development, section 2.6, simply states that “During periods of heavy runoff, excess flows will drain by gravity into San Francisco Bay.” However, actual groundwater experience indicates groundwater will be blocked by the rising sea level and the back-up will result in cracks in the toxic waste cap, flooding basements and overwhelming storm drains and other underground infrastructure. This is exactly what happened at The Love Canal. Snow fall (in our case sea level rise) caused an increase in groundwater that broke through the cap and exposed hundreds of new homes that had been constructed over the toxic waste. The level of the resultant misery cannot be adequately expressed about how the resultant health of hundreds of residents was

affected, millions of dollars in lawsuits filed, and property values and hopes destroyed. You must decide why the Campus Bay Project would be different. Once again, we ask what is the City's liability for knowingly proceeding with a plan that carries such high risks and uncertainty?

An additional issue that would require CEQA re-evaluation under the proposed Campus Bay Project has to do with traffic. Prior to the COVID-19 pandemic, traffic congestion with its resultant greenhouse gas emissions (GHG) had substantially increased. Seven previously-identified Sub-Area 4 Project traffic impacts in the RBSP EIR are listed in the Addendum. All seven were labeled as "significant and unavoidable." These are:

- TRF-4.SA4 Intersection ops at WB I-580 ramp/Juliga Woods St
Installation of a traffic signal outside of the City's jurisdiction
- TRF-5.SA4 Intersection ops at Meade St/Regatta Blvd/ EB 580 ramps
Worsen already unacceptable level of service (LOS) F conditions
- TRF-7.SA4 Intersection ops at Bayview Ave/51st St/Seaport/EB 580 ramps
Worsen already unacceptable LOS F conditions and installation of a traffic signal
- TRF-8.SA4 Intersection ops at Bayview Ave/Carlson Blvd
Worsen already unacceptable LOS due to traffic
- TRF-9.SA4 Intersection ops at Carlson Blvd/WB I-80 ramps
Worsen already unacceptable LOS F conditions
- TRF10-SA4 Intersection ops at Carlson Blvd/EB I-80 ramps
Worsen already unacceptable LOS condition due to traffic
- TRF-11-SA4 Intersection ops I-80 between Central Ave and I-80 during
both am and pm peak hours and EB I-580 between I-80 and Central Ave. during
pm peak hour.

The Addendum states that no new significant impacts or substantial increases in the previously identified traffic impacts with the Campus Bay Project would occur beyond those already identified for the Sub-Area 4 addressed in the RBSP EIR.

In other words, analyzing previously identified environmental impacts that would contribute GHG emissions to our already unhealthy air has been established, and you need not be concerned. This is wrong. In the past few years, we should have learned the lesson that science matters and that we can and must do better. The Campus Bay Project is being described as "near transit." The project proposed to be placed on top of this toxic waste dump has shifted from heavy manufacturing uses to heavy residential uses. The "nearby transit" in this proposed heavy residential use is identified as the Richmond Ferry Terminal and the Richmond and El Cerrito BART Stations – both at distances that will require many of the project's residents to use cars. Staff reports and the Addendum state that it is unknown how Traffic Management Demand plans will result in reduced car usage and vehicle miles traveled. This is not acceptable planning at a time when needed housing can easily be built in other areas in Richmond that are served by existing transit and services that are sought and needed by residents and that can be constructed and lived-in without enduring such dangerous health conditions.

These concerns also cannot be swept away since overriding considerations are being swapped for increased revenues that are hoped to be gained from the Campus Bay Project's future residents. Each of you must consider who might purchase or rent a structure located on top of a well-known toxic waste dump?

An Unclear and Questionable Remediation Plan:

Section 2.7 of the Addendum concerns Site Remediation. While the City states clearly that it does not have the authority to approve or modify a Feasibility Study/Remedial Action Plan (FS/RAP) which can be done only by the Department of Toxic Substance Control (DTSC), it avoids the issue that the City has the authority and bears the responsibility to determine what uses are acceptable on the site.

An FS/RAP which includes some soil excavation, in situ treatment of VOCs and metals in groundwater and treatment of arsenic, soil vapor extraction, treatment and monitoring of target areas, installation of a low permeability cap over a large part of the area and installation of a barrier cap over the area not covered by the low permeability cap, continued monitoring and maintenance of the existing biologically active permeable barrier, monitored natural attenuation in ground water, long-term monitoring of the site and institutional controls was approved in 2019. Following approval of the FS/RAP a Pre-Design Investigation (PDI) was undertaken and *is still underway during preparation of the Addendum.* (Emphasis added.)

The property owner was to begin implementation of Phase I of the FS/RAP, but according to the Addendum, there were undescribed delays in the starting date and “implementation of approved remedial designs is expected to be completed in late 2021.”

It is unclear what this means. What are remedial designs and how are they being implemented? On November 19, the public was told by a representative of the developer who was described as having a 17-year career in remediating contaminated sites, that the developer would use an in situ method of injecting bacteria into the site that would clean it up. There is no information available to know what this means. Exactly what bacteria would be used, how does it cleanup so many different chemicals at once and where has such a process been successfully used? The public is entitled to a full explanation of what cleanup will be done and when it will be effective. Although there is a map of what will be done, it does not include “injection of bacteria” specifically, nor are there indications of ‘remedial designs’ and there is no indication of dates for when projected cleanup is to occur.

This raises a social justice question. The developer is committed to building an economically diverse community. Existing ordinances require a certain percentage of affordable units can be on site or provided in another location or in a combination of both approaches. The Addendum or other reports are not clear what percentage will be built on site and there is no commitment that some of these affordable units will be provided in the upper floors of the 8-story buildings contemplated under the RBSP where Bay views will ensure a greater level of revenue and marketability for the developer. The RBSP indicates that retail units would be

located on the first floor with residential units above. However, the Campus Bay Project locates residential units on the first floor. Will this somehow result in the affordable units being on the ground floor where the exposure to the contaminated waste is the greatest while the market rate units will be located at the higher locations for ownership or rental?

For years the City of Richmond supported a complete clean-up of the site as indicated in alternative 6 on the list examined by the DTSC. City policies regarding what would be constructed on top of this toxic waste dump site during and after approval of the RBSP in 2016 were expressed in a letter dated August 28, 2018, from then City Manager William A. Lindsay to Lynn Nakashima, DTSC. Mr. Lindsay stated his appreciation for DTSCs efforts to ensure that the Campus Bay site will be cleaned up in a manner protective of human health and the environment and allowing ground-level residences. He specifically indicated a City preference for Alternative 6. That position was reversed on September 24, 2019 on a split vote by the Council.

Then on December 3, 2019, Gabriele Windgasse, MS, DrPH sent an email to Lynn Nakashima at DTSC. In that e-mail she stated that the California Department of Public Health (CDPH) wrote a Public Health Assessment (PHA) for this site in 2009 stating that the CDPH and ATSDR (federal Agency for Toxic Substances and Disease Registry) recommended that the Zeneca site be cleaned up to levels consistent with residential standards if the land use changes from industrial to residential or recreational (page 47 of the 2009 PHA). But with the 2019 DTSC choosing Alternative 3 over 6, she wrote that Alternative 3 “will leave substantial contamination in place.” Among her concerns and various requests was that DTSC consider that the soil gas cleanup goals should be re-calculated to ensure that they are health-protective and that the most recent guidance on attenuation factors and toxicity values of the chemicals of concern should be used. She also suggested that the proposed 5-year review time-frame may not be sufficient and recommends that DTSC review site conditions at least annually to ensure that the land use restrictions are followed, and that the mitigation measures are working (cap, vapor barriers, passive or active venting, etc.), and are adjusted as necessary and making these data sets available in a timely manner to the public.

In reviewing the recommendations for approval at this time, it seems highly questionable to take action before the issues raised by the CDPH are completely understood and all the other questions have been answered. What has been implemented? What is planned to be implemented and when? Various individuals have recently indicated that they are experiencing contaminated plumes coming from the site onto their properties. Is this evidence of the contamination being carried by groundwater? Is this contamination currently flowing into the Bay? If so how can this be stopped and when will this happen? What would happen if the Project goes forward and it is found in an annual review, or at the point of occupancy of a residential unit, that a mitigation measure was not working? Who would bear the responsibility to clear up the situation, the City, the developer or DTSC? These are serious questions that decision makers and the public are entitled to know about. We believe this would best be

addressed by a study session held by the City Council and DTSC before any action on a proposed project is taken.

Finally, we repeat what we have said to the Council on November 10, 2020: It is unclear whether this project will be structured so that if it goes financially bad, the developer can declare bankruptcy and just walk away without involving the parent company. This question was asked on November 19, but the developer did not answer it. He only stated he had plenty of cash available. Not only is this an important issue, it becomes even more so in these uncertain times when there are deep concerns about the future of the state and national economies, let alone the City of Richmond's already compromised financial condition.

After all is said and considered, CESP urges that the City Council take no action at this time until the questions that have been raised are addressed.

Thank you,

A handwritten signature in black ink that reads "Shirley Dean". The signature is written in a cursive, flowing style.

Shirley Dean, President,
Citizens for East Shore Parks
Shirley.dean@sbcglobal.net

From: [Rose Butler](#)
To: [Melvin Willis](#); [Eduardo Martinez](#); [Tom Butt - external](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 10:25:22 AM

Please STOP the fast-tracking of this project. Housing does not belong on toxic land. And we do not need more condos around here either!

Thank you!

Rose Butler

2124 Sand Dollar Drive
Richmond, CA 94804

From: [Roselyn Mena](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda item 1-1
Date: Sunday, November 29, 2020 6:32:03 PM

I am a resident of Marina Bay and a frequent cyclist on the nearby Bay Trail. I was appalled to learn of the plans for development of the Astra-Zeneca hazardous waste dump site being rushed through the city council. I am very concerned about the environmental impact of this development and the impact on wildlife in the area. Please do not vote for this project. The site contains many hazardous chemicals that should be cleaned up, not merely capped with concrete.
Thank you for your attention to this matter.
Roselyn Mena

--

Roselyn Mena
Roz's Scrumptious Recipes
www.rozmena.wordpress.com

From: [Sally Tobin](#)
To: [City Clerk Dept](#); [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#)
Cc: [Lina Velasco](#); [Laura Snideman](#)
Subject: Public Comment, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 11:39:13 AM

Dear Mayor Butt and Councilmembers Choi, Bates, Martinez, Johnson, Myrick, and Willis,

The Campus Bay site served as a casual industrial dump for over 100 years until its closure in 1997. Granted, the heavy metal contamination derived from production of sulfuric acid began in an era when there was little sensitivity to environmental issues. With time, Stauffer escalated from depositing cinders and ash to depositing carcinogenic waste from agricultural products like pesticides and fertilizers. Radioactive elements have also been found on the site. Unlike more responsible companies, with time, their dumping practices flew in the face of gains in knowledge of toxicology.

In 1979, in the wake of the Love Canal environmental disaster, the EPA warned, "This is not really where the story ends. Quite the contrary. We suspect that there are hundreds of such chemical dumpsites across this Nation." But instead of making a commitment to dispose of waste responsibly, the company continued to dump. Then in 1986, California passed Proposition 65, which addressed exposure to substances causing cancer, birth defects, or other reproductive harm. Still the company continued to dump until 1997, leaving us with a toxic dump right in our own back yard.

It is really pretty easy to follow toxicology protocols to deal with radioactive materials and carcinogens when there is a commitment to proper disposal. For comparison, beginning in 1970, I was taught to use both radioactive and carcinogenic materials safely, including proper disposal. This is not rocket science. Volatile compounds are handled under fume hoods. Radioactive contamination and exposure are tracked by swipes or counter or badge (depending on radioactive isotope). Protective clothing and gloves are used. Solid waste and liquid waste are packaged properly and picked up for disposal. Quantities are tracked and logged. Academic institutions and companies contract with disposal services, so there is a cost for responsible disposal. It is easy to imagine that the cost of responsible disposal may have motivated ongoing dumping activities at the site.

So now that we have this dump, what should be done?

1. Clean it up so that no resident of Richmond will be exposed to substances known to cause cancers and reproductive harms (like the birth defects and low birthweight babies (less than 5.5 lbs.) observed at Love Canal).
2. How can the site be cleaned up? There is no bottom on this dump. This means that contaminants will be washed out into the Bay, especially with sea level rise. This also means that certain treatments of soil contamination are not possible, such as soil washing (with or without an electric current). Isolation is not possible. Immobilization is not possible. The applicant proposes to use injections of a mixture of genetically engineered organisms in a matrix similar to mayonnaise. Such organisms are capable of converting some harmful chemicals into those that are more inert. But the heavy metals will still be present. The radioactive materials will still be present. And the injections and the proposed monitoring will address only limited areas. Richmond residents would still be at risk.
3. Where does this leave us? With the sole remaining option: physical removal of the contaminated soil, using approved protections for workers and the public, to an area with concrete protections on the bottom, sides, and top so that the contamination will truly be contained.

One basic point is that Zeneca, which purchased the historic company, also acquired responsibility for the toxic dump and now for cleanup of the site. The City of Richmond is not responsible for private transactions such as changes in ownership. But the City of Richmond is responsible for the health and well-being of those who live and work and engage in business and recreation in Richmond. In particular, if residential units (even with podium design) are built on this toxic site without complete

cleanup, Richmond will be eroding the health of future residents. Even without residential units, those who work in industrial or commercial businesses may be exposed to unhealthy levels of toxins. These harms will come to light gradually over time, but they are completely avoidable if Richmond stands up for the health of those who live and work and play in Richmond. The city needs to work with the DTSC to require Zeneca and/or other responsible parties to execute a cleanup to residential standards or better.

In addition, for the health of San Francisco Bay, the effects of sea level rise on this toxic dump must be understood. There should be a new EIR. Until appropriate environmental and epidemiological assessments are carried out and stringent cleanup is finished, in my opinion, this application is premature and should be rejected. Let's clean up after environmental racism, not extend the problem into the future.

Thank you for the opportunity to communicate my opposition to the proposed project.

Best regards,
Sara L. (Sally) Tobin, Ph.D.

From: [Sara Sunstein](#)
To: [Nat Bates](#); [Jael Myrick](#); [Demnlus Johnson](#); [Melvin Willis](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Ben Choi](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comments re: Agenda Item #1.1
Date: Monday, November 30, 2020 8:31:50 PM

Never mind that the agenda item re: Campus Bay Mixed Use Development doesn't have the title of the project anywhere in it. The city seems to have more and more methods of making unpopular plans hidden from the public's eyes. Regardless of this camouflage, the majority of the city's residents is still opposed to building housing on a site that is rated too toxic for housing. And we continue the more-than-a-decade long advocacy.

I am joining with others in our community working to ensure the long lasting health and well being of Richmond residents--calling on the Richmond City Council to NOT sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety. This project is in total denial of the precautionary principle.

We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a [Health in All Policies Ordinance](#) and a [Health in All Policies Strategy](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000. Additionally, the area's toxicity is rated okay for industry, and not for housing.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) paid for by the proposed developer and carried out by an independent investigator, to address unanswered questions about the following issues, among others:

- A complete and detailed description of the project.
- Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;

- Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix;
- Protection for future residents and people who use the Bay Trail from toxic releases after construction;
- Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;
- Protection for Stege Marsh and San Francisco Bay from toxic plumes;
- An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to remember previous council decisions about Sub-Area 4 for 100% toxic remediation. Additionally, respect the so-recent votes of the people of Richmond who voted by over 50% to turn around this city council.

Other than arranging for new Human Health Risk Assessment and EIR, please drop this issue for now. Respect our community's voice of more than a decade to clean up the toxins and less than a month ago to have a new council. Allow the new council, to be sworn in on January 12, 2021, to pick up on this issue and take next steps.

Respectfully,
Sara Sunstein
1664 San Benito

From: [Sarah Young](#)
To: [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: City Council Meeting - Public Comment, Agenda Item I-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 12:03:34 PM

Dear Mayor Butt and Richmond City Council Members,

As a resident of Richmond's Marina Bay I am deeply concerned for myself, neighbors, visitors, and community about the proposed mixed use development of the Zeneca site. This project would have a significantly negative impact on the people who live in Marina Bay and on those who visit this area as well as on the ecological health of the area. Moving forward on it when there still isn't adequate information, transparency, or good decisions in place, is unethical.

Given the toxins involved and the inadequate plan to address the removal of them, as well as Richmond's financial concerns at this time, I am requesting that you take no action on this Plan until after the new council is seated in 2021 and more complete information is available to form sound decisions about this matter.

In addition, the SF Bay Trail and surrounding environs is an irreplaceable treasure for all the many people who use it as well as all the wildlife who reside there. Please don't throw away this opportunity to preserve and clean up our critically needed open space and protect all who use it.

Sincerely,

Sarah Young
33 Lighthouse Lane
Richmond, CA 94804

From: [TARNEL ABBOTT](#)
To: [Tom Butt - external; richcityservant@gmail.com; Melvin Willis; Jael Myrick; Ben Choi; Demnlus Johnson; Nat Bates](#)
Cc: [Laura Snideman; City Clerk Dept; Harry Baker; Gabriel Haaland](#)
Subject: Public Comment - Agenda Item I 1
Date: Tuesday, December 01, 2020 10:53:52 AM

Sent on behalf of SEIU 1021, Contra Costa COPE

To: Richmond City Council Members

440 Civic Center Plaza

Richmond, CA 94804

Public Comment -Agenda Item I1

December 1,2020 Richmond City Council Meeting

Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

I join with community advocates working to ensure the long lasting health and well being of our community. We call on the Richmond City Council to not sign any development agreement or move forward on this project until more information is provided that will assure it will be safe for future residents, workers, the San Francisco Bay, and shoreline wildlife. We are asking you to uphold the Richmond Bay Specific Plan and our General Plan Health and Wellness Element, Land Use Element, Safety & Noise Element, and the "Health in All Policies" commitment in the General Plan. Also, please recall that the City Council unanimously passed a Health in All Policies Ordinance [HERE](#) and a Health in All Policies Strategy [HERE](#).

The proposed development, to be built on top of one of the most toxic sites in the state, is not in alignment with the "Richmond Bay Specific Plan" (the EIR) because, among other reasons, it increases the number of housing units from 1,500 to up to 4,000.

We call for both an updated Human Health Risk Assessment to include new human risk screening levels and a subsequent Environmental Impact Report (EIR) to address unanswered questions about the following issues, among others:

- A complete and detailed description of the project.
- Protection for workers and neighboring communities, safety protocols for handling hazardous material during grading and construction including how VOCs will be prevented from escaping during earth moving or compacting;
- Protection for the people who work at adjoining properties from toxic plumes which seep offsite as there is no barrier beneath the toxic mix;
- Protection for future residents and people who use the Bay Trail from toxic releases after construction;
- Protection of humans and sensitive wildlife when sea water from San Francisco Bay permeates the soil on this site, either by liquefaction in a future earthquake or sea level rise. Arsenic, mercury, and lead will be mobilized into soluble form and spread widely when salts and oxygen in the water turn the cinders into sulfuric acid;
- Protection for Stege Marsh and San Francisco Bay from toxic plumes;
- An archeological survey and contact with local Ohlone representatives to ensure protection of historic cultural sites.

We call on you to respect the votes of the people of Richmond and make no decision

until the new council members are sworn in on January 12, 2021.

In 2011, the Richmond City Council adopted the precautionary principle by resolution, which holds that if there is a possibility that a policy or plan will have potentially dangerous health or environmental impact—even if there is no scientific consensus—it is better to err on the side of caution. Your first duty is to seek the highest standard of protection for human health and safety.

Emails:

Please cc the City Manager and the City Clerk

Laura_Snideman@ci.richmond.ca.us;

CityClerkDept@ci.richmond.ca.us

From: [Shaina Wagner](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 11:59:55 AM

Dear Richmond City Council, Mayor, and City Clerk,

I am a high school teacher here in Richmond, and the health and well being of my students and their families is of great importance to me.

I heard about this development project at Campus Bay, and I am horrified to learn that this mega-development with 4,000 units is being proposed to be built on extremely contaminated and unsafe land here in Richmond. "More than 100 chemicals of concern—heavy metals, pesticides, and PCBs—remain after several incomplete remediations. Many of the toxic chemicals there known as “the dirty dozen,” cause cancer, reproductive damage and other health problems." For over 17 years we have asked for a clean up of this site, but the proposed housing development would begin building WITHOUT a comprehensive cleanup!

Yes, we need more housing options, but EVERYONE deserves to move into a safe, healthy environment.

Stop the fast-tracking of this project. Housing does not belong on toxic land.

Thank you,
Shaina Wagner

From: falconmae@yahoo.com
To: [City Clerk Dept](#)
Subject: Fwd: Public comments agenda item#I-1, City Council meeting 12/1/20
Date: Tuesday, December 01, 2020 11:09:35 AM

----- Forwarded message -----

From: falconmae@yahoo.com
Date: Dec 1, 2020 10:46 AM
Subject: Public comments agenda item#I-1, City Council meeting 12/1/20
To: cityclerkdept@ci.richmond.ca
Cc:

Over the past fifty years three billion birds have disappeared in North America due to development and habitat loss. The proposed residential development and related shoreline park at Campus Bay will only add to that number.

The San Francisco Bay flyway hosts millions of birds a year in their spring and fall migrations. They come for rest and food as they embark on their international journeys. In addition to these migrating species, many are resident and live in the marshes around the Bay including those along the Bay trail in Richmond. The Richmond marshes including the ones adjacent to the proposed development at Campus Bay are home to the federally listed endangered Ridgways Rail which is endemic to the Bay and which requires specific habitat

Birds like the rail don't just go some where else when their habitat is under threat. They are disturbed, they are displaced and they disappear.

The San Francisco Bay has been designated a RAMSAR Wetland of International Importance. While the protocols are not legally binding it is expected that the stakeholders and municipalities around the Bay abide by the understanding that they need to protect the marshes and uplands within their jurisdiction. This includes Richmond.

The Campus Bay project as described is bad for people, bad for birds and wildlife, and will produce light, noise and air pollution.

Richmond has an opportunity to create something of significance on this site, to think outside the redevelopment box of the 1950s. There are many resources available to you right here in the Bay Area that you could harness to create something environmentally significant that could also produce the revenue you desire without compromising people and wildlife.

I ask that you delay your decision, clean up the site and do something significant for Richmond and the Bay Area.

Thank you.
Sheila Mary Dickie
Richmond resident

From: [bonnie.roth](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda Item I-1
Date: Monday, November 30, 2020 8:52:16 PM

HOUSING DOES NOT BELONG ON TOXIC LAND!

Stan and Bonnie Roth
Richmond Annex

From: [Stan Teaderman](#)
To: [City Clerk Dept](#)
Subject: Public Comments - Agenda Item I-1
Date: Tuesday, December 01, 2020 12:33:04 PM
Attachments: [Campus Bay Mix Use Comments.pdf](#)

Please review attached public comments for Agenda Item I-1 Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

Stanley Teaderman
President
Allied Propane Service
707-252-5500 Work
707-255-8780 Fax

Pro-Gas



ALLIED PROPANE SERVICE, INC.



221 DEVLIN ROAD • NAPA, CA 94558 • TEL: 707/252-5500 • FAX: 707/252-5504

December 1, 2020

Richmond City Council Members
440 Civic Center Plaza
Richmond, CA 94804

Re: Campus Bay Mixed Use Development aka Zeneca/Former Stauffer Chemical Site

Dear Council Members:

For over 50-years, Allied Propane Service, Inc. has proudly sold and distributed propane to industrial, commercial and residential customers in Richmond, Contra Costa and neighboring counties through our business site located at 5000 Seaport Avenue, Richmond, CA. The property was acquired in 1967 for the purpose of operating a propane distribution business. The property is bound on the north by Seaport Avenue, on the west by South 50th Street, on the east by South 51st Street and the south by the Zeneca Site property.

The Zeneca Site currently maintains Superfund status under EPA regulation and is ranked as one of the most toxic locations in California! AstraZeneca is known to have systematically diluted and buried pollutants on site to save millions in cleanup costs. Questions continue to be raised about the full extent of contamination of the site, owing to AstraZeneca's obstinate refusal to disclose information regarding the site's polluted history. There are many reported "hotspots" in the vicinity that contain PCBs and volatile organic compounds. Further, recent reporting on the Zeneca site identifies radioactivity, including Radio Nuclides, which were the result of the 1950 melting uranium in nine electronic beam furnaces for the Department of Defense and other governmental agencies on the property.

In June 2005, a community advisory group (CAG) was established for the Richmond Southeast Shoreline Area (RSSA) sites undergoing investigation and cleanup activities with Department of Toxics Substances Control (DTSC) regulatory oversight, including the Zeneca site, the Richmond Field Station, Marina Bay, BioRad, and PG&E. In 2016, this Group provided detailed studies and reports to the Richmond City Council. In 2018, after a thorough review of the presented facts, the Richmond City Council unanimously voted for a total remediation of the Zeneca Property site. We demand the current Richmond City Council publicly explain the change in position from 2018 to 2020 to support a capped or inadequate remediation. Which Richmond City Council Members will be prepared to step up and be accountable when future Richmond citizens become sick or die due to the longtime toxins embedded into their neighborhood fabric?

As recent as the November 19, 2020's Richmond Planning Commission meeting, the developer of the Campus Bay project, Shopoff Realty's Toxic Site expert had the audacity to suggest to the

public, their plan included, "no residential use on the first floor of buildings and prohibited uses in certain locations", apparently to protect the safety of residents. Despite all these known environmental atrocities, Richmond Planning Commission and Richmond City Council support the development of housing in a Superfund area?

The decisions between Shopoff Reality and the City of Richmond have shown no consideration for the concerns of the Harbor Front Track area, which include the streets of 49th, 50th, 51st, Seaport Ave and Montgomery Street. The environmental damage and toxic exposure present on the Zeneca site do not stop at the property line. Many of these environmental problems have tragically encroached into the water table, affecting long-time business and property owners in this area. The Developer and the City of Richmond have completely ignored the affects and costs of their decisions on the surrounding or adjacent properties.

Adding insult to injury, many publicly shared artists renderings of the Campus Bay Project simply eliminate the presence of long time valued, taxpaying businesses. Again, the Developer and The City of Richmond do not take into account the very real expense of relocating these businesses, most operating within the Harbor Front Track area, in good standing with the City and State for over 50 years.

Of all places, Northern California government leaders are willing to put children and families at immediate risk by building homes on top of a toxic waste site? Where is the common sense in these decisions? Who will consider the safety of our families, workers and environment? What is the City Council's role, if not to be the advocates for the People? Afterall, it is government's primary role to protect its citizens.

As a property owner concerned with the environment and well-being of the Richmond community, we are strongly averse to the development of the Zeneca site without complete remediation.

Submitted:


Stanley Teaderman

President

ALLIED PROPANE SERVICE, INC.

5000 Seaport Avenue, Richmond, CA 94804

From: [Steve Bell](#)
To: [City Clerk Dept](#)
Cc: [Ben Choi](#); [Demnlus Johnson](#); [Jael Myrick](#); [Tom Butt - external](#); [Melvin Willis](#); [Eduardo Martinez](#); [Nat Bates](#); [Laura Snideman](#); [Lina Velasco](#); [Shasa Curl](#)
Subject: Public comments from Carpenters 152 agenda item #1-1 (Richmond Bay/"Campus Bay")
Date: Monday, November 30, 2020 3:51:47 PM
Attachments: [PC 3 PLN20-310 Campus Bay Mixed-Use Project.pdf](#)

To Whom it may concern,

Please see Carpenters Local 152's Public comment for the Richmond City Council meeting held on 12-1-2020.

All the best,

Steve Bell
Senior Field Representative
Financial Secretary/Treasurer
Carpenters Local #152



**UNITED BROTHERHOOD
CARPENTERS AND JOINERS OF AMERICA Local Union No. 152**

MARTINEZ OFFICE
3780 Alhambra Avenue
Mailing Address
P.O. Box 4040
Martinez, CA 94553
Phone (925) 228-1858
Fax (925) 229-4382

MANTECA OFFICE
1421 Moffat Boulevard
Manteca, CA 95336
Phone (209) 239-3232
Fax (209) 239-5128

November 30, 2020

City of Richmond City Council
450 Civic Center Plaza – 2nd Floor
Richmond, CA 94804

Subject: PC_3_PLN20-310 Campus Bay Mixed-Use Project

Dear Mayor Butt and Council Members:

The members, representatives, and officers of Carpenters Local Union 152 ("Local152") appreciate the opportunity to offer comment on the Richmond Campus Bay Mixed-Use Development Project ("Project"), its significant and unavoidable impacts, the findings of overriding considerations that the City has made in the past, and the contents of the Project's Development Agreement between the City of Richmond and the Applicant.

The United Brotherhood of Carpenters and Joiners of America ("UBC") is proud to count about 500 Richmond residents among its membership ranks, including many members who live and/or work in the vicinity of areas neighboring the Project. Due to deep connections to Richmond, Local Union 152 and its members take great interest in the City's analysis of the environmental and economic implications of both the construction and operational phases of the Project.

The environmental review addendum for the Project notes that there will be significant and unavoidable cumulative impacts to street and highway intersections used by members of Local 152 and other union carpenters who live and/or work in the City of Richmond. The existing Statement of Overriding Considerations for the Richmond Bay Specific Plan Environmental Impact Report claims that

“Construction related to development under the Specific Plan and the Sub-Area 4 Project would result in temporary employment for construction workers. The Specific Plan’s goals for community benefits for “public-private projects” developed under the Specific Plan include the City’s intent that projects subject to a development agreement would comply with hiring practices required of an “Employer” under the City’s Local Employment Program (Municipal Code, Chapter 2.56) (Section 6.6.2). If this goal/intention is met, at least 25 percent of total constructions [sic] work hours for most “public-private” projects would be performed by Richmond residents.¹

¹ See “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND CERTIFYING THE RICHMOND BAY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2014092082), ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A

We have reviewed the Richmond Campus Bay Mixed-Use Project Development Agreement. The Agreement as drafted does not ensure that the Project's construction contractors will employ Richmond-resident journey-level or apprentice carpenters or will enter into Project Labor Agreements for all Project-related carpenter work.

Carpenters Local 152 urges you to recommend amendments to the Development Agreement. Specifically, we ask the City Council to condition its approval of the Development Agreement upon insertion of the following language into section "3.9 Provision and Financing of Public Improvements."

3.9.2. "x" Developer agrees that City cooperation in the formation of a Financing Mechanism administered by the City shall constitute a "subsidy" per Richmond Municipal Code Section 2.56.040.

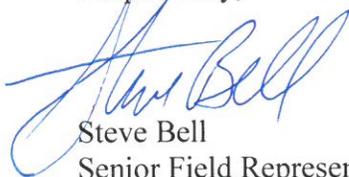
By memorializing agreement by the Applicant that the Project is a "subsidized project" per RMC Chapter 2.56, the amendment will ensure that Richmond-resident apprentices from all apprenticeable crafts will be employed by all Project subcontractors. Refusal by the Applicant to agree to such an amendment suggests that the Applicant intends to employ Richmond-resident apprentices for only four crafts that employ less than 15 percent of the construction craft workers.

If compliance with the requirement to employ Richmond resident, state-registered apprentices is lacking, HRP Campus Bay Property LLC, its subsidiaries, successors and/or assigns may be held liable for civil penalties up to \$1,000 per day per violating subcontractor.

We sincerely hope that the Developer and all successors will cooperate with Carpenters Local Union 152 in realizing the Project's full potential for creating positive workforce development opportunities.

We will present oral comments at the hearing to take place over the internet on November 19th and welcome any questions you may have about this recommendation. If you wish to discuss

Respectfully,



Steve Bell
Senior Field Representative

c.c.

Lina Velasco, Community Development Director via lina_velasco@ci.richmond.ca.us

Shasa Curl, Assistant City Manager via shasa_curl@ci.richmond.ca.us

From: [Stephen Pucci](#)
To: [Eduardo Martinez](#); [Melvin Willis](#); [Tom Butt - external](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: PUBLIC COMMENT-Agenda Item I-1
Date: Tuesday, December 01, 2020 9:53:39 AM

Please stop the fast-tracking of this toxic housing project. I've been a resident of Richmond for 22 years.

Thank you,
Steve Pucci

From: [Stuart Flashman](#)
To: [City Clerk Dept](#)
Subject: Public comments Agenda Item # I-1 on council meeting agenda for December 1, 2020 (Campus Bay Mixed Use Project Approvals - erroneous premature send)
Date: Tuesday, December 01, 2020 12:49:10 PM
Attachments: [PastedGraphic-1.png](#)
[Letter to Richmond City Council 11-1-20.pdf](#)
[12_1_2020.pdf](#)
[4_20 CV.pdf](#)
[11_18_2020.pdf](#)
[w6g-5-2020-exhibits.pdf](#)
[w6g-5-2020-report.pdf](#)
[PastedGraphic-1.png](#)
Importance: High

Copy of email sent earlier today. (with attachments).

Environmental, Land Use, and Elections Law Serving public interest and private clients since 1990	
Stuart Flashman <i>Attorney</i> stu@stuf flash.com	Law Offices of Stuart Flashman 5626 Ocean View Drive Oakland, CA 94618-1533 tel: (510) 652-5373 fax: (510) 652-5373

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Begin forwarded message:

From: Stuart Flashman <stu@stuf flash.com>
Subject: Re: Agenda Item I-1 on council meeting agenda for December 1, 2020 (Campus Bay Mixed Use Project Approvals - erroneous premature send)
Date: December 1, 2020 at 12:10:50 PM PST
To: natbates@comcast.net, Tom Richmond City Council Memb Butt <tom.butt@intres.com>, ben_choi@ci.richmond.ca.us, demnlus_johnson@ci.richmond.ca.us, eduardo_martinez@ci.richmond.ca.us, jael_myrick@ci.richmond.ca.us, melvin_willis@ci.richmond.ca.us
Cc: Pamela Christian <pamela_christian@ci.richmond.ca.us>, Pam Stello <pamstello@gmail.com>, Lina Velasco <lina_velasco@ci.richmond.ca.us>, Andrés Soto <adcsoto@hotmail.com>, Roberta Wyn <cespmanager@eastshorepark.org>
Message-Id: <263C7347-DE7B-4AB8-BC86-3F57E3637729@stuf flash.com>

This email was earlier sent inadvertently before all attachments had been appended. All the attachments have now been added.

The attached letters and other attachments are submitted on behalf of my clients: the Richmond Shoreline Alliance, SPRAWLDEF, Citizens for East Shore Parks, Sunflower Alliance, and Golden Gate Audubon Society in regard to the above-referenced agenda item.

Environmental, Land Use, and Elections Law

Serving public interest and private clients since 1990

Stuart Flashman
Attorney

stu@stuflash.com

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Oakland, CA 94618-1533

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CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
FAX (415) 904-5400
TDD (415) 597-5885



W6g

May 1, 2020

TO: California Coastal Commissioners and Interested Public

FROM: John Ainsworth, Executive Director
Susan Hansch, Chief Deputy Director
Madeline Cavalieri, Statewide Coastal Program Manager
Kelsey Ducklow, Environmental Scientist

SUBJECT: Briefing and consideration of adopting “Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action”

SUMMARY OF STAFF RECOMMENDATION

In early 2020, Secretary Crowfoot (California Natural Resources Agency) and Secretary Blumenfeld (CalEPA) convened state entities with coastal climate resilience responsibilities, including the Coastal Commission, to develop “Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action” ([Exhibit 1](#)). This effort recognizes that California’s coast, bays, estuaries, and ocean are critical to the state’s environmental and economic security, integral to our quality of life, and an iconic part of the state’s legacy, but face ongoing and increasing threats from climate change and sea level rise. The participating agencies developed the Principles for Aligned State Action in order to improve effectiveness in addressing this immediate challenge.

The principles fall into six main categories: Develop and utilize best available science; build coastal resilience partnerships; improve coastal resilience communications; support local leadership and address local conditions; strengthen alignment around coastal resilience; and implement and learn from coastal resilience projects.

These principles are meant to guide unified, effective action towards sea level rise resilience for California’s coastal communities, ecosystems, and economies, and are consistent with and complementary to the Coastal Commission’s ongoing work to address sea level rise.

Staff is recommending **adoption** of “Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action”.

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B. Summary of Principles for Aligned State Action	4
C. Relationship to Ongoing CCC Sea Level Rise Work.....	5

EXHIBITS

[Exhibit 1 – Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action](#)

I. MOTION AND RESOLUTION

Motion:

I move that the Commission adopt “Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action”.

Staff Recommendation of Approval:

Staff recommends a **YES** vote. Passage of this motion will result in the Commission’s adoption of the attached state sea level rise planning principles. The motion passes only by an affirmative vote by a majority of the Commissioners present.

Resolution of Approval:

The Commission hereby adopts “Making California’s Coast Resilient to Sea Level Rise: Principles for Aligned State Action”.

II. DISCUSSION

A. Background

In early 2020, Secretary Crowfoot (California Natural Resources Agency) and Secretary Blumenfeld (CalEPA) convened state entities with coastal, bay, and shoreline climate resilience responsibilities, with the broad goal of developing a set of principles for use in planning, policy setting, project development, and decision making that will guide a unified approach to addressing sea level rise throughout California. Participants included CNRA, CalEPA, SF Bay Conservation and Development Commission, California Coastal Commission, California Energy Commission, California Department of Fish and Wildlife, Caltrans, Delta Stewardship Council, Department of Water Resources, Ocean Protection Council, Governor’s Office of Planning and Research, Office of Emergency Services, State Coastal Conservancy, State Lands Commission, State Parks, State Water Resources Control Board, and Strategic Growth Council.

Together, these agencies recognized that California’s coast, bays, estuaries, and ocean are critical to the state’s environmental and economic security, integral to our quality of life, and an iconic part of the state’s legacy. Yet these coastal areas, and in turn Californians’ safety, local and state economies, critical infrastructure, and natural resources are at risk from sea level rise that could be as much as 7 feet or more by 2100. Combined with shorter-term changes such as extreme storms, King Tides, and El Niño events, many coastal areas are already feeling the effects of sea level rise. Without planning and adaptation, future sea level rise will result in significant impacts to communities, with considerable environmental justice implications, upwards of hundreds of billions of dollars in impacts to property and development, impacts to statewide and

regional water supplies, and damage to or loss of beaches, tidepools, wetlands, and other coastal habitats.

In order to improve effectiveness in addressing this immediate challenge, the participating agencies co-developed and endorsed a set of sea level rise principles for aligned state action. These principles will support and enhance California's ongoing efforts related to climate change mitigation and adaptation, enabling the State to scale up its coastal resiliency efforts by creating consistent, efficient decision-making processes and improving collaboration across state, local, tribal, and federal partners. Such enhanced alignment will support proactive adaptation planning and implementation that will save money, allow communities to test and leverage adaptation solutions, prevent impacts, and improve resiliency of coastal areas and frontline communities. The principles for aligned state action are summarized below and included as [Exhibit 1](#).

B. Summary of Principles for Aligned State Action

1. Develop and utilize best available science
 - Apply best available science to planning, decision-making, project design, and implementation
 - Utilize a minimum target of 3.5 feet of sea level rise by 2050, and more protective targets for 2050/2100 for critical infrastructure
2. Build coastal resilience partnerships
 - Coordinate regularly on SLR resilience issues, policies, planning, processes, mandates, permitting, information, funding, and projects
 - Collaboratively collect, share, and publicize the latest information on SLR
 - Build strong relationships with all partners at all levels of government, and with the public, nonprofits, businesses, and other stakeholders
 - Coordinate and partner with tribes to ensure inclusive and multicultural stewardship of lands and waters subject to SLR
3. Improve coastal resilience communications
 - Align SLR messaging and implement a coordinated public awareness and education campaign
 - Increase transparency, efficiency, and alignment of state and local coastal resilience processes, policymaking, and decision-making
4. Support local leadership and address local conditions
 - Support local planning and adaptation policies and projects that address local and regional conditions
 - Evaluate and learn from local conditions
 - Prioritize early protection of and capacity building for the most under-resourced and vulnerable frontline communities
5. Strengthen alignment around coastal resilience

W6g (Sea Level Rise Principles)

- Develop and apply baseline, Administration-wide SLR assumptions, projections, targets, terms, and standards into coastal projects, retrofits, planning, funding, regulatory, and permitting initiatives
 - Ensure that up-to-date SLR resilience planning is in place coastwide
 - Collaboratively work to pursue and develop specific funding sources
 - Avoid creating unnecessary duplication of existing state agency authority
6. Implement and learn from coastal resilience projects
- Protect and enhance public trust natural and cultural resources
 - Protect critical public water-dependent infrastructure, ports, harbor districts, and other evolving public trust needs and uses
 - Prioritize the use of nature-based adaptation measures
 - Build coastal resilience by increasing the number of restoration and adaptation projects
 - Prevent impacts from SLR to public access

C. Relationship to Ongoing CCC Sea Level Rise Work

These Principles for Aligned State Action are consistent with and complementary to the Coastal Commission's ongoing efforts to address sea level rise, and adoption of these principles will support and enhance the Commission's efforts to work with local governments, state agencies, tribes, members of the public, and others to ensure protection of coastal resources even as sea levels rise.

In 2015, the Coastal Commission adopted its Sea Level Rise Policy Guidance, which was updated in 2018 to incorporate new sea level rise science and projections. The Policy Guidance includes a set of Guiding Principles that are similar to many of the Principles for Aligned State Action. Some of these include direction to use best available science; to use a precautionary approach by considering high or extreme sea level rise projections, particularly for high-risk decisions like those for critical infrastructure; to consider local conditions, goals, and priorities when developing adaptation strategies; to account for the social and economic needs of the people of the state, including by considering environmental justice implications; to maximize protection of public access, recreation, and sensitive coastal resources, including public trust and water-dependent uses; to maximize natural shoreline values and processes, including through encouraging nature-based adaptation solutions; to coordinate planning and regulatory decision making with appropriate local, state, and federal partners; and to maximize public participation in planning and regulatory processes.

These Guiding Principles guide the Commission's approach to addressing sea level rise, and the new Principles for Aligned State Action will further support these efforts. A critical component of this work is providing best available science on sea level rise projections to use in planning and decision-making. Consistent with the OPC State Sea-Level Rise Guidance, the Commission's Sea Level Rise Policy Guidance, and the Principles for Aligned State Action, the Commission will continue to recognize the 2017

Rising Seas Report and the 2018 State Sea-Level Rise Guidance as best available science, and will work with planners and project applicants to assess an appropriate range of sea level rise scenarios. As reflected in both the OPC and CCC guidance documents, sea level rise analyses should account for the anticipated life of the project/planning horizon, project-specific characteristics such as adaptive capacity and risk tolerance, and acute increases in sea level from extreme storms, tidal events, and other temporary phenomena. Importantly, the statewide guidance and Principles for Aligned State Action recognize the need to incorporate a precautionary approach by considering higher amounts of sea level rise, particularly for high-risk projects like critical infrastructure. The Principles for Aligned State Action also include a target of 3.5 feet of sea level rise by 2050 for planning purposes, which sets a precautionary minimum baseline and which will provide a metric by which to measure statewide progress on adapting to sea level rise.

The Coastal Commission is also committed to coordinating with local governments, state and federal agency partners, tribes, and other stakeholders as called for in the Principles. The Coastal Commission has a long history of working with local governments to address coastal hazards and protect coastal resources. Over the last seven years, the LCP Grant Program has helped support local government efforts to complete sea level rise vulnerability assessments, develop adaptation plans, and update LCPs to better address sea level rise in a way the considers local context as well as statewide goals. The grant program also has and will continue to provide an important information-sharing resource with respect to best practices for planning, consideration of environmental justice challenges, development of specific policy approaches, and implementation of adaptation options.

The Coastal Commission also routinely works with other state and federal partners on projects to plan for and address sea level rise. Examples include coordination with an interagency team to support alignment of LCPs, General Plans, Local Hazard Mitigation Plans and others to ensure coastal resiliency; work with the State Lands Commission on an ongoing project to understand the public trust implications of sea level rise; a formalized Plan for Improved Agency Partnering with Caltrans that includes a focus on addressing sea level rise; and coordination with multiple state agencies to support the Commission's development of adaptation guidance for critical infrastructure. Additionally, the Commission is an active participant in several interagency groups like the State Coastal Leadership Group on Sea Level Rise and various Climate Action Teams that play an integral role in supporting climate change planning and adaptation.

Similarly, the Coastal Commission has and will continue to work with state agencies, local governments, and other project applicants in developing and permitting adaptation solutions and projects that account for sea level rise. Recent adaptation success stories include a managed retreat project at Surfer's Point in Ventura, which included the relocation of a parking lot and bike path, along with beach and dune restoration; the realignment of a portion of Highway 1 near Piedras Blancas to allow for the removal of riprap and restoration of natural shoreline processes; and a living shoreline and dune restoration project in Cardiff to provide protection for a portion of Highway 101. The Coastal Commission also recently certified an amendment to the San Francisco LCP

W6g (Sea Level Rise Principles)

that lays the foundation for implementing multiple sea level rise adaptation strategies, including the eventual removal of the southern portion of the Great Highway, enhancement of bike and pedestrian access opportunities, and beach and dune restoration. Each of these examples highlight the critical need for strong coordination and alignment between the Coastal Commission and other stakeholders to encourage and support successful coastal resilience strategies.

Lastly, the Coastal Commission has recently adopted both a Tribal Consultation Policy and an Environmental Justice Policy, which both speak to the need to maximize outreach and participation in planning and decision-making more broadly, and in particular to consider underrepresented, vulnerable, differently impacted, and other unique persons or communities. The Principles for Aligned State Action reflect the need to support and work with these communities to ensure adaptation planning is carried out in an equitable and inclusive manner.

The Coastal Commission is encouraged by the enhanced focus on statewide efforts to address sea level rise and support coastal resilience that is reflected in the Principles for Aligned State Actions and staff recommends adoption of these principles.

CALIFORNIA COASTAL COMMISSION

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W6g

Sea Level Rise Principles

May 1, 2020

EXHIBITS

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EXHIBIT 1 – “MAKING CALIFORNIA’S COAST RESILIENT TO SEA LEVEL RISE: PRINCIPLES FOR ALIGNED STATE ACTION”2

Making California's Coast Resilient to Sea Level Rise: Principles for Aligned State Action

Background

- California's coast, bays, estuaries, and ocean are critical to the state's environmental and economic security, integral to our quality of life, and an iconic part of the state's legacy. Each generation of Californians has an obligation to be strong stewards of the coast and ocean for future generations.
- However, Californians' safety, local and state economies, critical infrastructure, and natural resources face increasing threats from sea level rise (SLR). Every scientific assessment since California's 2009 Climate Adaptation Strategy has revealed that coastal impacts from climate change-caused SLR will occur more quickly and be more severe than previously projected. California's coast faces a significant risk of experiencing SLR of up to 1.0 feet by 2030 and 7.6 feet by 2100.
- Warming temperatures and a higher frequency of extreme weather, in conjunction with high tide events, have already resulted in SLR impacts at Imperial Beach, Seal Beach, Del Mar, Pacifica, Arcata, areas along San Francisco Bay, and elsewhere.
- Projections of future SLR point to significant impacts to California communities, with considerable environmental justice implications, upwards of hundreds of billions of dollars in impacts to property and development, impacts to statewide and regional water supplies, as well as significant damage to and loss of many miles of beaches, tidepools, coastal rivers, estuaries, and wetlands.
- To improve effectiveness in addressing this immediate challenge, state and regional agencies co-developed and endorsed the following Principles for Aligned State Action.

Photo: Embarcadero, San Francisco, "King Tides," Mike Filippoff



Goal

- As California has repeatedly demonstrated, a bold, statewide climate agenda benefits our natural resources, health and safety, economy, critical infrastructure, and communities. Our state has led global efforts on climate change mitigation and is poised to do so on climate change adaptation.
- These Principles will enable California to scale up its coastal resiliency efforts through aligned strategies that create consistent, efficient decision-making processes and actions coastwide and improve collaboration across state, local, tribal, and federal partners.
- Action now saves up to six times the cost of action later, allows time for the state and communities to test and leverage needed solutions, and prevents untold impacts.
- By enhancing alignment and partnerships now, we will significantly improve the climate resiliency of our coast, bays, shorelines, and communities, particularly frontline communities most vulnerable to the impacts of SLR.

California state agencies with coastal, bay, and shoreline climate resilience responsibilities, including for coastal infrastructure and Californians' safety, endorse the following Principles around Best Available Science, Partnerships, Alignment, Communications, Local Support, and Coastal Resilience Projects. These Principles will guide unified, effective action toward SLR resilience for California's coastal communities, ecosystems, and economies.



Photo: Coastal Commission King Tides Project 2019

Principles

1. Develop and Utilize Best Available Science

- Apply best available science to planning, decision-making, project design, and implementation. Prioritize frequent engagement with stakeholders to ensure the science is actionable.
- Utilize SLR targets based on the best available science and a minimum of 3.5 feet of SLR by 2050. Develop and utilize more protective baseline 2050 and 2100 targets for road, rail, port, power plants, water and waste systems, and other critical infrastructure.

2. Build Coastal Resilience Partnerships

- Partner and coordinate regularly on SLR resilience issues, policies, planning, processes, mandates, permitting, information, funding, and projects, including with federal and local government bodies and tribes, and across issue areas and mandates.
- Regularly and collaboratively collect, share, and publicize the latest information on SLR and how agencies are using SLR projections to reduce risks to safety, property, infrastructure, natural ecosystems, and native species.
- Build strong relationships with all partners at all levels of government, and with the public, nonprofits, businesses, and other stakeholders.
- Consult, learn from, and coordinate and partner with tribes to ensure inclusive and multicultural stewardship of lands and waters subject to SLR.



Photo: Coyote Creek Flood, San Jose, Santa Clara Valley Water District

3. Improve Coastal Resilience Communications

- Enhance SLR and coastal resilience communications and engagement, including alignment on SLR messaging and implementation of a coordinated public awareness and education campaign.
- Increase transparency, efficiency, and alignment of state and local coastal resilience processes, policymaking, and decision-making.

4. Support Local Leadership and Address Local Conditions

- Support local planning and adaptation policies and projects that address local and regional conditions, meet baseline standards for climate impacts, and consider acute increases in SLR caused by storm surges, El Niños, and other events.
- Evaluate and learn from local conditions, including community priorities, health and safety, critical infrastructure, housing, culture, economies, patterns of development, local environment, and other characteristics, to inform risk tolerance and adaptation.
- Particularly in light of the fact that the environmental burdens of development and industry are often borne by under-resourced communities, prioritize early protection of and capacity building for the most under-resourced and vulnerable frontline communities in developing and implementing adaptation plans, projects, and strategies, toward greater social equity and environmental justice.

Photo: Rockaway Beach, Pacifica, "King Tides," Alan Grinberg



5. Strengthen Alignment around Coastal Resilience

- Develop and apply baseline, Administration-wide SLR assumptions, projections, targets, terms, and standards into coastal projects, retrofits, planning, funding, regulatory, and permitting initiatives. Consider statewide decision-making guidelines to help identify the strongest solutions, establish priorities, and ensure baseline success. Prioritize avoidance of initiatives that shift hazards and impacts elsewhere along the coast or shoreline.
- Ensure that up-to-date SLR resilience planning is in place coastwide and includes alignment on: consistent, minimum baseline targets; vulnerability assessments for communities (particularly frontline communities), infrastructure, property, and natural ecosystems and native species; SLR economic impact assessments, including the cost of resiliency projects and the potential cost of no action; and identification of multi-benefit SLR resiliency strategies.
- Plan for SLR impacts to regional and statewide water supplies and water management.
- Collaboratively work to pursue and develop specific funding sources for state, regional, and local coastal resilience planning, projects, and public outreach.
- Where possible, avoid creating unnecessary duplication of existing state agency authority.

6. Implement and Learn from Coastal Resilience Projects

- Protect and enhance public trust natural and cultural resources, such as beaches, wetlands, other habitats, biodiversity, and culturally important areas.
- Protect critical public water-dependent infrastructure, ports, harbor districts, and other evolving public trust needs and uses, given the unique characteristics, significance, constraints, and values of these public trust uses.
- Prioritize the use of nature-based adaptation measures where appropriate.
- Build coastal resilience by increasing the number of restoration and adaptation projects, such as wetland restoration; ensure that adaptation projects do not shift hazards and impacts elsewhere along the coast or shoreline.
- Streamline permitting for high-need coastal restoration projects.
- Realize multiple benefits from coastal resilience projects where feasible.
- Take action to prevent impacts from SLR to public access as feasible, toward the continued protection and enhancement of public coastal access for all.



Photo: Dune Restoration, Cardiff State Beach, NOAA

Endorsing and Participating Entities

In early 2020 Secretary Crowfoot, California Natural Resources Agency (CNRA) and Secretary Blumenfeld, California Environmental Protection Agency (CalEPA) convened two high-level meetings of 17 state agencies (listed below under Participating Entities) to develop and approve Sea Level Rise Principles for use in planning, policy setting, project development, and decision making. The Principles have been endorsed by both CNRA and CalEPA secretaries and all departments within these agencies. The Principles are a living document, and formal endorsement of the Principles from other agencies will be added as received.

Endorsing Entities

Wade Crowfoot, Secretary, CNRA, and CNRA Agencies
Jared Blumenfeld, Secretary, CalEPA, and CalEPA Agencies
Betty Yee, State Controller

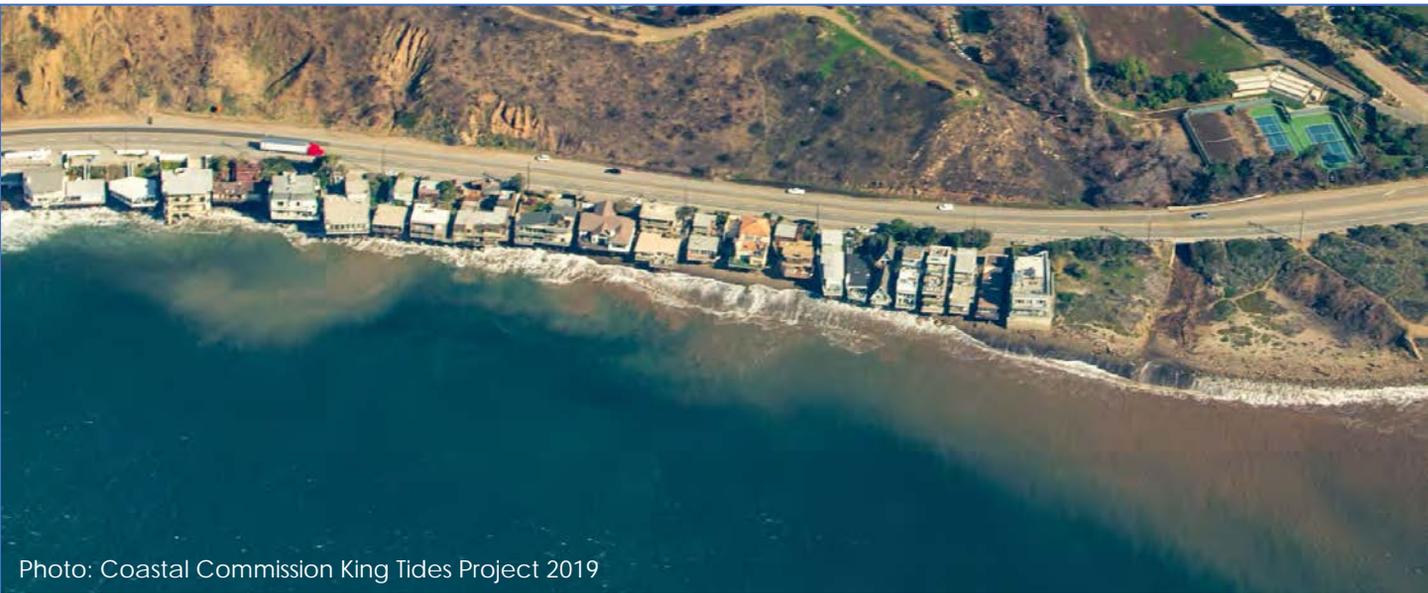


Photo: Coastal Commission King Tides Project 2019

Participating Entities

CNRA
CalEPA
SF Bay Conservation and Development
Commission
California Coastal Commission
California Energy Commission
California Department of Fish and Wildlife
Caltrans
Delta Stewardship Council

Department of Water Resources
Ocean Protection Council
Governor's Office of Planning and Research
Office of Emergency Services
State Coastal Conservancy
State Lands Commission
State Parks
State Water Resources Control Board
Strategic Growth Council

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DELIVERY VIA EMAIL

December 1, 2020

Mayor and City Council
City of Richmond
City Hall
400 Civic Center Plaza
Richmond, CA 94804

RE: Agenda Item I-1 on Meeting agenda for December 1, 2020. (Public Hearing on Consideration of approvals related to the Campus Bay Project)

Dear Mayor Butt and Council Members:

I am writing as an attorney representing my clients: The Richmond Shoreline Alliance, SPRAWLDEF, Citizens for East Shore Parks, Sunflower Alliance, and Golden Gate Audubon Society, in regard to the City Council's consideration of granting final approvals for the Campus Bay Mixed Use Project at tonight's special council meeting.

To begin with, my clients object strongly to proceeding with these approvals based on a Planning Commission recommendation that was the result of an improperly conducted and unfair public hearing. As I have indicated in a letter addressed to the Planning Director and Planning Commission Chair (copy attached), after hearing from the public and closing the public hearing, the Commission Chair allowed representatives of the project applicant to provide extensive additional testimony (at least 10-15 minutes) on subjects that had been raised during the public hearing. This amounted to extra rebuttal testimony, without reopening the public hearing or allowing anyone else to speak. As a result, the Commission's vote and its recommendation were tainted by that unfair process and they would taint any action taken by the Council based on the Commission's recommendation. Rather than consider this agenda item on the merits tonight, the Council should summarily remand the item to the Planning Commission with direction to reopen the public hearing and allow additional input, at least on the items addressed by the applicant's representatives.

In addition, the description of this agenda item (Item I-1) fails to satisfy the basic requirements of the Brown Act for an agenda item. As the Court of Appeal noted in *San Diegans for Open Government v. City of Oceanside* (2016) 4 Cal.App.5th 637, 644:

It is imperative that the agenda of the board's business be made public and in some detail so that the general public can ascertain the nature of such business. It is a well-known fact that public meetings of local governing bodies are sparsely attended by the public at large unless an issue vitally affecting their interests is to be heard. To alert the general public to such issues, adequate notice is a requisite. [emphasis added]

The agenda item involves the City giving final approval to the Campus Bay Mixed Use Project – a project located on the former site of Stauffer Chemical Company and Zeneca's chemical manufacturing plant – a site well known for its extensive contamination with highly toxic chemicals. However, one would know neither the project's name nor its notorious location from the obscure title given the agenda item.

Even if the title was not written with the intent of deceiving the public, that has been the result. As a consequence, the agenda item needs to be re-agendized to a future Council meeting with a title that provides proper notice to the public of the important actions being considered.

As to the merits of this Project, attached is a letter from Matthew Hagemann of SWAPE, an expert with many years of experience in dealing with subterranean and groundwater contamination, that goes into considerable detail about the inadequacy of the addendum to the 2016 Richmond Bay Specific Plan EIR. (Also submitted are copies of Mr. Hagemann's CV and his submittal letter for the Planning Commission hearing on this project.) In particular, evidence has been presented showing that sea level rise is now advancing at a far faster rate than was considered in either the City's 2016 EIR for the Richmond Bay Specific Plan or in DTSC's 2019 Negative Declaration for this site. (See attached documentation for new state guidelines.) As Mr. Hagemann's letter explains in detail, that increase in sea level rise will have major effects on the treatment of the groundwater and subterranean toxics on the Project site. In particular, since there are still untreated pyrite cinders spread around under the site, those cinders would react with the rising groundwater to release sulfuric acid, which would mobilize the toxic heavy metals also present under the site. That toxic stew would then be spread both laterally beyond the project site and vertically upwards, potentially cracking and breaking through the concrete cap to leak toxics on the Project's surface.

It should be noted that, while the recently-released state guidelines indicate that the rate of sea level rise has increased such that by 2030, sea level will rise by one foot; by 3.5 feet in 2050, and by 7.6 feet by 2100, these are not "worst case" estimates. Indeed, given the current state of our knowledge of the factors affecting worldwide climate change, which is the ultimate cause of sea level rise, these estimates are, if anything, overly optimistic. The reason is what are called "tipping points."

It has been known since the 1970s that human activity, principally human production of CO₂ emissions, has a major role in increasing the level of "greenhouse gases" (GHG) in the atmosphere. The level of GHG, in turn, promotes retention of heat from sunlight within the earth's atmosphere, much like the glass windows of a greenhouse. Since then, however, there has been a vast increase in knowledge of the various factors contributing that "greenhouse effect." In particular, it is now well-known that there are numerous ways in which a rise in world temperatures can, in itself, further increase the rate at which the temperatures rise – and indirectly increase the rate of sea level rise. These have been called tipping points. That name comes from the fact that, for example, when you tip back a chair that you're sitting in, up to a point, it will come back to the upright position. Beyond that point, the chair will tip over. That point is the tipping point – the point beyond which further change will accelerate.

In the case of climate change, there is not a single tipping point, but numerous tipping points, each of which accelerates climate change. Those include the retreat of mountain glaciers (e.g., <https://nsidc.org/cryosphere/glaciers/gallery/retreating.html>), the melting of the polar icecap (<https://e360.yale.edu/digest/theres-been-a-six-fold-increase-in-polar-ice-cap-melting-since-the-1990s>), and the loss of Antarctic sea ice (e.g., <https://www.nature.com/articles/s41586-018-0212-1> [abstract only]), all of which have replaced white, (high albedo) light-reflecting snow and ice with dark (low albedo) heat-absorbing ocean water; the release of dissolved CO₂ from a warming ocean¹ (see,

¹ The storage of CO₂ in the ocean is a complex multi-factor system, also influenced by CO₂ storage in coral and ocean acidification caused by CO₂ uptake. However, as the ocean warms significantly, it results in a net release of dissolved CO₂.

<https://climaterealityproject.org/blog/how-feedback-loops-are-making-climate-crisis-worse>); and the equally massive release of methane – an even more potent GHG – from warming permafrost in the tundra (see, e.g., Climate change and the permafrost carbon feedback at: https://www.nacarbon.org/nacp/documents/WWR_July_2015_Schurr.pdf). As each tipping point is passed, the rate of GHG release, climate change, and sea level rise increases.

As human GHG production continues unabated from year to year, more and more tipping points are being passed, and the rate of sea level rise is increasing faster and faster. Thus by 2030, we may be looking at not one foot, but two feet of sea level rise. By 2050, it may be five feet rather than 3.5. By 2100, it may be ten feet, rather than 7.6. In a short period of time, the toxics that DTSC has assured us are safely above sea level may be soaking in briny groundwater, and being dissolved in the sulfuric acid released from the pyrite cinders still lurking under the site.

Add to this the fact that the Stauffer/Zeneca site is located at a site subject to violent ground-shaking and serious liquefaction during earthquakes (see, <https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8> [MTC/ABAG Hazard Viewer Map – check boxes for EQ shaking and liquefaction]) and you have a recipe for a major catastrophe. I might add that in the 1980s I was a senior research biologist at Stauffer Chemical's Western Research Center at its Richmond site. I was there on May 2, 1983, when a magnitude 6.2 earthquake hit Coalinga, California – just under 200 miles away. On the third floor of a recently-built four-story building, I saw the floor of the hallway ripple in three-inch high waves as the earthquake struck. Imagine what a magnitude 7.1 earthquake roughly a mile away on the Hayward Fault will do to that site. The concrete cap over the subterranean toxic deposits will undoubtedly crack and break in multiple locations. With sea level rise, the buildings will likely subside somewhat into the liquefied soil, and the liquefied soil/toxics/groundwater mix will rise past the surface through the cracks. Meanwhile, nearby highways 80 and 580 will almost certainly be closed and impassible due to earthquake damage, as will many if not most surface streets. Site residents, many of whom may have suffered serious injuries in the violent shaking of the eight-story high buildings, would have to evacuate the site on foot through the toxic stew. It is not a pleasant scene to think about. Yet that is what you would be approving if you move this project forward tonight.

The Mayor, in 2018, questioned DTSC's motives, said they worked for the polluters, and wanted complete site cleanup under Alternative 6. Now, he touts the fact that, under Alternative 3a, the "experts" at DTSC have approved the *in situ* cleanup of the toxics underlying the site. However, they did so based on outdated information that did not properly account for the effects of sea level rise. The increased rate of sea level rise increases the risks and decreases the long-term effectiveness and permanence of the cleanup under Alternative 3a. It also decreases that alternative's overall protection of human health and the environment and the degree to which that alternative reduces the toxicity, mobility, or volume of the on-site toxics. By contrast, since the toxics would be fully removed from the site under Alternative 6, that alternative's evaluation would be unchanged. Clearly, the alternatives must be re-evaluated in a full EIR using the newer information on sea level rise and its effects on the site. Any consideration of approving this Project needs to await a revised environmental review of both the Project and the treatment/removal of the underlying toxics. The City and DTSC should also consider an "Alternative 6a," where the toxics are treated either during or after excavation and removal from the site. Reducing the

Mayor and City Council of the City of Richmond
December 1, 20
Page 4.

toxicity of the removed material reduces the risks involved in its transport and also means it may be placed in a closer, less restricted, disposal site.

Most sincerely,

Stuart M. Flashman
LAW OFFICES OF STUART M. FLASHMAN



Attorney for The Richmond Shoreline Alliance
et al.



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December 1, 2020

Stuart M. Flashman
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Subject: Further Comments on Addendum to 2016 Final EIR for Richmond Bay Specific Plan to
Address Campus Bay Project

Dear Mr. Flashman,

This letter supplements my previous letter of November 18, 2020 in regard to the above-referenced project and its uncirculated EIR Addendum. In addition to the Addendum and the 2016 Final EIR for the Richmond Bay Specific Plan (2016 EIR), I have also now reviewed the October 2019 Final Negative Declaration (ND) prepared by the California Department of Toxic Substances Control (DTSC) and the 2019 Final Feasibility Study/Remediation Action Plan (FS/RAP) for the Project site.

My review of these documents only further strengthens my earlier conclusion that the significantly increased rate of sea level rise, as indicated in the most current estimates for sea level rise along the California coast, raises serious issues about the adequacy of the proposed remediation of the Project site under Alternative 3a in the Final FS/RAP. That, in turn, indicates, as my earlier letter stated, that due to the changed circumstance of the significantly increased rate of sea level rise, the uncirculated addendum to the 2016 EIR does not adequately address the significantly increased impacts on humans and the environment due to the in situ treatment of toxic materials at the Project site. As a consequence, it would be a violation of CEQA to consider approval of the Project without reopening the Project's environmental review, as well as reconsidering DTSC's approval of Alternative 3a for the remediation of toxic materials at the Project site.

Like the 2016 EIR, DTSC's Final FS/RAP for the Project site include a section (Section 4.7 – beginning a p.63) discussing sea level rise and its potential impact on the adequacy of the Remediation Action Plan. However, the estimates of maximum sea level rise by 2050 and 2100 are taken from a 2011 report by the California Ocean Protection Council. That report identified the maximum expected sea level rise by

2050 as 14 inches, and a maximum sea level rise of 55 inches by 2100. By contrast, the latest state guidelines on expected sea level rise in California, cited in my November 18th letter, identify one foot of sea level rise by 2030, 3.5 feet by 2050, and 7.6 feet by 2100. As I also noted in that letter, even these amounts may be underestimates.

The FS/RAP discusses the potential of the proposed remediation options to be affected by sea level rise, and concludes that the safeguards under Alternative 3a are likely to be sufficient to prevent any significant impacts. However, that assessment is based on a maximum 55 inches of sea level rise being reached by 2100. It does not follow that those safeguards will suffice to avoid significant impacts if sea level rise of 42 inches or more would occur by 2050 or perhaps even earlier. Indeed, as I pointed out in my earlier letter, a 7.6 foot rise in sea level is likely to raise the groundwater level to where it would invade the contaminated areas, including areas that currently contain buried and still untreated pyrite cinder deposits that could, upon exposure to water, produce sulfuric acid. That sulfuric acid would then serve to mobilize the various toxic metals and arsenic that would remain after in-situ treatment. However, the damaging impacts would go beyond that.

Part of the proposed remediation involves placing a biologically active permeable barrier (BAPB) to remove heavy metals from the contaminated groundwater prior to it entering the East Stege Marsh. However, the BAPB only extends upward to +10 feet from current mean sea level. However, current groundwater levels already fluctuate seasonally between 7 and 10 feet above mean sea level in the northern part of Lot 3, down to 3-5 feet above mean sea level in the southern portion. As the FS/RAP acknowledges, with sea level rise, the groundwater levels might even exceed the top of the BAPB with 55 inches of sea level rise. With 7.6 feet (~91 inches) of sea level rise, not only would the groundwater overtop the BAPB, but it would appear likely to cause surface flooding on the site.

It is my understanding that, at the Planning Commission public hearing, a representative of the project proponent asserted that the site would actually have a final surface height of seven feet above current groundwater levels. Thus, it would appear that 7.6 feet of sea level rise might overtop current surface levels by approximately seven inches. However, that does not take into account the additional increase in sea level during a king tide or storm surge, which could be as much as an additional 2-3 feet. Neither the 2016 EIR nor the DTSC ND contemplated increased water levels to this extent. Not only would this result in extensive flooding of the Project site, but depending on the effectiveness and timeliness of the in situ remediation measures, it would also be likely to result in the spread of contamination across the surface of the Project site and beyond – an impact contemplated neither by the 2016 EIR nor the DTSC's 2019 ND.

In light of these previously unforeseen risks from accelerated sea level rise, both the Project and plans for toxics remediation need to be reconsidered. In particular, the 2019 final FA/RAP concluded, based on the analysis of the nine relevant factors, that Alternative 3a was preferable to Alternative 6 as a remediation plan for subterranean and groundwater toxics on Lots 1,2, and the upland portion of Lot 3. However, as laid out in this letter, with the increased rate of sea level rise, the overall protection of human health and the environment, compliance with ARARs, and long-term effectiveness and

permanence of Alternative 3a have all decreased significantly. The increase in the rate of sea level rise would not, however, have any significant effect of Alternative 6. This the balance of NCP Evaluation Criteria between the two alternatives has also changed. This the 2019 final FA/RAP needs to be reopened and reconsidered prior to moving ahead with implementation. Likewise, consideration of approval for the Project should be deferred until the 2016 EIR has been appropriately supplemented.

In addition to the concerns raised by the increased rate of sea level rise and its interaction with the subterranean and groundwater contaminants at the Project site, there are further concerns because of the Project site's location close to the Hayward fault in an area that would be subject to both severe ground shaking and liquefaction in the event of a major earthquake on that fault. The Hayward fault had its last major earthquake more than 150 years ago. There is general agreement among seismologists that another large earthquake, of magnitude as great as 7.1, is very likely within the next twenty years. While both the 2016 EIR and the DTSC ND addressed the risk of an earthquake and proposed mitigation for possible impacts, neither considered the degree to which those impacts would be increased by a concomitant increase in the rate of sea level rise. As noted, the sea level is now expected to rise by one foot in the next ten years, by 3.5 feet by 2050, and by 7.6 feet by 2100. Both the 2016 EIR and the DTSC ND acknowledged that extensive layers of sediment and bay mud underlay the Project site. These will result in severe ground shaking and liquefaction during a major earthquake. The additional liquid layer caused by sea level rise will only further increase those hazards. (See, e.g., https://secure.tcc.co.nz/ei/images/ICEGE15%20Papers/Quilter_480.00.pdf; https://secure.tcc.co.nz/ei/images/ICEGE15%20Papers/Fraser%20109.00_.pdf.) While the 2016 EIR concludes that pilings driven down 50 feet will provide adequate safety and stability against ground shaking and liquefaction, those conclusions need to be revisited in light of the increased risk posed by accelerated sea level rise. Not only is there an increased risk to the buildings and their occupants, if the buildings sink due to liquefaction, contaminants contained under the cap may be pushed upwards, especially if, as seems likely, the earthquake also damages the integrity of the cap. The resulting surfacing of contaminants would greatly complicate evacuation and cleanup of the site and repair of the cap. Again, all of this needs to be addressed through supplementation of the environmental review of both the Project and the FA/RAP.

Sincerely,



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November 18, 2020

Stuart M. Flashman
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Oakland, CA 94618

Subject: Comments on Addendum to 2016 Final EIR for Richmond Bay Specific Plan to Address
Campus Bay Project

Dear Mr. Flashman,

I have reviewed the November 2020 Addendum to the Richmond Bay Specific Plan Environmental Impact Report intended to address the Campus Bay Project (Project), as well as relevant portions of the Richmond Bay Specific Plan EIR and its appendices. I have also reviewed the Planning Commission staff report on this project for the November 19th Richmond Planning Commission hearing. The Project proposes to construct a mixed-use project including up to 4,000 residential units and up to 50,000 square feet of retail use, including a grocery store of between 20,000 and 25,000 square feet. It would also include approximately 5.3 acres of new open space uses.

The Project site is located in Sub-Area 4 of the Richmond Bay Specific Plan area. That area generally occupies the 86-acre former site of Stauffer Chemical Company's Richmond facilities, which included manufacturing facilities for chemicals and pesticides, research facilities, and administrative offices. Stauffer Chemical Company was acquired in the late 1980s by Zeneca Richmond AG Products, which continued to operate the facilities until closing them in the late 1990s.

Because Stauffer Chemical Company operated its manufacturing facilities on the project site for many years with little if any regulatory controls, there are large deposits of toxic materials located on the project site. The California Department of Toxic Substances Control (DTSC) has taken responsibility for directing the cleanup and remediation of the toxic deposits located on the Zeneca site. In 2019, DTSC finalized and approved a Feasibility Study/ Remedial Action Plan (FS/RAP) for the site, along with a mitigated negative declaration for that project. DTSC has divided the site into six areas: Lots 1,2, and 3,

habitat enhancement areas 1 and 2, and the Southeast Parcel. The Project is located in Lots 1 and 2 and the upland areas of Lot 3.

The approved FS/RAP calls for implementation of Alternative 3a on the upland portions of the Zeneca site, including the Project area. That alternative involves: 1) focused soil excavation to remove contaminants above screening values, 2) in situ treatment of volatile organic compounds (VOCs) and metals in the groundwater, 3) in situ treatment of arsenic, 4) soil vapor extraction, treatment, and monitoring of target treatment areas, 5) installation of a low-permeability cap over the southwestern portions of lots 1 and 2 and the lot 3 cinder area, 6) installation of a barrier cap over the portions of lots 1 and 2 not covered by the low-permeability cap, 7) continued monitoring and maintenance of the existing biologically active permeable barrier, 8) long-term monitoring of groundwater and of the site, and 9) institutional controls (i.e., restrictions on allowable uses). Implementation of the FS/RAP is still in its preliminary phases. The actual remediation will be conducted in two phases – phase 1, focused in Lot 3, is expected to be completed in late 2021. Phase 2 will be undertaken subsequent to completion of Phase 1, but no timeline is identified in the Addendum for completion of Phase 2.

The FS/RAP would generally be considered an appropriate plan for remediating a site of this nature, involving groundwater, soil, and soil vapor contaminants. However, remediation of this specific site is complicated by its low elevation and relatively high groundwater level, its proximity to San Francisco Bay, and the effects of sea level rise on the project site, including Lots 1-3. These complicating factors do not appear to have been addressed in either the 2016 EIR or the 2020 Addendum.

In particular, while the 2016 EIR does address sea level rise, it does so primarily in the context of protecting the project area from surface flooding in accordance with policies in the Richmond General Plan. The 2016 EIR does not appear to address the potential impact of sea level rise on subsurface contaminants of the site. More importantly, the 2016 EIR identifies the threat of sea level rise, pursuant to then-applicable state standards (as of 2013) to be generally limited to 11 inches by 2050 and 36 inches by 2100. The National Research Council, as of that date, identified a range of 5 to 24 inches by 2050 and 17 to 66 inches by 2100.

The 2016 EIR required as mitigation for potential flooding impacts from sea level rise that any project to be built in an area that would be affected by up to 3 feet of sea level rise, including a 100 year flood or wave overtopping, submit an Adaptive Flood Risk Management Plan to address risks of flooding from over 3 feet of sea level rise. Implementation of the city-approved plan would be a condition on granting project entitlements.

Since 2016, however, estimates of future sea level rise have risen significantly. For example, the recent California Sea Level Rise Principles, published on May 1, 2020, identify sea level rise targets of 1 foot by 2030, 3.5 feet by 2050, and 7.6 feet by 2100. Other recent measurements of trends in sea level rise indicate that even these may be underestimates.

These changed circumstances indicate that the recommendations of the 2016 EIR for mitigation of flooding impacts due to sea level rise need to be revisited in a supplemental EIR. Even more

importantly, these faster and higher levels of sea level rise implicate the adequacy of the remediation efforts for toxic materials on the project site, especially DTSC plans for in situ treatment of subterranean and groundwater toxics.

Not only will faster and higher levels of sea level rise potentially complicate and interfere with DTSC plans for in situ treatment of toxics, but the combination of sea level rise and existing high groundwater levels could result in surface flooding of the site, including potentially mobilizing toxic materials and causing exposure to them of site residents and visitors. This would be a significant new and/or significantly increased impact from the project, especially given that the new buildings, up to 80 feet in height, would require pilings sunk well into the contaminated soil levels.

Based on these factors, it is my professional opinion that the combination of increased rates of sea level rise and increased amounts of drilling or boring for building pilings, combined with the in situ treated toxic materials pursuant to DTSC current plans, require reopening the environmental review process for the project and preparing a supplemental or subsequent EIR to address the new or increased impacts.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Technical Consultation, Data Analysis and
Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G., C.Hg.
(949) 887-9013
mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 150 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.

- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukunaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Clean up at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

From: [Susan Hampton](#)
To: [City Clerk Dept](#)
Subject: Public Comment - agenda Item I 1
Date: Tuesday, December 01, 2020 8:39:49 AM

I am emailing to request that you postpone a decision on this project until new City Council members take office in January.

I support a complete cleanup of the site to protect humans and wildlife from this hazardous waste area.

Zeneca needs to take responsibility for thoroughly cleaning up the toxic waste. The elected officials need to support the health of their community.

Susan Hampton

Sent from [Mail](#) for Windows 10

From: [susan_perlman-chavez](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: City Council Agenda Item I-1. City Mixed Used Project along Shoreline
Date: Sunday, November 29, 2020 4:40:24 PM

I am writing as a health professional and concerned citizen about the above project. Please vote **no** on going forward with this project until there is a new assessment of the site re:toxic waste matter and further toxic abatement of the site. Please do not succumb to the forces of development over the health and well being of the future tenants of the site as well as the general environmental impact of the development. Thank you. Susan Perlman-Chavez

From: [Svetlana Battle](#)
To: [City Clerk Dept](#); [Laura Snideman](#); [Tom Butt - external](#); [Eduardo Martinez](#); melvn_willis@ci.richmond.ca.us; [Ben Choi](#); [Jael Myrick](#); [Demnlus Johnson](#); [Nat Bates](#)
Subject: Public Comment - Agenda Item I 1
Date: Monday, November 30, 2020 12:46:14 PM

To whom it may concern:

As a Richmond resident, I respectfully ask the City Council members to respect the will of the voters and defer a decision on the Zeneca shoreline housing development project until the new City Council members take office in January.

My family lives not far from the proposed housing site and we are extremely concerned about rush approval of a mixed-use development on the most contaminated site in the state. We fully support a thorough and complete cleanup of the site before any construction begins. Zeneca needs to take responsibility to the public and clean up the toxic waste remaining in the area.

Regards,
Svetlana Battle

From: [Sylvia Smith](#)
To: Emben_choi@ci.richmond.ca.us; [Lina Velasco](#); [City Clerk Dept](#); [Demnlus Johnson](#); [Eduardo Martinez](#); [Jael Myrick](#); [Laura Snideman](#); [Melvin Willis](#); [Nat Bates](#); [Tom Butt - external](#)
Subject: Public Comment - Agenda Item I-1.
Date: Monday, November 30, 2020 9:27:11 PM

Dear City of Richmond Decision Makers,

PLEASE, do not allow a housing development to be built on the extremely toxic Zeneca site with a less than residential cleanup.

Would you want to live there; would you want your kids and grandkids to live there?
? The decision to protect the public seems obvious:

Stop the fast-tracking of this project. Housing does not belong on toxic land."

From the archives: What Tom Butt said in 2005 is correct. DTSC is not doing its job and is not adhering to its mission of protecting the public health. Very unfortunately, DTSC has proven itself to be a "captured regulator" giving in to the demands of the developers and corporations it is supposed to regulate.

Please vote your conscience.

Sincerely,

Sylvia Smith
Richmond resident

--
Sent from Gmail Mobile

From: [TARNEL ABBOTT](#)
To: [City Clerk Dept](#)
Subject: agenda Item I1
Date: Tuesday, December 01, 2020 12:57:06 PM

Dear Richmond City Council members and members-elect

I live in the Panhandle Annex, less than 1/3 of mile from Zeneca Site. I have a Masters degree from UC Berkeley in Library Studies. I worked at Richmond Public Library for 22 years. For 17 years I have been a member of the Richmond South Shoreline Area Community Advisory Group (RSSA CAG) which was formed to give voice to the community in advising the DTSC. In the course of this volunteer effort, I have read thousands of pages, listen to and discussed the site issues with toxicologists, chemists, environmental engineers and other experts, written countless letters/responses and heard what the public has had to say at every forum where they have been allowed to speak. NO ONE wants this site used for residential housing until it can be safely cleaned up except the people who work in construction, development, real estate investment and other related fields or if they will receive something from the 22.3 million dollar community benefit,* or if they work for or are paid by the Responsible Party: Astra Zenca.

The experts hired by Hillco Development, Shopoff Real Estate Investors and Astra Zenca argue from a bias that supports their clients.

Astra Zenca will remain the responsible party for remediation, yet the Development Agreement (DA) tries to shift legal responsibility onto the City.

The EIR and the Amendment are based on concepts rather than actual plans and leave too many questions unanswered. The EIR is based on old information, such as sea level rise projections, or health risk screening levels which have become more stringent, for example. How can you in conscience, agree to the terms of the DA which states "By approving the Initial City Approvals, City has made a final policy decision that the Project is in the best interests of the public health, safety and general welfare..." The science does not back up the assertion that the toxics on site can be treated in situ with bioremediation. You can read this in the studies that have been done.

You are relying on the DTSC, a "captured" agency which has become dependent on industry saying it is safe, when the California Department of Health and Human Services (CDPH) and the Agency for Toxic Substances Disease Registry (ATSDR) in their 2009 Human Health Risk Assessment wrote: "California Department of Public Health and Agency for Toxic Substances Disease Registry recommend the Zeneca site be cleaned up to levels consistent with residential standards if the land use changes from industrial to residential or recreational"

Let's pretend we won't have a problem when the Hayward Fault gives us 7.00 magnitude earthquake, and the Zeneca towers built fill start being gassed with VOC's.

Richmond residents deserve better.

Do the right thing- say NO to I1.

*what happened to the rest of the \$55 million, you Mayor Butt, bargained for last September

From: [tom christensen](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment Agenda I 1
Date: Tuesday, December 01, 2020 12:22:03 PM

Dear Richmond City Council Members

Fast-tracking the AstraZeneca trades possible short-term benefit against the best future of the city (where I have lived since 1981).

Capping the land is a short-cut that in the longer run does not best protect our children, seniors, and other citizens.

Sincerely,

Thomas Christensen

From: [Tom Lent](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: RE: City Council Agenda Item I-1
Date: Saturday, November 28, 2020 4:44:42 PM

I am very concerned about the proposal to cap the Zeneda site by the Bay Trail and develop 2 to 4,000 units of housing and mixed retail. While I welcome this type of development in Richmond, I am very concerned about the safety of this site on many counts. Most notably, the mix of high levels of toxic chemicals and the proximity to sea level and sensitive wetlands is potentially calamitous.

This site is too close to rising groundwater and tidal levels to be safely capped. We have missed our chance to reverse climate change sufficiently to make capping this site a viable option. This project should not move forward without a reassessment of the state of the site against current toxic thresholds and current understandings of the effect rising seas may have on mitigation efforts to determine the appropriate strategies with best available current science.

Please put the brakes on this project pending a fuller proposal from the developer and a more complete analysis of the site and risks from proposed mitigation.

Finally, it is also important that Richmond **redirect this kind of development to locations that have much better transit access.** Otherwise, this development will increase Richmond's climate footprint and contribute to the hazards listed above as well as the many other devastating impacts of climate change on our economy, health and wellbeing.

Thank you,
Tim Lent

From: [tntsfny](#)
To: [City Clerk Dept](#)
Subject: Public Comment-Agenda Item I 1
Date: Monday, November 30, 2020 4:29:13 PM

To Whom it may concern:

I am writing to register my strong disapproval of the proposed Zeneca development. A safely conducted clean up of the toxic site MUST precede any development.

Thank you for respecting the will of the voters.

Regards,
Tisha Floratos-Silano
Tina Floratos-Silano
Richmond Resident

From: [Toni Hanna](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#); [John Gioia](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 9:30:31 AM

Dear Richmond City Council:

In the words of our wise Contra Costa County Supervisor, John Gioia, please step back and think! Trying to install 4000+ housing units on a toxic Superfund site is a losing proposition anywhere in the United States today, and especially here in the Bay Area, on our precious San Francisco Bay. I speak both as a long-time Marina Bay Resident and as a Realtor (18 years) with extensive experience in marketing Marina Bay homes and new construction.

We are in an existential climate crisis and we cannot go back to the foolish mistakes of previous centuries. We know too much. My own father was a chemical engineer for 30 years; I know about the toxic legacy of the 20th Century first-hand. I'm sure if my dad were alive today he would be all-in on creating healthy communities with the new, green technologies we have now, and restoring the wetlands to health for the birds, the plants and the people who admire them.

Speaking of catastrophic mistakes, just witness the trajectory of the Estuary project by Signature properties. That development from the early 2000's overlooking the Oakland/Alameda Estuary resulted in huge litigation due to inadequate clean-up of toxic solvents. (See Estuary Owner's Association vs. Shell Oil Co.) All of the homeowners had to move out due to toxics seeping into the living spaces, and is a stain on that developer's reputation. And those were only 100 units!

We know too much about the toxicity of the Astra-Zeneca site and its dangers to ever entertain the reckless notion of installing housing there.

This site needs to be cleaned up and the wetlands restored!

We have an opportunity to create smart, infill housing downtown near existing transportation that will support businesses and provide for a vibrant and healthy Richmond.

Why, when faced with these options, does the current—now lame-duck—council majority consistently make the wrong choices which fly in the face of science, health, and modern consumer preferences? The voters have already spoken about which direction we want this city to take. Now it's up to you to honor the will of the voters, and avoid costly litigation and further environmental harm resulting from reckless choices.

Sincerely,

Toni Hanna
Richmond Resident since 2003
Realtor
DRE 01388453
(510) 366-4415

From: [Vanessa Ivelich](#)
To: [City Clerk Dept](#)
Subject: Public Comment-Agenda Item I-1 !
Date: Sunday, November 29, 2020 3:08:00 PM

Hello;

Please do not pass Agenda Item I-1. The city will be purchasing future problems that will bankrupt an already strapped budget. The lawsuits from illnesses will be astronomical. Toxic waste is always far more potent than anticipated. So many projects have to be abandoned once started because of safety concerns.

The San Francisco Bay Trail is finally hooked up with Berkeley and Emeryville. The public uses this trail every day and so many children have a safe place to ride their bikes and elderly people can walk the smooth trail. I run the trail at least five times a week and I love it so much. The idea of disturbing a toxic waste site will close the trail. Would you walk, run or ride along a trail where toxic dust particles are floating? No, you wouldn't.

Secondly, the area is a fragile ecosystem. Forty years ago as a Forestry Student at UC Berkeley, our class spent many hours along the wetlands studying this vibrant and rare area. Richmond is blessed to have this pristine ecosystem and the public values the beauty. Just go out there on a sunny day and watch people looking out over the bay. You don't need a degree to enjoy this gift.

Please, clean up the area and let it be. Or, just let it be because this may be a sleeping dog left better alone.

Sincerely,
Vanessa Ivelich

From: [vmfong](#)
To: [City Clerk Dept](#)
Subject: Public Comments-Campus Bay Project-item 1-1 Support Approval
Date: Tuesday, December 01, 2020 12:28:25 PM

Good evening Mayor and City Council;

My name is Victor Fong and have been a Richmond resident for 40 yrs. I was born in Oakland, Ca.

I am retired and have been a member of Sheetmetal Workers 104 for 51 yrs. I am asking that action be taken

to approve the Campus Bay Project.

I have had something many Richmond residents should have, the opportunity to achieve a good middle class job working as a sheetmetal worker. I want others in my community to have what I have gotten. The Cam-

pus Bay project will provide young people with the opportunity to learn a trade.

For the next decade or so while this project is developed, my union has committed to having local workers on the job.

We also need the housing this project will provide. More housing on the market will help keep prices down. Too many people are being priced out of the housing market.

I ask you to vote tonight to send this to the City Council for approval. Thank you.

Victor Fong

From: [Trina Jackson](#)
To: [City Clerk Dept](#)
Subject: Fwd: Public comment – agenda item 1 - 1
Date: Tuesday, December 01, 2020 1:23:57 AM

FYI

Sent from my iPhone

Begin forwarded message:

From: Virginia Velasquez-Cruz <blueskydream62@gmail.com>
Date: November 30, 2020 at 11:51:30 PM PST
To: Trina Jackson <trina_jackson@ci.richmond.ca.us>
Subject: Public comment – agenda item 1 - 1

Public Comment - Agenda Item I-1.

Stop the fast-tracking of this project. Housing does not belong on toxic land.

Protect the safety and health of City of Richmond residents and potential residents.

Passing this will surely result in lawsuits and court cases against the City of Richmond and the developer of this proposed Housing Development.

[Sent from AT&T Yahoo Mail on Android](#)

From: [Yeison Samayoa](#)
To: [Laura Snideman](#); [City Clerk Dept](#); [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Aliza Van Leesten](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 10:02:44 AM

Stop the fast-tracking of this project. Housing does not belong on toxic land.

From: [Cordell Hindler](#)
To: [City Clerk Dept](#)
Subject: J-1 Council as a whole
Date: Wednesday, November 25, 2020 8:52:26 PM

hello Sabrina, i have looked at the presentation and i was impressed

sincerely
Cordell

From: [Paul Carman](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda Item J2
Date: Tuesday, December 01, 2020 12:24:02 PM

Dear City Council,

I would like to express my opposition to the installation of new street signs in our sweet bucolic Richmond Annex neighborhood, where I live. More signs make the neighborhood look more unpleasant, they are a waste of The City of Richmond's funds, and will not improve life for the residents here. We have lived just fine without these proposed signs.

Please do not put these signs up, and let our neighborhoods be as beautiful as possible.

Thank you kindly,

Anita Pereira

From: [Cordell Hindler](#)
To: [City Clerk Dept](#)
Subject: J-2 council as a whole
Date: Wednesday, November 25, 2020 8:57:09 PM

hello Sabrina, i would like to add my comments in regarding the street signs

there are other ways that the money can be used in lieu of street signs

high school students can go to different areas to take pictures of how often they have their streets done

sincerely
Cordell

From: [Dan Schwab](#)
To: [City Clerk Dept](#)
Subject: Public comments on agenda item J-2
Date: Tuesday, December 01, 2020 10:19:00 AM

I am opposed to the installation of street sweeping signs in the Richmond Annex. These are not necessary; other options need to be pursued to provide mostly compliant residents with reminders of the need to sweep the streets.

I also oppose this measure as a way to raise revenues for the city. It creates a lot of bad will for a small return. We don't need this level of bureaucracy!

Dan Schwab
20 year resident, Richmond Annex

Dan Schwab
Leadership educator and coach
danjschwab@gmail.com
510-685-0722
www.danjschwab.com

Use this handy link to schedule an appointment with me.
<https://meetme.so/DanSchwab>

From: [David Harris](#)
To: [City Clerk Dept](#)
Cc: [Garland Ellis](#)
Subject: Public comments, Agenda Item. #J-2, RCC Meeting December 2, 2020
Date: Monday, November 30, 2020 11:30:23 PM

Mayor and City Council Members:

On behalf residents of Richmond Annex I would like to register a general disapproval of the proposed installation of the 575 street sweeping parking restriction signs in the Annex and the Panhandle areas. At many Richmond Annex Neighborhood Council (RANC) meetings of the past few years our local residents have consistently opposed this idea. Some of the reasons are:

- 1) when residents comply on the dates for their block, the sweeper would very often arrive before the scheduled start time, before the resident was expected to move his/her vehicle;
- 2) when residents would move their vehicles the evening before the scheduled sweep, other persons, mainly non-residents of the block, would park their vehicles in front of the resident's house, thereby negating the resident's effort to comply.
- 3) residents have considered such signs in front of their homes as unsightly and spoiling their front strip areas.

Thank you.

Dave Harris
Annex Resident,
Member of RANC

From: [Linda Kalin](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public Comment - Agenda Item J-2
Date: Tuesday, December 01, 2020 12:52:07 PM
Attachments: [Oversized Signs.pdf](#)

NO to installing oversized Street Sweeping/No Parking signs in the Annex.

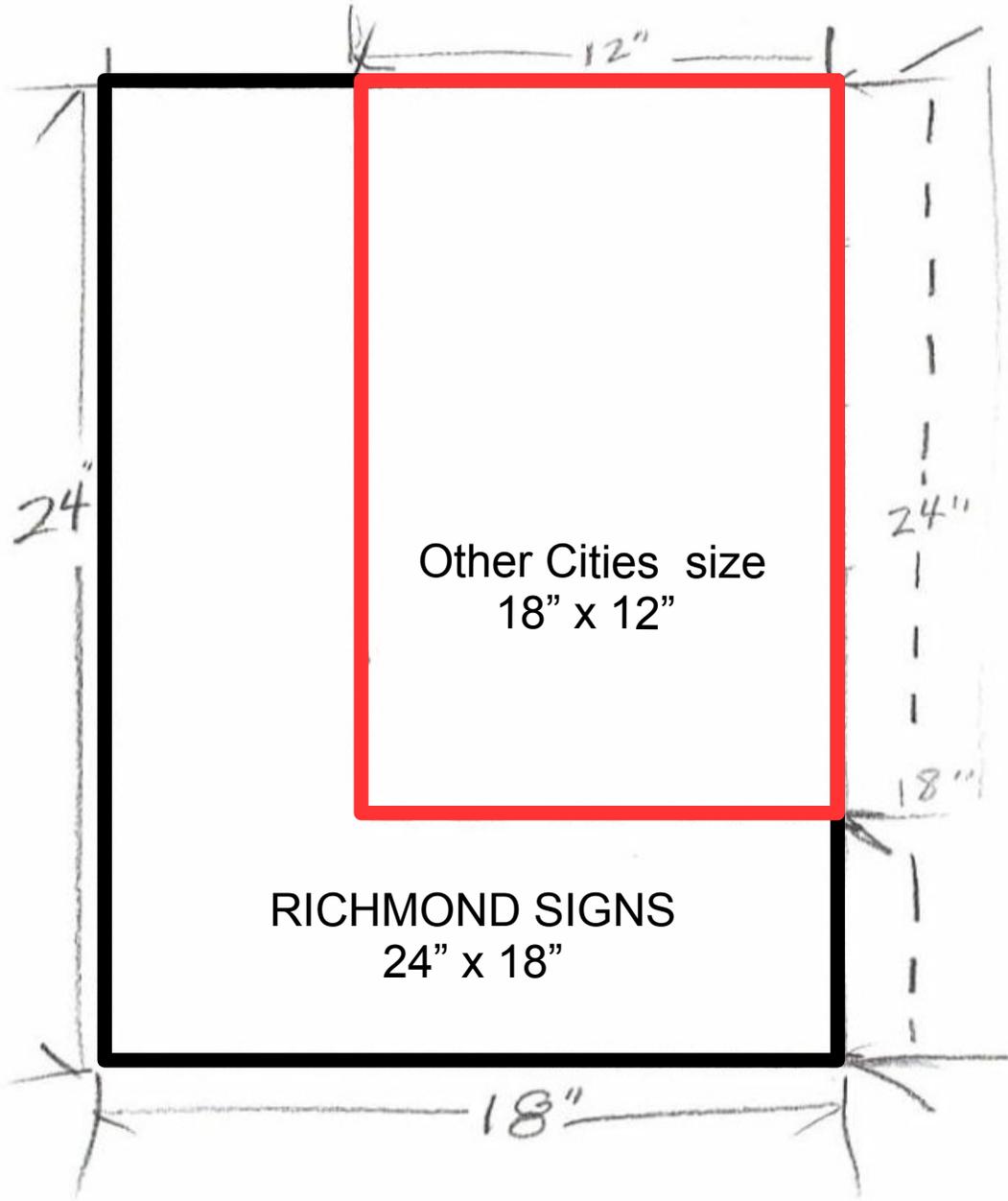
The wealthier neighborhoods in Richmond do not, and will not have these signs. Curb appeal matters and people with the clout to protect their property values know it. So do our surrounding cities. Richmond, and Richmond alone, has Street Sweeping signs that are 24 inches by 18 inches. Where they appear elsewhere they are a standard 12 inch by 18 inch size. Richmond's decision to spend additional money on gigantic signs was an old mistake that shouldn't be repeated. (See attachment for comparison)

Installing more parking restrictions under the guise of protecting the Bay is a sham. If the goal is to inform people of the sweeping schedule in order for them to move their cars then there are other efficient ways to do that besides big signs. If the goal is to remove dumped cars from neighborhood streets, that's an enforcement issue that should already be available to residents. If the goal is to collect revenue, then this is a petty way to go about it and should be beneath the dignity of the current council.

The timing of this move is also nothing short of punishing to people during the current pandemic.

Linda Kalin

[Sent from AT&T Yahoo Mail on Android](#)



From: [Lynn Stelmah](#)
To: [City Clerk Dept](#)
Subject: Public comments:J2
Date: Tuesday, December 01, 2020 10:44:43 AM

There is absolutely no need for signs about street sweeping in the Richmond Annex and Panhandle. Residents already move their vehicles on street sweeping days. The money to make the signs would be better used to clean up the streets of Richmond, especially Carlson Avenue. If the City Council is so concerned about environmental issues, they should attend to the disgusting mess of garbage and homeless encampments along the city streets and railroad tracks. Also, the Richmond Police have better things to do than monitor the streets of the Richmond Annex for cars parked on street sweeping days.

From: [michael beer](#)
To: [City Clerk Dept](#)
Subject: J-2
Date: Tuesday, December 01, 2020 11:18:40 AM

Dear Mayor and City Council members,

I am opposed to placing signs concerning street sweeping days on the streets of the Richmond Annex.

First, it's a question of the expense of installing them. Second, it's a question of esthetics. They are ugly. Third, it's a question of unnecessary overkill. Those persons who break the law and are fined will quickly learn the schedule. Fourth, it's a question of justice. If the majority of people who respond to J-2 are opposed, it seems unfair that a city council composed of people who don't live where I do and who won't have to think about one, two and three, should impose their will on me.

If necessary to warn visitors to the area between the designated days and hours, a few signs placed on telephone polls would be a better solution than a wholesale blanketing of the district. Many see this as a new and insidious way of taxing Richmond citizens.

I am opposed to placing warning signs in the Annex.

Sincerely,
Michael Beer
1247 S. 58th Street
Richmond, CA 94804

From: [Nicole Reeder](#)
To: [City Clerk Dept](#)
Subject: Agenda item J2
Date: Tuesday, December 01, 2020 10:29:06 AM

To whom it may concern:

I respectfully request that the street signs that are purportedly going to be erected in the Richmond Annex not be put up. They are unsightly and I fail to see why they are even needed. I do not see garbage regularly on our street. When it is present, whomevers property it is in front of, those are the people who pick it up. I enjoy living in the Annex and I think these signs will detract from the beauty of this area and I do not see how they are necessary.

Thank you,

Nicole Reeder Korolyk
Richmond Annex resident

From: [Roberta Boucher](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda Item J2
Date: Tuesday, December 01, 2020 10:10:38 AM

- >
- > As a 17 year Annex resident I HIGHLY oppose the addition of street sweeping signs to the neighborhood.
- >
- > 1) The cost to install will likely take years to recoup (there are so many better uses for these funds)
- >
- > 2) The Annex is a unique community that banded together to successfully meet the City requirement to uphold the honor system of moving cars on sweeping days.
- > This isn't a difficult system to maintain with proper notice (as has been implemented in Berkeley). And the cost of such a notification system is pennies compared to installing signs.
- >
- > 3) They are unsightly and will diminish the aesthetic of this lovely neighborhood.
- >
- > Please vote AGAINST installing street sweeping signs in the Annex
- >
- >
- >
- > Roberta Boucher
- > 510.685.1484

From: [Flora McMartin](#)
To: [City Clerk Dept](#)
Subject: Public comments #J3
Date: Tuesday, December 01, 2020 12:31:33 PM

Vote no on street sign re: street sweeping. This service is not needed and fines inappropriate for the area.

The Annex has agreed in previous years to self police the practice of moving cars. If this has become a problem why hasn't there been any education about it? Slimy way to tax people to raise funds for other city purposes. Education is way cheaper and more effective for residents than punitive fining.

Flora McMartin
5935 Orchard Ave.
Richmond, CA 94804

Sent from my iPad

From: [Al M](#)
To: [City Clerk Dept](#)
Cc: [Tom Butt - external](#); [Ben Choi](#); [Nat Bates](#); [Eduardo Martinez](#); [Demnlus Johnson](#); [Jael Myrick](#); [Melvin Willis](#); [Lina Velasco](#); [Laura Snideman](#)
Subject: Re: Public Comment, Agenda Item 1-1, Richmond Bay Specific Plan
Date: Tuesday, December 01, 2020 3:52:35 PM

Correction to my first posting:

It is interesting how corporate lobbying is using "Richmond community" as a reason why this toxic solution should go forward. For indeed, the Richmond community totally and undeniably disagree with putting a cement cap on toxic waste. We should be safe to have our kids play in sand. We should be safe to plant trees. We should NOT be subjected 24-4, in the short and long term to arsenic, to exposure to sulfuric acid and other deadly chemicals.

Cordially,

Alix Mazuet

On Dec 1, 2020, at 2:48 PM, Al M <alix.mazuet@gmail.com> wrote:

RE: Public comments Agenda – Item-1, Richmond Bay Specific Plan

Dear Members of the City Council:

I went over City Council and Planning Commission meetings, both video recordings and written comments.

All in all, a vast majority of the Richmond community is opposed to the proposed partial cleanup of the Zeneca/former Stauffer Chemical site. This opposition is definite, strong and unwavering.

In fact, it is very unsettling for a Richmond community member such as I, with neighbors in the trade and construction industries, to see that certain union leaders would support a partial cleanup of the Zeneca site. As union leader, one of the most important missions is to protect the health and safety of your members. It thus seems that a favorable vote for a partial cleanup without having seen a new EIR and without listening to the scientists and community leaders who built a strong case against this partial cleanup are two of the reasons why union leaders should NOT stand for option 3 cleanup of the Zeneca site.

Dear Richmond City Council, I urge you to listen to what your community has been saying over and over, loud and clear:

1. don't rush this project,
2. wait until you have more data in hand,
3. recommend that a new up-to-date EIR be provided,
4. recommend that you be given the necessary time to thoroughly review (read and ask questions about) all current and new documents,
5. Don't rush your decision, wait until you have heard not only from Shopoff Realty Investments, HilCo Redevelopment partners and a couple of police and fire union leaders who seem to have a private interest in this project.

I'm so happy that the carpenter unions entered the discussion. Why you didn't contact all local construction unions is beyond my understanding. Why you only contacted the police union and a very few selected construction entrepreneurs is also beyond my understanding.

I am a member of the Richmond community and I join my voice to what the vast majority of Richmond residents already said loud and clear: STOP! Do not go ahead with this horrid option 3 cleanup alternative. WE DON'T WANT IT. IT IS NOT A GOOD OPTION FOR THE RICHMOND COMMUNITY.

It is interesting how corporate lobbying is using "Richmond community" as a reason why this toxic solution should go forward. For indeed, the Richmond community totally and undeniably disagree with putting a cement cap on toxic waste, which, in turn, would mean so many restrictions: kids not allowed to play in sand, people not allowed to plant trees, etc.

If you vote to approve this project, you are voting to let your own people die little by little! Who are you to say that you are speaking for the benefit of "the community"?

Also, in terms of labor, wait until you have heard from the many other local unions that this extremely rushed process has left no time to prepare. As elected representatives of the people of Richmond, you must prioritize Richmond workers on this construction site and demand strict safety regulations: discuss all safety concerns with unions' representatives, having workers' well-being and safety at heart.

Please, do not say something like, "I don't want this site closed off for another 10 years," as I heard members of this current City Council say in the past. Don't use people's passion to brush off people's concerns about social, labor and environmental justice. Don't use the community to brush off the community's strong opposition to this horrendously wrongly conducted housing development.

We are passionate about the Zeneca cleanup AND we are objective, clear-sighted and well-informed.

We are eager to have the Zeneca site cleaned AND we are cautious about how this cleanup will be performed.

We are fierce to defend the rights of all workers AND we are persistent in our struggle to see all of them work safely on this future construction site.

Thank you,

Alix Mazuet

Richmond/Belding Woods resident and Property Owner

From: [Andrea Mullarkey](#)
To: [City Clerk Dept](#)
Cc: [Tom Butt - external](#); richcityservant@gmail.com; [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#)
Subject: Public Comment - Agenda Item I-1
Date: Tuesday, December 01, 2020 3:18:31 PM

Please, do not move forward with development of the Zeneca site tonight. I am a resident and homeowner in Marina Bay and believe firmly that no land should become residential land until there is a full clean up and remediation. The community has been asking for a proper clean-up of the Zeneca site for years. There is no coherent reason for a speed up in the process of development now.

All of Richmond deserves to live on clean land. Do not build on this toxic site.
Andrea Mullarkey
Richmond resident and homeowner

From: [Devyani Bhadkamkar](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 1:01:34 PM

My name is Devyani and I am a chemistry teacher at a local Richmond charter. Please stop the fast-track of the 4,000 unit development. Housing is good, but the site must be cleaned up first. There will be long term health ramifications for the 4000 families that move in that will have a large social, emotional, and financial impact on them AND Richmond that will outweigh the benefits of affordable housing.

Best,

Devyani Bhadkamkar

From: [Jennie Durrah](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 5:48:23 PM

To the Richmond City Mayor and Council Members -

As a resident of Richmond, and as someone who lives within walking distance of the Astra-Zeneca site, I ask that you do not take any action at this time, but continue to research and discuss the history and proposals for this site.

Appropriate and adequate clean-up of the former chemical site is far from being completed, as documentation indicates. The amount of toxic chemical waste in the soil, the proximity to the shoreline and the high risk conditions this creates, as well as the likelihood of disruptive earthquakes (no more than one is needed to upset the fragile situation), makes this a very dangerous location for the health of present, and potentially future, residents, without continued clean-up initiatives.

It's understood that the city leaders have been making efforts to find investors interested in helping Richmond, but do not let the allure of money blind you to the extreme risks of this site. This is a complex problem and will not be solved with quick fix actions.

Thank you,
Jennifer Durrah

67 Bayside Ct
Richmond CA 94804

From: [Jennifer Hannan](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#)
Cc: [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #1-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, etc., aka re: Campus Bay/Zeneca site development)
Date: Tuesday, December 01, 2020 7:08:49 PM

Stop the fast tracking of this project. Housing does not belong on toxic land

Sincerely,

Resident of Richmond
Jennifer Hannan

From: [Liliana Trujillo](#)
To: [Tom Butt - external](#); [Eduardo Martinez](#); [Melvin Willis](#); [Jael Myrick](#); [Ben Choi](#); [Demnlus Johnson](#); [Nat Bates](#); [Laura Snideman](#); [City Clerk Dept](#)
Subject: Public comments agenda item #I-1 (Addendum to the Richmond Bay Specific Plan Environmental Impact Report, aka re: Campus Bay/Zeneca)
Date: Tuesday, December 01, 2020 4:05:21 PM

Dear Richmond City Council, Mayor, and City Clerk,

My name is Lili Trujillo; I'm a high school teacher in Richmond and have been for the last ten years. I am also a resident of the area and care deeply about the well-being of my students and their families.

I'm concerned about the fast-tracking of the Campus Bay/Zeneca site development. Obviously, affordable housing is a huge issue in the Bay Area and in Richmond, and I'm very supportive of building affordable housing for Richmond. **That housing, however, must not be built on land that poisons those who live there.**

Please invest in the cleanup necessary to rid the area of heavy metals, pesticides, and PCB's first. **Housing does not belong on toxic land.** Stop the fast-tracking of this project. The people of Richmond deserve better and you, as their representatives should uphold the health and safety of your constituents.

Sincerely,
Lili Trujillo

From: blavkace49@yahoo.com
To: [City Clerk Dept](#)
Subject: Public Comment - Agenda Item I 1
Date: Tuesday, December 01, 2020 1:27:58 PM

I am asking if the Richmond City Council has read and discussed Determinations (2b) and (4) as reported by the Feasibility Study and Remedial Action Plan.

LW

From: [nabil alhadithy](#)
To: [City Clerk Dept](#)
Subject: Public Comment – Agenda Item #1-1
Date: Tuesday, December 01, 2020 1:58:30 PM

Please add this to the discussion/action item for development

I have comments on the Mitigation Monitoring & Reporting Plan (MMRP).

The MMRP generally has long term monitoring and reporting, in lieu of full cleanup standards. Thus the MMRP needs to be prefunded as it may be required for many years in future. It is my experience that the MMRP should not be led by the applicant but by a qualified and independent third party. Pre-funding the MMRP is essential for this purpose.

Where the MMRP really requires long term monitoring is to evaluate the engineered solutions in lieu of removal of contaminants. An engineered solution can be asphalt, concrete or even dirt cap. That cap must be examined annually to determine its integrity.

Another aspect of the MMRP that I did not fully review is the need to continually evaluate stormwater contaminants runoff. Contaminants may be just inches below the surface, below the engineered cap, and be prone to weathering, accidental exposure etc and may end up in rainwater. MMRP should have funding for independent stormwater testing and reporting to the City.

ADD

Real time perimeter air monitoring must be conducted when earth moving is ongoing. The Bay Area Air Quality Management District protocols must be followed. An independent contractor is necessary to perform this task. Said contractor to be responsive to community complaints.

Thank you.

Nabil Al-Hadithy
Marina Bay
Richmond CA 94804

From: [Rhoda Watson](#)
To: [City Clerk Dept](#)
Subject: Public Comment, Agenda Item I-1
Date: Tuesday, December 01, 2020 2:30:27 PM

Dear Council Members and Mayor Butts:

I used to live in Richmond and even though I no longer live there, I have concern about the Zeneca site and the results if the project were to move forward. Please do not allow the Zeneca Project to move forward!! Capping the toxicity will not prevent the rising waters to seep into the already contaminated soil...who will be responsible for the harm done to people living on this site as it is aimed at "low income" folks who out of financial need would live there? That is hardly the right thing to do considering that the Public Health Assessment done by the California Department of Public Health and the Agency for Toxic Substances and Disease Registry (ATSDR) stated that the number one recommendation was that the Zeneca site be cleaned up to the levels consistent with residential standards if the land use changes from "industrial to residential or recreational"!!

Complete remediation of the soil to "residential standards" is necessary before the Zeneca Project is allowed to move forward. Our Bay waters and the adjacent land need our continued attention and efforts to keep them clean and healthy for generations to come!!

Thank-you for "listening" and your attention.

Rhoda Watson MA
209 Tono Lane
Walnut Creek, CA
94597

From: [Dave Levin](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda Item J2
Date: Tuesday, December 01, 2020 1:27:36 PM

Please do not install parking signs in the annex, they're wholly unnecessary. A text service would be cheaper, more effective, and leave our neighborhood free of ugly signs.

Thanks,
Dave

From: [Rob W](#)
To: [City Clerk Dept](#)
Subject: Public Comment Agenda Item J2
Date: Tuesday, December 01, 2020 10:00:29 PM

I am against putting up signs in Richmond Annex.
Rob Waxman
1840 Carlson Blvd, Richmond, CA 94804