

CITY OF RICHMOND  
**Pt. Molate Community Advisory Committee**

Monday, September 17, 2012 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Bruce Beyaert**  
Vice-Chair

**Otheree Christian**

**Joan Garrett**  
Chair

**Dorothy Gilbert**

**Toni Hanna**

**Jim Hite**

**Jeanne Kortz**

**Eduardo Martinez**

**Steven Rosing**

**Rod Satre**

**Charles T. Smith**

**Nina G. Smith**

**Pam Stello**

**Mary H. Sundance**

**Eileen Whitty**

1. **Call to Order** (1 min.)
2. **Roll Call** (1 min.)
3. **Welcome and Meeting Procedures** (1 min.)

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

*At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.*

4. **Agenda Review and Adoption** (2 min.)  
*The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.*

5. **Announcements through the Chair** (3 min.)

6. **Open Forum** (3 minutes per person limit)

7. **Presentations, Discussion & Action Items** (55 min.)
  - a. Presentation of Baykeeper Pt San Pablo Shoreline Clean Up Project  
Ian Wren, SF Baykeeper (15 min.) (5 min. Q&A)

8. **Staff Reports** (20 min.)  
*Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.*
  - a. Annual Building Structural Inspection Report – Joel Camacho - (15 min.)(5 min.Q&A)
  - b. Committee Log for PMCAC inquiries to staff, contractors – Craig K. Murray (5 min.)

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**9. Consent Calendar (2 min.)**

*Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion*

- a. APPROVE - August 20, 2012 Minutes

**10. Future Agenda Items (5 min.)**

**11. City Council Liaison Reports (10 min.)**

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (5 min.)
- b. PMCAC appointment status – TBD (5 min.)

**12. Chair and Sub-Committee Reports (25 min.)**

*Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.*

- a. Clean-Up and Restoration (15 min.)
- b. Community Outreach (5 min.)
- c. PMCAC Chair (5 min.)

**13. Adjournment**

**Scheduled Meetings**

Committee Meeting - Monday, October 15, 2012, 6:30pm, Multi-Purpose Room, 440 Civic Center Plaza

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

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, [craig\\_murray@ci.richmond.ca.us](mailto:craig_murray@ci.richmond.ca.us). Agenda and minute information on the PMCAC can be found on the City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>  
Additional correspondence can be directed to [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com)

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ0NWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

## Craig Murray

---

**From:** Bruce Beyaert <pointsanpablo@earthlink.net>  
**Sent:** Sunday, September 09, 2012 10:14 AM  
**To:** Eduardo Martinez; Jim Hite; Rod Satre; Toni Hanna; Charles Smith; Nina Smith; Otheree Christian; Dorothy Gilbert; Jeanne Kortz; Pam Stello; Steve Rosing; Mary Sundance; Joan Garrett; Eileen Whitty  
**Cc:** Tom Butt - external; Craig Murray; Carlos A. Privat; Chris Chamberlain; Yader Bermudez; Jim Matzorkis  
**Subject:** Baykeeper to launch massive toxic debris cleanup at Point Molate

PMCAC,

[Click Here](#) to view the Sept. 5 Richmond Confidential article "Baykeeper to launch massive toxic debris cleanup at Point Molate" about plans to remove pilings and other debris along the Point Molate shoreline starting late this month. Note that volunteers capable of heavy lifting are needed.

Bruce

-----  
***Bruce Beyaert***  
[pointsanpablo@earthlink.net](mailto:pointsanpablo@earthlink.net)  
phone/fax 510-235-2835

7A2



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## Baykeeper to launch massive toxic debris cleanup at Point Molate



Baykeeper plans to clean up toxic debris from the shoreline near Point Molate, starting in late September or early October 2012. Photo credit: Josh Wolf.

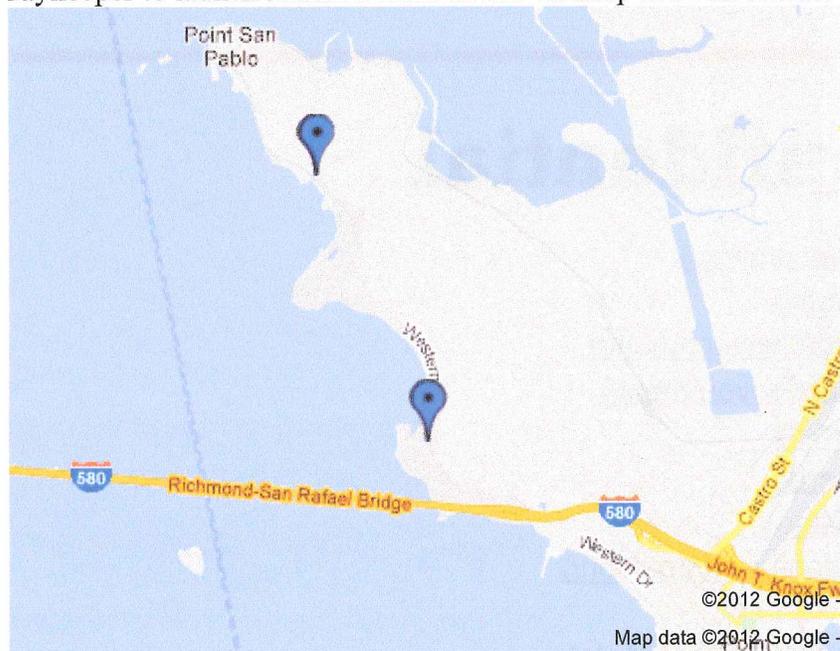
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By [Sara Bernard \(http://richmondconfidential.org/author/sara-bernard/\)](http://richmondconfidential.org/author/sara-bernard/) Posted September 5, 2012 1:01 pm  
**Baykeeper's toxic debris cleanup at Point Molate**

7A3



View Baykeeper's toxic debris cleanup at Point Molate (<https://maps.google.com/maps/ms?>

[nsa=0&msid=215812053442635196503.0004c8e64b8a72abd6f58&hl=en&ie=UTF8&t=m&ll=37.946228,-122.411041&spn=0.04738,0.073128&z=13&source=embed](https://maps.google.com/maps/ms?msa=0&msid=215812053442635196503.0004c8e64b8a72abd6f58&hl=en&ie=UTF8&t=m&ll=37.946228,-122.411041&spn=0.04738,0.073128&z=13&source=embed)) in a larger map

With the help of volunteers, Baykeeper plans to remove up to 125 tons of toxic debris between Point Molate and Point San Pablo starting in late September or early October 2012. They will focus on the accessible shoreline between the Point Molate Fuel Depot and the intersection of Western Drive and Richmond Lane. About 125 tons of toxic debris cluttering the shoreline between Point Molate and Point San Pablo will be removed this fall by the San Francisco marine watchdog Baykeeper. With the help of volunteers and some heavy machinery, the nonprofit group plans to clean up trash and take out hundreds of pilings soaked with creosote, a wood preservative and possible human carcinogen, starting in late September or early October. "There are old derelict docks and piers along Point Richmond and Point Molate – trash, basically, that's floating around in the marine environment and posing a threat to aquatic habitats as well as people," said Ian Wren, a staff scientist at Baykeeper who will lead the project.

Baykeeper received a grant for \$45,000 from the National Oceanic and Atmospheric Administration to conduct the cleanup, with a required 1:1 match of Baykeeper staff time and volunteer support.

The waste removal should help further the cause of reopening Point Molate beach. The Richmond City Council decided July 31 to allocate \$154,000 from the *Cosco Busan* oil spill settlement to revamp and reopen the beach (<http://richmondconfidential.org/2012/08/01/richmond-council-approves-funding-to-re-open-point-molate-close-bay-trail-gaps/>).

"This is a fantastic project and something that is sorely needed," said Joan Garrett, founding director of Citizens for a Sustainable Point Molate. "It would have cost a fortune for an organization like ours or for the city to pay for someone to come in and do that. It's a blessing that Ian has gotten this grant."

Wren said he didn't know about the park's reopening until long after the cleanup project was underway, and that he applied for the NOAA grant a year ago. But removing tons of creosote will benefit the long-term health of local residents. "There are probably about 250-300 creosote pilings along that stretch of beach," Wren said. "I would think that would be a Code-A safety issue for any kind of park opening."

7A4

Wren, "as it's kind of a technical job and we're looking for people who can do heavy lifting." Volunteers will do as much as possible by hand and then Baykeeper will use a Bobcat and a small crane to lift the material off of the beach and into big refuse bins.

Unfortunately, because they have creosote in them, they have to go to a landfill," Wren said. "They can't be burned."

Volunteers don't need to worry about health risks when removing the pilings, he said.

The exposure you'd have would be pretty minimal," Wren said.

Although the material was once soaked through with creosote, the outer layer is mostly gone, Wren said, leaving just what is underneath the surface to leak into the water and surrounding sediment. "It's more of a chronic pollutant, rather than something that would pose acute harm to people who were touching it," he said.

*If you're interested in volunteering and can lift at least 40 pounds, please contact Ian Wren at [ian@baykeeper.org](mailto:ian@baykeeper.org) (<mailto:ian@baykeeper.org>).*

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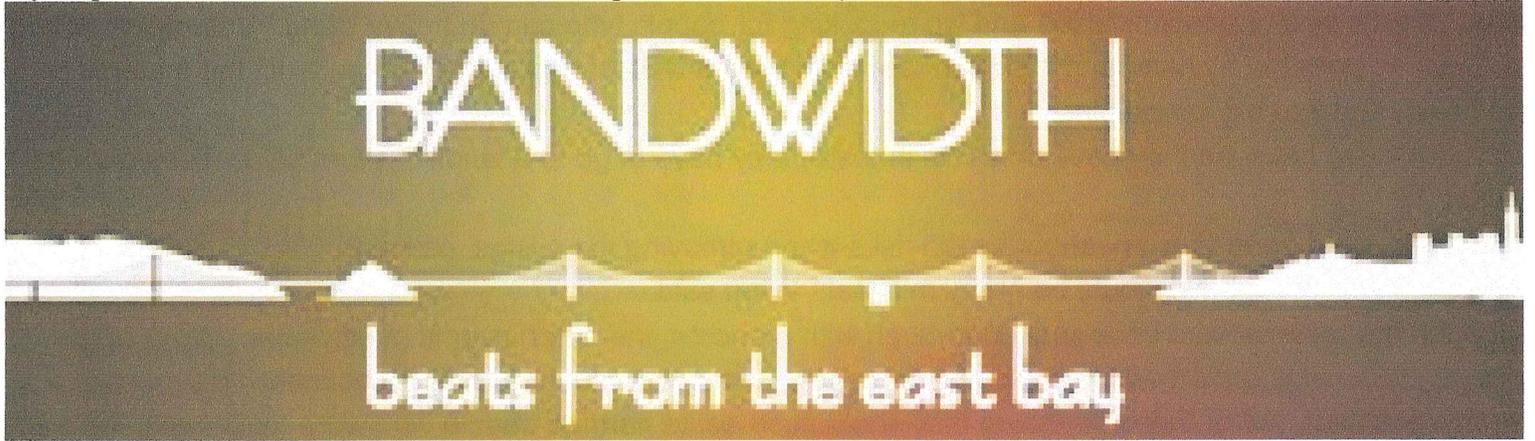
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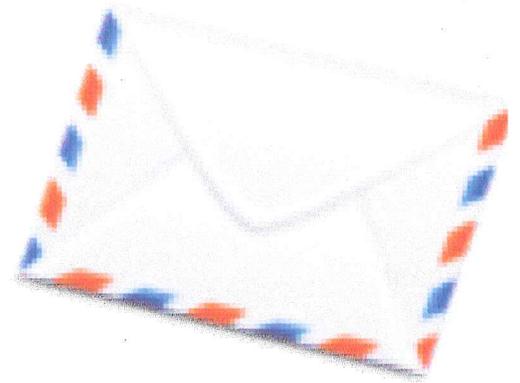


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7A6

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<http://feeds.contracostatimes.com/mngi/rss/CustomRssServlet/571/200844.xml>) **News @ West County Times** (<http://www.contracostatimes.com/richmond/>)

Annual El Sobrante Stroll set for this Sunday ([http://www.contracostatimes.com/news/ci\\_21505576/annual-el-sobrante-stroll-set-this-sunday?source=rss](http://www.contracostatimes.com/news/ci_21505576/annual-el-sobrante-stroll-set-this-sunday?source=rss))

Barnidge: How three Contra Costa cities avoided the doomsday of pension plans

[http://www.contracostatimes.com/news/ci\\_21491291/barnidge-how-three-contra-costa-cities-avoided-doomsday?source=rss](http://www.contracostatimes.com/news/ci_21491291/barnidge-how-three-contra-costa-cities-avoided-doomsday?source=rss))

Chevron declines long-term leases of Richmond commercial space, could shift more resources outside city

[http://www.contracostatimes.com/news/ci\\_21492434/chevron-declines-long-term-leases-richmond-commercial-space?source=rss](http://www.contracostatimes.com/news/ci_21492434/chevron-declines-long-term-leases-richmond-commercial-space?source=rss))

Anti-soda tax group wins reprieve from Richmond's campaign-disclosure law

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At forum, lab officials present vision for planned Richmond facility

[http://www.contracostatimes.com/news/ci\\_21487102/at-forum-lab-officials-present-vision-planned-richmond?source=rss](http://www.contracostatimes.com/news/ci_21487102/at-forum-lab-officials-present-vision-planned-richmond?source=rss))

West County Pets of the Week ([http://www.contracostatimes.com/news/ci\\_21490296/west-county-pets-week?source=rss](http://www.contracostatimes.com/news/ci_21490296/west-county-pets-week?source=rss))

7A7

[http://www.contracostatimes.com/news/ci\\_21490255/chris-treadway-picnic-point-returns-point-richmond?source=rss](http://www.contracostatimes.com/news/ci_21490255/chris-treadway-picnic-point-returns-point-richmond?source=rss))

**Staff Reporters:**

- [Jennifer Baires \(/author/Jennifer-Baires/](#)
- [Sara Bernard \(/author/Sara-Bernard/](#)
- [Julie Brown \(/author/Julie-Brown/](#)
- [Zach St. George \(/author/Zach-St.-George/](#)
- [Sean Greene \(/author/Sean-Greene/](#)
- [Stephen Hobbs \(/author/Stephen-Hobbs/](#)
- [Jason Jaacks \(/author/Jason-Jaacks/](#)
- [Tawanda Kanhema \(/author/Tawanda-Kanhema/](#)
- [Rachel de Leon \(/author/](#)
- [Tiffany Neely \(/author/Rachel-de-Leon/](#)
- [Avni Nijhawan \(/author/Avni-Nijhawan/](#)
- [Brittany Patterson \(/author/Brittany-Patterson/](#)
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- [Justin Pye \(/author/Justin-Pye/](#)
- [Erik Reyna \(/author/Erik-Reyna/](#)
- [Lauren Rosenblum \(/author/Lauren-Rosenblum/](#)
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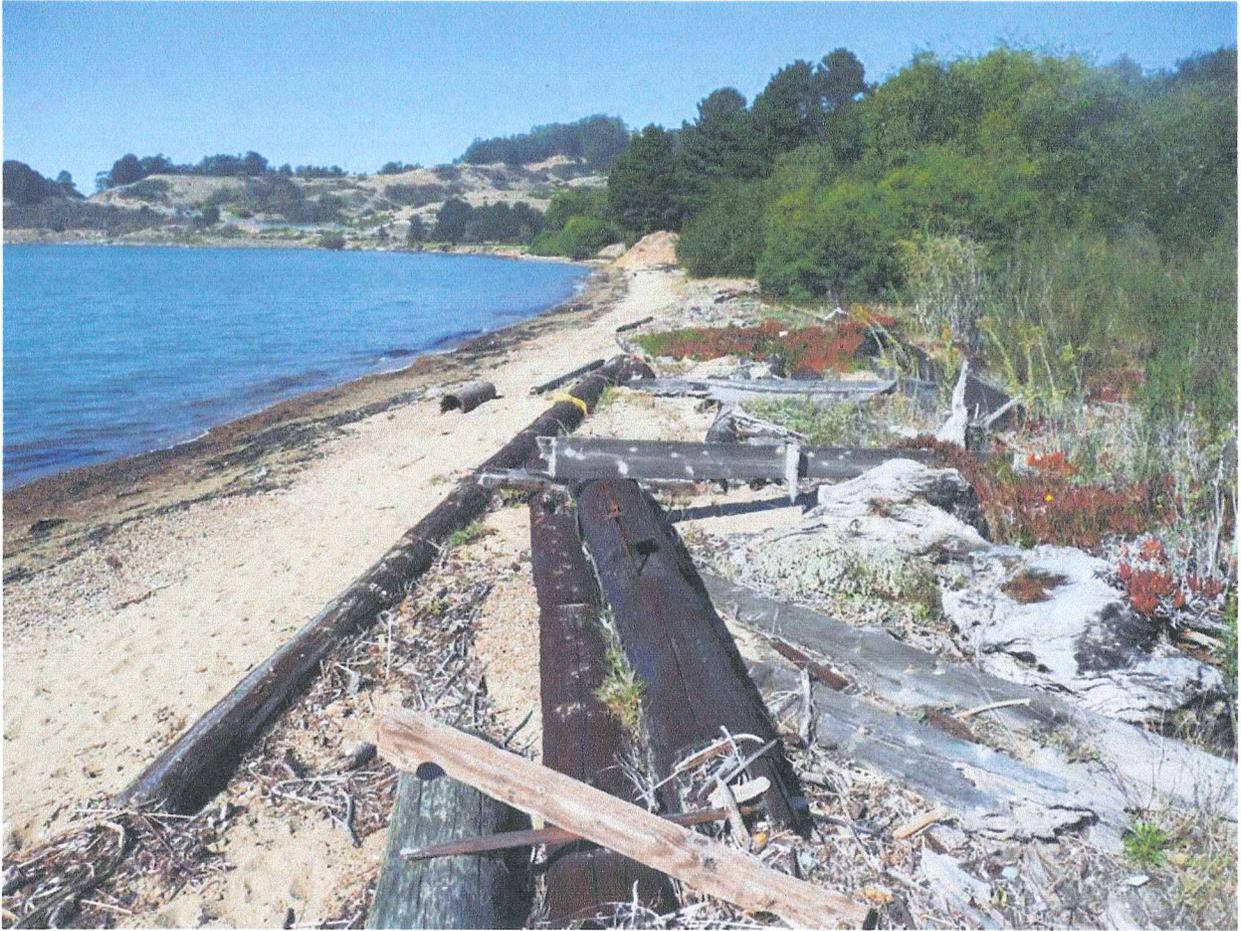
7A8



7A9



7A10



Fall



7A12



7A13

7A14

**Attachment A: Photos of Intertidal Marine Debris within the Proposed Project Area**

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Intertidal debris along Point Richmond – Photo courtesy of the *San Francisco Bay Subtidal Habitat Goals Report*



Pilings showing signs of recent deposition, with observable creosote coating giving off a noticeable odor, indicating release of toxic contaminants. Fragmented eelgrass (*Zostera marina*) beds located just offshore show decreased resilience compared with nearby populations.



Pier debris with large metal spikes and associated trash and creosote pilings

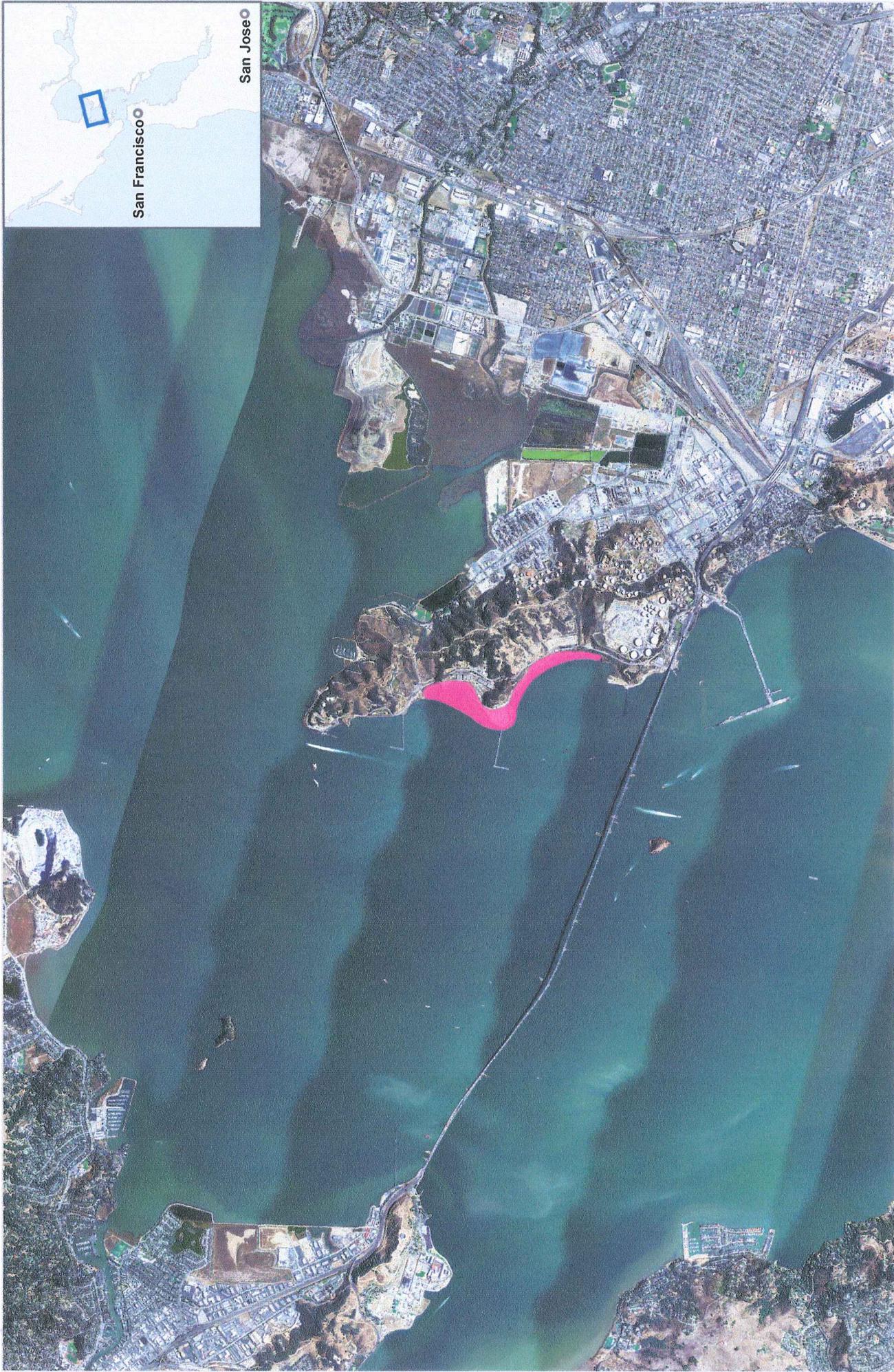


Pilings, along with fishing tackle, a rotting boat hull and what appeared to be a large section of creosote contaminated pier



Pebble beach with creosote pilings, trash, fishing tackle and deceased harbor seal (out of frame)

7A20



**Attachment B: Proposed Marine Debris Removal Area,  
Point Molate, Contra Costa Co., CA**

7AZ10

4 Kilometers

2

1

Proposed Debris Removal Area

FAZZ



**Attachment C: Potential Marine Debris Disposal Staging Areas,  
Point Molate, Contra Costa Co., CA**

7A23



■ Potential Marine Debris Staging Areas

7A24

## Point Molate Community Advisory Committee

September 14, 2012

Via e-Mail

City of Richmond  
450 Civic Center Plaza  
Richmond, CA. 94804

Attn: Carlos Privat, Esq.  
Deputy City Attorney  
Mayor Gayle McLaughlin

cc: Craig Murray, Community Redevelopment Authority

Re: Outstanding Requests for Documentation

Dear Mr. Privat, and Mayor,

On August 20, 2012 during its regularly scheduled meeting the PMCAC was advised that the set of documents listed as outstanding requests for information to be supplied by the city as cited in the PMCAC inquiry tracker (most recent copy enclosed) would not be supplied as they were considered as privileged and confidential upon the advice of the City Attorney's office.

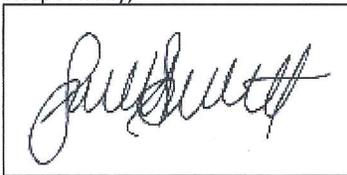
During the course of the regularly scheduled August 20, 2012 PMCAC meeting, questions were raised as to why certain requests that involve documents that have been previously published and provided to other agencies and entities would be viewed as privileged and confidential. This would include documents such as the documents referenced in the bibliography listing (item 15 of the PMCAC Inquiry Tracker) that is attached to each of the monthly remediation progress reports provided by Terraphase.

Subsequent to discussion a motion was passed unanimously by the PMCAC during its regularly scheduled August 20, 2012 meeting to:

*Formally request City Attorney's office to provide an itemized explanation for each of the outstanding document request items (3,5,8,12,15,16, 19,21,24) on the PMCAC Inquiry Tracker as to why that specific item is considered privileged and confidential.*

This letter is provided in fulfillment of the above referenced motion to request clarification and explanation for the categorization of all of the outstanding requests in the PMCAC Inquiry Tracker as privileged and confidential.

Respectfully,



Joan Garrett  
Chair, Point Molate Community Advisory Comte.



Bruce Beyaert  
Vice Chair, Point Molate Community Advisory Comte.



PMCAC Inquiry Register and Tracking

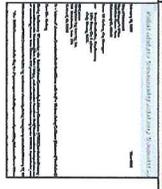
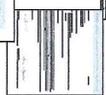
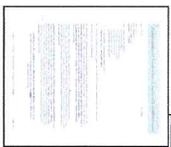
Item	Description	Requester	Submitted On	Submitted To	Assigned To	Dept.	Subject	Response Delivered	Response Summary	Status
1	Request direct interface to Finance dept for providing ongoing financial updates	Garrett	11/29/2011	Mayor	Jim Goins	Finance	FINNANCE	12/5/2011	Andrea Miller assigned as finance dept. liaison	Closed
2	Request posting of .mp3 files of PMCAC meeting transcripts to PMCAC web page	Garrett		KCRT			MINUTES	2/28/2012	KCRT has posted .mp3 files of PMCAC meeting audio transcripts on City's web site	Closed
3	RLO - Applicability of clause 720 in Remediation Agreement to PMCAC	Garrett	12/19/2011	C. Murray	B. Goodmiller	Legal	FINNANCE			Open
4	Determination of who at City receives copies of monthly reports required under Cost Cap Insurance Policy	Beyaert	12/19/2011	C. Murray		City Mgr.	COMPLIANCE	1/30/2012	Answer: Monthly reports are sent to Bill Lindsay, Bruce Goodmiller and Craig Murray. PMCAC will also be copied	Closed
5	Secure copies of the quarterly remediation progress reports submitted by Upstream as per Section 301 (A) (3) of the Remediation Agreement: Section 301. <b>Performance and Funding Obligations of Developer (A)</b> <b>(3) Developer shall make reasonable progress toward performing Environmental. CLARIFY IF THIS OBLIGATION IS SATISFIED WITH THE MONTHLY ACTIVITY REPORTS. Services and shall provide quarterly progress reports to the City.</b>	Beyaert	1/4/2012	C. Murray		City Mgr.	COMPLIANCE			Open
6	Submit proposed agenda to Terraphase for 1/10/12 meeting with the PMCAC C&R Sub-committee	Beyaert	1/4/2012	C. Murray	B. Goodmiller	City Mgr.	REMEDIATION	1/5/2012	Proposed agenda approved	Closed
7	Request copies of back-up invoices for all charges to Navy Grant Fund by Terraphase and Arcadis	Garrett	1/4/2012	A. Miller		Finance	FINNANCE	Some invoices received on 3/15/2012	Information provided by Lashonda Wilson	Closed
8	RLO - Must every document, spreadsheet, ppt, image, etc. that is displayed/used in support of individual agenda items on the PMCAC agenda be included in the agenda packet? And must that agenda packet (whether containing all of the used/portrayed materials or not) be posted by the same deadline as the deadline for posting of PMCAC meeting agendas?	Garrett	1/13/2012	C. Murray		Legal	BROWN ACT			Open
9	Secure copies of monthly remediation status reports submitted by Terraphase/Arcadis since inception	Garrett	1/13/2012	C. Murray		City Mgr.	REMEDIATION	1/25/2012	Terraphase monthly remediation reports will be sent to all PMCAC members and posted on PMCAC repository	Closed
10	Secure copies of all drafts of proposed plans, studies, surveys, and other submissions required by the Water Board - as submitted by Terraphase/Upstream	Beyaert	1/13/2012	C. Murray		City Mgr.	REMEDIATION	6/30/2012	Terraphase with agreement by City Mgr. will supply copies of all drafts prior to presentation to the Water Board	Closed

11	Request from Terraphase a , rough & conservative estimate of the size and number of trucks, and no. of truck trips/day required for removing contaminated soil from Pt. Molate, as well as same for hauling clean replacement soil, and any anticipated additional costs involved with trucking out of Pt. Molate via proposed detour during Scofield deck replacement of traveling westbound across S.R./Richmond bridge and returning eastbound.	Beyaert	1/13/2012	C. Murray		City Mgr.	REMEDIATION	2/10/2012	Information supplied by Terraphase to CalTrans	Closed
12	Interpretation of Upstream obligations: If any under item 6 contained in Appendix II of the FEIR as cited: 6. Program Management Upstream will provide overall project management including but not limited to subcontractor procurement and management, monthly progress reporting, monthly Clean-up Cost Progress Reports to the insurer, real time schedule and budget tracking, assist in public outreach and public meetings, maintenance of a public repository of environmental documentation, site field office, site equipment storage, and financial project management.	Garrett	1/13/2012	C. Murray		Legal	COMPLIANCE			Open
13	Secure full details of sums paid and purpose for additional \$1.1M of charges associated with the cost cap insurance premium above and beyond the initial \$3M premium	Beyaert	1/20/2012	C. Murray			REMEDIATION	3/13/2012	Invoices for additional premiums were provided.	Closed
14	Secure copy of the presentation given by Terraphase to C&R-S-C on 1/10/12 as initially prepared for a city council study session on plans for compliance with the December water board order.	Garrett	1/20/2012	C. Murray	W. Carson		COMPLIANCE	4/12/2012	Copy of Presentation received and posted to Repository	Closed
15	Provide all documents contained in the bibliography on pages 8-10 of the January 2012 Monthly Remediation Status Report	Garrett	2/16/2012	C. Murray	W. Carson		COMPLIANCE	4/12/2012	Several appendices received and posted to Repository. Some appendices from 2011 and earlier remain outstanding	Partially Open
16	Provide copy of Maze & Assoc. audit of Pt. Molate from Dec 2010 and copy of 2011 annual audit as required under terms of the Navy transfer	Garrett	3/21/2012	C. Murray	L. Wilson		FINANCE			Open
17	Provide copy of Pollution Liability Ins. Policy #G24898658001 from Alliant Insurance Services	Garrett	3/21/2012	C. Murray	R. Kain	Risk	INSURANCE	4/6/2012	Policy provided and posted to Repository	Closed
18	Copy of Appendices to 12/19/11 Draft Investigation Restoration Site 3 Feasibility Study/Remedial Action Plan (FS/RAP) submitted to RWQCB by Terraphase	Beyaert	3/21/2012	C. Murray	W. Carson		REMEDIATION	4/12/2012	Appendices received and posted to Repository	Closed
19	Copy of Draft of the Internal Review of the proposed Fact Sheet as required by RWQCB for Site 3 FS/RAP	Beyaert	3/21/2012	C. Murray	W. Carson		REMEDIATION			Open
20	Copy of proposed draft plan for RWQCB Order Task #2: Management of soils and groundwater as required by RWQCB by March 15, 2012	Beyaert	3/21/2012	C. Murray	W. Carson		REMEDIATION	4/12/2012	GW and soil fuel level plans received and posted to Repository	Closed
21	Draft of internal review of proposed wetlands mitigation and monitoring plan	Beyaert	3/21/2012	C. Murray	W. Carson		REMEDIATION			Open





**PMCAC Motioned Advisories and Requests**

Item	Classification	Description	As per Motion passed	Submitted To	Submitted on	Via	Status	Response	Object File
1	REQUEST	Provide scheduling and \$ impact information to CalTrans outlining impact to planned remediation at Pt. Molate during Scofield/Bridge Deck Repair Project	Unanimously on 1/17/2012 PMCAC regular meeting, item 7a	Bill Lindsay, City Manager	19-Jan-12	e-mail letter	CLOSED	2/25/12. Staff discussed with CalTrans remediation and construction work schedule. Schedules coordinated	
2	REQUEST	Provide drafts of all remediation plans, methods, schedules, criteria, and activities prior to submission to regulating agency. Provide response to outstanding inquiry items	Unanimously on 2/21/2012 PMCAC regular meeting, item 7d	Bill Lindsay, City Manager and Mayor Gayle McLaughlin	14-Mar-12	e-mail letter	CLOSED	6/30/12 Terraphase now supplying drafts of all work plans prior to submission to Water Board as final	
3	REQUEST	Request to meet with appropriate City staff to discuss proposed FS/RAP and remediation levels for IR Site 3	Unanimously on 3/19/2012 PMCAC regular meeting, item 7d	Bill Lindsay, City Manager	20-Mar-19	e-mail letter	OPEN		
4	ADVISORY	Land use designation recommendations to the City Council as supplied to the Planning Commission for Change Area 13, recommending interim LUD assignment for former NFD Pt. Molate	12 Years to 1 No. with 2 regular absences on 12/20/11 PMCAC regular meeting, item 73	City Council	12-Apr-12	e-mail letter	OPEN		
5	REQUEST	Clarification from City Attorney's Office as to why items 3,5,8,12,15,16,19,21,24 are deemed privileged and confidential and thus cannot be provided to PMCAC	Unanimously on 8/21/2012	City Attorney	14-Sep-12	e-mail letter	OPEN		



**City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE**

Multi-Purpose Room  
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES**  
**MONDAY, August 20, 2012, 6:30 PM**

**1. CALL TO ORDER**

Acting Chair Beyaert called the meeting to order at 6:32 p.m.

**2. ROLL CALL**

Present: Committee Members Beyaert, Gilbert, Hanna (6:43), Hite, Kortz, Rosing, Smith, C., Smith, N., Stello, Sundance and Whitty.

Absent: Committee Members Christian, Garrett, Martinez, Satre.

Staff Present: Jeff Shoji, Mayors Assistant, Craig K. Murray, Staff Liaison.

**3. WELCOME AND MEETING PROCEDURES**

Beyaert welcomed audience, explained meeting procedures, and discussed the Speaker Card process. Beyaert explained that Garrett would not be able to make meeting due to work commitments.

**4. AGENDA REVIEW AND ADOPTION**

Beyaert reviewed Agenda items and briefed PMCAC on the Agenda order. Sundance then motioned to approve the Agenda, Hite seconded. Passed unanimously.

**5. ANNOUNCEMENTS THROUGH THE CHAIR**

Beyaert discussed the Baykeeper Grant from NOAA to clean up shoreline areas around Pt Molate including pilings, creosote wood. Clean Up will be in conjunction with authorization of the regulatory agencies. Beyaert announced that Joseph Puleo is auto resigned. Hite indicated that he believed Puleo will do work even not being on the Committee. Beyaert discussed Winehaven walk with visitors from nine county Bay Area region and Osprey observations were made and group found that logs and timbers on beach were nice place to sit. Beyaert indicated that Chevron Firing Range is becoming a nuisance to some at the Pt San Pablo Yacht Harbor.

**6. OPEN FORUM**

Cordell Hindler spoke on fundraising ideas such as a dance party at the East Bay Center for Performing Arts to benefit Pt. Molate, a pumpkin carving contest for the kids and any decade ball. Discussion by Commissioners on other possible fundraising efforts.

**7. PRESENTATIONS, DISCUSSION & ACTION ITEMS**

**A. Update on Site 3 FS/RAP and Evaluation of Thermal Desorption.**

Beyaert provided information on Site 3 FS/RAP and Evaluation of Thermal Desorption. Beyaert discussed NER proposal and details with heating and treatment of the soil and hydrocarbon treatment process. George Leyva at Water Board and Bill Carson at Terraphase will receive letter with this information. Whitty inquired if CEQA is required for dig and haul versus thermal treatment. C.Smith inquired who will pay for this work. Beyaert reviewed process with Nichols and PMCAC will review. Hanna inquired about a disinterested third party to review both approaches & Rod Satre agreed to help with that review of comparative technologies. Beyaert indicated that Satre will be inactive on PMCAC hopefully for no more than three meetings.

**B. Cosco-Busan Fund Status**

Murray indicated that two documents in 7B1 are attached to Agenda Packet. Murray discussed fund allocations by City Council for Pt Molate Park and possibility for the Pier. Murray indicated that under 7B2 City Council will consider on September 11 to hear Councilman Bates request to review these funding allocations. Beyaert summarized process of funding appropriations for Bay Trail and Councilman Booze interest in allocation of funds to open the pier for activities such as fishing. Beyaert indicated that Council did not provide funding for operation of the park.

Cordell Hindler spoke to warped handrail and need for new staircase at the Pt Molate Beach Park and need for affordable senior housing that can be provided at Pt Molate.

## 8. STAFF REPORTS

### A. Committee Log for PMCAC inquiries to staff, contractors

Murray indicated that Carlos Privat has now been assigned by City Attorney Goodmiller to PMCAC and Pt Molate and that he will be at a future PMCAC in 2013 to update Rosenberg Rules. Open items in 8A1 as highlighted were deemed by City Attorney's Office as Privileged and Confidential and not available and additionally City Attorney Goodmiller will not be available to PMCAC since he reports to City Council on these items. General discussion about why these items are deemed privileged & confidential. Motion by N.Smith, second Beyaert to forward letter to Carlos Privat on why these are privileged and confidential. This will be requested of Chair Garrett to forward a PMCAC letter requesting this clarification. Passed unanimously.

## 9. CONSENT CALENDAR

Whitty motioned to approve the Consent Calendar and July 16, 2012 minutes, Rosing seconded. Passed unanimously.

## 10. FUTURE AGENDA ITEMS

Whitty and Hanna discussed someone to review technologies. Beyaert indicated that there are two consultants already. Beyaert suggested to put a review of Thermal Desorption versus haul away at future agenda item and preferably pro-bono work. Hanna offered to help find someone. Murray indicated that City does have a contract with Nichols Consulting Engineers to check Terraphase work. Beyaert indicated the Remedial Action Plan for Site 3 will automatically be reviewed by Nichols. Stello indicated that not sure when Satre would be important and it is important to see another Engineer to be involved.

## 11. CITY COUNCIL LIAISON REPORTS

Shoji reported that he is the new assistant to the Mayor and discussed that Council continues to discuss in Closed Session the Upstream litigation and will provide to Committee and as it becomes available. PMCAC Committee candidates are being sought and Committee can bring forward potential candidates.

## 12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Beyaert presented that there are now real time reports as they are sent to the Water Board and this is a break through. Beyaert indicated on the June 18 soil and water management plan on contaminated sites was presented by Terraphase and committee voted 13-1 to accept that draft. Beyaert reviewed four major reports received including the Remediation Status Report, Semi-Annual Wet Season Groundwater Monitoring Report, Well Abandonment Work Plan and Soil Gas Survey Data for Site 3. Whitty summarized for PMCAC the Groundwater Monitoring

9A2

Report and we are following a model based on the Presidio. Whitty suggested that all the data be exported into a bar chart to make it easier to read. Stello provided summary of Well Abandonment report and summarized removal of Extraction Wells as not part of current Ground Water Monitoring process and that there are 118 wells but located 103 have been located.

- b. Community Outreach: Sundance reported that outreach was performed at Iron Triangle and Gilbert provided a history of Pt Molate. Sundance indicated that scheduled neighborhood meetings are being diverted due to Chevron accident and didn't believe could schedule anything for September. Rosing announced that [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com) is now available for those that want to send in correspondence directly to PMCAC. Rosing will be responsible for monitoring this correspondence location. Gilbert also brought binders with pictures, Pt Molate fact sheet and article for pamphlet information to neighborhood meetings. Gilbert discussed research of Whaler interview found at Bancroft Library. Rosing indicated that Committee hopes to also have a multi-media show. Discussion of holding a Town Hall style meeting rather than going to each individual and often small neighborhood meetings.
- c. Grant Development Sub-Committee: Stello reported and asked Gilbert to review the PMCAC grants and grant letters.

### 13. ADJOURNMENT

Whitty moved to adjourn the meeting at 7:58 pm, seconded by N.Smith. Passed unanimously.

### 14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, September 17, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

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Craig K. Murray, PMCAC Staff Liaison

9A3

9A4

## Craig Murray

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**From:** Daniel Iacofano <danieli@migcom.com>  
**Sent:** Thursday, September 13, 2012 2:25 PM  
**To:** joan@vbsi.com  
**Cc:** pointsanpablo@earthlink.net; Craig Murray  
**Subject:** Re: Potential UC Berkeley Student Team

Joan,

Great! I'm happy to hear that. Let's talk soon.

Our class meets Tuesdays from 3:00 to 6:00. Would it be possible for you to attend in order to better describe and pitch your project, assuming the Commission is ok with moving forward . . .? Or we can at least write-up a description.

Many thanks,

Daniel

On Thu, Sep 13, 2012 at 1:11 PM, <[joan@vbsi.com](mailto:joan@vbsi.com)> wrote:  
YES! Very Interested.

I think a student team could be very helpful to the Pt. Molate Community Advisory Committee's (PMCAC) Outreach Sub-Committee.

Thanks Daniel for thinking of us.

PMCAC meets again this coming Monday, and I'll talk to the Outreach Sub-Committee about this opportunity.

Kind Regards,  
Joan Garrett  
[510-235-8210](tel:510-235-8210)

-----Original Message-----

**From:** Daniel Iacofano [<mailto:danieli@migcom.com>]  
**Sent:** Thursday, September 13, 2012 12:49 PM  
**To:** [joan@vbsi.com](mailto:joan@vbsi.com)  
**Cc:** [pointsanpablo@earthlink.net](mailto:pointsanpablo@earthlink.net), [Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)  
**Subject:** Potential UC Berkeley Student Team

Joan,

I wanted to check-in with you about the potential for engaging another student team from our community participation class at UC Berkeley, in the Richmond Pt. Molate area project.

We have a great group of students this year who are eager to delve into some real-world issues and contribute their energy and enthusiasm to an important community issue. The students are once again required to develop

a community outreach and engagement plan in conjunction with a existing community-based organization and assist in its implementation.

Please let me know if you are interested and I can provide further details.

I hope all is well.

All the best,

Daniel

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**Daniel Iacofano**

*Principal/CEO*

**MIG, Inc.**

510 845 7549 | [www.migcom.com](http://www.migcom.com)

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**Daniel Iacofano**

*Principal/CEO*

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