

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

Multi-Purpose Room  
440 CIVIC CENTER PLAZA

**MINUTES**

**MONDAY, SEPTEMBER 17, 2012, 6:30 PM**

**1. CALL TO ORDER**

Chair Garrett called the meeting to order at 6:31 p.m.

**2. ROLL CALL**

Present: Committee Members Beyaert, Christian (6:37), Garrett, Gilbert (6:37), Hite, Kortz, Martinez, Rosing, Smith, C., Smith, N., Stello, Sundance, Whitty.

Absent: Committee Member Hanna, Satre.

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison/Development Project Manager II, Successor Agency/Engineering Department.

**3. WELCOME AND MEETING PROCEDURES**

Garrett welcomed audience, explained meeting procedures, and discussed the Speaker Card process.

**4. AGENDA REVIEW AND ADOPTION**

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Whitty then motioned to approve the Agenda with the exception of the consent calendar, Beyaert seconded. Passed unanimously.

**5. ANNOUNCEMENTS THROUGH THE CHAIR**

Garrett announced that this is Rosh Hashanah and reminded Committee Members if they see a conflict to advise one meeting prior and apologize for any conflicts with this important holiday. .

**6. OPEN FORUM**

No speakers for Open Forum.

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

**A. Presentation of Baykeeper Pt San Pablo Shoreline Clean Up Project**

Ian Wren, Staff Scientist of San Francisco Baykeeper provided a presentation as it was presented to NOAA on the Baykeeper's marine debris removal program. Wren described Baykeeper background and its being involved in water quality issues in Bay Area and Baykeeper is mostly known for its litigation issues. Wren was introduced to Pt Molate and Park reopening. This helped generate interest in removal of debris such as creosote pilings and plan to remove up to 145 tons of debris with a \$45,000. Grant. Wren reviewed marine debris issues along the San Pablo Peninsula, a work plan, grant funds received and proposed schedule. Committee Member Rosing asked if \$45,000 would be enough to do all the work. Wren indicated yes if get enough volunteers and working with EBMUD to secure assistance of experienced volunteers. Discussion that areas under the bridge is probably worst area within the San Pablo Peninsula area, to protect the turf area of the Beach Park, and to consider coordination with Cal Trans work schedule. Wren indicated that schedule is dependent on BCDC and if didn't happen in October then would need to wait until Spring, 2013. Garrett indicated that Richmond Construction companies, Youth Build and Youth Works could be contacted for work credit and a construction company to help provide foremanship to this project and its giving back to the community. Wren showed a similar Marine Debris Clean Up Project in the Puget Sound. Beyaert suggested to keep clean timber to help improve beach park and asked if there would be offshore work and it was clarified that there will be no subtidal work at all. Garrett inquired if Dutra could help remove broken concrete and take it to quarry and Wren indicated that this removal may not be worth effort of the disturbance it may create. Garrett indicated to be aware of the bluff erosion issues and ways to assist.

**8. STAFF REPORTS**

**A. Annual Building Structural Inspection Report – Joel Camacho**

Joel Camacho of the Richmond Engineering Department presented findings of the annual building structural inspection report for the Winehaven National Register District – Pt Molate. Camacho reported on the July 2012 report by WJE. Camacho summarized prior year improvements to Building 6, 1 (castle-looking building) with cracked areas on SE portion of building and five turrets with a summary of no further deterioration), 10 (long, narrow building across from railroad tracks), 13 (powerhouse) no additional signs of distress, and 63 (firehouse). Camacho indicated the Paint House was found to have some new cracking that shows some infiltration of water and is not of immediate risk but may need repair in next 4-5 years. Camacho indicated the most optimal improvements would be to place new waterproof roofs on the structures. Camacho indicated that all the work done in 2011 under the Emergency Structural Stabilization is performing very well. Camacho presented some areas that could use additional structural stabilization if there were additional funds. Beyaert advised of those buildings considered as contributing structures could be analyzed for prioritization and use of available funds. Camacho estimated \$2.5-3M to provide immediate intervention with columns found to be in jeopardy. Camacho indicated that the current report does not have any cost estimates. Rosing asked how many buildings there and to be considered for improvements. Camacho indicated that five structures were considered: Buildings 1, 6, 10, 13, 63 and one building with Security personnel and cottages but not considered. Camacho made a copy of this report available to the PMCAC Committee.

**B. Committee Log for PMCAC inquiries to staff, contractors**

Garrett and Murray provided information regarding the Inquiry Log. Garrett noted positive movement with reports from Terraphase and Garrett noted there was a question why public documents would be considered Privileged and Confidential. PMCAC requested a letter to be sent to Carlos Privat in the City Attorney's Office regarding particular items on list being withheld.

**9. CONSENT CALENDAR**

Following Beyaert request to pull this Consent Calendar item, Beyaert motioned to approve the Consent Calendar with a change to Section 5 in the August 20 minutes regarding Chevron firing range, Garrett seconded. Passed unanimously.

**10. FUTURE AGENDA ITEMS**

Beyaert requested that Terraphase provide an update on the Site 3 FS RAP and summarize an evaluation of the alternative technologies.

Whitty requested that Cal Trans provide an update on their project.

Garrett suggested that there is a review of park and landscape areas including fire abatement, and discussion of vegetative maintenance, park maintenance including the turf and discussion of the beach park rehabilitation.

Beyaert inquired about grant resources to reopen the Beach Park.

Garrett indicated that Presidio Trust Speaker will need to be moderated with timing and to only how a public trust is put together but not as it relates to the Presidio or Pt Molate. Garrett felt to hold this Speaker over until later Agenda.

**11. CITY COUNCIL LIAISON REPORTS**

Mayor stated that this was an interesting meeting with items by Baykeeper and City Engineering reports. Mayor reported that lawsuit is with a case management to determine scheduling. Mayor provided letter with City and Plaintiff argument and thought perhaps some dates would come out of this but nothing yet. Mayor

reported on Cosco Busan funds reduced from \$154,000 to \$115,000 due to issue with Marina Bay. Mayor spoke to efforts, including last Earth Day Beach Park CleanUp, that is helping to get Beach Park ready to reopen. C.Smith inquired about EBMUD workers and discussion ensued regarding liability waivers.

## 12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Whitty indicated No Report. Garrett indicated waiting for Terraphase August Report.
- b. Community Outreach: Rosing reported on two community Neighborhood Associations and the Stroll event with the Sustainability Group. Rosing indicated that outreach effort was made at this event with Sundance. Rosing indicated that a number of people signed up expressing their interest in a tour. Rosing indicated that there are about ten binders with information with a SubCommittee goal of creating a multimedia presentation. Rosing reported on Sue Kohl's book on Richmond. Richmond Windows of the past is the title as reported by C.Smith and she lives in the annex. Beyaert reported that she has a different last name now. Rosing offered to have others join Citizens for Sustainable Pt Molate in future efforts and event on October 13.
- c. PMCAC Chair: Garrett reported on Legal and that Plaintiff and Defendant put forth their schedules of Discovery and depending on who prevails, the minimum is one year and most likely one and half year. N.Smith stated that she was hoping for Summary Judgement. Garrett indicated Upstream's motion to have stay was granted until the whole matter was reviewed at Federal level. that City has implicitly accepted Federal jurisdiction for the Breach as well. Garrett inquired to Grant Subcommittee and Stello reported on efforts with the Moore Foundation. Garrett indicated that NPS Programmatic Grant for Charette with community and Beach Design and with reduction of Cosco Busan funding for Pt Molate Beach park then this NPS grant did not qualify. Garrett reported that very little of the BayKeeper Grant will go to Pt Molate Beach Park. Garrett summarized the Cosco Busan reallocation of funding for Marina Bay Section 3 rehabilitation out of the \$154,000 towards the Pt Molate Beach Park with result that now removes of vault toilets, rinsing stations, fencing and no capital improvements. Good news is that these changes will not require CEQA and therefore allow a quicker implementation of improvements. Garrett and Mayor discussed status of grant funding, allocations and sources for Pt Molate Beach Park. Garrett read statement from Cordell Hindler regarding a teenage night club at Pt Molate and noted that MIGs Daniel Iacofono, Instructor at UC Berkeley and his Landscape Architect Graduate Students are available to select project such as Pt Molate. Garrett asked that Outreach Subcommittee participate in presenting Pt Molate to the students for their consideration of a project.

## 13. ADJOURNMENT

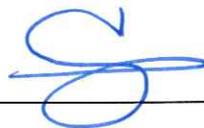
Garrett moved to adjourn the meeting at 8:28 pm, seconded by Whitty. Passed unanimously.

## 14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, October 15, 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

