

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, OCTOBER 15, 2012, 6:30 PM

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:34 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Christian, Garrett, Gilbert, Hite, Kortz, Martinez, Smith, C., Smith, N., Stello (7:05), Sundance, Whitty.

Absent: Committee Member Rosing, Satre.

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison/Development Project Manager II, Successor Agency/Engineering Department; Eric Munson, Fire Inspector I, Richmond Fire 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. Garrett advised that two Parks and Landscaping items 8a and 8b be moved to the December meeting. Beyaert then motioned to approve the Agenda with the exception of items 8a and 8b to December, C.Smith seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

No Chair Announcements. Beyaert advised an item on East Bay Regional Park District coming up includes Nichols Consulting Engineers that will help getting trail easements serving Point Molate and San Pablo Peninsula.

6. OPEN FORUM

No speakers for Open Forum.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Presentation of Fire Protection Services at Pt Molate

Inspector Eric Munson of Richmond Fire Prevention Bureau spoke to the Committee on the Very High Fire Zone in Pt Molate. Munson advised that VHFSZ came about from AB 337 in 1992 and from the Oakland Hills fire and City of Richmond adopted in 1993 for its wildland interface. Munson indicated that Pt Molate property is not really affected by VHFSZ and reviewed conditions of the Pt Molate fire flow systems. Primary water protection is the 12 inch mainline. Munson reviewed Tank A 1.3M gallons and leaking from a prior study at about 15,000 gallons/day and another tank at 200,000 gallons and only way to use is through a gravity fed system but pumps that used to work are inoperable due to electrical theft but valves are operable to get water down to lower parts of system in the map as shown. Cottage and structure fires adjacent to Western Drive would be serviced by hydrants along Western Drive and anything in the hillside areas would be serviced via mutual aid. Munson reviewed pictures showing vandalism of hillside fire protection electrical equipment including Building 73 Pump Station adjacent to the Big Tank A and in early 2000 the system was working but tanks did leak. At this time, hillside fire protection would be Mutual Aid from East Bay Regional Parks and Cal Air Fire. Water drops from helicopters would be used if there were fires in the large Eucalyptus tree groves. Terrain would make very difficult but fire would be attacked primarily on the ground with Richmond and bringing in EBRPD. Munson stated that Chevron does not do wildland fire fighting and would protect their property line. Marin response is 15 minutes and SF is about 1 hour response if available and announced

that Richmond will have its own state of the art fire boat and anticipates that it will be in service by end of 2013 for search and rescue, oil spill and fire protection. Munson noted that both Oakland and Sausalito's Fire Boat at Pelican Harbor are out of service and Richmond would not receive any fire assistance service from US Coast Guard. Munson explained that currently nothing is formalized in regards to sharing services but a plan is being developed. Richmond Fire is working with Pt Molate Caretaker in developing a plan on how to use existing water in the two tanks. Munson opened presentation for questions and Beyaert indicated that he is not too concerned about hillside fires from recent fire fought at Miller Knox Park with EBRPD and their Eagle Helicopter and Richmond Firefighting together during that event and asked if there is enough pressure to protect Winehaven. Munson indicated that there is enough water pressure from the main as long as there is enough time to respond. Pt Molate is a ten minute response and NFPA (National Fire Protection Association) requires a six-minute response time. Four minute time to progress is a concern. It is possible that Chevron fire could get there quicker than Richmond. It is best to have the security guards/staff there to watch and report as quickly to get earliest response. C.Smith inquired about the Tank A 15,000 gallon leak. Munson responded that water comes from reservoir and leak was at time of study but what he seen recently there is a lot of water in Tank now. Whitty advised of Chevron water tank being built above Quarry area. Whitty mentioned that Design Review Board saw the Reservoir about a year ago. Whitty indicated that she can provide information to PMCAC as what was approved at DRB and information on the Chevron Reservoir. Garrett inquired about current gravity system and how will fire protection change with development. Munson referenced the 1999 report and current condition there is ample protection with the 12 main to mitigate any incident and the Gravity system it would feed down below and Richmond Fire would use its tankers with their 1500 GPM pumps from the hillside hydrants that could be fed with tank water. Martinez inquired about pumping bay water. Munson indicated that there is not a viable site to draft because need a certain distance but a fire boat could draft in shallow water and it is possible that a fire boat from Marin could provide a line and Richmond could use that but more likely you would see air drops. Beyaert inquired if Bill Carson from Terraphase remembers seeing leaks. Carson qualified that he does not do fire but remembers in 2000s seeing water on the road but it is not a lot of water relative to the site. Munson said no money is being spent on it now and no water is being pumped into tank now. Munson indicated that Building 66 would pump water into tank and noted about four months ago saw tank and a lot of water in it still. Munson indicated where the reservoirs are located.

B. Discussion on updated status of SRR Bridge Deck/Scofield Ave. replacement by CalTrans

Garrett referenced copies of correspondence in packet with work to begin in March or May.

C. Presentation of proposed remediation technologies and updated time frames for IR Site 3 – FS/RAP by Terraphase

Carson reported on IR Site 3 and with US EPA and Dr. Ava Davis to review in-situ applications. Carson summarized review of NER process described in their letter with meeting at EPA. Concerns with temperature limitations of rotary kiln and EPA response that it is speculative and large amount of energy required if it would work. Carson indicated that fuels would not be reduced to our clean-up levels and EPA expressed if would use then definitely need a pilot study. Carson indicated that he is not convinced that it is proper method based on comments and cost savings, if any, would be minimal. Carson indicated that alternatives are same as before and if Water Board would change position on land use comment for multi-family. Sundance inquired about pilot study cost. Carson believed it would be about \$50,000 and restated concerns with this application. Garrett and Beyaert asked about economics of this process. Carson indicated that process would dig out soil not that contaminated and would not be able to drive off the PAHs necessary to meet the clean-up goals. Garrett inquired about prior spreadsheet about expenditures and if it could be shared. Stello asked if there is a final. Carson stated that he thought he sent it in for review and would look to see where it is at. Garrett indicated that Remediation Escrow is a big item and important for this Committee. Carson indicated that it is about to be sent to insurance but City is trying to get all its expenses together to submit. Garrett asked for it to be shared with the Committee. Whitty inquired about trucking/landfill to site treatment. Carson advised that

the 25% water and economic analysis would rise up costs by needing more water and real cost driver is boiling the water with propane.

D. Presentation of Key Findings and implications of Additional Step Out Investigations at IR Site 4/Drumlot 2 by Terraphase

Carson indicated that the second addendum to this remediation was submitted today and not sure if Mayor has forwarded it on. Garrett inquired to what prompted this. Carson advised it was the depth of the contamination with Membrane Interface Probe (MIP) showed concentrations deeper to the north. In order to do the remediation, showed to Water Board data gap to north and one sample higher concentration to north. Reviewed aerial photo on 7d5 in Agenda packet and discussed sampling methodology and results. Carson noted that there will be about a third more remedial area to the north. Garrett summarized how know find it all and when can determine what source is. Beyaert indicated how know where hot spot of TCE is located. Carson reviewed methodology and Water Board would like to move forward with remediation based on the schedule and Terraphase plan to place a monitoring well on shallow zone area of concern. Beyaert inquired if know history ie TCE solvent cleaning drums. Carson said nothing in Navy documents but looking at data do know that it attenuates before go west towards bay, it is not going north but predominantly going west. Carson summarized good idea where most it is and going forward and can do some additional tests in west area if there could be another area in the upper five feet due to a surface spill. Enhanced reductive dechlorination would be the process implemented. If source did come up, then it would be independent of Ground Water remediation, and could do a soil removal. Stello asked about enhanced reductive dechlorination process. Carson explained that it involves using the injection of an enhanced food grade substrate, feed the system a sugar substrate, the native bacteria will essentially eat the sugar, and they will breathe the oxygen, the nitrates, and breathe the sulfates and as they breathe the sulfates they will become energy competitive for the chain and start to breathe the contaminate and start to tear the chain and chlorine bond to start to gain energy. Carson indicated that it would take about two years and actual process is well known but hard part is actually getting the substrate to the affected area. Garrett summarized Terraphase response to PMCAC questions and asked Carson to update letter. Carson agreed.

E. Discussion of impact/implications of Chevron Richmond Refinery fire on Pt. Molate – PMCAC as a whole

Garrett indicated that this was put on by a PMCAC member as an open item and we have learned a lot about the fire since that time. Garrett provided her observations and opened up to Committee. General discussion about access and security at the refinery.

8. STAFF REPORTS

A. Discussion of recently awarded landscape maintenance contract at former NFD, Pt Molate

Item continued to December meeting.

B. Parks and Landscape recommendations for Pt. Molate Beach Rehab based on final decisions of Cosco Busan Settlement Fund awards

Item continued to December meeting.

C. Committee Log for PMCAC inquiries to staff, contractors

Garrett provided information regarding the Inquiry Log. Prior request include budget for General Fund and a balance sheet for the Endowment Fund. Garrett explained that both of these requests were misconstrued as the Endowment Fund. Garrett indicated that \$487,000 is budgeted primarily for Operations & Maintenance including utility invoices and overage of the building shoring. Garrett voiced concern about letter to Carlos Privat in City Attorney Office asking for background on the privileged and confidential nature of several of the prior request. Garrett stated that it is difficult for PMCAC to complete its mission without receiving information and that Security reports and Terraphase invoices cross Murray's desk and they should also be provided to PMCAC. Beyaert suggested that a few of the outstanding items, such as 3,8,24, could be recrafted into a PMCAC request for information letter. Garrett moved that outstanding items be selected for priority and placed into a letter to City Attorney. Beyaert seconded. Mayor noted to forward to Carlos Privat since he has the time to review. Passed unanimously.

9. CONSENT CALENDAR

Beyaert moved, Whitty seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Hite inquired about Puleo. Mayor noted that Puleo auto-resigned and asked that he should feel free to re-apply and believes he will move forward with that action. Hite inquired if PMCAC could adjust the 3 meeting missed and you're out rule. Mayor advised that this is from Council direction and there is procedure to reapply but can understand reasons why people miss but she, as Mayor, can reappoint quickly.

Beyaert asked for Pt Molate Beach Park be reopened.

Garrett indicated that Annual Report may be retitled and would like to speak to Mayor on this and we often have additional Agenda items on last few days.

11. CITY COUNCIL LIAISON REPORTS

- A. REPORT BY COUNCILMEMBER/MAYOR MCLAUGHLIN REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE
- B. PMCAC APPOINTMENT STATUS

Mayor stated that City is in discussion informally with Plaintiffs and preparing for Discovery. We should be preparing that all in our computers and type of material, back to 2004, should be available when the Judge asks for this information. Dates have been set for case itself but no other formal information available yet.

N.Smith inquired to cost of legal. Mayor said that it was recently on consent and contracts with Morrison and Forester and advised that it is costing City but we have to defend the City. Beyaert advised that other than Work Plan and Remedial Plan for Site 3, work for PMCAC is really in Limbo until litigation is settled. Mayor indicated that Committee is responsible for reviewing remediation and that the beach park reopening is important, but put it back to PMCAC if there is desire to put Committee on hold. Mayor noted that Committee should have interest in remedial activities but does not have a real sense time of the legal process. C.Smith indicated goal to open Beach Park in Spring but fine with Committee going on hold. N.Smith offered just a small group to cover issues. Garrett noted that it can be covered in November.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean-Up and Restoration:
 - 1. Synopsis of Terraphase August Monthly Status Reports

Stello summarized that Carson provided main points in prior presentation and then discussed IR Site 3 and 4 and clean up goals were discussed with Carson. Carson explained it is in suspended animation until decisions made with Water Board. Carson advised to be in compliance with plan during beach clean up. Stello asked about Wetland Mitigation. Carson stated look into and Corp said they are ready to go and will check on Water Board. Carson noted that just spoke about IR Site 4 and will give the insurance report out that you really want to see. 2. Synopsis of Notice of No Further Action for UST #12 Stello said seemed standard, IR Site 1 and inquired on pump permit that it seemed standard. Whitty commented. Garrett inquired on non-routine maintenance on bioreactor plant. Carson advised it is a catch all if when does something wrong go out but advised that Ryan Janoch has new assistant hired to help with standard reports. Beyaert noted that September monthly report received and discussion. Garrett noted that UST #12 is now closed.

- b. Outreach 1. Status of the UC Berkeley team project
Hite advised that there are four students from UC Berkeley and Hite and Martinez showed them the town. Mayor inquired what purpose of students work. Garrett advised that they are Graduate Students conducting live outreach projects as part of their work in Landscape Architecture School. Stello advised that students work on Greenway and other projects. Beyaert inquired that they would work on plan and not doing outreach and if they are doing outreach need to pay attention what they are doing. Garrett indicated generally don't but if they do it may be a poll. Hite asked if students work could also be tied into Grant writing and support.
- c. Grant Development 1. Grant application status Stello reported that haven't heard from Moore Foundation, a large grant foundation, and Wells Fargo Grant call for proposals just came out on the seventh and will get a proposal for Beach together. Garrett reported that grant site team will tour the Beach Park and will inquire about programmatic work on design. Beyaert inquired if this is NPS RTCA and Garrett indicated yes. S.Smith inquired on Baykeeper. Garrett reported still working on it and visit park to identify structures. Mayor indicated Garrett to meet with Parks, consider EBRPD, and start to put in funded improvements.
- d. Chair 1. Identification of pending schedule conflicts Garrett asked if any November conflicts. Committee reported none. Garrett reported on Beach Park funding and prioritization and additional needs such as security and with timing there is no chance that Park will be open next season.

13. ADJOURNMENT

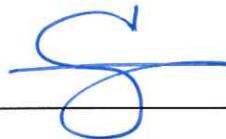
N.Smith moved to adjourn the meeting at 8:38 pm, seconded by C.Smith. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, November 19, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

