

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, January 27, 2014, 6:30 PM

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:38 p.m.

2. ROLL CALL

Present: Committee Members Carman, Garrett, Gilbert, Hite, Kortz, Puleo, Smith, Stello, Stephenson (7:38).

Absent: Martinez, Sundance

Staff Present: Gayle McLaughlin, Mayor, Tom Butt, City Councilmember, and Craig K. Murray, Staff Liaison, Development Project Manager II

3. WELCOME AND MEETING PROCEDURES

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

4. AGENDA REVIEW AND ADOPTION

Carman reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Carman noted that Item 12a and 7a will be moved up in the Agenda and 7C will include other speakers including Mr. Butt, Mr. Amme and Mr. McKissock. Garrett moved to adopt the Agenda, seconded by Puleo. Item passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair asked announced that he has a letter from former Committee Member Rosing that is addressed to the Committee. Letter was shared with Committee.

6. OPEN FORUM

Megan Timberlake spoke on a University of Rich Mind at Pt. Molate including a campus to work with Chevron to research future, green fuels.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

a. Presentation of proposed final FS/RAP for IR Site 3

Bill Carson spoke on the status of the FS/RAP for IR Site 3. Carson provided a hand out to the Committee. Carson briefed the Committee on the site of the former oily sump and further explained that the FS/RAP is a document to compare alternatives. The current FS/RAP is a revised version of one from 2012 and includes comments from the Water Board, the PMCAC Committee and City Staff. Carson referenced the handout and that it is a compilation of all eight of the alternatives. This included Alternative 1, No Action, that is required by law. Alternatives 4A, 4B and 4C include cleaning up the site to a commercial development or commercial standard. Alternatives 5A and 5B are clean ups to a Multi Family or restricted residential standard across portion of the site but also keep portion of the site as a Waste Management Unit. This is a designation given by the Water Board due to the mechanisms of former releases there and both alternatives reduce the footprint of the Waste Management Unit so portions of site can be used for multi-family or restricted residential and the area over the Waste Management Unit can be used for commercial. Alternate 6 is new Alternative as discussed earlier by the Committee to eliminate the Waste Management Unit and cleans site up to allow a Multi-Family standard across the whole site. Alternative 7 eliminates the Waste Management Unit and creates an unrestricted site. It takes the clean-up to full depth. Garrett inquired if all are dig and haul. Carson explained that each are excavation and can do either dig and haul or treat in place. Carman inquired if the soil

treatments are specified. Carson indicated that they are not and thermal is based on the last pricing received from NER but in the FS/RAP it is left as a design based standard to the residential standard to be returned to the site.

Smith inquired if this is true for Alternatives 6 and 7. Carson noted it is true for all of the alternatives. Garrett reviewed presented table with Committee members that the method is not shown and the costing is shown. Carson noted that Thermal was used for the costing and there is not really a costing for the Alternatives, but for the performance based it will be bid so that it will be performance based. Carman asked soil treatment could be anything. Carson said that it could be anything. Carman inquired on the basis of treatment. Carson noted that it is based on the \$40/ton that NER provided. Garrett asked Carson if he knew the cubic yardage required for Alternative 6. Carson indicated that he didn't know off the top of his head but he can get the number for Vice Chair. Garrett noted that the trigger amount is 240,000 Cubic Yards as being the maximum amount in the EIR. Carson said that it will be below that but Alternative 7 may be above that amount. Carman noted when document will be seen and Carson noted that it is with City staff and consultants for review. Garrett noted that one of the items discussed prior was iterating the documents so there would not be a serial review and asked if document could be sent to Committee as well as Water Board then it could go straight to the comment period. Carson noted that this is a work product between City and Terraphase and it can not just be sent out. Garrett asked if there would be an issue in getting work in progress documents to PMCAC. Murray noted that there would be a meeting with City Staff on Pt Molate tomorrow and this request can be discussed. Garrett noted that this request would speed things up. Mayor expressed that she is aware that everyone wants the process to speed up and with the CAG FS/ RAP is provided before it is even put out to the public. Carman also inquired if there is any initial bidding prior to the document being delivered to the Water Board and the conclusion is that all these costs are estimates. Carson noted that the estimates are plus 30, minus 50 estimates. Garrett inquired that there is no regulatory or mandate that would disallow you from starting the RFP prior to presentation to Water Board. Carson noted that the design is being parallel processed with alternative 5b, 6 and 7 as excavations. Garrett inquired about thermal. Carson noted that it is completely matrix. Carman asked if Alternative 6 does not get designated in a Waste Management Unit (WMU). Carson noted correct. Carman asked how the City needs are prioritized to the Water Board's needs in order to fulfill the Water Board's Order. Carson noted that if Water Board approves the FS RAP then both 5b and 6 will be approved and no one will stop us from doing more. Carman summarized that it is possible that the Water Board approves all of these alternatives and gives back to the City to make its choice. Carson said it is possible and 5b and 6 are the recommended alternatives and if we wanted to do less, then we would have to make that recommendation to the Water Board. Garrett inquired what would be the status with the Water Board if we wanted to do more. Carson said that we can do more as long as it is within the permits. Carman asked to be told again the difference between 5a and 5c. Garrett noted that it is multi-family. Carson noted that 5a establishes the same footprint of the WMU but will get the free-phase petroleum in the WMU so you have left a little bit of source of mobile free phase product if it migrated out of there it could contaminate the areas. Carson noted that 5b would go get that free phase product so it is less likely that you would have mobile phase product move out of the WMU. Garrett inquired if goal of Alternative 6 is to not have a WMU. Carson noted that with Alternative 6 it would remove the whole portion of the WMU and Carson referenced figures 18a and 18b in the handouts. 18a is Alternative 4 with excavation from zero to five feet which is going after what exceeds commercial standards. 18b removes what would be residential standards zero to five feet. Figure 19 is the five to ten feet exceeding the Construction Maintenance Worker scenario and that works for all except Alternative 7 which would require more excavation than this. Carman noted that Terraphase is putting in the costs and that are they pretty comparable. Carson said yes that they are pretty comparable. Figure 20A is Alternative 4b and the yellow area shown is the remains of the WMU. Carson noted that the same thing for Figure 20B to go get the free phase product back into the WMU but doesn't reduce the footprint and this is the same for Alternative 4b and 4c. Carson noted that Carman was asking the difference between 5a And 5b and noted the red marks exceed the Construction Worker Maintenance and that is what the Water Board defined in our last meeting as waste so if it stays on site it is waste thus we have to have a WMU for it.

Carson explained that Figure 21b pulls off the western edge of the WMU close to the shoreline and noted that it is where the concentrations of the red marks exceed what we defined as a mobile phase free product that has the potential to move. Figure 22 shows that the middle of the WMU is swept out. Figure 23 is the full removal

of the bottom layer. Last shows where there is petroleum in ground water and it is not a big area. Carman noted that it is right in the middle. Carson noted that the real concern is the mobile phase product and if that would move towards the Bay the potential to put a sheen out there is a real problem. Carson noted that the explanation was quick but lets back up to the costs and Committee can ask questions from there. Carson inquired that the Committee sees that the difference between 5a and 5b is not so much and get that little bit of the WMU where there is high concentrations and that 4b and 4c are relatively equivalent also. Carson noted that an interesting thing is if one looks at the total cost of Alternative 6, it looks like it may be cheaper than 5b. Garrett stated because of the O&M. Carson said that is right and looking at the O&M, we are making assumptions about what that O&M will be and making assumptions on what the O&M will be on previous ones also but if our assumptions are correct and if we did Alternative 6 and the O&M were to be dramatically reduced such that only have to go out there for 5 years to take samples and write a closure letter then we can have some significant cost savings there and we are basically invested in the excavation previously. Garrett summarized that the key is Alternatives 6 and 7 with the WMU removed and the total cost of ownership to get that thing around and inquired why is it so high in 4a. Carson noted that 4a has no excavation of depth and it is simply running the packaged ground water treatment plant forever whereas 4b, 4c, 5a, 5b is using a different technology to go after the polar compounds that Carson thinks can convince the Water Board but there is a risk there and that is why there is a higher cost to run. Garrett asked if details behind this will be included in the FS RAP. Carson said yes. Carson said it is line items with units and costs associated with units.

Carman noted that what he really likes about this is assuming the Water Board approves most of the alternatives is that it gives the City a lot of flexibility and leeway to do things that are most cost effective for the City. Carman said the Matrix is good and what the Committee has been struggling for. Garrett noted that it would be good to round it out even if only engineering level estimates for remainder of remediation of IR Site 4 and can that be discussed in the upcoming annual report. Carson noted that he is not ready to talk about IR Site 4 and it is going pretty well but there will be more monitoring there. Garrett said right. Carson said that he did not know if we need to do anymore remediation there. Garrett also inquired about the underground storage tanks. Garrett inquired about some notionality even if it is plus or minus 40 to 50 percent, if you consider contingency and everything else, there might be an emphasis to go forward with Alternative 6 but at \$19 odd million and it may not get going for 8 or 9 months because of the bureaucracy and we have treatment to keep going that we are cutting it fairly close and therefore it would be good sooner than later to know what all will be involved with IR Site 4 and the Underground Storage facilities. Carson said that he believes that we can pull the information and that the Insurance Report has been updated and that Murray and Leacox have asked Carson to go back and make sure all the costs are appropriately accounted for. Carson said that once we do that then that will be ready and can go from there. Carson noted that the insurance does not cover the Underground Storage Tanks (USTs). USTs are a separate line item and Carson can go back and look at the original estimates and stick the number in there and say this is about what it is going to cost and come up with a roll up that way. Garrett stated that this would be super helpful.

Carman said that since the Committee just got it then Committee will need time to review. Carson asked for any further comments to go to Murray. Carson noted that parallel processing is occurring now with design and it will be ready in next few weeks to go to the City for review. Carson noted that also there will be review to make sure that all this stuff is appropriate for a RFP and in the meantime we will also need to meet with the Water Board and make sure that they are on board with everything we put forward here too. Carman called for any more questions on this Agenda Item 12a before Committee moves to 12b.

b. Presentation of native Species mapping at Pt. Molate

Carson described where the Osprey are located and showed location on the map near IR Site 3. Carson said can't do construction with Osprey there and Terraphase engaged LSA for their assistance. LSA said to create deterrent so bird would not nest and go elsewhere. Carson stated that LSA consulted with California Fish and Wildlife and the Game Warden agreed as long as it is not an active nest. Carman said we went out there last Saturday with Tony of Audubon. Stello said right. Carson confirmed it was Tony Brake. Carman noted that Tony Brake said that nest needs to be

moved by February or it needs to stay there until August. Carman inquired to all the old, unused power lines coming down and can it wait until after nesting season and that Brake said it can be moved but problem is that it needs to be at least 20 feet off the ground and who will perform moving the nest. Carson noted that within the work area of IR Site 3 and if the work is going to happen this summer then the nest can't be there. Carson noted that as soon as Terraphase is authorized by the City then the LSA plan will be performed including isolating that pole and nest and put deterrent such as PCV arching over them in the area. Carson said that he evaluated cutting down the tensioned poles but it is less expensive doing the deterrent. Stello stated that Brake advised if the nest would be moved either north or south then the birds would most likely go to that site otherwise they may go to other locations on site and last year the Ospreys have fledged three fledglings so it is a very active nest. Carson stated that isolate that nest and put the deterrent in for other locations within the project area. Garrett said it is a bunch of sticks and will take two people about an hour to take it down. Carman inquired if there is a grant that Terraphase could apply for to build a platform for the birds. Carson said that he has no problem with that but can not provide any assurance that the nest could be pulled down without destroying it. Garrett noted that discussion should go to 12 a Monthly Report.

Garrett reported on item and referenced materials from US Navy from 1997 that was provided in packet and several handouts. This information is placed in a grid showing Coastal Prairie and Eucalyptus and that they are pretty intermingled. Garrett noted that the take away is that the area of Coastal Prairie is much larger than what was plotted in 2010 and a year later with Navy EIR shows the northern extents of the property. The third is a google map with individual specimens. Second one would be the one to hand to the goat herder that indicates the riparian areas of IR Site 1 and 4 tear drop shaped areas that would be good to have goat oversight on. Garrett summarized who prepared each of the documents. Carman inquired to Murray if Public Speakers are allowed after the item is heard. Murray said yes. Garrett noted that audience desiring to speak needs to fill out a speaker card and if this all together on next item that Carman is going to present then it could be heard then. Carman agreed. Carman asked if any of the Committee have any comments. Carman noted that he and David did go up on the ridge about a month ago and noted lack of diversity there between the invasives and the severe drought have distressed the plants. Garrett referenced the 1997 document and that about half of the coastal prairie has been lost. Garrett noted that either East Bay Native Plants or Lech was updating the survey and did not know where that stands and the delivery date.

c. Presentation of Broom Removal Work Party

Carman introduced the item and the Pt Molate Committee has been interested in the Natives but not taking action or a lead on it. Carman noted that he emailed Council Member Butt and he made Carman aware that he is already on an Invasives work group and it makes sense for them to be the actual coordinator and executor of this policy because it is coordinated with Cal Trans, Chevron and contingent properties. Carman said it makes sense for these property representatives to coordinate on it. Carman noted that David Amme will be the main presenter along with Council Member Butt and Jim McKissock.

Amme provided hand outs and provided his background including that he was the Wildland Program Park Manager for East Bay Regional Park District for about 10 years and recently retired and also a Certified Rangeland Manager. Amme noted EBRPD standards including leaving at least 1,200 pounds of residual dry matter, equivalent to 4-6" in height, on the ground and right now we are in a four year drought and not much is left so we need to be very careful on what we do to preserve the native plant community. Amme noted that there has been review in the Beach Park and that there is a lot of Broom in there and he would like to volunteer and other here tonight like to volunteer to remove the broom and then start thinking about what to do with the area above. Amme stated that need City leadership to support the broom removal and need some tools such as weed wrenches and saws. Amme noted that in past, dozers were used and they really spread the broom seed all the way up to the top and all the way to the end and the place now on Chevron property which used to be the most beautiful grassland in the whole area has turned into a broom infestation. Amme stated that he would very much like to take that on and talk to Chevron on what can be done about it to remove the broom, open it up, and bring the grassland back. Amme said that on their hike that they found broom everywhere on the main plateau and reviewed the information put together from the Resort-Casino interests but it is obviously is not very accurate such as where there is a Coastal Prairie showing 2% Coastal Prairie and it is actually

more like 80% Coastal Prairie. Garrett noted that their process was noted as alright but comments reflected that the categories were inaccurate and CNPS came back to give categories to correct that.

Garrett inquired to Council Member Butt if Chevron, CFSPM with Golden Hour and Exotic Invasives Working Group could work together to pick out the area. Garrett clarified if the Exotic Invasives Working Group could help prioritize and help get Chevron, others there for broom removal. Butt noted that he did not want to interrupt the presentation but he could put the big picture on this and noted that all the Invasives, mainly Eucalyptus, Pampas Grass, Broom and Fennel, are all illegal under Richmond's Weed Abatement Ordinance. They have been since 1996 or 1997. These invasives are a Public Nuisance and Chevron has a legal responsibility to remove them. Butt indicated that it is a political problem and for many years there was not the motivation of City Staff to enforce the law and that was because that there was not political motivation on City Council to back up staff. Butt noted that for the last couple of years he believes that there has been City Council motivation to back up staff. Butt noted that Chevron in the last couple of years has done a lot of abatement of invasive exotics on their property and how much more Chevron does will be how much support is brought by the City Council and the community. Butt summarized that they have to do it and it doesn't make any difference if there is money or volunteers. Butt noted that he has been on all of David's hikes on the San Pablo Peninsula and Jim McKissock is one of his heroes, he admires very much and glad to get all involved in this and hope that all will come next time there is a meeting of the Peninsula working group. Butt would like help in putting pressure on City Staff and Chevron on cleaning their place up. Butt noted that he has been told by the City Attorney's Office that City Laws don't apply to the City so the City is not under the same compulsion as Chevron to clean it up so what happens at Pt Molate does depend on money and volunteers and that kind of thing. Butt noted that Cal Trans has a small area where 580 runs through and noted that EBRPD has same palate of invasive as we have at Pt Molate. Butt noted that he thinks the real emphasis should be what to do with Pt Molate and anyone that can put together volunteers to pull broom, then what can we do to help them and it got to be done. Butt agreed with Amme that the whole peninsula is being taken over by invasive exotics and estimates by 100 acres each year.

Amme asked Butt if we can ask Chevron to come onto Pt Molate to clean broom. Butt said we can but practical aspect is Chevron will say why should we clean our area up if City Pt Molate is not and all the broom seeds from Pt Molate will just blow over to Chevron. Butt noted that the more that we can show we are holding up our part of it, then the easier to enforce the law to make Chevron clean their part up. Smith inquired to Amme that last time spoke on topic thought the priority was Pt Molate Beach. Amme said yes to get volunteers there first. Amme thought wrenches would cost approximately \$20. Garrett inquired how much and how many volunteers are needed. Garrett asked Smith and Amme to get together to develop a plan. Smith cautioned about need for training and not wanting volunteers to destroy things not wanted removed. Amme noted that he can provide training and can come up with a process using broom extraction wrenches and tools. Carman asked Butt about timing and can it be parallel. Butt said absolutely and City should spend a few hundred dollars on wrench tools and make them available to the volunteers. Butt noted that there is not a unified plan and that City Staff are not talking to each other and they are in their silos and need everyone involved in Pt Molate to sit at a table and do it and he is not seeing that happening. Stello asked Butt if his group can be the oversight committee on clean-up.

Butt noted that group he is involved with is more of a status report group, finding out what is happening rather than an operational committee. Butt mentioned main reason his committee was formed was to hold Chevron's feet to the fire and original committee did even involve Pt Molate and it was to get some key staff together and brought Chris into it to see if something could get done. Committee is also there to get grants as a group. Butt noted that for Pt Molate it should really be a City Staff function to try to control invasive exotics at Pt Molate and they should have a plan to do it. Butt noted that City has landscaper there and the Goat thing that has been talked to death and City has a lot of assets to control invasive exotics already and if we can add in volunteers then would add to substantial efforts already made. Mayor inquired if a sub committee in Butt's group could report to PMCAC. Butt noted that this is a high level group and not a nuts and bolts. Garrett asked Murray if he could provide an update on the plan with the Goats at Pt Molate. Murray reported that issue came up about using Goats in December and it was this committee the PMCAC that had concerns with using Goats. Murray noted group that previously toured and asked if Mr. Amme could report out on their findings in relation to proposed Goat use at Pt Molate. Murray noted that can receive recommendations from those on the Native Plant tours and their findings and recommendations. Murray noted that we are moving forward on a parallel track in moving forward with the Goats and developing an Agreement. Murray noted that City Staff, Parks

Supt. Chris Chamberlain, Pt Molate Project Manager Murray and two representatives from RFD Very High Severity Zone (VHFSZ) Inspectors toured the proposed location above Building 123 with the Goats R Us Owner. Murray noted that in the past the US Navy's CRUP (Covenant Restricting Use of Property) document restricted the Goatherder staying on site and it also restricts any access to the former landfill site. Murray noted that this proposed location restricts access to the landfill and that Butt discussed with Water Board to determine there is clearance that Goats R Us can be there with their Caretaker. Garrett inquired on timing. Amme stated that he wanted to say that the Goats should be concentrated on the broom and not all over the grasslands. Murray noted that Goats could arrive as soon as they like to and it could be one month. Murray further noted that the agreement is being set up similar to Baykeeper where the applicant is performing a service at no cost and agreement will be checked with Risk Management and City Attorney. Garrett inquired where goats were on Chevron property and if it is on San Pablo Peninsula.

Jim Hanson spoke as a Conservation Committee Member of the California Native Grasslands Society and thanked Butt for his work on this issue. Hanson noted that he supports goat grazing as a tool but noted it is a big, broad area. Hanson noted that he has been coming to the meetings to find out the plan and how many, how long and what the objective is. Hanson said this is a good tool and generally people like use of goats and Richmond can be a model. Hanson further shared another City example and rare native grasslands and any tool it has to be managed and inquired oversight that residual dry matter is left to prevent erosion. Hanson indicated he is booked but need some oversight to not have goats bring in other weeds.

Jim McKissock noted that he has been involved for about 30 years and grew up with Pt Molate. McKissock cautioned that before Goats are put out there that there should be some survey and knowledge of what is there and emphasized a full survey. McKissock said he has worked with goats at ShelterBelt and he would perform surveys for them and identify all the things that did not want cut, pulled broom and areas were beautiful when done. McKissock would like to see a long term management plan at Pt Molate. Pampas Grass and Broom are shallow rooted and can be pulled out easily. McKissock noted types of plants very rare now during his walk few weeks ago and there are various states and complex thing. McKissock said people have a potential to be better than Goats. All over the State need leaders to identify and start doing removal. McKissock noted that Beach could be done in day or two and can train people there to be an expert. McKissock would like to see something better than the goats. McKissock noted that some locations are heavily invaded by annual exotic grasses but can be managed by a high mowing process that can open up the thatch. Unidentifiable grasses are under the oat and rye grass and what can do is mow right over native high to reduce the exotics and therefore by hand weed out the oat and rye grass. Country needs labor intensive environmental workers. Garrett asked if McKissock could leave contact information with Murray.

Butt noted that all three prior speakers are experts on plants but if we do get goats at Pt Molate, then there is a role to play in monitoring and advise if there is something going on that scares you then to make adjustments. Butt noted that important not to let go of this offer to help and that the biggest problem out there is not a goat eating some native plant but what scares him is broom spreading acre by acre year after year. Butt explained that he has had goats in similar area and ecosystem and watched what they eat for over a period in excess of 30 years and this time of year there is little natives there, blooming and stuff like that and everything is seasonally dormant. Everything out there that is green is Broom, Fennel, Eucalyptus and Pampas Grass and that is what these goats go after. It will also go after Coyote Bush, a native, but it will exclude grass area. Butt encouraged use of a herd of Goats without having tens of thousands of volunteers hours, budget, and things. Butt asked Murray if Goats R Us (GRU) is ready. Murray reported. Butt suggested using volunteers to check on grazing and if see that it is going to get over grazed to move up the hill. Butt mentioned that GRU is doing this for free and not getting paid for us to micro-manage and it is like all or nothing and also mentioned that there is fire danger. McKissock asked to respond and provided an example of work at Tilden Park and work being done with small crew. McKissock noted that some plants are coming up now and need to be protected and suggested to delay on goats and do outreach to get a crew out there. Butt said if you have a crew to go out there, then go for it.

Stello noted that Pt Molate is unusual because it has a cult following and positive that Beach Park can get crews and suggested that Lech and others go out and point out sensitive areas and Goatherder be coached prior to going out there.

Amme noted that Goats will love broom and strip it down to the ground. Garrett asked for specifics on goats such as how many, how long and where in grid and suggested that plan is developed with grid for goats. Carman noted that need goat poop bags. Butt noted if you are paying for goats you can do all that but this is free goats and see if Amme or others can work with them. Butt thought 500 to 1,000 goats and be there for weeks and they have been there before about 2 to 3 times last 5 to 6 years. Garrett thought some of these things such as cleaning hoofs are achievable. Smith noted concern with what damage the goats could do as expressed by the three experts. Stello noted she had heard 60 goats and not 1,000 and is very scared. Mayor noted that she met with Garrett, Butt and City Manager on the use of goats at Pt. Molate recently. Mayor feels that the harm can be protected. Amme noted that GRU uses a fence system and to use that in concerned areas but there are areas where want bad plants removed, stripped down. Amme said GRU uses fence all the time and warned if wait too long the seed will be popping up. Carman said to bring the goats and tell GRU when all screwing up. Butt said that is what I am suggesting. Carman said we are all in agreement and PMCAC cheered. Garrett asked for a PMCAC volunteer to work with this group of experts to work with GRU. Carman volunteered and Garrett noted that Carman is now the Native Plant Subcommittee person. Carman thanked all for attending and that it is resolved. Smith noted that it is a mixed opinion and he is not in agreement with it and expressed concerns with goats immediately arriving without being counseled.

- d. Discussion of January 14, 2014 City Council Item – NCE 2014 Contract and Expectations Meeting with NCE

Chair noted no report. Martinez was not at meeting.

- e. Discussion of new information and reporting procedures and requirements: PMCAC, City Staff and City Council

Murray reported that item is in Board Packet and City Council Member Butt requested that there is a regular reporting from PMCAC on five items. Murray noted that the challenge is Item 3 and that would be recommendations from PMCAC to City Council. Murray reported that the January report is already uploaded and Murray included the last two year report for the PMCAC suggestion items. Garrett asked to add a de-facto template item on PMCAC recommendations to City Council. Mayor indicated that a meeting occurred with Garrett, Tom Butt, Mayor and City Manager and it is now not monthly but it is quarterly. Mayor said she didn't feel it is practical to be monthly and Butt OK that it be quarterly. Mayor expressed that Butt felt that there needs to be better communication between PMCAC and City Council. Mayor was cautious to have this on Agenda every month if there was not a need for it. Carman asked why is DP Security part of PMCAC when vegetation is not part of PMCAC. Garrett noted that Butt noted that PMCAC was micro-managing and gave example when Chris Chamberlain goes out to empty trash that he doesn't have to ask PMCAC. Garrett notes that concern is that it just will be done. Garrett noted that what is left out in reports such as DP Security is the how things are happening such as coming into property overnight through gates. Garrett thought best to bullet list recommendations and place them in the Quarterly Report. Carman noted that item will be placed between 9 and 10. Murray reported that this request from Councilmember Butt is loaded and will be on the February 4 City Council Meeting.

- f. Action Item – Cal Trans I-580 Scofield Ave. and RSR Bride Deck Replacement Project

Carman under Agenda review following Goat item that item should not be discussed. Garrett noted perhaps a small amount of time because what is happening is not great.

Carman moved that the Mayor speak now on her agenda item 11, seconded by Smith. Item passed unanimously.

Murray reported and noted that item is in package about stranded bicyclists on the freeway and it is a real concern. Murray noted that Garrett wanted to know status of project and why it is in Winter suspense mode and Murray asked if Ms. Ferraz, Cal Trans Project Manager, can provide a response. Garrett recommend that PMCAC send a formal letter regarding East bound bike lane and what triggers winter suspense. Garrett noted that correspondence can be informal and bullet points to send.

8. STAFF REPORTS

PROJECT MANAGER'S STAFF REPORT INCLUDING

- a.
 1. Expenditures and balance from the Navy Escrow Fund
 2. Expenditures and balance from the General Fund
 3. Insurance Reporting filings
 4. Lease/occupation status for all Pt Molate users
 5. Monthly summary of security incidents
- b. Report on Facility Survey with City of Richmond Caretaker

Murray reported on each of the items as provided in Agenda packet.
Garrett asked for DP Security to discuss protocols.

9. CONSENT CALENDAR

- a. APPROVE – PMCAC meeting minutes of November 18, 2013
- b. APPROVE – PMCAC meeting minutes of December 16, 2013

Carman called for approval of Consent Items. Murray noted only December minutes are ready.
Garrett moved item, Hite seconded. Item passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett motioned to extend the meeting to 9:20pm, seconded by Smith. All in favor with Stephenson and Puleo against.

Carman reviewed future items with Audubon Society, Garrett asked for DP Security and Stello mentioned may have barn owl presentation. Carman cautioned only two presentations per meeting. Murray mentioned possibly Cal Trans and Garrett noted depends if they respond. Smith wanted crews to Beach. Garrett said newly formed Invasive SubCommittee can report out. Stephenson inquired if this Committee could meet from 7 to 9pm and leave at 9pm and reported that 63 minutes were spent talking on broom. Stephenson asked if he could place a clock up to show time meeting should stop.

11. CITY COUNCIL LIAISON REPORTS

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee

Mayor reported that the State of the City is tomorrow and can present briefly tonight on this item. Mayor noted that from the City Attorney Office that the Suit from Guideville Tribe and Upstream Pt Molate to develop Pt Molate has been dismissed through the US District Court. Mayor noted that Plaintiff has filed Motion for reconsideration of the complaint, City plans to oppose and it is set to be heard in March.

- b. PMCAC appointment status

No report.

12. CHAIR AND SUB-COMMITTEE REPORT

- a. Clean-Up and Restoration:
 - 1. Report on Dec.2013 Monthly Report

Garrett summarized the FS Rap discussion and asked for a copy of the document and asked when it will be at a point to put to the Water Board as a draft and time extent to go to final. Carson said it will take about two weeks after comments are back from the City and then about a week to get to the Water Board so it will take about three weeks. Water Board will take about six weeks to review it and about one week for us to address those comments and then it would go out to public review. Garrett inquired what the public comment period would be and Carson noted that it would be thirty days. Garrett inquired if this would be May and Carson said he would like to see it in April if we could do it.

Garrett inquired about the draft Title 27 equivalency. Carson noted that it is an attachment to the FS RAP. Garrett inquired if that was given to the City and Carson said correct and it is missing one little piece regarding hydraulic modeling. Garrett inquired about IR Site 4 and performing annual evaluation. Carson said Nader is working on it for him, that it is looking good and there will probably be some more modeling on it. We are seeing the chemical progression of the breakdown but there is still a lot of Carbon out there but it is progressing as expected. Garrett said about another year. Carson noted that it is about where it is at and it looks good now. Garrett inquired on the USTs with four in slate for closure and inquired if 3 are remaining. Carson said more. Garrett said 9. Carson said there will be five left after these 4 are closed.

Mayor regarding the FS RAP reiterated expediting process like with Zeneca CAG and new Bay Campus and want to move forward as quickly as possible to do something positive and that DTSC has released the FS RAP to the CAG before staff has made its comments on it. Mayor believes that there is precedent and reason for releasing it to the public so that PMCAC and Water Board can review it simultaneously for a way to move it along rather than the iteration process.

Garrett noted that Committee is still running with how and where financials get displayed between the Escrow Fund and every single invoice that comes through. Carson noted that Terraphase provides with invoice a summary of cost per task and inquired if Garrett has seen that. Garrett noted that she has seen that but we don't get it and request if Terraphase can do a roll up by larger categories such as Engineering work, monitoring work and this would be a better eye into the figures for at least the monitoring cost and it is not insignificant. Carson said that he believes right now it is rolled up by Site such as IR Site 3, 4 and USTs and Landfill. Garrett said this was OK. Carson said that it would be easier for him and can do something such as Packaged Groundwater Treatment Plant (PGWTP) versus everything else. Garrett indicated that it would be a good help because it is sucking up a lot of money. Carson agreed and that reason got rid of the bioreactors is that it is so old that it is failing. Carman inquired what was gone. Carson noted that the Bioreactor is gone but the treatment plant still has to run until we execute one of these remedial plans. Garrett asked if in the Monthly Reports can give a financial estimate even to run the PGWTP. Carson said that we can do something that goes with this but not to integrate with this because this is something that goes to the Water Board. Carman asked for any further questions. Carson thanked Chair for letting him get out of meeting early tonight. Carman indicated that meeting would move back to Item 7B.

- b. Community Outreach:
 - 1. Review of previous month's activities and plans for next month
 - 2. Review of schedule for Neighborhood Council presentations

Hite reported and hit Laurel Park NC tonight and Stephenson and Hite Atchinson Village and Smith and Hite doing NC Coordinating Committee. Hite reported various Neighborhood Committees planning to provide presentations.

c. Grant Development:

Stello reported that Lech Naumpovich, Executive Director of the Golden Hour Restoration Institute, is has submitted a grant to the National Fish and Wildlife Foundation for a 0.5 Acre coastal prairie restoration at Pt Molate Beach Park. Fish and Wildlife will allow this grant to be submitted to others if Wells Fargo does not fund it. Stello indicated that big news with Trust for Public Land (TPL) has contacted PMCAC to work with us on park planning and development for Pt Molate for 3-5 years possibly 10.

d. Pt Molate Beach:

Garrett reported bullet items that Stello and Garrett met with Parks Superintendent including Official opening of the Beach Park will be Earth Day, sowing seeds day camp, and Parks said not to put separate recycle bin there, additional amenities from Cosco Busan including an information kiosk at entrance, potential path upgrading work, signs so persons won't go beyond property line, and Parks has installed dog poop bag station.

Stephenson said that he and his wife went down and spoke with several families that spend their time there. Stephenson also talked to Chris Chamberlain on small split rail fence because of this Committee. Garrett noted that proposal was a stanchion and cable but Parks didn't want to do and it has made everyone nervous without a barrier. Stephenson said that they would put one there and signage by law is necessary. Stello noted that people have been running and jumping off of the cliff. Stello said that Chris also put up the Park rules signs. Stephenson also said that large barbeques are needed and steps.

e. Chair: Identification of pending schedule conflicts

Murray noted that after February that the Committee will be back on the third Mondays and next months agenda will be posted two weeks in advance. No other conflicts reported.

13. ADJOURNMENT

Garrett moved to adjourn the meeting at 9:32 pm, seconded by Puleo. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

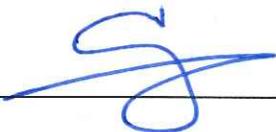
Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .

Monday, February 24, 2014, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison