



ON POINT *January 2020*

Greetings from the PRNC!

Hi all, hope you're enjoying a happy new year.

It has been our custom to end our meetings with Remembrances and Celebrations. This month we will start our meeting by remembering Margaret Jordan.

Margaret was a past PRNC president and our representative to the Richmond Neighborhood Coordinating Council. She filled many roles and served as a tireless community activist. Margaret leaves behind her husband and fellow activist, Mike Parker, her daughter Johanna and many, many friends.

In lieu of flowers, Margaret's family has asked for contributions to several activist organizations;

https://www.richmondprogressivealliance.net/margaret_jordan_memorial_fund

Bob Colin, from Arts of Point Richmond, will discuss his plans for an outdoor art exhibit this summer.

Taren Pannu of Pannu Holistic Dental Hygiene, would like to tell us about the state of local dental hygiene.

And,

Katie Sims will be on hand to discuss Gotcha, and the new E-Bike Share Hub locations.

And remember, Our next meeting...

Hilary Brown has been our awesome PRNC secretary since April 2015. Her term expires at the end of April, so we are looking for a volunteer to take over her position. If anyone is interested in filling in as secretary from February through April 2020 and/or if anyone would like to volunteer for the new term starting in May 2020, please reach out to Hilary Brown at (510) 326-5946 or email at hilarybrownie@hotmail.com. You can also reach out to me at pthelin1@yahoo.com.

Hope to see you at the January meeting!

Peter Thelin

President

Point Richmond Neighborhood Council

*The PRNC and LUDRC are advisory only capacity, and cannot approve or deny anything beyond "Recommendations for Development" to the City of Richmond. Our role is to mitigate conflict at the local level.



Point Richmond Neighborhood Council
Wednesday, January 29, 2020, 7:30pm
Point Richmond Community Center
PointRichmondNeighborhood@gmail.com

7:30	Call to order and approval of the minutes from the December 4, 2019 meeting	2 minutes
7:32	Police Report, Richmond Police Department, Officer Joseph DeOrian	10 minutes
7:42	Dedication of meeting to Margaret Jordan, <i>We have all been touched by Margaret's presence and inspired by her enthusiasm for improving our community. We invite members to share thoughts and memories of her to open our meeting, remember her, and to celebrate her life.</i>	10 minutes
7:52	President's Report, Peter Thelin	5 minutes
7:57	Treasurer's Report, Buzz Baylis	2 minutes
7:59	Membership Report, June Hight	2 minutes
8:01	Arts of Point Richmond, Bob Colin Summer Outdoor Art Exhibit coinciding with Music Festival	10 minutes
8:11	Gotcha, E-Bike Share Hub Location, Katie Sims	10 minutes
8:21	Community Briefs (2 minutes each) <ul style="list-style-type: none"> ● Women's Westside Improvement Club, Diane Diani, http://pointrichmond.com/wwic/ ● Arts of Point Richmond, Mary Lee Cole www.artsofpointrichmond.com ● Magick Lantern, Kate Spaulding MagickLantern.org, magick-lantern@att.net, (510) 232-2559 ● Richmond Tennis, Garry Hurlbut, (510) 547-8111 www.rta-ca.org ● USS Red Oak Victory Ship, Graham Perrett, (510) 234-1045 ● PR CERT, Edie Sellers and Shaun Partlow https://www.prcert.org/, https://www.facebook.com/prcert ● Point Richmond Table Tennis Club, Peter Thelin, (510) 326-8108 	14 minutes
8:35	Pannu Holistic Dental Hygiene, 229 Tewksbury Ave, Taren Pannu <i>We welcome our new business neighbor!</i>	10 minutes
8:45	AC Transit Public Mural / Art Display Update	5 minutes
8:50	Land Use/Design Review Committee <ul style="list-style-type: none"> ● 357 Western Drive, Rudi Garbelmann and Brad Gunkel <i>Items to be considered at the LUDRC meeting must be submitted to Rod Satre, Committee Chair, rdsatre@live.com, (510) 232-5059, at least two weeks prior to the General Membership meeting. <u>The LUDRC Committee meets monthly prior to the PRNC General Membership meeting at 6:00pm at the Point Richmond Community Center at 139 Washington Ave. Please plan to attend the LUDRC meeting and General Membership meeting at 7:30pm if your project is being considered.</u></i>	15 minutes
9:05	Community Briefs (2 minutes each) <ul style="list-style-type: none"> ● Richmond Neighborhood Coordinating Council – Cordell Hindler http://richmondneighbors.org/ ● Point Richmond Business Association, Scott Harris www.pointrichmondbusiness.com ● TRAC, Richmond Bay Trail, Bruce Beyaert, www.pointrichmond.com/baytrail ● Point Richmond History Association, Bonnie Jo Cullison, http://pointrichmondhistory.org/ ● Masquers Playhouse, Kathe Kiehn, www.masquers.org ● Richmond Smart Lighting Coalition, https://richmondsmartlight.wixsite.com/website 	12 minutes
9:17	Public Forum: Please sign up. As many as 3 speakers (2 minutes each). <i>Issues brought to the attention of the Council in the Public Forum cannot result in Council action at this meeting. Instead, submit issues to Peter Thelin at pthelin1@yahoo.com prior to the next PRNC Board Meeting.</i>	6 minutes
9:23	In Remembrance and Celebration/Adjourn	



Point Richmond Neighborhood Council
General Meeting Minutes
Wednesday, December 4, 2019
PointRichmondNeighborhood@gmail.com

- 1. Called to Order and Approval of Minutes:** Meeting was called to order at 7:38. Board members present: Peter Thelin, Dave Bleckinger, June Hight, Buzz Baylis, Hilary Brown, Garry Hurlbut, and Charmain Tyler. Minutes from the previous meeting on October 30 were approved with no amendments.
- 2. Police Report, Officer DeOrion:** Police teams change in December, so Officer DeOrion might be replaced with a new person for our January meeting. Crime statistics reported tonight go back to the beginning of November: Embezzlement was reported on West Richmond, a 5150 mental illness report on the 000 block of West Richmond, a strong arm robbery reported on West Richmond & Railroad (note: the officer taking the report did not believe this claim was credible as there was no evidence to substantiate the claim, but crime statistics always capture what was reported to the police, not what the police ultimately determine, so this “strong arm robbery” will be reflected in our neighborhood crime statistics). There were two motor vehicle thefts in Brickyard Cove. There was a DUI on Crest, a motor vehicle was stolen on Tewksbury, petty theft on the 300 block of Tunnel, and a DUI crash on Dornan Drive. A stolen vehicle was recovered on Casey. This is the time of year when many people leave packages in their cars, and we are reminded to be careful about leaving items in our cars that may tempt a thief. Ideally we should not leave anything in our car, but if we must leave things in our cars we should take care to make sure those items are hidden from view.
- 3. President’s Report, Peter Thelin: (1)** The new bike lane on the Richmond-San Rafael Bridge had its official opening last month. **(2)** The RNCC’s annual holiday party is on Monday, December 9 at the Senior Center. **(3)** One of our new LUDRC members pointed out that BART is considering putting housing up on one of the parking lots at El Cerrito Plaza; details of this development are not readily available, but since many people from our neighborhood use that station there may be some local interest in the development. Anyone who would like to share their thoughts should reach out and share them with BART. Comment from audience: BART is moving towards developing transit oriented stations and they put 600 apartments on an existing parking lot in Walnut Creek. They may try to provide a 1-to-1 parking spot replacement when they add housing near the stations. Some information about the development concept is available here: <https://www.bart.gov/about/business/tod/el-cerrito-plaza> **(4)** City of Richmond is preparing to have district based elections. The city is seeking community input about how district maps should be drawn and will have a workshop on Tuesday, December 10, at 7 PM in the Booker T. Anderson Community Center (960 S 47th Street, Richmond). Childcare & refreshments will be provided. **(5)** Also on Tuesday, December 10th from 6:30 to 8pm here in the Point Richmond Community Center there will be a workshop to get community feedback for the Richmond Ferry to Bridge to Greenway Complete Streets Plan. More info available [here](#). **(6)** Finally, the PRNC is still looking for a new secretary starting next year; if you or anyone you know is interested, please reach out to Hilary Brown or Peter Thelin.
- 4. Treasurer’s Report, Buzz Baylis:** We currently have \$4826 in our general fund. In the last month we collected \$200 in dues and we also paid out \$250 as a donation to the SnowBall (see RTA update in item 8).
- 5. Membership Report, June Hight:** Currently we have 139 paid members. If you are not sure if you are current or if you would like to pay your dues for the new year, please contact June.
- 6. Trains in Miller Knox, Eric Zell:** Eric is a neighbor who lives here in Brickyard and he also works as a consultant doing government relations. Previously we heard about the lawsuit between BNSF and EBRPD regarding BNSF’s claims that they had a right to run trains through Miller Knox. Tonight there is great news to report! On October 18th the Superior Court came down very hard on BNSF and said they do not have rights to the easement in the park, the railroad’s rights to the easement had been terminated from a prior sale to EBRPD, and the judge also ruled that the railroad had no federal preemption because of the

contractual relationship between the parks and the train. The judge has not signed the ruling yet, and is allowing a final settlement between BNSF and EBRPD. However, now that the judge has signaled support for EBRPD, EBRPD is now in a very strong position to negotiate a settlement with the railroad. It is likely the railroad does not want this ruling to ever be signed since it would create a precedent that could impact BNSF and other railroad operations in other parts of the country. A settlement at this point in the litigation may include the parks asking the railroad to remove the rail line and make improvements to the park. The railroad has asked supporters of the park to stop community opposition to BNSF. Prior to the outcome of the lawsuit, we were planning a press conference with Mark DeSaulnier, but we have decided to instead have a celebration of the park for the entire community which will be held on Saturday, December 14th starting at noon. The celebration will include lunch, tents, and a program to celebrate the park and celebrate the community for coming together to protect the park. George Miller, Mark DeSalnier, and John Gioia will be there; Tom Butt will be out of town. The event will also celebrate the career of retiring EBRPD Director Whitney Dotson who represents the area. Comment from Bruce Brubaker (member of TRAC steering committee): TRAC has been following this issue; the railroad previously indicated they could move the tracks to allow for a better Bay Trail connection from the beach to the rest of the park; negotiating this could be included in the settlement. If you would like to make a suggestion on this please provide it as soon as possible to Bruce.

7. Terminal One Development Updates, Brian Lewis:

- BCARD (Brickyard Cove Alliance for Responsible Development) was formed about four years ago to give comments on the Terminal One project. The city funded the EIR and then approved their own EIR. BCARD raised issues about environmental concerns, parking, and infrastructure. There was a lawsuit between the city and community activists that was settled by the city and resulted in securing a few things: BCARD won \$50,000 for environmental oversight which has been used to hire their own consultants to review environmental reports prepared by the city / developer's consultant.
- Background on environmental concerns: For over 100 years, Terminal One was an active terminal used for transporting and storing chemicals and oil products. In 2004, the Toll Brothers were planning to develop a project at Terminal One location and the city secured \$3.2 million from the responsible parties (mainly oil companies) that operated on the site to remediate contaminated soil and groundwater. When the Toll Brothers project was abandoned and subsequently the redevelopment agency was abolished, the clean up of the site halted.
- Most recently Laconia is proposing developing the property and we were concerned the project was not being adequately overseen and issues were not being addressed. One concern was about vapor intrusion. When a building is heated, it will suck vapors from soils underneath the building and act like a chimney to transport and then concentrate those vapors in the living space inside the building. When BCARD got involved, the site had not been evaluated for vapor intrusion. Also the action level for TCE was lowered since 2004. TCE is particularly harmful to pregnant women in their first trimester. This chemical has been found in soil vapor samples on site. There are three areas of concern on site: contaminants found in groundwater, soil, and discharges to the bay. We hired a hydrogeologist to look at groundwater and a geotechnical engineer to review the slurry wall design, and an expert in soil gas to evaluate vapor intrusion. All our comments are public and can be viewed at the California [geotracker website by clicking here](#).
- The most recent design incorporates podium construction, meaning parking will be on the first floor which can help break the transmission of vapors from the soil to dwelling units above. We suggested they sample air in all of the dwelling units, not just a few units. They have agreed to install a slurry wall along the bay; basically this is an under-ground wall to prevent groundwater from leaving the site, especially into the bay. The property developer has agreed to use something less permeable along the utility corridors (sewers lines) so they do not act as a conduit for vapors, and they also plan to raise the grades of the site, cap the property with roads, buildings, hardscape, landscaping, deed restrictions to prevent digging on the property, and incorporate deep soil mixing to make the land firm to mitigate liquefaction.
- We agree these strategies seem reasonable, but based on our experts, we suggest additional modifications: 1. The developer is proposing a slurry wall going 12 feet deep. Since the pier is at 13 feet of elevation, the slurry wall does not go as deep as the bay, so our consultant suggested the slurry wall be 8 feet deeper and should penetrate bay mud to prevent liquids from the site from going under or around the wall. 2. The width of the slurry wall is not specified; we recommend a third party be used for

quality control. 3. The developer would like to complete one soil sample for every 1000 cubic yards; we are suggesting at least 3-10 times more frequently. The frequency of the sampling is important to ensure the proper mixture of soil, cement, and bentonite is achieved in the batch mixing. We asked that compatibility testing is done to evaluate the impact of sea water on the slurry wall. 4. We also propose that monitoring be done to look at the effectiveness of the wall, based on data on the water quality and water elevation. Ideally we should see elevated water levels on the uphill side of the slurry wall. 5. The developer has asked to have 5 quarters (one year and one quarter) of low test results to then stop the monitoring. We are suggesting indefinite monitoring.

- Currently, the City Council plans to meet on Jan 21, although this meeting has been changed twice in the recent past. Laconia is asking the city for more entitlements and more money from the city. They want \$1.5 million in park fees, \$435,000 for road fees plus \$810,000 in sewer impact fees; in total they are asking the city for \$2.8 million. There is an operating memorandum between the developer and the city manager to make concessions and we believe the city council plans to approve these changes. Recently the City council approved \$1.3 million for asbestos abatement for tearing down a building that the developer had already agreed to remove. This is money that BCARD felt should be used for the groundwater, soil, and soil gas cleanup as part of the oil companies' cleanup funds. The mayor has indicated that the project has become financially tenuous and he wants the housing. Note that when this project was first considered they said there was no significant impact on the community.
- Q&A: Q: Is it possible to actually clean up the site? A: yes, the key is to identify what contaminants are present on site, identify where exactly they are present and not present, and then design to either remove and treat those areas or else clean up the contaminants to the point their presence falls to acceptable health and environmental risk levels. There are lots of brownfields in California and these can be cleaned and put back into production. Environmentally it is beneficial to develop properties close to jobs and transit instead of developing greenfields (ie pristine land that has never been developed; usually located out in the suburbs). Q: Actually a comment: the slurry wall seems to be particularly important since this property is located right next to a major area for herring to spawn.
- A motion was made to have the PRNC send a letter to the City Council outlining the issues explained tonight and expressing our support for addressing those issues. The letter should include the three issues about funding parks, roads and sewers, and the environmental cleanup funds being used for tearing down the building. The motion passed with unanimous support.
- A second motion was made: There are three technical memorandum; a motion was made to have the PRNC support BCARD's three technical letters and send a letter to the San Francisco Regional Water Quality Control Board in Oakland on Clay Street. The letter should be addressed to the executive director of the Water Quality Control Board. This motion passed with unanimous support; no votes in opposition. Note: we are concerned about the cleanup and we want to make sure it is protective of human health and the environment. Wednesday, January 15th is the deadline to submit public letters to city council.
- Comment from PRNC member: Thank you to BCARD for the tremendous amount of work they have done to improve the development. This group wants to see development of the Terminal One property, but they want to see it done responsibly and incorporating the best interests of future and current residents.

8. Community Briefs

- **Point Richmond Table Tennis, Peter Thelin:** Our table tennis tournaments are on the first and third Sundays at Riggers Loft. We have two tables and there is no charge to play, although it is nice if you buy a glass of wine or cider from Riggers Loft. It's great exercise and also very laid back and fun! We play from 3pm until whenever we all leave.
- **CERT, Hilary Brown:** Our local Community Emergency Response Team is just getting started and they currently have 8 members and are looking for more volunteers. CERT is a way for us to prepare to help ourselves and our neighbors, and to assist first responders with responding to a large regional disaster like an earthquake or a big fire. Currently the PRCERT team is looking into buying generators and they are looking for volunteers. They have organized themselves as a 501(c)(3) organization; please consider volunteering and looking at their website for more information!
- **Red Oak Victory, Graham Perrett:** We are looking for volunteers to be docents and to help with our events. Currently our only upcoming event is our December movie "The English Patient." Movie will show on December 19 at 7pm, boarding at 6:30. We ask for a \$10 donation. We are currently on our

winter times, 10-3pm on Tuesdays, Thursdays, Saturdays and Sundays. We will be open for the Christmas Season except for Christmas Eve, Christmas Day, and New Years. Bring your out of town guests!

- **RTA, Garry Hurlbut:** Richmond Tennis had a great month! RTA received a grant from the Olympic Club in San Francisco which can be used to help with RTA's youth programs. Another big event the RTA is proud to support is the Richmond Snow Ball, an event that has been celebrated in Richmond for about 60 years. The purpose of the Snow Ball is to give scholarships to the highest academic performers who are also involved in other activities. The RTA is about half-way to its goal of raising \$5000 to the committee. Donations are given as scholarship prizes the King, Queen, and two runner ups. This week the PRNC donated \$250, but we are still short of our fundraising goal and would like to invite neighbors to make their own private donations. The RTA is a 501(c)(3) and the Snow Ball is also a non-profit and donations are tax deductible. Please consider contributing to this worthwhile cause by clicking [here](#).
- **Magick Lantern:** This month's show features the 5th annual 2019 short film competition. These films are the finalists selected from a 24 member jury panel from a total of 635 submissions from around the US. The films are well crafted and very entertaining. Show is on Friday, December 13 at 7:30pm here in the Community Center. This is an all-volunteer organization and they are looking for volunteers.
- **Arts of Point Richmond:** The annual Holiday Faire will be held on December 14th here in the Community Center. There will be home-baked goods, art from local artists, a kid's craft table and stocking stuffers!
- **Women's Westside Improvement Club:** We had a wonderful Christmas Party on Tuesday, December 3. Unfortunately, we lost one of our members. Her name was Beverly Bastion; she was a recent member but she made a big impact on our group and we lost her too quickly and she will be very much missed.
- **Richmond Smart Lighting Coalition, June Hight:** Mayor Butt and Lena Velasco are still working with BNSF attempting to get BNSF to mitigate as much of the lighting as they can. An agreement about mitigating the bad lighting is pending.
- **Masquers Playhouse:** Plans to rebuild are currently being reviewed by the city. We have a contractor ready to go as soon as the plans are approved. We hope that we will be building by March!
- **Point Richmond History Association:** Mid Dornan passed away a few weeks ago. Gary Shows, the editor of our newsletter, is planning to donate a significant amount of our next newsletter to Mid. We are currently asking for stories, anecdotes, and memories to share. The deadline to submit these is January 24; please email Garyshows@gmail.com or post on Facebook.
- **TRAC, Bruce Brubaker:** TRAC is now 20 years old and our mission is to complete the Bay Trail! So far we have completed more than 30 miles, more than any other community in the Bay Area. We are looking at completing additional trail going out to Point Molate towards Wine Haven; it will be along the old rail tracks along the beach. This is an important trail since it will cross wetlands. We are inviting everyone to come out to our workshop to discuss bike connectivity; we are looking for community input. Please come here to the community center on Tuesday, December 10th from 6:30 - 8:30.
- **Richmond Neighborhood Coordinating Council, Cordell Hindler:** We did not have an RNCC meeting last month. The next meeting will be January 13th; refreshments are coming from the PRNC!

9. Open Forum

- **Cordell Hindler:** (1) The RNCC's holiday gathering will be on Monday, December 9th at the Senior Center at 2525 McDonald Avenue. (2) The Santa Fe Neighborhood Council is having their hug-a-bear event on Thursday, Dec. 5, at the Galileo Club, 371 South 23rd St. Bring a bear to donate, tickets are \$50. (3) Suggestions for future PRNC speakers: Yenny Garcia, vice chair of the Community Police Review Commission could talk about how to submit a complaint form about a police officer. Another suggestion: invite the interim City Manager to come out to talk about current projects. (4) The Crime Prevention Meeting will have a potluck on December 11th from 6:30-8:30 at the rec center and will feature a performance by St John's Men's Choir. The Council of Industries monthly luncheon is scheduled for December 18th from 12:00 - 1:30 at Hotel Mac; tentatively the speaker will be Kathleen Sullivan who will speak about GRIP's mission and how people can donate their time.

10. In Remembrance and Celebration/Adjourn: In memory of Mid Dornan and Beverly Bastion, two local women who made substantial contributions to the community and who will be greatly missed.

11. Meeting adjourned at 9:21 pm

Minutes respectfully submitted by Hilary Brown, PRNC Secretary; "hilarybrownie "at" hotmail.com" (510) 326-5946



RENEW YOUR MEMBERSHIP AND PAY YOUR DUES! The dues help cover our administrative expenses and are minimal: \$20 for individuals and \$25 for a household. If this is a financial hardship, a waiver is gladly granted. Lifetime memberships are available for \$500. Bring dues to next meeting or mail check and application to:

PRNC; P.O. Box 70386; Point Richmond, CA 94807.

- New
- Individual
- Renewal
- Household

Name _____

Mailing Address _____

Telephone _____ e-mail _____

Date _____



***Point Richmond Neighborhood Council Meeting:
January 29, 2020, 7:30 p.m.
Point Richmond Community Center***

- Our January meeting is dedicated to Margaret Jordan
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POINT RICHMOND
NEIGHBORHOOD COUNCIL
P.O. Box 70386
Pt. Richmond, CA 94807