



ON POINT

August 2020

Greetings to our PRNC members: *Further experiments in audio-visual communication!*



I think we're getting the hang of this on-line meeting thing. Turnout (tune-in?) has been very good, perhaps the result of the ease of joining a meeting from the comfort of one's own home. I also feel audience participation has improved versus actual in-person meetings. It could be that people feel more comfortable speaking up online.

Our meetings are always interesting and August's looks to be a good one.

Daniel Barth of SOS (Save our Streets) will talk about the homeless encampment cleanup and related trash issues on Caltrans property.

Brian Hubinger will be on hand to speak about the recent refinery flaring incident at Chevron and changes to the Chevron gas station remodel.

And Scott Harris, president of the Point Richmond Business Association will speak about how Point Richmond Businesses are coping in the pandemic.

So tune in, sit back and speak up. Hope to see you on the 26th!

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.



Wednesday, August 26, 2020, 7:30pm
Virtual Meeting via Zoom (see access info in email)
PointRichmondNeighborhood@gmail.com

AGENDA

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- | | | |
|------|---|------------|
| 7:30 | Call to order and approval of minutes from July 29, 2020, virtual meeting | 2 minutes |
| 7:32 | Police Report, Richmond Police Department, Officer McDonell | 5 minutes |
| 7:37 | President's Report, Peter Thelin | 2 minutes |
| 7:39 | Treasurer's Report, Buzz Bayliss | 1 minute |
| 7:40 | Membership Report, June Hight | 1 minute |
| 7:41 | Newsletter Format, Brief Discussion, Charmain Tyler | 5 minutes |
| 7:46 | Chevron Report, Brian Hubinger | 10 minutes |
| 7:56 | Community Briefs, Part 1 (2 minutes each) | 12 minutes |
| | <ul style="list-style-type: none">• Masquers Playhouse, Carl Smith, www.masquers.org• Point Richmond Table Tennis Club, Peter Thelin (510) 326-8108• Richmond Neighborhood Coordinating Council, Cordell Hindler, http://richmondneighbors.org• Richmond Tennis, Garry Hurlbut (510) 547-8111 www.rta-ca.org• USS Red Oak Victory Ship, Graham Perrett, www.redoakvictory.us.• Women's Westside Improvement Club, Diane Diani http://pointrichmond.com/wwic | |
| 8:08 | Land Use Design Review Committee (LUDRC) | 20 minutes |
| | <ul style="list-style-type: none">• Chevron gas station remodel• Richmond Yacht Club, small boat and car parking area• Corbin Deck Plan | |
| | <i>Items to be considered at the LUDRC meeting must be submitted to Rod Satre, Committee Chair, at rdsatre@live.com, (510) 232-5059, at least two weeks prior to the General Membership meeting.</i> | |
| | <u>The LUDRC meets monthly prior to the PRNC General Membership meeting at 6:00 pm.</u> | |
| 8:28 | Trash and Litter clean up relating to homeless | |
| | 1. Leisa Johnson, regarding Caltrans | 10 minutes |
| | 2. Daniel Barth, Save Our Streets cleanup | 10 minutes |
| | 3. Q and A | 10 minutes |
| 8:58 | Community Briefs, Part 2 (2 minutes each) | 10 minutes |
| | <ul style="list-style-type: none">• PR CERT, Edie Alderette-Sellers, (510) 703-2870 edie@prcert.org• Point Richmond Business Association, Cordell Hindler, www.pointrichmondbusiness.com• Point Richmond History Association, Bonnie Jo Cullison, http://pointrichmondhistory.org• Arts of Point Richmond, Mary Lee Cole, www.artsofpointrichmond.com• TRAC, Richmond Bay Trail, Bruce Beyaert, www.pointrichmond.com/baytrail | |
| 8:08 | Point Richmond Businesses: How to help businesses thrive in the pandemic
Scott Harris, Point Richmond Business Association | 10 minutes |
| 9:18 | Public Forum (3 speakers, 2 minutes each)
Please sign up in advance with June Hight (pointrichmondneighborhood@gmail.com) | 6 minutes |
| 9:24 | In Remembrance and Celebration. Garry's niece, Tamma Carleton and her husband, Scott Surface, had a baby boy, Atlas Vincent Carleton Surface. Congrats, Garry!
If you have something to add, please contact June Hight (pointrichmondneighborhood@gmail.com). | |



Point Richmond Neighborhood Council
General Meeting Minutes
Wednesday, July 29, 2020
PointRichmondNeighborhood@gmail.com

- **Called to Order for our second virtual meeting on Zoom, and Approval of Minutes:**
Meeting was called to order at 7:30. Board members present: Peter Thelin, Dave Bleckinger, June Hight, Buzz Baylis, Garry Hurlbut, and Charmain Tyler. Minutes from the June 24 meeting were approved with no amendments.
- **Police Report, not present**
If you have concerns please email: Rmiddleton@richmondpd.net. 510-621-1212. Ext 1955.
- **President's Report, Peter Thelin:**
Today we will be talking about Pt. Molate. Representatives from SunCal are here and also the Pt. Molate Alliance. Each will have 15 mins to talk, and then we'll open for public comment. You may have seen the 14 lovely posters around town. They are from the group "Taking it Outdoors".
- **Treasurer's report, Buzz Baylis:**
This month we collected \$90 in dues. Our bank balance is now \$5,385.
- **Membership Report, June Hight:**
We have 37 members right now. If you would like to email me at PRNC we can make arrangements. Please send in your dues. We can give out waivers. If you would like to vote we will do an honor system vote tonight.
- **Garrard Traffic Discussion, June Hight:**
A couple of years ago I tried to get a petition to put in a raised crosswalk to slow people down on Garrard. I've seen them come through at 50 mph and go straight through town. It's pretty dangerous.
There was an accident on the other side of the tunnel. I hope the PRNC will write a letter to support a traffic study of the area. Some people do not want to slow down. Some people think there might be too many stop signs.

Neighbor: I walk my dogs at night. I walked up to the tunnel from Brickyard Landing. I've almost been hit myself. It's up by the park. They also drive recklessly and show off. It's just a matter of time until they hit someone. A man lost his leg in that accident last month. I have had to scream and jump into the dirt to get away from the cars. In one week we had 3 deer hit. Last week was another bad week. It's hurting the ecosystem and it's going to happen to people too.

Neighbor: The City might go to have limited access except for emergency vehicles. The City might not have speed bumps because of emergency vehicles. That might come up. If we already know what the objections are going to be it might help. I don't know how the neighbors can even cope with the noise.

June: On Saturday I can hear them all night long.

Neighbor: We were walking on Sunday and there were 50-60 cars lined up and getting ready for a side show. They put a speed bump on Tewksbury which doesn't need one.

June: I'm hopeful that a letter from the PRNC will help get more attention.

MOTION: The PRNC write a letter to the City to request a traffic study for Garrard in and around the tunnel.

Dave: I'm also concerned about that. Second the motion.

Is anyone opposed? None

June will draft the letter and Peter will send it.

Mary Lee Cole: I can hear those cars coming to the stop sign by the bank and revving up. They are blasting and honking their horns. It seems to be an attraction.

Peter: We held a board meeting at the Plunge on a Sunday. The noise through the tunnel was so loud that we could hardly carry on with the meeting.

- ***Pt. Molate:***

- ***SunCal Developer, David Soyka and Chris Gillette from Oregon:***

We are the master developer for Point Molate. It's a family owned company for 80 years. We are in construction in Oakland right now. I think everyone is aware of Point Molate and its history. There's been a lot of discussion. It has 70% of open space and the Bay Trail. We will be restoring the cottages and building 670 homes. The waterfront park will be expanding. We will be doing a lot of clean up. There are 20 fuel tanks. We will be removing 12 of those. Of the 1260 homes, 25% will be new development, which includes 3 ½ miles of trails. There are several different areas, like the wine area, for example. We will be adapting the reuse of historic buildings, like Pier 70 in San Francisco or Ford Point in Richmond. The current state of the buildings is pretty poor. The Winehaven district includes the historic cottages, a public plaza, and 3-4 acre waterfront public park. Historic buildings have over 300,000 sq ft of space. There will be retail commercial space. It will be a pedestrian-friendly haven, with the Bay Trail incorporated into it.

David: The 1st and 2nd phase was presented before the Historic Preservation Commission and have approval. Next week is the Planning Committee. It's anticipated that the City Council will vote in September.

- ***Point Molate Alliance, Sally Tobin and Norman La Force:***

Sally: The vision we have is supported by the citizens of East Bay Parks, Sierra Club, and the Point Molate Alliance. Go to ptmolatealliance.org to see the list of who is supporting us. The community plan proposes parklands, recreation, hiking, and a nature education center. There is nature at risk in Point Molate right now. The prairie grass is not tall but it can be easily destroyed in just a few days. We need to show respect for the natural world. We need to do habitat restoration. We want to allow for a pow wow ground for the Ohlone and a meadow for wildlife.

They want 1260 residential units, but it was stated before that it was 1400 units. Public property will contribute to gentrification. Little if any is for open space. Sewage pumps cannot be next to

residences. There will be traffic tie ups. They will be unable to meet the net zero greenhouse gas emissions. There is only one way in and one way out. It is in the highest category for fire danger. It is next door to a refinery. There is no AC transit. It will stretch Richmond resources in fire, police and emergency. They are going to remove 200 trees. There is a danger to the Ohlone burial sites. They are not going to build affordable housing.

We can offer soccer fields, hiking trails, and an education center. It is the environmentally superior alternative. The Presidio and Fort Baker did not build new housing on public land. They have established a good environmental balance.

Norman: I have been VP of Sierra Club, East Bay public lands committee, and involved with the attorney and their project. The lawsuit has nothing to do with this project. It was in violation and is pending in court. The City entered into an illegal settlement and circumvented the public's right to have input and legally challenge this proposal. Bottom line: what we have here, we are going to give it away if certain conditions were not met. The casino Native Americans will be able to purchase the land for 1\$ for 100 acres. Unfortunately the development is not economically sound and not environmentally sound. If you want this to have any chance of being viable, you will have to sell the units at over \$1.4 million each for a 2 bedroom. There is no verified infrastructure. There are assumptions that the infrastructure will be paid for by someone else. In the end it will be the City because no one else will pay. I have been involved with SunCal before. They made a lot of promises in the city of Alameda. They had to put it on the ballot in Alameda. It lost. 85% of the people said no to SunCal. The economic analysis does not tell you what the real costs will be. This is a developer who has a reputation that is not so good.

- ***Point Molate, Questions and Answers:***

Q: Question about the infrastructure. Who is going to pay?

A: SunCal: it's in the SunCal development cost.

A: Norman: But SunCal can back out.

Q: What is the reason the units are so expensive, bec they are paying for the infrastructure?

A: Norman: they will renegotiate and the city of Richmond will have to pay.

Q: What are the improvements for Stenmark Drive?

A: SunCal: We will be widening Stenmark Drive. It will be 15 feet wider, but we are still working on the details. We might make adjustments to that. Also, we are trying to separate the vehicles from the pedestrians and the bike lane.

Q: In the opening picture there is a hillside. There are 3 large fuel tanks there. This is potentially catastrophic. I understood that Stenmark was going to widen to 24 feet?

A: SunCal: I don't know today. I thought it was going to be 15 feet.

Q: Is the minimal requirement for the fire dept 15 feet?

Q: The existing tanks on that hillside are tanks with jet fuel. There are 3 tanks. They are not in the photo. There is also a large tank. You have the potential to incinerate 500,000 people. What are you doing about it?

A: SunCal: We met with the fire dept and wrote it into the EIR. It's not an oversight. That photo was a request from the City to show the ridge line and show where the buildings would be in relation to the ridgeline.

Q: When do you propose to build the fire station?

A: SunCal: In the 1st phase. It will be built and manned.

Q: I want to know more about getting in and out of Stenmark. There is a traffic jam. I keep asking this question but I am not getting an answer. With all the people living there they will have to get on

the freeway to get to work. I would like to hear more about the housing. The number is smaller this week. What is considered low income? Low income is still unobtainable in the Bay Area.

A: SunCal: There isn't another way in and out. There is no magic pill there. It has been studied by the traffic engineer. It's in the report. What would be the traffic impact? As far as the emergency access we also analyzed ferry service to the existing pier. That might be another way of getting off the site. Regarding low income housing, there is low and very low. There is a dollar figure but I don't know right now. We have 67 low income units based on 10% of the number of units. We feel that the low income housing should be near transportation. 67 units will be on site and the balance will be off site. Unit count: we are proposing 1260 homes: houses, apartments and low rise. I'm optimistic about this site. It's a beautiful site. It is reasonable to expect that money for the larger homes. There is space in the Winehaven district.

A: Cris; It's a mixed use zone. Our number of housing units is not definitely counted yet.

Q: The traffic will really be a problem. The wildlife is not coexisting well with the humans. Who will be able to afford these units? Consider the housing market, the job market. There are a lot of people unable to buy. It's more complicated than the development. There should be maybe half of the units.

A: Norman: The EIR found that congestion for the proposed development will be unavoidable. There will be traffic and it is unavoidable. Even widening Stenmark will not change that.

The ferry idea is just silly. The assumptions made of the analysis of the price of these houses is grossly optimistic. \$1.3m per unit? Two civil engineers cannot afford a house on two professional salaries. The City's only report says the affordable housing is all going to be put somewhere else. There is no AC transit there and they have to have a car.

Q: Please clarify about the development taking responsibility for the maintenance of the utilities and the roads. I live in a development where we have to maintain the roads ourselves.

A: Norman: The homeowners are going to have to pay for the maintenance. Mello-Roos for the development is proposed by the City.

Q: Are those Chevron tanks? They would be required to provide containment. The Chevron facility will be under those rules. I work in refining. That's our rule in refining. We have to maintain that containment within the facility.

Q: So were the tanks in Benicia when they blew up.

Q: What about environmental cleanup?

A: SunCal: We are removing the fuel tanks. In between a ridge, there was a dump site. We will be cleaning that up. Everything in the historic district. There was a rifle range and the cottages have lead paint. We will do the clean up before we build homes there.

Q: Is there something in writing that shows the details and specifics about exactly what we will be cleaned up?

A: SunCal: I don't know what that agreement would be.

Q: Comment on the water being very shallow. The eel grass is precious. A suggestion of a ferry going in there is fictional.

Q: What is the sewage situation? The current sewage plant is overburdened.

A: SunCal: We are planning a lift station. There is an option that we would connect to the city system.

Q: The existing system is overflowing. That plant is at the end of its life.

A: Norman: The taxpayers of the city of Richmond will pay because we will need a new sewage plant.

Q: I have a friend who is a realtor. He says this plan is from the 1980's. People now want to live near transportation. We have other properties to build houses. This would bring in jobs. What is

proposed now will not bring in jobs. Those houses won't sell because that is not what people are looking for these days. Some of the open space will be turned into sewage ponds.

A: SunCal: There is a plan to expand the beach park and include more parking. We are still working through some of the details of our plan. I've never heard that about the park. It's going to be expanded.

Q: Every one of these questions has been brought up. I'm surprised that SunCal would send someone over who cannot answer these basic questions. It's a problem that there is traffic. Why don't you know how people are going to access this project? There can be a 45 minute back-up at the bridge. When are we actually going to get that answer? I cannot trust a company that says we intend to do something. A quick google search will show that the road to hell is paved with good intentions. How are you going to proceed? How are we going to get people in and out of Pt. Molate? If you can't get in or out what's the point?

Q: Peter: I live off of Stenmark. These are all real concerns. I think if we get another 1000 cars we will have to look for another place to live. The single exit is just murder. It's one exit.

Q: To get into Point Richmond you can't get off the freeway quick enough to get into the exit. You have to go to the next exit and then go back. There is also a problem with parking in Point Richmond. We already have parking problems. I do believe that the design review plan had sewage settling tanks under the parking lot at the beach. This is not something fictitious. These are the most important questions, and I am sorry that you cannot answer these basic questions. We are also concerned with dumping raw sewage into the bay.

Peter. We will have to wrap this discussion up. Thank you to everyone for coming to discuss with everyone here.

- **LUDRC: Chevron gas station remodel:**

We will have a special meeting on Aug 5. It will be another Zoom meeting to discuss this project. They presented at the LUDRC and were asked to bring it up to a more historic appearance. They went to the planning department anyway. This is going to be twice for Chevron. That will be the sole topic. The Chevron gas station remodel.

Discussion:

Q: Thank you for bringing this back. Chevron showed contempt by bypassing the PRNC.

Q: I have some concern about the esthetics. Can they even build a convenience store without traffic studies? There might be restrictions on alcohol sales. I'm not opposed to a convenience store, but there are ramifications. I don't shop for gas there because of homeless folks.

A: June: They have to go through the design review. Because of the location of the school they may not be able to sell alcohol.

Community Briefs

- **Masquers Playhouse, Carl Smith, Managing Director, www.masquers.org**

I bring you good news that is not controversial. Things are going very well. The project is largely done. We are installing the seats on Aug 19. We have made some big decisions about the community wide garage sale. We might want to have a town hall about the garage sale. We are moving into a new phase at Masquers. We want to see if some other group can make the garage sale more of a community effort. Please contact me about this at carlsmith@masquers.org.

We will have a live broadcast from inside once we are done. We are also looking for community use of this space. They can use our theater for their projects. They can get married there, have memorial services. Masquers does not want to manage the garage sale but we don't want to kill something that the community loves. I have been policing Judge Carroll Park. I'd like to see this move to the

community. We want to get out of the garage sale producing business. We have step by step instructions on how to do the garage sale.

- **Point Richmond Table Tennis, Peter Thelin, (510) 326-8108**

I was out at Riggers Loft. They are open for outdoor wine tasting. I'll keep everyone informed. They are not open yet.

- **RTA, Garry Hurlbut, (510) 547-8111 www.rta-ca.org**

We play singles only with lots of safety in mind. It's great to get outside. We are still trying to figure out how to work with the kids. The water fountain in town is still working. Maryn is working with PRBA to clean the sentinel. The little library in Hurlbut Park was vandalized and smashed. How do we repair it and who knows why someone would do this?

Phil: We just did a renovation with someone, and he is taking the library to his home workshop. We will get it painted. Steve and Karen Kittle from Point Realty. Steve will make it really nice.

- **USS Red Oak Victory, Graham Perrett, www.redoakvictory.us**

Phil: It looks like it's suspended. They acquired a gun and it's sitting in a turret. They are going to mount it. There were people but the gate was closed.

- **Women's Westside Improvement Club. Diane Diani, <http://pointrichmond.com/wwic/>**

We have suspended meetings.

- **PR CERT, Edie Alderette-Sellers, 510-703-2870, edie@prcert.org, kristen@prcert.org.**

They are offering a free online home disaster training course. Thurs Sept 17, 3-5 pm
Cert.richmond.org/events

- **Magick Lantern**

Comment: Someone on Next Door said something about outdoor movies. Maybe we could do it on the tennis courts? You could put up a big bed sheet. There used to be a cinema in Point Richmond showing movies on their garage door. Maybe Kate could get it going outside? Maybe a high school can loan a screen or projector. We project on our garage door and have all the equipment. We could do a trial. We are all going stir crazy eventually.

- **TRAC**

The Point Molate park trail from the park to the bridge is now open. It's under a mile and is a lovely walk. Just go. Park at the beach park. There is a bulletin board put up by the Boy Scouts. There is a sign that says Richmond Bridge with an arrow.

12. Public Forum

- Philip Rosenthal:

This is about the never-ending trash discussion. We talked about the trash compactor. One is scheduled to go into Point Richmond. One of the major problems is that we have half as much pick up. Now they only pick up once a week. It's the restaurants that are local, and the take out food. We should try to reach out to the business community. The restaurants should also provide trash cans. Pizza boxes are a huge problem because they do not fit in a trash can. Starbucks sends the most trash out. I would like to approach the business association to see if there is some way to talk to those businesses. Also, because there are so many businesses closed, there is lots of trash in the triangle. People are using the doorways as restrooms. The liquor store does pressure wash and keeps it clean. People throw trash everywhere. People should throw a bucket of soapy water in front of their businesses. We have found other people doing trash pick up and that is an encouraging thing about our community. I wonder if we could get trash picked up twice a week again?

Peter: I spoke with Scott about doing something.

Phil: The trash goes into the bay and goes into the sewers. They are filled with cans and bottles and plastic cups. If it wasn't filthy, people would come to eat here more.

- *Carl Smith*: Can Sally circulate the report? It was so full of research and good information. Please send it to June.
- ***Remembrance and celebrations***
 - *Carl Smith*: Lorelee Windsor had been on stage since the late 80's. She passed away. One of our leaders, Julie Nelson passed away. These were not Covid-related. I want to remember them and celebrate their vast contributions to Point Richmond over the years.
- **Meeting adjourned at 9:22 pm**

Minutes respectfully submitted by Charmain Tyler, PRNC Secretary



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
General Membership Meeting***

***See you online via ZOOM
Wednesday, August 26, 7:30 pm***

***PRNC will send access info to members
via email.***

POINT RICHMOND
NEIGHBORHOOD COUNCIL
P.O. Box 70386
Pt. Richmond, CA 94807

Added flyer (First one) - **California Alliance for Retired Americans**

Do you care about.....

- § The future of **MEDICARE, MEDICAID, SOCIAL SECURITY?**
- § Guaranteed **HEALTH CARE FOR ALL?**
- § Protecting your **PENSION AND RETIREMENT SECURITY?**
- § **AFFORDABLE HOUSING** for seniors and our families?
- § **LONG TERM SUPPORTS AND SERVICES** – in our communities?

JOIN US

SENIOR VOTE FORUM FOR CONTRA COSTA/SOLANO
(held virtually through ZOOM/TELECONFERENCE)

MONDAY, SEPTEMBER 14, 2020 10AM-12:30PM

Find out about the State of our County, State and Country

KEYNOTE SPEAKERS:

- **CONGRESSMAN MARK DESAULNIER**
- **SENATOR NANCY SKINNER**
- **SUPERVISOR JOHN GIOIA and**
- **CA SUPERINTENDENT OF ED. TONY THURMOND**

***Must RSVP - Materials and Zoom/Phone # will be mailed.
MUSIC/EXERCISE/FREE BINGO (\$100 PRIZE) AND FUN!***

LEARN ABOUT important State Propositions on the November 2020 ballot

REGISTRATION FORM

DATE AND COUNTY: _____

Name

Address

City/State/Zip

Phone Organization: Email:

Registrations must be received no later than September 1, 2020. Check or money order - made payable to:
CARA

and mailed to: **CARA, 600 Grand Ave. #410, Oakland, CA 94610/ 877-223-6107**

You can register online at: www.californiaalliance.org

Added flyer (Second one) -

A COMMUNITY CONVERSATION SERIES
REIMAGINING POLICE AND PUBLIC SAFETY

Richmond

Tom Butt
Mayor

Nat Bates
Vice Mayor

Laura Snideman
City Manager

Bisa French
Police Chief

ASK QUESTIONS. MAKE SUGGESTIONS. INFORM OUR DIRECTION.

MODERATED BY TIFFANY HOANG (CIRCLEUP EDUCATION)
THURSDAY, AUGUST 27 | 5:30 - 7:00 PM
PARTICIPATE: [ZOOM.US/J/99514017418](https://zoom.us/j/99514017418) | PASSCODE: 702422
SUBMIT QUESTION/SUGGESTION: [TINYURL.COM/Y25VK3SN](https://tinyurl.com/y25vk3sn)

**City of Richmond: A Community Conversation Series
Reimagining Police and Public Safety**

From defunding the police to allocating more funding to public safety initiatives not involving law enforcement agencies to adopting policies like those outlined in 8 Can't Wait - there is eagerness in Richmond to examine our current public safety model and explore opportunities for reform.

Ask questions. Make suggestions. Inform our direction.

Panelists: Mayor Tom Butt, Vice Mayor Nat Bates, City Manager Laura Snideman, Police Chief Bisa French

Moderator: Tiffany Hoang (CircleUp Education)

Thursday, August 27 | 5:30 - 7:00 pm

Participate: zoom.us/j/99514017418

Passcode: 702422

Submit Question/Suggestion: tinyurl.com/Y25VK3SN