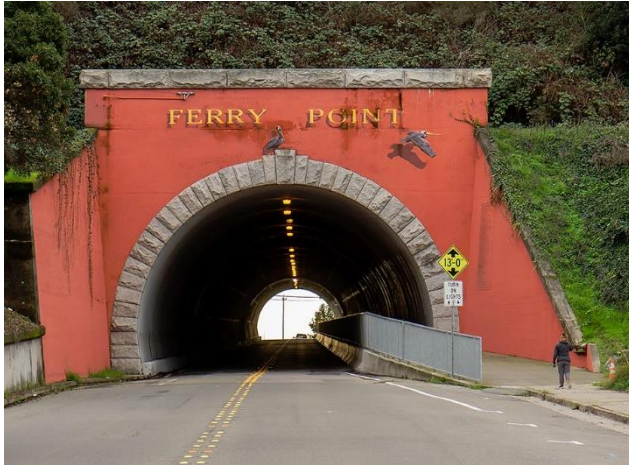




# On Point

March 2022



## LET'S TAKE ACTION!

### Point Richmond needs your help!

Many of us have issues with cars loudly speeding through Dornan tunnel. Whether you park near Miller Knox or the Plunge tennis courts, noisy, speeding cars present more than a nuisance. In June 2020, a motorist making a U-turn hit a passing truck and crashed into several parked cars, leaving a man pinned between the two vehicles and severely injuring him, losing both legs.

The PRNC has tried to address this issue before. In **April of 2018**, the previous PRNC VP June Hight contacted

Denee Evans, Transportation Services Project Manager, and Dane Rodgers, City Engineer, asking to consider a raised crosswalk mid-block on S. Garrard where Buena Vista dead ends. Pedestrians regularly jaywalk at this point, causing hazards to themselves and vehicles. There was no action by the city.

In **September of 2019** we learned that Oregon St. was to be repaved, which would have been an excellent opportunity to put in a speed hump on Garrard. Again, no response by the city.

**Back in 2020**, the PRNC requested speed humps at the south entrance and across from Miller Knox Park, to discourage drag racing and sideshows. We also asked about calming measures at the intersections with East Richmond and Cutting, which are heavily used by pedestrians, including children from the Washington school and PRAM. In response, the city installed signs requesting 'Silence in the Tunnel', which proved ineffectual.

**This year, 2022**, we again reached out to Richmond Public Works regarding "traffic calming". We spoke with Dane Rodgers, Tawfic Halaby, interim Public Works Director, and Joe Leach, the current Director at our last General Meeting. We were told that speed humps can't be used in the tunnel, but no other action has been taken.

**Which brings me to you**, the voters who elect the officials who hire the directors who run Public Works. It's easy for the city to ignore a small number of voices. What's needed is for **YOU** to write the city about this issue. Attached to this newsletter is a sample letter to Richmond Public Works that you can print and sign or attach to your own email. Let's not let another year pass without the city taking this situation seriously!

*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.*





## GENERAL MEMBERSHIP MEETING

Wednesday, March 30, 2022, 7:30pm

Virtual Meeting via Zoom (see access info in email)

[PointRichmondNeighborhood@gmail.com](mailto:PointRichmondNeighborhood@gmail.com)



# AGENDA

- 7:30 Call to order and approval of minutes from Feb 23, 2022** **2 minutes**
- 7:32 Police Report** **5 minutes**
- 7:37 President's Report, Peter Thelin** **5 minutes**
- 7:42 Nominating Committee: Nomination of PRNC Board Members, Peter Thelin** **15 minutes**
- 7:57 Treasurer's Report, Margi Sullivan** **1 minute**
- 7:58 Membership Report, Buzz Baylis** **1 minute**
- 7:59 PRNC Spring Fling, Dave Bleckinger** **10 minutes**
- 8:09 Community Briefs, Part 1 (2 minutes each)** **14 minutes**
- **PR CERT, Charmain Tyler (510) 334-7267 [charmain.tyler@gmail.com](mailto:charmain.tyler@gmail.com)**
  - **Point Richmond Business Association, Cordell Hindler, [pointrichmondbusiness.com](http://pointrichmondbusiness.com)**
  - **Point Richmond History Association, Bonnie Jo Cullison, [pointrichmondhistory.org](http://pointrichmondhistory.org)**
  - **Arts of Point Richmond, Mary Lee Cole, [artsofpointrichmond.com](http://artsofpointrichmond.com)**
  - **Magick Lantern, Kate Spaulding [MagickLantern.org](http://MagickLantern.org), [magick-lantern@att.net](mailto:magick-lantern@att.net), (510)232-2559**
  - **PRAM, Chrissie Bradley, [pram.net](http://pram.net)**
  - **HOA's in Point Richmond**
- 8:23 Land Use Design Review Committee (LUDRC)**
- No projects this month.*
- Items to be considered at the LUDRC meeting must be submitted to Rod Satre, Committee Chair, at [rdsatre@live.com](mailto:rdsatre@live.com) (510) 232-5059, at least two weeks prior to the General Membership Meeting.*
- The LUDRC meets monthly prior to the PRNC General Membership meeting, at 6:00 pm.*
- 8:23 Rich City Rides, Dani Lanis Project Manager, [dani@richcityrides.org](mailto:dani@richcityrides.org)** **10/5 minutes**
- 8:38 Community Briefs, Part 2 (2 minutes each)** **10 minutes**
- **Masquers Playhouse, Francis Smith, [masquers.org](http://masquers.org)**
  - **Richmond Neighborhood Coordinating Council, Cordell Hindler, [richmondneighbors.org](http://richmondneighbors.org)**
  - **Richmond Tennis and Hurlbut Benevolent Fund, Garry & Maryn Hurlbut, (510)547-8111**
  - **USS Red Oak Victory Ship, Graham Perrett, [redoakvictory.us](http://redoakvictory.us)**
  - **Women's Westside Improvement Club, Diane Diani [pointrichmond.com/wwic](http://pointrichmond.com/wwic)**
- 8:48 Public Forum (3 speakers, 2 minutes each)** **6 minutes**
- 8:54 In Remembrance and Celebration** **5 minutes**
- 8:59 Adjourn**





Point Richmond Neighborhood Council  
**General Meeting Minutes**  
Wednesday Feb 23, 2022  
[PointRichmondNeighborhood@gmail.com](mailto:PointRichmondNeighborhood@gmail.com)

***PRNC Board Members:***

- Peter Thelin, President (not in attendance)
- Dave Bleckinger, Vice President
- Buzz Baylis, Membership Chair
- Margi Sullivan, Treasurer
- Charmain Tyler, Secretary
- Sue Rosenof, Officer-at-Large

**1. *Call to order and approval of minutes from Jan 26, 2022***

Meeting began at 7:32 p.m.

**Motion to approve minutes from January.**

Vote: In favor: All, Opposed: None

**2. *Police Report:*** Not in attendance.

**3. *President's Report, Peter Thelin***

We need people to serve on board to replace Dave, as VP, Charmain as Secretary, and me as President. We are putting together a nominating committee. If anyone would like to be on the committee, let me know. Garry Hurlbut has volunteered.

Mary Lee Cole asked about the several people who came forward and said they were interested. Three attended the last board meeting to learn more. The nominating committee can have more of a conversation with people and assess whether they would be a good fit and bring value to the board.

**4. *Nominating Committee for PRNC Board Members, Peter Thelin***

President, Vice President and Secretary positions are open

**5. *Nomination to fill one open LUDRC position, Peter Thelin***

One member has left. Rod Satre said they might want more than one more person and trying to preserve Point Richmond in ways that make sense to homeowners, including historic preservation. Bonnie added it makes you feel like you have a chance to listen to a lot of viewpoints and help steer housing decisions better for community. Peter asked for an email to any of the board and Rod. There will be an interview process.

**6. *Treasurer's Report, Margi Sullivan***

We have had a lot of people paying dues this month. We have over \$18,000 in the bank.

**7. *Membership Report, Buzz Baylis***



As of yesterday, we had 94 members paid. This morning at the post office, we got some more checks. I guess that we are over 100 finally. We are usually in the 130-140 area. You can pay now and be current for the new year.

#### 8. ***Chevron, Linsi Crain***

Update on odors, hydrogen project, recent flaring, diesel spill investigation, and other timely issues.

We need to follow up on the wharf investigation. Robert and Marlene are on the call. They will take us through it. Patricia Roberts and Laura Leeds are also here. They are the highest-ranking safety experts.

Patricia: at end of last year we submitted a report to county and it is public info. Our investigation included actions to prevent anything like this happening again. Most actions are related to the pipeline. We released 18 barrels of a diesel water mixture. The pipe that leaked moves a water diesel mixture to the tanks on the shore. The cause of the leak was through the internal localized corrosion in the pipe.

Actions that we did:

Assessed that we didn't have the same situation.

Assessed all of the pipes. The pipe that leaked was the only one that had that condition.

Used different types of techniques.

Reviewed our techniques to prevent future corrosion.

Checked our documentation on our techniques.

Documented the proper pipe details.

Updated our training - mainly for piping

Reviewed our detection to see if we could contain it in place.

We will complete all of the processes this year. The county has retained a third party to oversee what we have done and to review our findings.

Peter asked how old the pipeline is. Patricia said the refinery was built in 1902, but she didn't know how old that pipe in question was. Peter asked if this was a seam. Patricia said it was a small hole. There is a cement lining and it had cracked at that location. Corrosion had started on the inside. Laura said we identified the leak at around 2:00. It was stopped at 4:35.

Peter asked how they detect leaks. Patricia said they have a detailed inspection program. He asked if modern pipes are lined with cement. Patricia said it does exist.

Margi asked if it was dangerous. Patricia said it was a diesel water mixture and as soon as they could they got it isolated.

Linsi said they have an air moderating program. We did not see any air issues and the county did not either. The diesel only came onto the Chevron beach. There wasn't much danger. NOAA said it was diesel and it would dissipate.

Sue asked if they would be able to come back to let us know how old this pipe was.



Linsi said they would let us know.

Dave wanted to distribute this information to the community.

Mary Lee asked if there was an environmental impact report. She also wanted to know if there is an assessment of how many other pipes could be vulnerable. Patricia said they assessed the other concrete lined pipes in this situation. We did not have any.

Linsi said re: dissipation, we made sure there was no sheen left after 3 days. California Fish and Wildlife did not find any other issues. It did float away because it is a light product. There was a temporary fishery stoppage. Some beaches were closed for staging to get the boom set up.

June asked about odors. Linsi said a neighbor called in June's neighborhood and it was traced back to the West County landfill. It might smell sweeter or burn your nose. It is the landfill. For air monitoring, call 510-242-2127.

Linsi said the date range on that pipe was from the 1945-1950 era. She will update us if that is not correct.

#### 9. **Community Briefs, Part 1**

- **Masquers Playhouse**, Frances Smith, [masquers.org](http://masquers.org)  
Frances is not here. Garry wanted to let us know that he went to the first opening, and it was great to get inside and see the changes that have been made.
- **Richmond Neighborhood Coordinating Council**, Cordell Hindler, [richmondneighbors.org](http://richmondneighbors.org)  
Low turnout, only about 20 people. Denee Evans talked about the parklet program. Next meeting is March 14 at 7 pm via zoom.
- **Richmond Tennis and Hurlbut Benevolent Fund**, Garry & Maryn Hurlbut, (510)547-8111, Garry said they are thrilled that Covid is slacking off. We have over 100 adults now in tennis. We play against teams from Walnut Creek and Vallejo and are now supplying RTA coaches for the Youth Program.  
Regarding the Hurlbut Benevolent Fund, a grant was awarded for Black History Month for some of the local schools. Maryn is involved in the planning of the Willie Mays event, at Hands Across the Bay, planned for May. We hope some of the Giants will come too. Willie Mays started some work with the March of Dimes in Richmond.
- **Point Richmond Table Tennis**, Peter Thelin  
Table tennis is now at Point San Pablo Yacht Club on Cutting. We play Mondays from 5 to 8 p.m. We have a nice hall and bar. It's a nice warm, friendly environment. \$5 donation.
- **USS Red Oak Victory Ship**, Graham Perrett, [redoakvictory.us](http://redoakvictory.us)  
Graham said they will open from 10:00 to 4:00 on Sundays. They are planning some pancake breakfasts, May 8 for Mothers' Day, June 19 for Fathers' Day, July 4, August 14, September 11, for First Responders, and October 9 for Fleet Week.



- **Women's Westside Improvement Club**, Diane Diani [pointrichmond.com/wwic](http://pointrichmond.com/wwic)  
Our grapevines were pruned thanks to Maureen Decombe. We will have the unveiling of the back side of the map on April 3, during Art Stroll. We need help moving boulder in Map Garden. Phil and Howard will volunteer. June will email with info. There is membership meeting on March 1 at 1:00. Does anyone know of anyone who will take archival photos for the club? Margi said someone from Arts of Point Richmond can help. Call 510-685-3762.

#### 10. Land Use Design Review Committee (LUDRC)

##### **Project: Terminal One/ Laconia redesign, Gail Baca, Bob Kagan Paul Menzies**

Paul Menzies, CEO of Laconia Development, presented his slides at the LUDRC meeting. He showed illustrations of what it could look like, for illustration only.

##### Discussion:

Rod reminded us that it is in a flood plain and said there is an area that is not completely cleaned up. Cordell likes the concept. Graham asked if they are expecting the City to provide funds for sea walls, etc. Paul said they had a discussion with the previous City Manager, Bill Lindsey, regarding the cost of remediating the site. They asked if the city could make some contributions. We will have to bring it all up again.

Cleve said the park would cost \$18 million and could also be used by people from other projects like Waterline, and Quarry.

Graham said the city has a lot of priorities. I don't blame you for making money. But you shouldn't be looking for contributions from us, the taxpayer. Paul said in order to develop the site we need \$12 million just to be able to roll onto the site, just to get it ready.

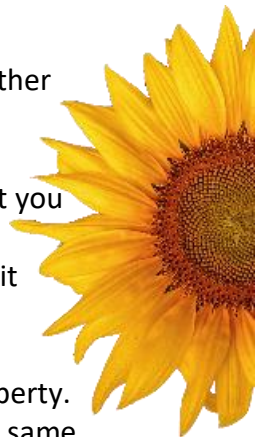
Graham said they don't make waterfront land anymore. Waterfront land is hot property. And prices are going to go up. Paul said any other developers would experience the same thing. One of the difficulties is that Richmond house prices are lower than any other place in the Bay Area.

Phil asked them to clarify why we need the city to consider this. Was the city expecting more revenue for more units? Why is the city objecting?

Paul said in the beginning the development was not economically viable but still wanted to build it. We said we can't do it. The city said do it anyway. As time has gone by, the city now understands situation, city staff and most politicians agree it's a good project.

June suggested we write a letter in accordance with the LUDRC's recommendations and conditions. We can support the LUDRC position. Are there amendments to conditions?

Bonnie asked about the sewer situation. Paul said there is going to be some level of buy in from this development for the improvement of the sewer system. Dave said that comes later in the process and the city will be the ones deciding on such items.



Phil said the PRNC is in support of consideration of the project. June said we are supporting the concept, not the design. We can add that we want to minimize costs to the city for the development.

Cornell asked to clarify the concept of the property. June said there will be 160 single family homes instead of 300+ houses. Dave said they have to come back so can review the design. Cornell thought we need to be careful about approving this.

Rod said there are 56 ADUs in the presentation which could be rental properties.

**Dave made a motion to vote for the motion as amended.**

Vote: In favor: All. Opposed: None. Motion passes

**11. *New marijuana business, James Lee, Chamber of Commerce***

New business going into old General Warehouse, next to Riggers Loft, and has been empty for decades. The city sent out RFP to bring in revenue and jobs for city. Tenant has leased to a company to build a high-tech cannabis growing facility. It is secure, like a fort, and made of concrete. No odor will come out of building. It went through Planning Commission. The operator has offered to donate \$10,000 annually to neighborhood.

Jon Chen is the owner of the business. He has restaurants and has a big cannabis facility in Oakland. This facility will generate \$1 million in revenue for the City of Richmond. The name of the business is Ventura LLC.

Charmain asked what they make and how they won't affect the air quality. James said there will be no odor. Call the city if there is any odor at all. Jon said this is a priority. The system works internally with charcoal filters before it leads to the hallway. There is only one venting system that goes out of the building. We filter it before it goes out of the building. The air will be clean. They will be doing cultivation. They will be growing and drying it. Not manufacturing. They only dry it to package and sell. They will not be doing any baked products.

Cordell asked about hours of operation and security on site. James said security plan has several layers. There will be a patrol outside and inside they have a key card system. They also monitor video surveillance. Hours 7:00 a.m. to 7 p.m. Monday - Friday.

Bonnie asked if they are willing to share the address of the facility in Oakland so we could go and sniff and see if we smell anything. James said on that street every operation is a growing facility. The address is 5601 San Leandro Street in Oakland.

Graham asked about traffic and parking. There are other businesses in the area. How much parking will you need? Will you be blocking off the parking areas for security? Jon said there will be 60 employees at peak. Normally there will be 30-40 people.

Graham pointed out that you need a private car to get there. If we have an event at Red Oak we could have 100 people on board. There may not be any parking. James said he did not know how many parking spaces are available in that area. Jon said there are over 100 parking spaces. We only use about 30% at the most.



James said when there is an event we can coordinate with employees. They could carpool or car share. We want to work with the neighborhood for special events. Dave said there are 160 spots around that building.

Graham said the building was shut in 1947. Kaiser provided transportation to shipyards. We share area with Riggers Loft and Port. We should be able to work something out.

Kathleen asked about the growing and drying, packaging and shipping. Who is the buyer? Is it shipped in containers? Is there an intermediary before it goes to the dispensary?

Jon said first the product is packaged, then it goes to a distribution company. They come to pick it up and bring it to the dispensary. They have their own packaging. We send them a bulk order. They distribute it to different locations. Kathleen asked if there were big boxes. Jon said the boxes could go in pick-up van, about 5 lbs each. The product is in a bag inside with 5 - 20 lbs of product. Not a huge box. A small box truck will pick it up.

June asked about the peak times. Jon said they usually don't work on the weekend. Sundays are off. James said the peak time is when they are ready to ship out, during the week. The Red Oak is busy on Saturday and Sunday. Graham said the Red Oak is busy on Tuesday, Thursday, Saturday, and Sunday.

James said the next step is the Planning Commission. The city recommends to approve this project.

June asked what is the \$10,000 commitment to the PRNC? Jon said yes, it is true. James said most growers offer \$2,000 to the neighborhood. It will be written into the conditional use permit.

Charmain asked why it would go to the PRNC and why not the City of Richmond. James said 5% of the revenue, \$10,000, will go directly to Point Richmond.

Charmain asked why James was a spokesperson for Jon. James said Jon is a friend and he wants to speak for him.

June made a motion to support the approval of the business, with the condition of getting \$10,000 per year, and a condition that the City focus on the odors.

Vote: In favor: All, Opposed: None. Abstain: 1. Motion passes.

Mary Lee said she abstained because of issues of accountability. She would have liked a more detailed presentation and to see more monitoring in place for this business.

## **12. Community Briefs, Part 2**

- **PR CERT**, Charmain Tyler (510) 334-7267 [charmain.tyler@gmail.com](mailto:charmain.tyler@gmail.com)

First aid training on the first Sunday of every month. We meet at bleachers by Judge Carrol Park, near our blue container. Please join us. Jim Yoke, Richmond Emergency Manager, has put out schedule of trainings on Zoom. I will be putting that on our





website, [pointrichmond.org](http://pointrichmond.org). Please feel free to sign up for any of these free trainings on emergency preparedness.

- **Point Richmond Business Association**, Cordell Hindler, [pointrichmondbusiness.com](http://pointrichmondbusiness.com)  
Nothing to report today.
- **Point Richmond History Association**, Bonnie Jo Cullison, [pointrichmondhistory.org](http://pointrichmondhistory.org)  
Not in attendance
- **Arts of Point Richmond**, Mary Lee Cole, [artsofpointrichmond.com](http://artsofpointrichmond.com)  
April 3, the AOPR is sponsoring an art stroll. There are 8 or 9 different venues. Kaleidoscope, Mom and Pop Art Shop, the new Point Richmond Art Gallery, the Point History Association, and more. Also, we have more Taking it Outdoors posters to put up.
- **Magick Lantern**, Kate Spaulding, [MagickLantern.org](http://MagickLantern.org), (510)232-2559: Not in attendance
- **HOA's in Point Richmond** Not in attendance

### 13. Public Forum

- Cordell suggested topics: invite the new fire chief, Chief Montoya, and hear the vision for the fire dept; Hilltop Mall and learn what they are envisioning.
- Graham asked if anyone heard about the Sure Stay Motel? Is it being converted into a shelter for the homeless? Phil said we don't know if it is a done deal yet. Leisa felt that we as a community we do not need to do anything immediately. The county places people from all over the county, like sex offenders, and others that might be dangerous to our community. The developer was supposed to come before moving forward. Phil will contact Leisa about it.

### 14. In Remembrance and Celebration

- Robert Lane passed away. Phil said he had a heart attack a few days ago and died in the presence of family members.
- Phil said it was Maryn's birthday Saturday. Send her an email.

### 15. Adjourn 9:48 p.m.



**To: Joe Leach, Public Works Director**

**joe\_leach@ci.richmond.ca.us**

**450 Civic Center Plaza, 2nd Floor**

**Richmond, CA 94804**

**510-231-3008**

**Re: Traffic Calming South Garrard Avenue, Dornan Ave and the Ferry Point Tunnel**

**4/1/2022**

To Mr. Leach:

Cars speeding on Dornan Drive and South Garrard Blvd. and through the Ferry Point Tunnel pose serious risks to pedestrians. The problem is particularly bad on weekends and holidays with motorists heading to Miller-Knox Park. In addition, drag racing and sideshows are being held on the roadway near the park entrance. With Terminal One and other developments planned for the future, the city needs to address the increased danger of hundreds or possibly thousands of additional motor vehicle trips through the tunnel each day.

I am asking for the city to consider traffic controls, such as:

**A raised crosswalk mid-block on S. Garrard where Buena Vista dead ends**

- A crosswalk would provide safe crossing for pedestrians, particularly children, and help with traffic calming for vehicles coming into town and approaching the 4-way stop at South Garrard Blvd. and East Richmond Ave.

**Speed humps at each tunnel entrance.**

- Speed humps will slow vehicles down and can be driven over at a speed of 15 to 20 mph. (As opposed to speed bumps that reduce the speed of vehicles to around 5 mph)

This will undoubtedly save lives.

Please email your response to **poinrichmondneighborhood@gmail.com**.

Thank you for your consideration.

Sincerely,



**RENEW YOUR MEMBERSHIP AND PAY YOUR DUES!** The dues help cover our administrative expenses and are only \$20 per individual and \$25 per household. If this is a financial hardship, a waiver is gladly granted. Lifetime memberships are \$500. Pay online via PayPal at [www.pointrichmond.org](http://www.pointrichmond.org) or mail your check and application to: **PRNC; P.O. Box 70386; Point Richmond, CA 94807.**

- New  Individual  
 Renewal  Household

Name \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ e-mail \_\_\_\_\_



***The next Point Richmond Neighborhood Council  
General Membership Meeting is scheduled for  
Wednesday, March 30, 7:30 pm via ZOOM.  
PRNC will send access info to members via email.***

POINT RICHMOND  
NEIGHBORHOOD COUNCIL  
[www.pointrichmond.org](http://www.pointrichmond.org)  
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