

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, March 17, 2014, 6:30 PM

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:37 p.m.

2. ROLL CALL

Present: Committee Members Carman, Gilbert, Hite, Kortz, Martinez, Puleo, Smith, Sundance.

Absent: Garrett, Stello, Stephenson.

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; City Council Liaison, Mayor Gayle McLaughlin

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. Puleo moved to adopt the Agenda, seconded by Carman. Item passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Carman noted that Tony Brake and Pam Stello did a good job in facilitating a relocation site for the Osprey.

6. OPEN FORUM

Tony Brake spoke on the Osprey relocation site and expressed thanks to Cornell Hughes of the Electric Department and one of his crew members Mario Buoncato. Brake showed pictures showing the level of work performed including mounting materials and filling the new nest tub with sticks from a prior nest and the level of interest of the neighboring Ospreys. Brake noted that PG&E Mike Best provided one of their nest tubs for this effort and this one placed is usually for Bald Eagles and is huge. Committee members expressed thanks to Mr. Brake.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation of Pt Molate Eelgrass; a dynamic and valuable habitat

Katharyn Boyer, Associate Professor of Biology stationed at the Romberg Center of Tiburon, introduced herself and provided a slide presentation of her Eelgrass work at Pt Molate. Boyer explained that Eelgrass is a flowering plant and not an algae or weed and it is rooted in the shallow, subtidal areas. It is the only seagrass in the soft sediments of the San Francisco Bay and noted that they are on the lookout for an invading species that has invaded in other bays in California. Boyer noted that there are about 3,000 Acres of Eelgrass beds in SF Bay and about half is in the large bed from Pt San Pablo going north to Pt Pinole. Boyer noted that there is not a lot of historical information about Eelgrass has been like in the past. It grows in patches and forms a meadow where it does grow. Boyer showed the oldest photo of Pt Molate from 1949 to 1957 to 1987 when the Pt Molate Beach Park closed. Eelgrass is valued for what it supports with algae growing on its leaves and small organisms crawling on its leaves to eat these growths, and larger invertebrates eat those and fish will eat those larger invertebrates. Boyer noted that Eelgrass is called a foundation structure due to so many things that can grow and live on it and provide food for higher trophic animals such as Bay Pike Fish, Perch and crabs. Boyer noted that see many Pike Fish and Leopard Sharks and Bat Rays at Pt Molate and it is a really nice habitat. Eelgrass is also noted for improving water clarity through a baffling action when they move in the water and take sediment particles out. Eelgrass contributes to the Carbon and nutrient cycle and they store

quite a bit of Carbon and that is important for Climate Change. Boyer showed pictures of Eelgrass beds in San Francisco Bay being impacted including circular moorings in Sausalito and the Bay Bridge Construction and the 2007 Cosco Busan Oil Spill. Boyer noted that she has been studying Pt Molate Eelgrass bed since late 2004. It is one of seven beds in San Francisco Bay that is being monitored. Boyer noted in July, 2006 the entire bed disappeared and still don't know why. At that time, the Romberg Center was growing plants in tanks from Pt Molate and grew those up and placed them back out at Pt Molate into a small transplant area in 2008. Boyer noted that the model predicts that growth could go to 30,000 acres in SF Bay and noted that there is a SubTidal Research Group that includes the California Coastal Conservancy, NOAA, US Fish and Wildlife, California Fish and Wildlife among others. This group got together to determine what to predict with Eelgrass and what to restore and the goal was 8,000 more acres potentially in the next 50 years. Boyer explained that Eelgrass can be planted in shoots and that it grows colonially with its rhizomes shooting off new shoots off its rhizomes like a lot of grasses do and it also produces seeds. Boyer showed how whole shoots are attached to something larger and planted and most successful technique with an attachment to a bamboo shoot and put in mesh bags at buoys in Richardson Bay and Marin Rod and Gun Club and site near San Quentin Prison. Pt Molate is valued because it is a muddy bed, as opposed to a sandy bed, and believes most of the restoration sites will be more muddy beds. Boyer described other projects such as Oyster Shoreline project in San Rafael. Pt Molate will be one of several beds where vegetative and flowering shoots will be taken to assist in establishing new beds with this summer the start of that program and it will go on for nine years with Cosco Busan oil spill settlement funds. Boyer expressed excitement with opening of the Pt Molate Beach Park and it providing an opportunity for visitors to see the Eelgrass beds and that Boyer's groups has taken volunteers out to teach about habitat restoration and one in particular for Keller Beach.

Boyer took questions from Committee. Hite inquired about ways Eelgrass grows at Keller Beach and Pt Molate Beach Park. Boyer noted that it grows in patchy meadow and that SF Bay gets really big plants as compared to Chesapeake Bay and our plants are 4-5 times taller and being large and moving around they shade each other so it will not be tight. Hite inquired about if human contact will damage them. Boyer indicated that probably won't hurt with a little stepping on them because it is under the sediment. Hite inquired how the Romberg Center came about. Boyer noted that the Naval Net Depot, the first military facility decommissioned and the President of SF State Paul Romberg paid a dollar for the facility and visioned it to be a Marine Field Lab. Puleo asked about its life cycle and Boyer noted that it is around year round, perennial but it does flower and produce seedlings every year as well. Brake inquired if there is a correlation of large herring runs between years or if salinity affects these things as well. Boyer indicated that the Herring are mysterious and they spawned at Marin Rod and Gun Club this year but skipped that whole San Rafael shoreline and went up to China Camp to spawn up there. Boyer noted that the Eelgrass is in really good shape this year at Pt Molate so that would not be a reason why the Herring did not go there this year. Boyer spoke that she believed a Kayak Launch could be fine in an Eelgrass Bed but would worry with groups of thirty going across the beds. A lot of people there at once could be imagined to affect the habitat of birds, bat rays. Martinez inquired if there has been any effort to create educational area at Pt Molate Beach Park with City. Boyer noted that Pam Stello has been in contact and the coming up event to celebrate the opening of the Beach Park and California Coastal Conservancy's Marilyn Lata has been a lead in the education of the sub-tidal zones. Martinez noted that Committee has a Facebook page and Boyer indicated that there is a Romberg page that could be linked up. Carman inquired about Eelgrass and Mercury. Boyer noted that like many plants it can be pulled up but it has not been studied at the site. Question about pilings and Boyer noted that Eelgrass is doing well at Terminal 4 with pilings and worried that if too many pilings are removed then strong wave action may be detrimental. Committee thanked Boyer for her presentation.

2. Presentation of Hungry Owl Project

Carman introduced Maggie Ruffo and Alex Godbe of the Hungry Owl Project. Ruffo presented a prepared Barn Owl. The organization is grass roots, all volunteer research facility and has been around for 10 years and noted that she toured buildings near the Winehaven area with Owl colonies in them. Ruffo explained that the project started in Wildcare in San Rafael. Wildcare takes care of injured wild animals and how they

started. Ruffo noted that you can encourage Barn Owls and provide them with homes and they are very beneficial because of all the rodents such as gophers and rats that they eat. Barn Owls also reproduce rapidly. Item moved to include report with Item 13 A with the Clean Up and Restoration SubCommittee item. Carson of Terraphase reported to Committee and received questions. Ruffo indicated that her organization would like to work with Richmond to put up Barn Owl boxes prior to anything done with the buildings. Ruffo explained that cameras can be put in the boxes for education purposes at schools and perhaps at a future Nature Center. Ruffo explained that Owls are cavity nesters and they don't build nests. Ruffo noted that Hungry Owl Project will do nest returns if a fledgling falls out of its nest and needs to be returned. Ruffo noted that any work around the owl nests will need to be done outside of nesting season due to the Migratory Treaty Act and State and Federal Law protects nesting native birds so you can't disrupt their nests unless you get a take permit. Effort involves working with CA Fish and Wildlife and US Dept of Fish and Wildlife Service and you need to get a permit to do the take which means that you may actually kill the eggs, the owls. It could be a problem because the nesting season is really long. Ruffo indicated a big part of work is against the use of Rodenticide. Ruffo noted that she was pleased to see that a Casino was not going to be built and that the first thing developers do is churn up all the dirt and use rodenticide because of the rats and Barn Owl Project can place owl boxes and there is a local representative that can band the baby owls to monitor their health. Ruffo said if there is any work cutting trees then do need to know that these birds are protected. Ruffo further explained that neighborhood pets could be hurt by Rodenticides and they have anti-coagulant properties and the rats die over several days from internal bleeding. Ruffo indicated that if the animals are received in time then they can be treated with Vitamin K and this caused the blood to coagulate. Ruffo noted that Barn Owl Project can help find trees to put boxes up into and that don't want these near construction activity and that Godbe has already looked at possible trees. Ruffo left brochures and noted that Barn Owl Project will have a table and will participate in the Beach Park ReOpening event.

Hite asked if Barn Owls at Pt Molate have been identified and how much are the boxes. Godbe noted that they are at the building with a dock and believes that they have been sited in other buildings. Godbe noted that any building opened to the elements that the Barn Owls could be in there. Godbe noted that the boxes sold by the Barn Owl Project are \$120. And Pam Stello is talking to the Girl Scouts and they may be willing to make some boxes based on their plans. Sundance is the boxes are easily made and they look pretty simple. Godbe agreed and it is CDX plywood. Currently Sonoma Jail is making them and sometimes it is Eagle Scout Projects that make them. Puleo asked if the boxes need periodic refreshment. Godbe said yes periodically and with 2 clutches a year with up to five babies per clutch and it gets quite thick and by end of year in October it needs to be cleaned out. Martinez inquired in natural habitat do they just nest in trees. Godbe indicated that she has seen in trees that the material builds up so much that the babies fall out. Carman inquired if Owls like Eucalyptus Trees and when is the nesting season and that Eucalyptus would be removed as non-native. Godbe indicated Barn Owls would only need to hunt or if nest is in tree and removal shouldn't affect the Barn Owls and the breeding season for barn owls starts as early as November and right now got the first few eggs being laid and has had eggs as early as January with breeding cycle four months, and two clutches per year so it could last from November to the following year up to September. Carman asked if they perch but don't nest on Eucalyptus. Godbe indicated that generally Eucalyptus doesn't have the cavities needed for Barn Owls. Ruffo indicated that she has seen some with debris piling up at the crotch of the tree and said Great Horned Owls will also nest there. Carman asked how to observe. Godbe indicated someone trained with binoculars and whitewash and pellets at base of tree and it is good to call a Wildlife Center or Biologist prior to cutting any tree. Carman inquired if large amounts of Eucalyptus were removed where would you put boxes. Godbe indicated that probably would not want to put on Eucalyptus trees anyway but poles or other kinds of trees. Gilbert shared story with Great Horned Owls in trees in Berkeley hills. Godbe indicated that the Great Horned Owls like to steal hawks nest and they are often up high. Ruffo indicated that Eucalyptus are popular with hawks and hummingbirds so you will definitely need to do surveys prior to cutting trees in nesting season and that there are biologists that do this but it of course costs a lot of money. Committee thanked Ruffo and Godbe for their presentation.

8. STAFF REPORTS

A. PROJECT MANAGER'S STAFF REPORT INCLUDING

1. EXPENDITURES AND BALANCE FROM THE NAVY ESCROW FUND
2. EXPENDITURES AND BALANCE FROM THE GENERAL FUND
3. INSURANCE REPORT FILINGS
4. LEASE/OCCUPATION STATUS FOR ALL PT MOLATE USERS
5. MONTHLY SUMMARY OF SECURITY INCIDENTS

Murray reported that the Author Isabel Allende has been visiting Pt Molate and developing material for her latest book Ripper. Murray shared this book with the Committee and shared blog information and pictures at Pt Molate. Murray referenced summary information in the packet under Item 8. Murray reported. Murray discussed General Fund information and Murray asked Carson to discuss the Insurance report. Carson noted one submitted for last year and one is being worked on. Murray summarized security incidents. Hite inquired about Deggy system and Murray noted it is for electronic check in for security patrols.

B. REPORT ON FACILITY SURVEY WITH CITY OF RICHMOND CARETAKER

Murray noted that Caretaker has looked at some of the occupancies and the Caretaker also has a new phone. Murray reported that he lead a group of travel writers on a tour of Pt Molate the prior weekend as a function of the Bay Area Travel Writers Tour with the Richmond Visitor and Convention Bureau. Murray reported that the metal recycling is still ongoing and referenced the Osprey relocation nest work as Tony Brake already reported. Murray noted that Yader Bermudez staff assisted. A Goat Grazing Map was presented showing the Native Plants and Exclusion Zones. Carman asked, as possible, to include variety of items to be included in the Project Manager report in order to give public an opportunity to speak. Murray referenced recent tour with Jim Hanson, David Amme, Jim McKissock, Charles Smith and Fire Inspector and Mark Maltagliati in Parks with a horticulture background to review the designated exclusion areas and prepare for the upcoming Native Plant group meeting headed up by Councilman Tom Butt. Murray noted within the Committee Packet there are new Day Use and License Agreement documents for use of Pt Molate. Murray noted a goal is to ask for compensation for those requesting to use Pt Molate.

Carman asked for the status of the Goats R Us agreement and referenced a request for current agreement. Murray summarized current status and some of the requests from the Committee and interested parties. Carman inquired about drainage areas be excluded and noted that those would be the creek areas and did not see these on the map. Hanson noted that the letter from CNPS mentioned drainage but it really depends on what the City does but it was really not part of their task. Hanson noted that there three drainages above the building with a lot of slash, poison oak and a fair amount of broom. Hanson noted that the drainages had a lot of broom in them and one with a lot of willow. Hanson noted that if the City did do the grazing then there would be a recommendation for a plant monitor. Carman indicated that it could just be taken up at Thursday's meeting. Smith spoke to tonight's meeting with best time showing Eelgrass, Osprey and Owls at Pt Molate and pleasure working with experts Lech, Jim Hanson and Paul and Jim McKissock. Smith cautioned that focus should not be just about the beach park because that is only a small portion of what Pt Molate is about and Pt Molate is a nature wonderland and Smith appreciates the work that he has performed out there and the recent tours with City staff and others. Smith noted that as a Committee, the Committee should be concerned with what is already there and spoke to concerns with allowing Goats enter Pt Molate.

9. CONSENT CALENDAR

- A. **APPROVE – PMCAC MEETING MINUTES OF JANUARY 27, 2014**
- B. **APPROVE – PMCAC MEETING MINUTES OF FEBRUARY 24, 2014**

Puleo motioned to approve the minutes of January 27 and February 24, 2014, Hite seconded. Item passed unanimously with Martinez abstaining on January 27 because he was not in attendance at that meeting.

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

No Report. Carman indicated that more information is needed on invoices, and billings and NCE reports on billing and pace of remediation as tied to their new contract. Murray noted that City Council Report requests five items and this is one of the items. Carman expressed need for NCE, perhaps quarterly, to attend and report for benefit of PMCAC. Murray indicated that he will extend request to NCE to attend next meeting and noted that Murray can report whatever the Committee would like to report.

11. FUTURE AGENDA ITEMS

Hite asked if Committee can get money for pamphlets, weed pullers and possibly Barn Owl Houses and put on Agenda to present to Mayor's Office. Hite also noted that Committee never sent a letter to Eileen Whitty. Hite said that he agreed to do letter to lady that did brochures. Carman noted that he would confirm with Vice Chair about Whitty letter.

12. CITY COUNCIL LIAISON REPORTS

- A. **REPORT BY COUNCILMEMBER/MAYOR MCLAUGHLIN REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE**

Mayor reported from Rachel in City Attorney's Office that after City prevailed on its Motion on Judgement on the Pleadings that Upstream and the Tribe sought to amend their complaint and file a fourth amended complaint. City opposed this motion and it is currently set for hearing on April 1.

- B. **PMCAC APPOINTMENT STATUS**

NO REPORT.

13. CHAIR AND SUB-COMMITTEE REPORTS

- a. **Clean-Up and Restoration:**
 - 1. **Report on 3Q 2013 QMR Site 1 Landfill**
 - 2. **Report on 3Q 2013 QMR USTs**
 - 3. **Report on 3Q SMR PGWTP**
 - 4. **Report out on October 2013 Monthly Report**

Carson reported on items. Carson noted that there are several little reports that are the standard O&M reports and there is nothing of concern or note in those right now. Carson noted that the reports are for requirements with the Water Board and in relation to the landfill, tanks and ground water treatment plant and the quarterly monitoring report which is the semi-annual site wide groundwater monitoring report. Carson summarized recent efforts on the FS RAP on IR Site 3 with the Water Board. Carson noted that the Water Board provided their comments and Water Board is doing a little bit of research and then we will have a comment letter so we

can issue the full document for review. Carman inquired to status of document to Committee and that Mayor promised document just like the way it was delivered to the CAG on another project. Murray summarized Carson's close work with Committee and Murray indicated that he can check in with City Manager and City Attorney to deliver an advance copy of the document and cautioned that we all want the process to move quickly. Carman expressed concern that Matrix could be completely different in the document and Carson commented that the highest rating by Committee was expressed. Carman indicated that Committee would like to see document. Murray indicated that it is duly noted. Carman noted Garrett asked Carman to ask Carson for comments on the USTs from the Water Board. Carson summarized that there was agreement on closure and what would happen on the other tanks. Carson noted that a formal closure document will be submitted on four tanks, he believed, and with that a response will be provided on the overall comment on that document. Carman asked how many will still be open after that and Carson responded he believes five to seven. Carson noted that if we can get closure on those tanks, there are wells associated with those tanks and with closure those wells can be stopped being monitored. If whole drainage areas are closed, then the sentinel well at the bottom would not need to be monitored and thus saving the monitoring funds.

Carman asked if there are any other questions. Smith asked Carson why \$8,000 was spent to prevent Osprey in the IR Site 3 work area. Carson indicated that a majority of the cost was for specialized electrical contractor to work near the high power electrical lines. Carson noted that nearly all the monies paid to Terraphase go out the door to the biologist or to National Electric. Smith inquired if Terraphase's group put up an artificial nest. Carson said no and it was not recommended by the Biologist. Brake spoke about Osprey activity at Pt Moalte. Carson noted that he thought that we learned it is beneficial to have replacement nest.

Carman stated that he wanted to go back to the FS RAP and if it talked about soil cleaning. Carson said no that it talks about Thermal Desorption and soil washing is what we said and the only restriction is that it would be ex situ so we are not allowing people to come up with injectable things that is very difficult to see that it worked well enough. Hite inquired about dig and haul and spraying off of truck tires. Carson noted that dirt will not be allowed to be tracked out of site and expressed methods that he has seen work. Hite asked if rat pellets will be used. Carson said no and never heard about it before. Sundance wanted to know a date. Carson provided summary of expected items, items to be bid, and expects better schedule when plans and specs are reviewed by Engineering.

Carman inquired to Mayor as to the FS RAP availability. Mayor thought she remembered like CAG having document before DTSC provided comments. Carman expressed that it is difficult to write a quarterly report as requested by City Council if there is nothing to see. Martinez noted that he is not sure if the Committee is satisfied. Murray and Mayor noted that each would inquire to City Manager and City Attorney about availability of the draft FS RAP to the Committee.

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

Hite reported on visiting neighborhood councils and start visiting senior housing. Most people want to see open space. 140 of 1,000 surveys are in. Hite asked Mayor if can get surveys copied. Mayor indicated that she can inquire. Carman asked how long is the survey. Hite said one page. Hite said Greenway got over \$1m in grants and it would be powerful tool if have more surveys completed. Hite noted that the survey is in the repository. Hite said that he is getting beaten up by the people that lost the Casino.

- c. Grant Development:

Carman noted No Report since Pam Stello is not here.

d. Pt Molate Beach:

Sundance noted that she gave Stello some ideas about beach park opening event and donation solicitations. Smith reported that Citizens for Sustainable Pt Molate is paying a press agent to get word out on the event April 19. Smith noted that there will be a shuttle bus from City Hall and environmental groups have been invited. Kortz said MCE will be attending and trying to get Rich City Rides there.

Smith reported on clean up of vegetation and activities at the Beach Park with a small group of volunteers that removed dead broom and materials. Several slide pictures were presented to the Committee. Smith showed the two types of weed wrenches and loppers and saws and an axe were used to clean up the Beach. Smith estimates it can be cleaned up in about five days. Carman noted that Home Depot is selling Ginista. Smith noted that it can be easy to get work groups together to go up into the hills and can work around other areas if they know what to avoid. Puleo inquired why the dead broom was cleared out and shouldn't it be the live broom. It was stated that it died due to life span. Smith showed that it should not be expected to not come back and there should be some follow up to keep it clean. Amme reported on clean up areas and top areas with broom that could be cleaned up rather quickly. Amme reported that there is a whole bunch of exotic trees that could be cut and removed. Amme reported that EBRPD is planning on having a trail in the back area. Puleo noted that he believes the Bay Trail has a right to easement over the Chevron property. Carman noted that he heard it was signed today. Martinez inquired if Natives will be reintroduced. Amme said the natives are there such as Toyon and it is just making space. Gilbert wanted to know if there would be a problem with erosion. Amme indicated that the roots are still there and you can see that there is some sloughing but it shouldn't be a problem. Carman noted that the steep areas around the trail would be of concern. Smith said he has seen a lot of nature such as red tailed hawks and butterflies. Smith recommends others to work at site. Brake noted that he provided a bird species list to Stello and it is up to 79 on the list from what he observed and that work should be timed with birds and breeding times and probably earlier due to the drought. Brake indicated that most of the birds here nest on the ground or near to it.

e. Chair: Identification of pending schedule conflicts

Carman inquired if any conflicts.
No conflicts reported.

14. ADJOURNMENT

Puleo moved to adjourn the meeting at 8:45 pm, seconded by Martinez. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, April 21, 2014, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

