

Marina Bay Neighborhood Council Minutes of April 9th, 2008 Meeting

The meeting was called to order at 7:30 PM by President Barbara Norrish. Other officers present were Diane Hedler, Vice President and Virginia Finlay, Immediate Past President and Acting Secretary. As usual, self introductions of those in attendance were made.

- 1. Beat Officer's Report:** Officer Tod Opdyke reported that there were a total of 21 calls for service during the past month. One of those calls was for a car stolen in the Marina Bay neighborhood and one was for an attempted burglary at the Breakers subdivision. He also stated that as a response to requests from the community, traffic officers have been enforcing the speed laws on Marina Bay Parkway (south of Regatta Boulevard). A member of the audience noted that officers riding bicycles in the parks had also been noted and appreciated.

Captain Victor Bontempo of the Richmond Fire Department and two other firefighters stopped by the meeting on an impromptu basis. He stated that the closest fire station, and the one with primary service responsibilities for Marina Bay, is Station 67 which is located at 1131 Cutting Boulevard. The other two stations that respond to Marina Bay calls for service, if needed, are Station 64 located at 4801 Bayview Avenue (off Carlson) and Station 61 located at 140 West Richmond Avenue in Point Richmond.

All calls for service (911 calls) are routed through the shared dispatch center that is shared with the Richmond Police Department. Firefighters are the first responders, in most cases, unless they are at another call. Firefighters do have access to each of the gated subdivisions. Ambulances, dispatched by American Medical Response, are normally the second responders.

PLEASE NOTE THAT AMBULANCES DO NOT HAVE ACCESS CODES FOR THE SUBDIVISIONS AND ENTRY MUST BE PROVIDED BY THE PARTY CALLING FOR SERVICE.

In response to a question from the audience, Captain Bontempo noted that the Meade Street bypass construction is not going forward within the time frame that had originally been forecast. Ms. Finlay stated that it was her understanding that the negotiations with the railroads were not going smoothly.

- 2. Chevron Energy and Hydrogen Renewal Project:** Dean O'Hair, External Affairs Manager for the Chevron Richmond Refinery, along with other representatives of the company, presented plans for the Energy and Hydrogen Renewal Project.

The project will replace an existing steam boiler plant that was built in the 1930's. It will also replace the existing 40 year old Hydrogen Plant with a new energy

efficient plant. The project will also replace 1960's technology gasoline reformers with one new technology plant of the same processing capacity as the two existing plants. In addition the project will modify existing equipment to remove sulfur compounds and improve the purity of hydrogen used by the refinery processing equipment.

It was noted by the Chevron representatives that the benefits of the Project would include improved refinery reliability; improve energy efficiency; reduce over all air emissions; increase the portion of specification grade gasoline that can be used in California; generate new revenues for the City and create 1,200 construction jobs.

A member of the audience asked about the refinery processing heavier or dirtier crude at the refinery and also asked if the refinery had attempted to find alternative fuel sources. It was noted that the refinery processes both North Slope of Alaska and Saudi, Arabian crude at this time. In future, due to dwindling crude supplies, the refinery will process less crude from Alaska and more from Arabia. As to alternative fuels, the Richmond facility is one of 3 Chevron research labs currently working on such fuels. Research at the Richmond Refinery has produced a new breakthrough technology that will convert ultra heavy oil into clean burning fuel. This process is called Vacuum Resid Slurry Hydrocracking (VRSH). Chevron is planning to build a pre-commercial plant at its refinery in Pascagoula, Mississippi to test the technical and economic viability of this technology.

Another member of the audience asked if the standards in place at the refinery are protective of the health of the residential community that surrounds the facility and referenced a newspaper article that spoke of contamination levels in the Atcheson Village neighborhood of Richmond. Mr. O'Hair noted that the study cited in the article had not been provided to Chevron and that he could not comment on its content or validity. He also stated that 20 contaminants are sampled on a regular basis by the Bay Area Air Quality Management District.

An audience member asked if Chevron would be purchasing green house gas emissions credits. Mr. O'Hair stated that that was a possibility and noted that an employee of the Bay Area Air Quality Management District is stationed at the refinery on a full time basis.

It was asked if the construction of the buildings associated with the project would be LEED certified. It was stated that the project consists primarily of refining equipment and that any "buildings" would be of minimal scope and would not be LEED certified. However, it also stated that Chevron Energy Solutions is manufacturing the solar equipment that is to be installed in the City Hall complex being built at the Civic Center complex.

Regarding a question posed about energy efficiency at the Refinery, it was noted that natural gas will still be used to manufacture the hydrogen used in the process. A member of the audience stated that she felt it was unfair of Chevron to pack the Richmond Planning Commission hearing of March 20th, 2008 with Chevron employees and wanted to know if additional public comment would be heard at the next Planning Commission hearing. Ms. Finlay, who is also Chair of the Planning Commission, stated that the public hearing portion of the hearing had been completed at that the hearing would pick up at the rebuttal stage of the proceeding.

In response to a question about Refinery jobs for Richmond residents and training provided to high school students, Mr. O'Hair stated that Chevron has provided job training in the high schools for the last 30 years in Richmond. He also noted that 5 to 10% of the employees at the Refinery actually live in Richmond. And that in many cases, employees that were hired while living in Richmond will frequently move into other areas due to the high wages paid to Refinery employees. It was also noted that the Refinery does not provide free gasoline to its employees.

A question was asked about the issues being raised by the State of California Attorney General. The primary issue is changing a prior determination in the Draft Environmental Impact Report from a "Less Than Significant" finding to a finding of "Significant" regarding green house gas emissions that will result from an approval on the project. The difficulty in setting conditions as part of the EIR and Conditional Use Permit process is that State has not issued regulations regarding green house gas emissions at this time.

The question was asked about the Refinery processing heavier crude in future. Mr. O'Hair stated that the Project would not be able to process heavier crude in future unless it modified the equipment at the Refinery.

An audience member stated that he felt Chevron had created a public relations problem by asking the County of Contra Costa to reassess the property taxes paid by the Refinery for the years of 2004, 2005 and 2006. Mr. O'Hair informed the audience that the hearing is currently underway on the issue and that Chevron felt that they had been paying more taxes than other refineries in the area. Part of the evaluation process is based on the sale of other refineries in the County whereas the Chevron Refinery has been under the same ownership for 100 years. Mr. O'Hair stated that if the Refinery is reassessed, as they have requested, the City of Richmond would need to reimburse Chevron approximately \$60 to \$80 million dollars for the 3 year period in question. He also stated that if the appeal is successful, Chevron would then file appeals for the 2007 and 2008 tax years. An audience member noted that Chevron had created a terrible appearance with the public considering the record profits that the company has been posting. Mr. O'Hair noted that property tax assessments have nothing to do with corporate profits and that only state income tax is based on earned income.

There being no further business, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

Virginia Finlay, Immediate Past President
(and Acting Secretary)