

## MARINA BAY NEIGHBORHOOD COUNCIL MEETING MINUTES FOR JANUARY 14<sup>TH</sup>, 2009

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

- 1. Beat Officer's Report:** Sgt. Tod Opdyke reported that there were no crime reports made in Marina Bay during the month of December, 2008. He felt that this was "exceptional". He stressed the importance of continued vigilance by the community. For immediate issues please call the Police Department at the numbers noted below. To report suspicious activity, from a hard line telephone, call 911. Officer Opdyke reminded us once again that **when using a cell phone** do not call 911 but call 233-1214 to be connected directly to the Richmond Police Department Dispatch Unit. For ongoing issues you can use e-mail. For a general message to all of the beat officers for the Marina Bay area the address is [pdbeat1@richmondpd.net](mailto:pdbeat1@richmondpd.net). To contact Officer Opdyke the address is [topdyke@richmondpd.net](mailto:topdyke@richmondpd.net)

Sgt. Opdyke also reported the following staffing changes in the Marina Bay neighborhood effective in January of 2009. Sgt. David Harris, who was in charge of the supervisor duties during 2008 and shared those duties with Sgt. Opdyke during the last half of 2008, has been moved to Beat 6 (Central Richmond). Other changes include six new beat officers replacing the six beat officers that served our community during the last year. Sgt. Opdyke noted that Marina Bay will still have 24 hour coverage. Sgt. Opdyke will be available primarily on Friday, Saturdays and Sundays with a rotating 4<sup>th</sup> day each week.

- 2. Marina Bay Clean-up and Results of the 5 Year Test of Remediation:** Allan Wolken, Director of the Richmond Community Redevelopment Agency introduced Kyle Flory, P.G., Principal Geologist with PES Environmental, Incorporated. Mr. Flory and other PES personnel have worked on the Marina Bay remediation project since 1987. Their activities have included historical review of property uses, fill history, and ownership. The presentation shared some historical information regarding Marina Bay and briefly discussed the process Marina Bay underwent during the investigation and remediation of the approximate 200 acre property (excluding waterways and public and private rights-of-way).

Site History: Much of the area was marsh land until the late 1800s. In 1895, Santa Fe Railroad Company purchased property along the Inner Harbor and developed plans for a wharf at Pt. Richmond to unload freight cars onto

ferries. Rail service at Pt. Richmond in 1900 marked the beginning of the City of Richmond. Rail service was brought into Marina Bay in the 1920s. In late 1940, a shipbuilding contract was awarded to a company headed by Henry J. Kaiser. Construction on Shipyard No.2 was started in 1941. Development of the shipyard entailed dredging the Inner Harbor and importing fill material from upland areas to be placed on top of the dredged materials. 12 shipways were constructed along the northern bank of the Inner Harbor. Numerous buildings were constructed and Liberty Ships were constructed until the end of WWII. Following the war, many of the buildings were used for a variety of industrial purposes, including warehousing, manufacturing, sand storage and concrete precasting. Marina Bay was purchased by the Richmond Redevelopment Agency from the Santa Fe Railroad Company in 1977.

Investigation and Remediation: Marina Bay underwent extensive investigation beginning in 1982. The investigations were all conducted under the oversight of State of California Department of Toxic Substance Control (DTSC) and the Regional Water Quality Control Board (RWQCB). Ultimately, DTSC became the lead regulatory agency on the project. The investigations were developed following a thorough understanding of the history of the project area. This included not only the history of site uses but also the filling of Marina Bay. Fill sequence maps were shown to the audience in order to highlight the level of detail that was developed prior to conducting site investigations. Each area was investigated and soil and groundwater samples were collected for laboratory analysis. Areas that received placement of dredged materials and imported fill were more likely to be subject to releases of contaminants and were examined very closely. The initial investigations were primarily conducted using exploration test pits advanced with backhoes. This technique allowed a more comprehensive evaluation of subsurface conditions than small diameter borings advanced with a drill rig. Laboratory analysis of soil and groundwater samples included petroleum hydrocarbons, pesticides, volatile organic compounds, semi-volatile organic compounds, and metals. The primary contaminants identified were lead and petroleum hydrocarbons (primarily medium to long-chain hydrocarbons). Other metals, VOCs, SVOCs and calcium carbonate and hydroxide deposits (pond sediments) were detected however these were less common or extensive. Based on the results of the investigations, the source of the contamination appeared to be releases to the ground surface during and after the use of the property as a shipyard. Areas of environmental concern at Marina Bay were primarily areas of hydrocarbon dumping, areas of paint and paint-related materials (cans, rags, mops, paint thinner) dumping, and areas of metal debris that resulted in elevated concentrations of metals (primarily lead). A Human Health Risk Assessment was prepared and site-specific target cleanup levels were developed for the project.

In 1993, DTSC adopted a Final Remediation Action Plan (RAP), which presented the results of the investigations conducted at Marina Bay, identified applicable remedial techniques that could be used at Marina Bay and made recommendations for each area, if needed. This document is available for review through DTSC's Envirostor webpage. Acceptable remediation techniques include excavation, encapsulation, disposal, debris separation, bioremediation, aeration, use of lime or soil amendment, and land use restrictions. Groundwater monitoring is also conducted.

Areas with concentrations of contaminants greater than the site-specific cleanup goals were remediated using one or more of the approved techniques. The areas were cleaned up to levels acceptable to residential use or the areas were subject to land use restrictions. As noted previously, many of the documents regarding the cleanup of each of the tested areas is available for review at the DTSC offices or on the Envirostor webpage.

There are eight areas in Marina Bay that are owned by the Redevelopment Agency that are subjected to land use restrictions. These areas are subject to annual inspections and reporting and have recently been the subject of a Five Year Review. The Five Year Review is a more rigorous examination of the remedy and is designed to assess whether the remedy is protective of human health and the environment. The annual inspections and Five Year Review are also conducted under DTSC's oversight and subject to their review and approval.

Areas that currently have deed restrictions are Vincent Park, Area V, Area T, Shimada Friendship Park, the boat harbor parking area, part of Regatta Boulevard and a small sliver of Peninsula Drive.

The result of the investigation and remediation process that has been conducted over the past 20 years or so is that Marina Bay has been thoroughly evaluated from an historical perspective and investigated via soil and groundwater investigations. Any areas with levels of contaminants above the developed cleanup levels were either cleaned up and the cases were closed or are currently undergoing that process or have been capped and land use restrictions have been placed on those areas. Those areas are and always will be subject to annual inspections and Five Year Reviews as mandated by DTSC.

A question was asked about the additional testing that occurred at Area T (across from Shimada Friendship Park). Mr. Flory stated that the results of the first round of samples proved to be inconclusive. The results of the second round of tests proved that the findings were acceptable. A question was also asked about the results of the testing performed at the site located adjacent to City Hall on Marina Way South. Mr. Flory stated that the results on that site also proved to be acceptable.

**3. Election of Officers for 2009:** Ruth Zablotsky, Chair of the Nomination Committee announced the slate of officers for the 2009. The slate consisted of Diane Hedler, a resident of The Beach, for the office of President; Barbara Norrish, a resident of Bayfront, for the office of Vice President and Pat Kiely, a resident of the Marina Bay Northshore Condominiums, for the office of Treasurer. A request was made for a member of the audience to serve as Secretary of the Council. An additional request was made for nominations of officers from the floor. Being none in both cases, the candidates were elected to office in one vote. It was noted that Virginia Finlay will continue to serve as Immediate Past President.

**4. Old and New Business:** There was no old or new business.

There being no further business, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Virginia Finlay, Immediate Past President  
(and Acting Secretary)