

## **MARINA BAY NEIGHBORHOOD COUNCIL SPECIAL MEETING**

**Tuesday, July 16, 2024@7:00-8:30 PM**

Attendees VIA ZOOM: MBNC Board President Rita Mitas, Treasurer Amelia Morgan and Lynne Therriault Member at Large, Board Liaisons from various HOA's in Marina Bay and Members of the Marina Bay Community.

**SPECIAL MEETING:** TransMontaigne Richmond Terminal Expansion on 488 Wright Richmond, Ca.

Rita Mitas opened the meeting at 7:05pm. She gave a brief overview of why the Special Meeting was called and then introduced Michael Brandes - Manager of TransMontaigne Richmond Terminal along with Hector Rojas - Manager of Planning Commission and Katy Chamberlain, Principal Compliance and Environmental Planner.

Thanks to our President, Rita Mitas, keeping an eye on what's going in the city of Richmond we will have several more opportunities to weigh in on this topic which will affect all of us in Marina Bay. Many questions were brought up by MBNC board and other residents in Marina Bay, that the planning dept and other departments will have to get back to us. *Thanks for those who attended our meeting.*

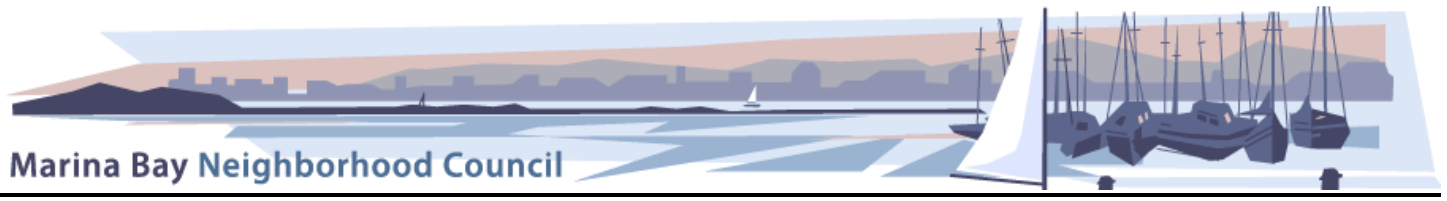
Before our speaker began, Rita brought up some initial questions and concerns that the board had some concerns about.

What is the Timeline to get the expansion done.?

Community is concerned about noise as well as pollution.

How many more trains and trucks will be added coming in and out of Marina Bay?

Rita handed over the meeting to Michael Brandes so that he could give his Power Point presentation to Marina Bay. He will also send a copy of the presentation to Rita.



The presentation given by Mr. Brandes discussed the following, answering some of the questions we had asked:

- Q: What does Trans Montagne do?
- We are an 'above ground' liquid storage industrial facility.
- We lease out storage space for renewable products: fuel, food stocks, ethanol and some petroleum products and Fuel for barges and ships.
- Q: What will change from what you are doing now?
- Rail cars: We have 6 positions for loading and off - loading.
- Marina vessels will now come in 2x per month
- Richmond Pacific has 3 switches per day. 1 in the AM, 1 at noon and 1 at 10 or 11pm.

Expansion needs to incur on the marine dock for loading and unloading:

- Currently have 6 positions and will expand to 16 for Railroad Cars.
- Truck loading rack improvement from 2 bay loading racks to 4 bay loading racks linking with the 2 current racks.
- Trucks will increase operations to a 24-hr. operation
- Timeline will be about 10 months to accommodate these changes

Questions from the Audience:

Q: What does Trans Montage do?

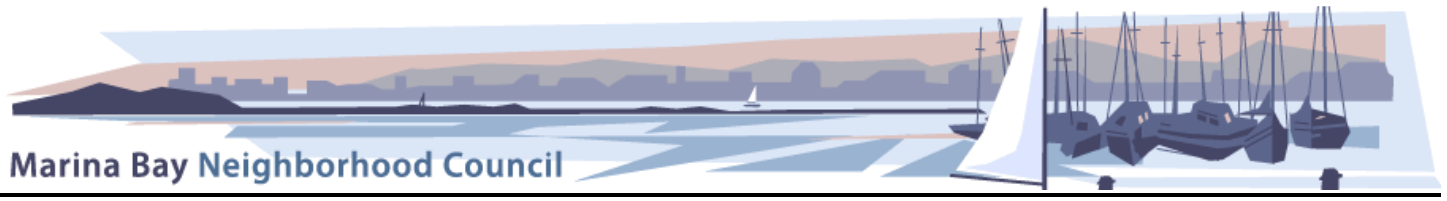
A: Lease out storage for renewable products fuel/food stocks, ethanol, some petroleum products and fuel for barges and ships.

Trans Montagne leases out storage space for renewable products: fuel currently has a storm water site underground. It has a 5,000-gallon water tank that pumps up to existing system. This would move to an On Ground 5,000 storage tank, then goes to EBMUD and when inspected and approved flows back into the Oakland system.

Q: Which products are flammable/inflammable:

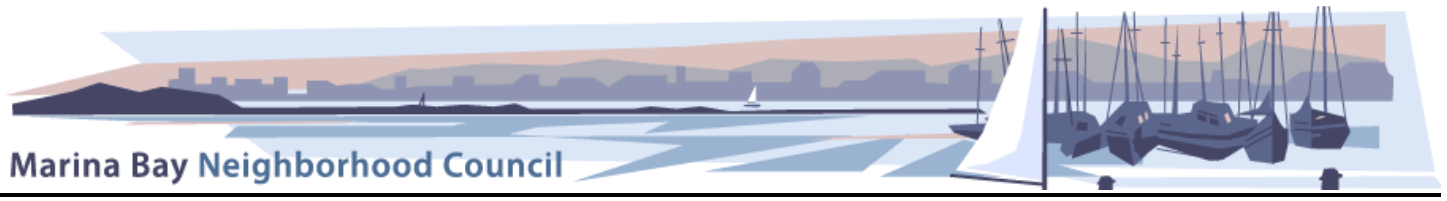
A: Flammable - Ethanol which is shipped by truck.

Non-flammable used for cooking oil to feed stock



Additional Concerns from MBNC Community which will be given to the group responsible for the Impact Study.

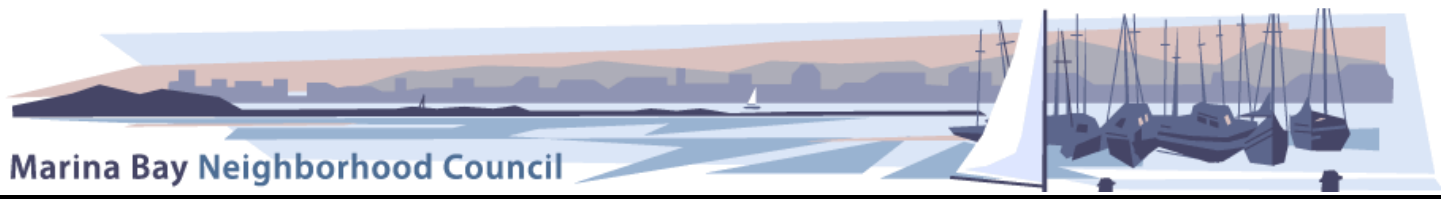
- Are you planning to store more materials than at present, **and/or different materials than at present?**
- **With respect to loading and off-loading - How many significant accidental and non-accidental spills have occurred with your company**
- **We get a lot of particulate matter from the rail line. What is the estimated increase to the area with the increase in rail cars and trucks? Do you have current measurements?**
- **I realize our homes are meant to be hermetically sealed for this very situation, but I like having open windows and the breeze. At least when the winds aren't gale force...**
- Construction Noise- Richmond Noise Policy not always adhered to
- Does the noise analysis take the back-up alarms on the trucks from 10PM-7AM which are quiet times per Noise ordinance?
- The noise is not only a nuisance, but it affects the health of the newborns, infants, children who live nearby these rails. It is loud but also startles children awake, which affect health.
- Any increased rail traffic through Marina Bay? trains are already obnoxiously loud with conductors laying on the horn at all times of the day and in the middle of the night.
- We want to know what streets and rail lines impact our specific geographic area! Street stoppage and congestion, air and noise pollution are primary concerns!
- Would there be any increased traffic over Cutting, Harbor, Marina Way South, or Regatta?
- Truck traffic where and when? Which roads?
- Will city be doing a noise assessment study/Analysis? IE: Truck back-up alarms need to comply with noise ordinance
- How many of the train crossings are the no toot cross tracks and what are the streets for them?
- your trains come at all hours of the night and I believe I heard you say they can't arrive after a certain hour?



- I think many of us are trying to figure out whether the train cars will be coming from and to the east (where it would have more impact on the Marina Bay communities), or from the north
- The trains go forward and backward. I object to any expansion
- I've seen traffic backed up for 20 minutes while those trains get into place
- It sounds to me like the Marina Bay's existing trains with triple for this company.
- Will there be a Public Review and comments? A: Planning Commission will do a 30-day review/comment. We will be advised.
- Will there be a Road Improvement project to accommodate all the extra trucks and additional weight?
- Are all your transfers of products closed systems that are not impacting air quality?
- How many more blockages and length of time stoppage by Richmond Pacific Train will crossroads?
- It seems that Trans Montaigne can only control the arrival and departure times of trains and trucks to their facility. That said, many of these trains bearing products destined to Trans Montaigne can arrive at the Railroad yards next door at any time of day or night, and then wait until they can be accepted at their final destination. Is the City Planning department looking at the Big Picture of how RR and road operations will be impacted in the entire area?

IMPACT STUDIES WILL INCLUDE OUR CONCERNS  
PER THE PLANNING-ENVIRONMENTAL PROGRAM PLANING DEPT.

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19:10:57 From Dario's iPhone 15 Pro to Everyone:

Reacted to "And of course the no..." with 🖱️

19:27:15 From nancy kemper to Everyone:

Any increased rail traffic through Marina Bay?

19:27:38 From nancy kemper to Everyone:

Any increased truck traffic?

19:28:01 From janicemcloud to Everyone:

Will roads be resurfaced?

19:29:02 From janicemcloud to Everyone:

Hours of operation? Truck back-up alarms need to comply with noise ordinance

19:29:20 From nancy kemper to Everyone:

Would there be any increased traffic over Cutting, Harbour, Marina Way South, or Regatta?

19:29:28 From Dario's iPhone 15 Pro to Everyone:

Reacted to "Any increased rail t..." with 🖱️

19:29:30 From Dario's iPhone 15 Pro to Everyone:

Reacted to "Any increased truck ..." with 🖱️

19:29:46 From Dario's iPhone 15 Pro to Everyone:

Reacted to "Would there be any i..." with 🖱️

19:31:22 From Kelsey to Everyone:

The trains are already obnoxiously loud with conductors laying on the horn at all times of the day and in the middle of the night.

19:32:16 From Dario's iPhone 15 Pro to Everyone:

Reacted to "The trains are alrea..." with 🖱️

19:33:56 From Diane to Everyone:

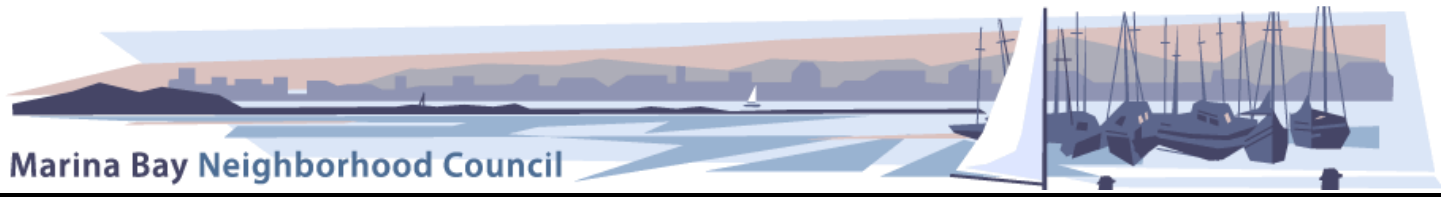
How many more blockages and length of time stoppage by Richmond Pacific Train will cross roads?

19:34:10 From Allison Henry to Everyone:

Reacted to "How many more blocka..." with 🖱️

19:34:11 From Paul Dimond to Everyone:

Are you planning to store more materials than at present, or different materials than at present?



19:35:28 From Diane to Everyone:

How many of the train crossings are the no toot cross tracks and what are the streets for them?

19:36:07 From Diane to Everyone:

Are all your transfers of product closed systems that are not impacting air quality?

19:37:03 From nancy kemper to Everyone:

Truck traffic where and when? Which roads?

19:37:35 From Karen Pollak to Everyone:

I think this is a bad idea

19:37:42 From janicemcloud to Everyone:

Back-up truck alarms are a noise nuisance and a violation of City of Richmonds noise ordinance.

19:37:53 From Diane to Everyone:

Will the increase in train traffic impact access to the ferry service in Richmond?

19:38:21 From Karen Pollak to Everyone:

Very noisy and a health hazard and bad for our environment

19:38:35 From Matt DiPietro to Everyone:

Im sorry but your trains come at all hours of the night and I believe I heard you say they can't arrive after a certain hour

19:38:37 From beth fitzgerald to Everyone:

I think many of us are trying to figure out whether the train cars will be coming from and to the east (where it would have more impact on the Marina Bay communities), or from the north

19:40:12 From Karen Pollak to Everyone:

The trains go forward and backward. I object to any expansion

19:40:44 From Matt DiPietro to Everyone:

I've seen traffic backed up for 20 minutes while those trains get into place

19:40:50 From Allison Henry to Everyone:

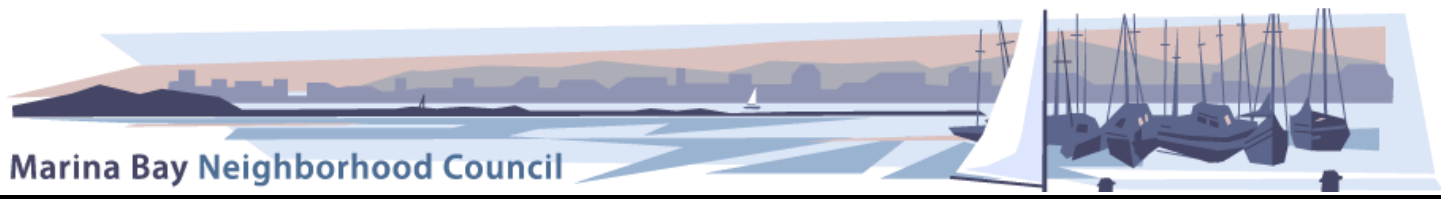
Reacted to "I've seen traffic ba..." with **100**

19:40:52 From Karen Pollak to Everyone:

It is all a hazard.

19:41:29 From janicemcloud to Everyone:





It sounds to me like the Marina Bay's existing trains with triple for this company.

19:41:47 From Karen Pollak to Everyone:

They come in at midnight

19:42:04 From Matt DiPietro to Everyone:

This is a terrible idea. Let's just keep adding more and more hazardous material next to a residential area

19:42:05 From Karen Pollak to Everyone:

Wake us up with loud horns blowing at midnight and at 2 am

19:42:33 From Kat to Everyone:

We get a lot of particulate matter from the rail line. What is the estimated increase to the area with the increase in rail cars and trucks? Do you have current measurements?

19:43:12 From Karen Pollak to Everyone:

It is a fire hazard


19:43:18 From Kat to Everyone:

I realize our homes are meant to be hermetically sealed for this very situation, but I like having open windows and the breeze. At least when the winds aren't gale force...

19:43:25 From Kelsey to Everyone:

Not to mention pulling an increase of flammable liquids mere feet of multiple residential communities

19:44:08 From Karen Pollak to Everyone:

Reacted to "I realize our homes ..." with 

19:44:38 From Gary Harris to Everyone:

With respect to loading and off loading - How many significant accidental and non-accidental spills have occurred with your company

19:44:47 From Karen Pollak to Everyone:

They go through regatta and marina way south.

19:45:51 From Gwen to Everyone:

Vague answers. Once it starts it will increase.

19:45:59 From Karen Pollak to Everyone:

Yes to your question

19:46:43 From janicemcloud to Everyone:

Reacted to "This is a terrible i..." with 👍

19:47:30 From Karen Pollak to Everyone:

I do. And it is awful

19:48:00 From Paul Dimond to Everyone:

Two of the questions of most interest to us are the routes of trains and trucks to & from the site. Need to hear detailed answer on that.

19:48:26 From Matt DiPietro to Everyone:

I second how awful the noise is.

19:48:46 From Anita Mermel to Everyone:

Does Michael understand the difference between the Marina Bay community and Pt Richmond? He keeps referencing Pt Richmond. We want to know what streets and rail lines impact our specific geographic area! Street stoppage and congestion, air and noise pollution are primary concerns!

19:48:52 From Dario's iPhone 15 Pro to Everyone:

It has a direct impact (noise, and pollution) on NOMA community, train goes right by it as multiple neighbors have mentioned here.

19:49:14 From Kat to Everyone:

Reacted to "Does Michael underst..." with 👍

19:49:41 From janicemcloud to Everyone:

Does the noise analysis take the back-up alarms on the trucks from 10PM-7AM which are quiet times per Noise ordinance?

19:49:56 From Karen Pollak to Everyone:

Reacted to "Does the noise analy..." with ✅

19:50:11 From Kelsey to Everyone:

The noise is not only a nuisance, but it affects the health of the newborns, infants, children who live nearby these rails. It is loud but also startles children awake, which affect health.

19:50:21 From Karen Pollak to Everyone:


Reacted to "The noise is not onl..." with ✅

19:50:32 From Matt DiPietro to Everyone:

I live in NOMA and constantly am cleaning soot off of my home, and am woken up in the middle of the night by a conductor laying on horn for upwards of half a minute



19:50:41 From Pankaj's iPhone14 to Everyone:

Reacted to "The noise is not onl..." with 

19:53:15 From Anita Mermel to Everyone:

Is it the Harbour Way offramp of the 580 that would be most impacted by increase of trucks? Because that affects some of our residential neighborhoods directly, as well as car access to the Ferry terminal.

19:53:38 From amelimorgan to Everyone:

We are a community with families. About 4800 people live here. Worried about quality of life issues


19:54:17 From Karen Pollak to Everyone:

I live at Anchor Cove. The trains are dangerous. They should move the facility to an area of the city where they can come and go without all the noise. There are alarms and arms beeping. I

19:55:00 From Matt DiPietro to Everyone:

Sorry but an increase in production obviously means an increase in traffic both with trucks and trains. I don't trust for a second this won't exacerbate an already existing problem.

19:55:17 From Karen Pollak to Everyone:

Reacted to "Sorry but an increas..." with 

19:55:32 From amelimorgan to Everyone:

Worried about Air Pollution, noise, real estate values going down.

19:55:39 From david to Everyone:

Rail matters are regulated by the Feds.

19:55:42 From Anita Mermel to Everyone:

Reacted to "Are all your transf..." with 

19:56:53 From Anita Mermel to Everyone:

Replying to "Will the increase in..."

And truck traffic! Same question!

19:57:57 From Kelsey to Everyone:

Replying to "Will the increase in..."

I would say there would be an increase in ferry access being cut off due to train traffic

19:59:01 From janicemcloud to Everyone:

Clarification - The Hours of the Truck operation needs to be limited.

19:59:17 From Diane to Everyone:

Replying to "Will the increase in..."

Is the transfer of products at your site closed transfers of product to the ships and other transportation types?

20:00:38 From Kelsey to Everyone:

Is there an alternative way to transport these flammable materials other than truck or train? Can ships be utilized more instead?

20:01:17 From Dario's iPhone 15 Pro to Everyone:

Reacted to "I would say there wo..." with 🖱️

20:01:19 From Kelsey to Everyone:

Trains do travel through the night, trains can and have come through past 11pm

20:01:27 From Matt DiPietro to Everyone:

I can't speak to where the material ends up but I can guarantee 100% trains come well past 11pm

20:01:39 From Jacob to Everyone:

How will train & truck routes impact Bay Trail & Wellness Trail? Bike lanes go on Harbour Way S, Hoffman, Cutting.

More trucks could impact pedestrian & bicycle safety

20:02:04 From Michael Fitzhugh to Everyone:

The application City of Richmond Environmental Information Form (Appendix A) says that the project could contribute air pollutants for which the project area and/or air basin are under non-attainment status. Could you please tell us more about that?

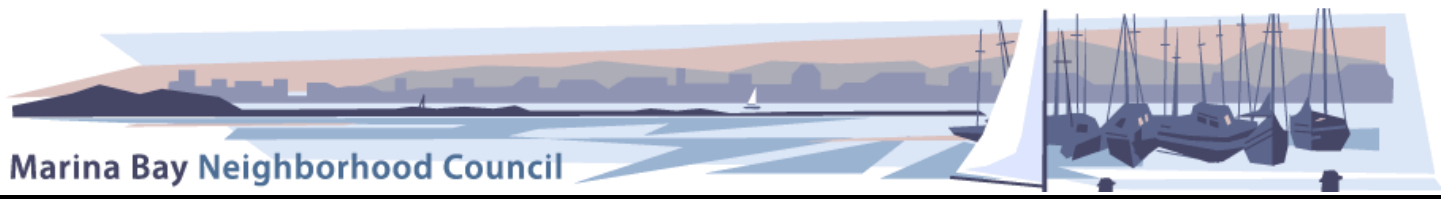
20:02:14 From amelimorgan to Everyone:

Sounds like pt richmond will also be affected by the noise etc. City needs to find out how much and notify pt. Richmond too

20:04:32 From Karen Pollak to Everyone:

Reacted to "Sounds like pt richm..." with ✅

20:04:34 From Hector Rojas to Everyone:



Replying to "Sounds like pt richm..."

Hello, depending on the routes for truck and rail traffic we can definitely connect with the Point Richmond Neighborhood Council.

20:06:44 From Karen Pollak to Everyone:

Replying to "Sounds like pt richm..."

It will definitely impact the whole area. The noise pollution is bad.

I can attest to that.

If any car has an accident then what?

20:07:39 From Jacob to Everyone:

Is there any possible impact on water quality from increased processing & storage? And what additional safety measures will be put in place to prevent spills or accidents?

20:08:55 From Karen Pollak to Everyone:

Replying to "Is there any possibl..."

Definitely a concern

20:09:22 From Anita Mermel to Everyone:

It seems that Trans Montaigne can only control the arrival and departure times of trains and trucks to their facility. That said, many of these trains bearing products destined to Trans Montaigne can arrive at the Railroad yards next door at any time of day or night, and then wait until they can be accepted at their final destination. Is the City Planning department looking at the Big Picture of how RR and road operations will be impacted in the entire area?

20:11:40 From Diane to Everyone:

Thank you for getting this on the MBNC early. We can now have a time to develop the Marina Bay concerns or interest.

20:12:23 From Anita Mermel to Everyone:

Reacted to "Thank you for gettin..." with 👍

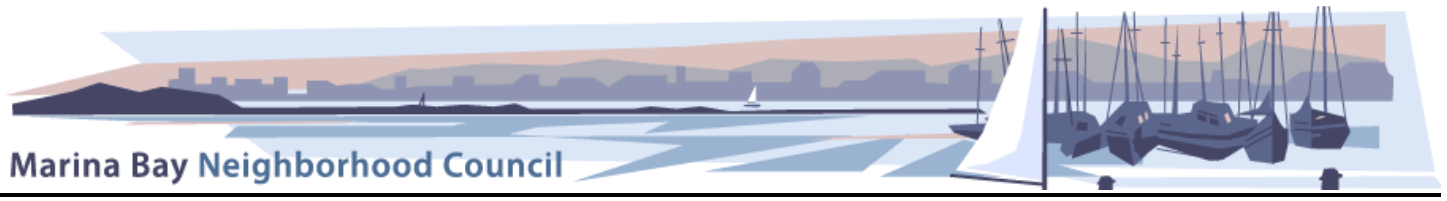
20:13:08 From Allison Henry to Everyone:

Thank you for early sharing and hearing our concerns.

20:14:13 From Diane to Everyone:

Who owned this before you?

20:16:13 From janicemcloud to Everyone:



Reacted to "Thank you for gettin..." with 👍

20:17:04 From janicemcloud to Everyone:

Replying to "It seems that Trans ..."

It sounds like they do not control the trucks.... Just the line switches.

20:18:27 From ameliamorgan to Everyone:

The city and a builder are talking about building expensive town houses in marina bay very close to what is being planned. The townhomes start at 1.2 mill and as high as 2.0 million to live next to a lot of pollution and noise. Are they aware of this project.

20:20:52 From Margarita Mitas MBNC President to Everyone:

Reacted to "Thank you for gettin..." with 👍

20:22:06 From beth fitzgerald to Everyone:

How many trucks move in and out of terminal each week currently and what is the expected number to be after the expansion?

20:26:32 From Karen Pollak to Everyone:

Thank you. Very informative

The environmental groups meets on a Thursday night. I do have paperwork on their work.

20:27:03 From Kat to Everyone:

Thank you.