

COASTAL CONSERVANCY

Staff Recommendation  
March 25, 2021

**TERMINAL FOUR WHARF REMOVAL PROJECT**

Project No.14-025-01  
Project Manager: Marilyn Latta

**RECOMMENDED ACTION:** Authorization to disburse up to \$1,434,400 to the City of Richmond to augment the Conservancy's November 19, 2020 grant of \$3,000,000 for the final design and implementation of the Terminal Four Wharf Removal Project near Point San Pablo, Contra Costa County.

**LOCATION:** Point San Pablo, Richmond (Contra Costa County)

**PROGRAM CATEGORY:** San Francisco Bay Area Conservancy

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**EXHIBITS**

Exhibit 1: [Regional Map](#)

Exhibit 2: [November 19, 2021 Staff Recommendation](#)

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**RESOLUTION AND FINDINGS:**

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes the disbursement of up to \$1,434,400 to the City of Richmond to augment the Conservancy's November 19, 2020 grant of \$3,000,000 for the final design and implementation of the Terminal Four Wharf Removal Project near Point San Pablo, Contra Costa County.

Prior to the disbursement of any funds, the City of Richmond shall submit for the review and written approval of the Conservancy's Executive Officer:

- a. A work program, budget, schedule, and the names of any contractors to be employed in carrying out the work.
- b. Evidence that all required permits and approvals have been obtained for the proposed project.

## **RICHMOND TERMINAL FOUR WHARF REMOVAL PROJECT**

In carrying out the proposed project, the City of Richmond shall comply with all applicable mitigation and monitoring measures that are required by any permit or approval and with all measures that are identified in the *Mitigated Negative Declaration for the Terminal 4 Wharf, Warehouse and Piling Removal Project* adopted by the Conservancy November 19, 2020.”

### Findings:

Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding the resource goals of the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.

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### **PROJECT SUMMARY**

At its November 19, 2020 meeting, the Conservancy authorized disbursement of \$3,000,000 in funds for the Terminal Four Wharf Removal Project and adopted a Mitigated Negative Declaration (MND) for the project (see Exhibit 2, “Staff Recommendation”). The “Project Financing” section of the November 19<sup>th</sup> staff recommendation noted that Conservancy staff would continue to assist the City in identifying the remaining funding needed to complete the project.

To this end, staff worked to secure a \$1,200,000 Water Quality Improvement grant from the U.S. Environmental Protection Agency (EPA) and \$312,840 in mitigation funds from Koch Carbon for the project. Staff recommends that the Conservancy authorize disbursement of up to \$1,150,000 of the EPA grant and \$284,400 from Koch Carbon to the City of Richmond for implementation of the Terminal Four Wharf Removal project, which consists of demolition of derelict pilings, decking, and two buildings, construction of enhanced rock slope protection, and monitoring at Terminal Four near Point San Pablo in Contra Costa County (see Exhibit 1). The remaining \$50,000 of EPA funding and \$28,400 from Koch Carbon will be used to cover the Conservancy’s staff costs in supporting the project. The “Project Financing” section, below, has been updated to reflect the most recent funding status and this new federal grant source. All other sections of this report remain consistent with the November 19<sup>th</sup> authorization.

### **PROJECT FINANCING**

EPA (via a grant to the Conservancy)	\$1,150,000
Koch Carbon (via the Conservancy)	\$284,400
Coastal Conservancy previously authorized	\$3,000,000
San Francisco Bay Restoration Authority (unsecured)	\$2,300,000
Other unsecured funding	\$700,000

## ***RICHMOND TERMINAL FOUR WHARF REMOVAL PROJECT***

**Project Total**

**\$7,434,400**

Funds for the current authorization come from the EPA's San Francisco Bay Water Quality Improvement Fund. EPA notified the Conservancy of the award January 27, 2021, and mitigation funds provided by Koch Carbon related to .24 acres of shoreline impacts from their Pittsburg Bank Stabilization and Repair Project.

Funds previously authorized by the Conservancy include mitigation funds paid to the Conservancy to satisfy conditions of regulatory permits, and settlement agreement funds, both of which have been placed in accounts within the Conservancy's Coastal Trust Fund that were established expressly for the Richmond Terminal Four Wharf Removal Project. The specific fund sources and purposes are as described in Exhibit 2.

The City submitted an application for the remaining funding of approximately \$3 million to the San Francisco Bay Restoration Authority in October of 2020; preliminary feedback suggests a potential recommendation at the staff level of up to \$2.3 million. The Conservancy and City will continue to endeavor to raise full funding for the project.

Finally, as described in the "Project History" section in Exhibit 2, prior funds (\$364,782 of BCDC Caltrans Mitigation Funds and \$276,000 of the NOAA PSMFC grant funds) have already been awarded and expended on project design, permitting, and environmental review.

### **COMPLIANCE WITH CEQA:**

Since the Conservancy's adoption of the "Terminal Four Wharf, Warehouse, and Piling Removal Project Initial Study/Mitigated Negative Declaration" on November 19, 2020, the project has not changed, nor is there new information or changed circumstances that would trigger the requirement for additional review under CEQA. Therefore, no new CEQA documentation is needed (Exhibit 2).