

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, March 19, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

Stephen M. Clark

Joan Garrett
Chair

Dorothy Gilbert

Toni Hanna

David Helvarg

Jim Hite

Jeanne Kortz

Eduardo Martinez

Joseph Puleo

Steven Rosing

Rod Satre

Charles T. Smith

Nina G. Smith

Pam Stello

Mary H. Sundance

Eileen Whitty

1. Call to Order (1 min.)

2. Roll Call (1 min.)

3. Welcome and Meeting Procedures (1 min.)

Individuals who would like to address the committee on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.

4. Agenda Review and Adoption (2 min.)

The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.

5. Announcements through the Chair (3 min.)

6. Open Forum (3 minutes per person limit)

7. Presentations, Discussion & Action Items (55 min.)

a. Introduction of newly appointed PMCAC members: Joseph Puleo and Otheree Christian (5 min.)

b. Idea Scrum update. Review, assess progress, and update PMCAC action priorities as established on 10/17/11(20 min.)

c. Working session: 1). Funding paths for non-Navy delineated remediation at Pt. Molate and planning/visioning work. (10 min.)

2). Teaming/partnering possibilities with area non-profits. (10 min.)

d. Call for new appointments to fill vacant seats on sub-committees (10 min.)

8. Staff Reports (15 min.)

Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.

a. Review of Financial Reports – as provided by Andrea Miller (10 min.)

b. Committee Log for PMCAC inquiries to staff, contractors – Craig K. Murray (5 min.)

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Tuesday, February 21, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

Stephen M. Clark

Joan Garrett
Chair

Dorothy Gilbert

Toni Hanna

David Helvarg

Jim Hite

Jeanne Kortz

Eduardo Martinez

Jospeh Puleo

Steven Rosing

Rod Satre

Charles T. Smith

Nina G. Smith

Pam Stello

Mary H. Sundance

Eileen Whitty

9. Consent Calendar (2 min.)

Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion

- a. APPROVE – February 21, 2012 minutes

10. Future Agenda Items (5 min.)

11. City Council Liaison Reports (10 min.)

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (5 min.)
b. PMCAC appointment status – Marilyn Langlois (5 min.)

12. Chair and Sub-Committee Reports (15 min.)

Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.

- a. Clean-Up and Restoration – Monthly remediation report review (15 min.)
b. Finance
c. Legal

13. Adjournment

14. Scheduled Meetings

- a. Committee Meeting – Monday, April 16, 2012, 6:30 PM, Multi-Purpose Room, 440 Civic Center Plaza

This meeting is held in a building that is accessible to people with disabilities. Persons with disabilities, who require auxiliary aids of services using city facilities, services or programs or would like information of the city's compliance with the American Disabilities Act (ADA) of 1990, contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, craig_murray@ci.richmond.ca.us. Agenda and minute information on the PMCAC can be found on the City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ1NWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By:

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Category:

- | | |
|--|---|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

MIT

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *Use action style minutes*

Submitted By: *JOAN GARRETT*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

*Use the shorter form action style minutes
which simply describe the nature of items
discussed and action taken*

Category:

- | | |
|--|---|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

H.

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *Adequacy of Funding for Base Cleanup*

Submitted By: *Bruce Bergant*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)
Will the Navy's \$28.5M + insurance be sufficient to complete base cleanup in compliance with proposed and adopted TO of RMOCB, including legal and consultant fees?

Category:

- Land Use
- Environmental Remediation
- Finance/Budget
- Historical
- Cultural
- Pt. Molate Management
- PMCAC Management
- Communications
- Information Management
- Administration

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

MLH

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *TOMBUTT HISTORY REVIEW*

Submitted By: *JOAN GARNETT*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Have Tom Butt do a presentation on the history of Pt. Molate.

Category:

- | | |
|--|---|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

Tom Butt's time (he has a .ppt already on this subject)

Idea Scrum Submission

MLH

Idea Title: (a few words to identify your idea)

Angel

Submitted By: Jim Hite

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Deep water
helipad
Cool offices } ala Gates

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input checked="" type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

just an angel

Idea Scrum Submission

PMAC FOR

Idea Title: (a few words to identify your idea)

Web-site for Pt. Molate

Submitted By: M. Sundance

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Web site for PMAC to communicate with public on any progress, get suggestions for pt. Molate, and poll on best uses for pt. Molate

Category:

- | | |
|--|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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| <input type="checkbox"/> Finance/Budget | <input checked="" type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

funding and input on what site would contain, web design. Not time sens.

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *info repository on line for/by PMCAC*

Submitted By: *JOAN GARRETT*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

PMCAC designates volunteer to research scan, and load online historical and present documents related to activities ~~and~~ undertaken and planned for/about Pt. Molate

Category:

- | | |
|--|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input checked="" type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

*IT staff to set up interface to load doc's
city staff to assist in pointing to locations
of documents
Need PMCAC liaison to implement*

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *Environmental Campgrounds*

Submitted By: *WHITTY*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)
on the UST sites, on top, allow camping. establish rules - length of stay - carry in/out water/waste. manage campground. parking area set up below

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)
*campground manager - concessions
campground BMPs - maps, hiking ideas, kayaking areas, recycling
parking area
water?
showers?*

Idea Scrum Submission

environmentally friendly outdoor amphitheater

Idea Title: (a few words to identify your idea)

Submitted By: *WHITTY*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

*start @ ~~State College~~ an outdoor amphitheater
have a local college design it
parking, lighting
BMPs*

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

*design competition by local college CCAC; Academy of Art Institute
bid to construct
concessions management of events
drama, music, other performance pieces, competitions?*

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: Steven Rosing

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

To further ^{the} definition of needs for ~~the~~ expedition of the reopening of Point Molate Park, at least during daylight hours.

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Pt. Molate Management |
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| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
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| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

- Road improvements (financial, legal)
- Public safety/security issues (high priority)
- Patrols, management
- Beautification (#)
- Parks dept. maintenance (#)

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: Eduardo Martinez

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Contact UCB Environmental Design Department for generating ideas for land use by having students be assigned Pt. Molate as a design problem

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

- 1) Contracting UCB department
- 2) No funding required
- 3) Support would be in official recognition/authority for asking -

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *MARINE WILDLIFE RESCUE/HOSP*

Submitted By: *Stephen Clark*

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

*VIA WILDCARE: A STAGE OF THE AWT HOSPITAL
ON THE SHORELINE TO RESCUE/TAKE CARE OF
MARINE WILDLIFE.*

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: Jeanne Korte

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

- 1) Community outreach to all communities in Richmond - get citizen input involved re: land use, history. Public Design
- 2) Website w/ information about Pt. Molate, ~~history~~, what's past, present + future happening now.
- 3) Cleanup \$265 MM??. Bioremediation
Paul, Bruce, Mary + John

Category:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

- Funding for bioremediation may be cheaper + than ^{the} traditional method.
- Multi-use idea, recreation, sustainable industry
- History

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: Stephen Clark

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

→ Is funded already (at least partially)
except ~~some~~ for the required infrastructure

Category:

- | | |
|--|---|
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Impacts and Requirements:

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- ⊕ ^{Per} - Stephen Clark - Marin Wildlife Ctr
Hospital
- (needs access to shoreline)
- They are looking for a site for state-of-the-art hospital
 - would serve a seed enterprise attracting other shops

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

PT MOLATE BEACH BASH

Submitted By: DAVID HELWAG

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

CELEBRATION OF REOPENING OF
PICNIC/BEACH AREA TO THE COMMUNITY
- A BIG BASH OF A CELEBRATION

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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Impacts and Requirements:

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SEE THIS AS PHASE ONE OF EXPANDED
PUBLIC USE - LIABILITY + SECURITY
COSTS NEED TO BE ADDRESSED
BEFORE MOVING FORWARD ON THIS.

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: Pam Stello

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion) 2 Speakers -
+ Bioremediation - concert w/ Terry Hazel LBNL, What is possible? often. Discusses interplay of bioremediation in mix-use plan - models for
CITIZEN PARTICIPATION SPEAKER. - Jan. May. Bue. Urban design
+ Experts on citizen partnerships in design. - public - public lands
participate → use - mesh plans have not let W
use. M16 - Susan Gelbman - would on 6am
Place

Category:

- | | |
|---|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

Submitted By: P. Smith

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Preserve Point Molate as open space with low impact development keeping in mind the needs of the community.

Category:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input type="checkbox"/> Communications |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

New marine mammal center

Submitted By:

Stephen Clark

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Wildcare marine mammal center have cut down their facilities and lack a shoreline hospital - may involve eco tourism + marine recreation. They are currently negotiating in Benicia

Category:

- | | |
|--|---|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
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| <input type="checkbox"/> Historical | <input type="checkbox"/> Information Management |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Administration |

Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

*- partially funded
- just looking @ location
- may require infrastructure*

Idea Scrum Submission

Idea Title: (a few words to identify your idea)

information tables
for public info. PMAC & Pt. Molate

Submitted By: M. Sundance

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Brochures, pamphlets,
set up at City Events, Stores, to
inform public of PMAC's progress
on Pt. Molate issues.

Category:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Pt. Molate Management |
| <input checked="" type="checkbox"/> Environmental Remediation | <input checked="" type="checkbox"/> PMCAC Management |
| <input checked="" type="checkbox"/> Finance/Budget | <input checked="" type="checkbox"/> Communications |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

Need funds to have items
printed, and another sub-comm.
established (Public Outreach
Committee) not time sens.

Idea Scrum Submission

Idea Title: (a few words to identify your idea) *PMCAC info Liaison*

Submitted By:

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

*Have a PMCAC member be delegated as
(info liaison) who can assist Craig in
soliciting docs + reports from PMCAC and
leading info archival project*

Category:

- | | |
|--|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Pt. Molate Management |
| <input type="checkbox"/> Environmental Remediation | <input type="checkbox"/> PMCAC Management |
| <input type="checkbox"/> Finance/Budget | <input checked="" type="checkbox"/> Communications |
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Impacts and Requirements:

(brief description of what would be required to implement your idea, i.e. will funding be required? Would your idea require administrative or professional support or analysis to implement? Is your idea time sensitive?)

- requires vote from PMCAC*
- requires city staff assistance*

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7B22

murrayC

 #9 - Arcadis Terraphase Invoices 12 10 10.pdf
 03/16/12 11:12

XEROX®

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October 12, 2010
 Project No: EM009721.0009
 Invoice No: 0344586

UPSTREAM POINT MOLATE LLC
 ATTN: MR. JAMES D. LEVINE
 1900 POWELL STREET, 12TH FLOOR
 EMERYVILLE, CA 94608

Upstream Point Molate LLC: Point Molate Remediation Project

Professional Services from August 23, 2010 to October 17, 2010

Task	00101	SITE MANAGEMENT PLAN (WO #1)			
Professional Personnel					
			Hours	Rate	Amount
SENIOR			3.00	153.16	459.48
	Totals		3.00		459.48
	Total Labor				459.48
					Total this Task
					\$459.48

Task	00202	2010 O&M (CO#2)			
Professional Personnel					
			Hours	Rate	Amount
SENIOR			126.50	153.16	19,374.74
SENIOR PROJECT			11.10	134.63	1,494.39
PROJECT			18.20	122.50	2,229.50
SENIOR STAFF			28.40	103.50	2,939.40
STAFF II			17.30	89.50	1,548.35
STAFF I			0.20	75.68	15.14
ENGINEERING TECHNICIAN III			87.00	69.56	6,051.72
PROJECT ASST/TECHNICAL EDITOR I			0.70	75.65	52.96
	Totals		289.40		33,706.20
	Total Labor				33,706.20
Consultants					
SUBCONTRACTOR COSTS					1,176.21
SUB COSTS - LAB SERVICES					4,015.00
SUB COSTS - TRANSPORTATION & DISPOSAL					3,297.40
	Total Consultants		1.06 times	8,488.61	8,997.93
Reimbursable Expenses					
TELEPHONE			1.1 times	329.54	362.49
UTILITIES AND CLEANING			1.1 times	2,198.88	2,418.77
FIELD EXPENSES			1.1 times	902.64	992.90

Bank: Wells Fargo
 Account number
 Account Name: ARCADIS U.S., Inc. Lockbox Account

ACH bank routing (ABA) number
 Wire transfer bank routing (AD5) number

Please Remit To: ARCADIS U.S., Inc.
 Dept. 547, Denver, Colorado 80231-0547 720 344 3500
 TERMS: Net 30 days

8A3

Project	EM009721.0009	UPSTREAMPTMOLATE/PTMOLATEREMPROJECT	Invoice	0344586
IH-FIELD EQUIPMENT		1.0 times	59.00	59.00
Total Reimbursables			3,490.06	3,833.16

Unit Billing

46.50

Total this Task \$46,583.79

Task 00401 IR SITE 1 LANDFILL COVER INSP & RPTG #4

Professional Personnel

	Hours	Rate	Amount
SENIOR	17.00	153.16	2,603.72
SENIOR STAFF	10.10	103.50	1,045.35
IS/DBASE SUPPORT SPECIALISTIII	17.50	86.28	1,509.90
Totals	44.60		5,158.97
Total Labor			5,158.97

Unit Billing

46.50

Total this Task \$5,205.47

Task 00501 HILLSIDE JUST INSPECTION & REPORTING (#5)

Professional Personnel

	Hours	Rate	Amount
PRINCIPAL	0.50	195.16	97.58
SENIOR	13.50	153.16	2,067.66
SENIOR PROJECT	23.50	134.63	3,163.81
SENIOR STAFF	2.50	103.50	258.75
IS/DBASE SUPPORT SPECIALISTIII	1.00	86.28	86.28
Totals	41.00		5,674.08
Total Labor			5,674.08

Unit Billing

105.40

Total this Task \$5,779.48

Task 00601 IR SITE3 - FS/RAP

Professional Personnel

	Hours	Rate	Amount
PRINCIPAL	29.00	195.16	5,659.64
SENIOR ASSOCIATE	1.50	168.50	252.75
SENIOR	30.00	153.16	4,594.80
SENIOR PROJECT	85.40	134.63	11,497.40
PROJECT	33.30	122.50	4,079.25
SENIOR STAFF	1.60	103.50	165.60
STAFF II	6.90	89.50	617.55
STAFF I	32.10	75.68	2,429.33
IS/DBASE SUPPORT SPECIALISTIII	1.20	86.28	103.54
PROJECT ASSST/TECHNICAL EDITOR II	13.90	82.14	1,141.74
PROJECT ASSST/TECHNICAL EDITOR I	0.50	75.65	37.83
Totals	235.40		30,579.43
Total Labor			30,579.43

Reimbursable Expenses

REIMB EMPLOYEE MILEAGE	10.00
------------------------	-------

Bank: Wells Fargo Bank NA
 Account number:
 Account Name: ARCADIS US, Inc Lockbox Account

ACH bank routing (ABA) number:
 Wire transfer bank routing (ABA) number:

Remit To: ARCADIS US, Inc
 547 Denver, Colorado 80291-0317, 720.311.3600
 TERMS: Net 30 days

BA4

Project	EM009721.0009	UPSTREAMPTMOLATE/PTMOLATEREMPROJECT	Invoice	0344586
Total Reimbursables		1.1 times	10.00	11.00
			Total this Task	\$30,590.43
Task	00602	IR SITE 3-SATURATED ZN CLEANUP CRITERIA		
Professional Personnel				
		Hours	Rate	Amount
PRINCIPAL		34.60	195.16	6,752.54
SENIOR STAFF		1.20	103.50	124.20
	Totals	35.80		6,876.74
	Total Labor			6,876.74
			Total this Task	\$6,876.74
			Total this Invoice	\$95,495.39



December 01, 2010
 Project No: EM009721.0009
 Invoice No: 0352534

UPSTREAM POINT MOLATE LLC
 ATTN: MR. JAMES D. LEVINE
 1900 POWELL STREET, 12TH FLOOR
 EMERYVILLE, CA 94608

Upstream Point Molate LLC: Point Molate Remediation Project

Professional Services from October 17, 2010 to November 21, 2010

Task	00202	2010 O&M (CO#2)		
Professional Personnel				
		Hours	Rate	Amount
SENIOR PROJECT		28.50	153.16	4,365.08
SENIOR STAFF		11.00	122.50	1,347.50
STAFF II		7.60	103.50	786.60
STAFF I		10.10	89.50	903.95
ENGINEERING TECHNICIAN III		0.70	75.68	52.98
TECHNICAL EDITOR I/WRDPROCESSR		23.00	69.58	1,599.88
PROJECT ASSST/TECHNICAL EDITOR II		0.50	84.73	42.37
		1.00	82.14	82.14
	Totals	82.40		9,180.48
	Total Labor			9,180.48
Reimbursable Expenses				
TELEPHONE				325.25
MATERIAL & EQUIPMENT				94.78
	Total Reimbursables		1.1 times	420.03
Unit Billing				
				107.40
			Total this Task	\$9,749.91
			Total this Invoice	\$9,749.91

Bank Wells Fargo
 ACCOUNT NUMBER
 Account Name: ARCADIS U.S., Inc. Lockbox Account

ACH bank routing (ABA) number
 Wire transfer bank routing (ABA) number

Please Remit To: ARCADIS U.S., Inc.
 Dept. 547, Denver, Colorado 80291-0547 720 344-3500
 TERMS: Net 30 days

BAG

Jim Levine
Upstream Point Molate LLC
1900 Powell Street
12th Floor
Emeryville, CA 94608

12/9/2010

Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street
San Francisco, CA 94105

Invoice Number: 110
Invoice Period: 10/25/2010 - 11/28/2010

REMITTANCE COPY

RE: 0001001002 - IR Site 1 Landfill Monitoring
Our Project Number: 001002

Fees: 2,268.00
Total for this Invoice: 2,268.00

Outstanding Invoices

Date	Invoice Number	Amount	Credits	Balance Due
12/9/2010	110	2,268.00	0.00	2,268.00
TOTAL BALANCE DUE:				2,268.00

Please mail payment check to:
Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street, ste 300
San Francisco, CA 94105

Wire Instructions:
Terraphase Engineering, Inc.
Bank of the West
Account Number
Routing Number

Thank you for your business. We appreciate it very much!

We appreciate your business

8A7

Jim Levine
Upstream Point Molate LLC
1900 Powell Street
12th Floor
Emeryville, CA 94608

12/9/2010

Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street
San Francisco, CA 94105

Invoice Number: 111
Invoice Period: 11/1/2010 - 11/28/2010

REMITTANCE COPY

RE: 0001001003 - Site 3 OM&M on PGWTP
Our Project Number: 000100103

Fees: 12,573.00
Expenses: 4,539.00
Total for this Invoice: 17,112.00

Outstanding Invoices

Date	Invoice Number	Amount	Credits	Balance Due
12/9/2010	111	17,112.00	0.00	17,112.00
TOTAL BALANCE DUE:				17,112.00

Please mail payment check to:
Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street, ste 300
San Francisco, CA 94105

Wire Instructions:
Terraphase Engineering, Inc.
Bank of the West
Account Number
Routing Number :

Thank you for your business. We appreciate it very much!

We appreciate your business

BAB

Jim Levine
Upstream Point Molate LLC
1900 Powell Street
12th Floor
Emeryville, CA 94608

12/9/2010

Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street
San Francisco, CA 94105

Invoice Number: 112
Invoice Period: 10/4/2010 - 11/28/2010

REMITTANCE COPY

RE: 0001001004 - Site 3 Saturated Zone Cleanup Goal
Our Project Number: 001004

Fees: 12,123.00
Expenses: 265.00
Total for this Invoice: 12,388.00

Outstanding Invoices

Date	Invoice Number	Amount	Credits	Balance Due
12/9/2010	112	12,388.00	0.00	12,388.00
TOTAL BALANCE DUE:				12,388.00

Please mail payment check to:
Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street, ste 300
San Francisco, CA 94105

Wire Instructions:
Terraphase Engineering, Inc.
Bank of the West
Account Number
Routing Number

Thank you for your business. We appreciate it very much!

We appreciate your business

8A9

Jim Levine
Upstream Point Molate LLC
1900 Powell Street
12th Floor
Emeryville, CA 94608

12/9/2010

Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street
San Francisco, CA 94105

Invoice Number: 113
Invoice Period: 11/28/2010 - 11/28/2010

REMITTANCE COPY

RE: 0001001005 - PGWTP Repairs and Upgrades
Our Project Number: 001005

Expenses: 5,374.09
Total for this Invoice: 5,374.09

Outstanding Invoices

Date	Invoice Number	Amount	Credits	Balance Due
12/9/2010	113	5,374.09	0.00	5,374.09
TOTAL BALANCE DUE:				5,374.09

Please mail payment check to:
Terraphase Engineering, Inc.
c/o Beyond Bookkeeping
609 Mission street, ste 300
San Francisco, CA 94105

Wire Instructions:
Terraphase Engineering, Inc.
Bank of the West
Account Number
Routing Number

Thank you for your business. We appreciate it very much!

We appreciate your business

BA10

murrayC

 **Invoice #21 - TerraPhase 120411 (2).pdf**
 **03/16/12 11:12**

XEROX®

BA11



Terraphase Budget Summary Sheet
 Client: Williams Perin Medical, LLC
 Project: Pioneer Well Final Deep Point Module
 Invoice Date: 12/16/2011
 Work Through: 12/22/2011

Project Number	Task Description	Original Budget	Work Order Request #	Authorization Date	Total Authorized Budget	Invoices thru 7/9/2011		Invoice thru 7/31/2011		Invoice thru 8/28/2011		Invoice thru 10/27/2011		Invoice thru 10/30/2011		Total Billed to Date	Remaining Budget	
						Fees	Invoice Number	Fees	Invoice Number	Fees	Invoice Number	Fees	Invoice Number	Fees	Invoice Number			
	Tasks from RWOCB Draft Order																	
	Pending		WOR #7	-														
0001-001-009	Milestone 1: SOI & Groundwater Management Plan	\$ 130,732	WOR #9	3/22/2011			317	\$ 40,774	342	\$ 8,845	384	\$ 7,454	381	\$ 3,082	424	\$ 21,591	\$ 104,497	\$ 13,220
0001-001-004	Drift Soil and Groundwater Management Plan	\$ 52,500	WOR #5	11/11/2010													\$ 54,542	\$ (42)
0001-001-001	Milestone 2: Discoveries during Feasibility Re-evaluation Reports	\$ 6,000	Check Order	7/14/2011														
0001-001-000	Milestone 3: Final Land Use Control Report	\$ 171,700	WOR #10	5/23/2011			318	\$ 9,040	343	\$ 1,989	368	\$ 5,480	352	\$ 62,764	428	\$ 23,633	\$ 107,042	\$ 64,658
0001-001-003	Milestone 4: Final Land Use Control Report	\$ 75,200	WOR #7	12/16/2010													\$ 75,180	\$ 20
0001-001-002	Milestone 5: 5-year Report for Site 1 Landfill	\$ 250,100	WOR #11	5/23/2011			319	\$ 9,913	344	\$ 17,021	368	\$ 22,833	395	\$ 13,276	433	\$ 8,755	\$ 102,342	\$ 147,758
0001-001-005	Milestone 6: Site 1 Feasibility Study and Remedial Action Plan	\$ 42,100	WOR #8	12/17/2010			316	\$ 6,428	343	\$ 4,697	363	\$ 3,810	300	\$ 2,482	433	\$ 5,504	\$ 42,100	\$ 0
0001-001-006	Milestone 7: Remedial Action Workplan	\$ 450,300	WOR #13	11/29/2011														\$ 450,300
0001-001-015	Milestone 12: UST Management Plan	\$ 39,800	WOR #15	11/2/2011														\$ 39,800
	Additional Tasks																	
0001-001-003	Site 3 RWTP O&M	\$ 175,000	WOR #3	12/15/2010														\$ 175,000
0001-001-005	O&M for November 2010 through April 2011	\$ 44,400	WOR #5	12/15/2010														\$ 44,400
0001-001-012	Removal and Control Investigation #1	\$ 216,192	WOR #22	5/12/2011			320	\$ 10,770	345	\$ 16,139	370	\$ 17,346	394	\$ 58,181	419	\$ 13,211	\$ 216,128	\$ 64
0001-001-017	O&M for Site 1 through 12/31/2011	\$ 174,094	WOR #17	11/29/2011														\$ 174,094
0001-001-008	Task Investigation Report	\$ 19,170	WOR #6	12/16/2010														\$ 19,170
0001-001-007	Quarterly UST Inspections & Reporting 2011	\$ 66,900	WOR #1	11/15/2010			315	\$ 860	338	\$ 571	362	\$ 4,143	368	\$ 12,522	400	\$ 6,877	\$ 66,906	\$ 4
0001-001-014	Inspection, Monitoring and Maintenance for November 2010 through October 2011	\$ 13,814	WOR #24	6/7/2011			321	\$ 5,300	346	\$ 545			394	\$ 823	430	\$ 2,834	\$ 13,819	\$ 2,695
0001-001-016	Emergency Operation of the Landfill Treatment System	\$ 86,912	WOR #16	11/2/2011														\$ 86,912
0001-001-018	Well Abandonment Work Plan	\$ 11,164	WOR #18	11/29/2011														\$ 11,164
		\$ 3,098,108						\$ 100,836		\$ 51,791		\$ 72,085		\$ 130,318		\$ 1,051,970	\$ 2,884,218	

8A13

BAIT

murrayC

 Disbursement Request #15 (2).pdf
 03/16/12 11:13

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8A15

BA16

murrayC

 #11 Terraphase Invoice 3 28 11 (2).pdf
 03/16/12 11:13

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8A19

murrayC

 **#6 - Arcadis Invoice 9 29 10 (2).pdf**
 **03/16/12 11:14**

XEROX®

BA23

1950

1950

BA24



September 21, 2010

Project No: EM009721.0009

Invoice No: 0341250

UPSTREAM POINT MOLATE LLC
 ATTN: MR. JAMES D. LEVINE
 1900 POWELL STREET, 12TH FLOOR
 EMERYVILLE, CA 94608

Upstream Point Molate LLC: Point Molate Remediation Project

Professional Services from July 26, 2010 to August 22, 2010

Task 00202 2010 O&M (CO#2)

Professional Personnel

	Hours	Rate	Amount	
PRINCIPAL	4.00	195.16	780.64	
SENIOR	57.50	153.16	8,806.70	
SENIOR PROJECT	22.90	134.63	3,083.03	
PROJECT	10.30	122.50	1,261.75	
SENIOR STAFF	17.30	103.50	1,790.55	
STAFF II	1.10	89.50	98.45	
STAFF I	5.10	75.68	385.97	
ENGINEERING TECHNICIAN III	59.00	69.56	4,104.04	
TECHNICAL EDITOR I/WRDPROCESSR	1.00	84.73	84.73	
PROJECT ASSST/TECHNICAL EDITOR II	2.80	82.14	229.99	
PROJECT ASSST/TECHNICAL EDITOR I	2.00	75.65	151.30	
Totals	183.00		20,777.15	
Total Labor				20,777.15

Consultants

SUB COSTS - LAB SERVICES			165.00	
Total Consultants	1.06 times		165.00	174.90

Reimbursable Expenses

FIELD EXPENSES	1.1 times	108.16	118.98	
MATERIAL & EQUIPMENT	1.1 times	194.15	213.57	
IH-FIELD EQUIPMENT	1.0 times	59.00	59.00	
Total Reimbursables		361.31		391.55

Unit Billing

142.60

Total this Task \$21,486.20

Task 00301 PREPARE GW MONITORING PLAN (CO #3)

Professional Personnel

Bank: Wells Fargo Bank NA
 Account number: 1
 Account Name: AF

inc. Lockbox Account

ACH bank routing (ABA) number:
 Wire transfer bank routing (ABA) number:

Please Remit To: ARCADIS U.S. Inc.
 Dept. 547, Denver, Colorado 80261-0547 720.344.3500
 TERMS: Net 30 days

BA25

Project EM009721.0009 UPSTREAMPTMOLATE/PTMOLATEREMPROJECT Invoice 0341250

	Hours	Rate	Amount
SENIOR	35.00	153.16	5,360.60
SENIOR STAFF	7.10	103.50	734.85
STAFF II	5.30	89.50	474.35
Totals	47.40		6,569.80
Total Labor			6,569.80
Total this Task			\$6,569.80

Task 00401 IR SITE 1 LANDFILL COVER INSP & RPTG #4

Professional Personnel

	Hours	Rate	Amount
SENIOR	1.50	153.16	229.74
SENIOR PROJECT	13.80	134.63	1,857.89
SENIOR STAFF	10.10	103.50	1,045.35
Totals	25.40		3,132.98
Total Labor			3,132.98
Total this Task			\$3,132.98

Task 00501 HILLSIDE UST INSPECTION & REPORTING (#5)

Professional Personnel

	Hours	Rate	Amount
SENIOR	1.50	153.16	229.74
SENIOR STAFF	6.60	103.50	683.10
Totals	8.10		912.84
Total Labor			912.84
Total this Task			\$912.84

Unit Billing

31.00

Total this Task \$943.84

Task 00601 IR SITE3 - FS/RAP

Professional Personnel

	Hours	Rate	Amount
PRINCIPAL	6.00	195.16	1,170.96
SENIOR	45.50	153.16	6,968.78
SENIOR PROJECT	53.00	134.63	7,135.39
PROJECT	33.50	122.50	4,103.75
STAFF I	25.00	75.68	1,892.00
ENGINEERING TECHNICIAN I	50.00	69.56	3,478.00
PROJECT ASSST/TECHNICAL EDITOR II	34.70	82.14	2,850.26
Totals	247.70		27,599.14
Total Labor			27,599.14

Reimbursable Expenses

POSTAGE, SHIP, & MESSENGER		11.65	
Total Reimbursables	1.1 times	11.65	12.82
Total this Task			\$27,611.96
Total this Invoice			\$59,744.78

Bank: Wells Fargo Bank NA
 Account number:
 Account Name: Arcadis U.S., Inc. Lockbox Account

ACH bank routing (ABA) number:
 Wire transfer bank routing (ABA) number:

Please Remit To: ARCADIS U.S., Inc.
 Dept. 547, Denver, Colorado 80291-0547, 720.344.3600
 TERMS: Net 30 days



Upstream Point Molate, L.L.C.
ARCADIS Project # EM009721.0009
Invoice #0341250

Services Rendered for Period July 25 – August 22, 2010

ARCADIS PHASE 101—WOR-1 (Soil Management Plan)

No activity this billing cycle

ARCADIS PHASE 201—CO-1 (Transition of OM&M & Reporting - Site 1 seep system and Site 3 Packaged Groundwater Treatment System)

No activity this billing cycle

ARCADIS PHASE 202—CO-2 (2010 IR Site 1 and IR Site 3 Treatment Systems Routine OM&M)

- Performed routine OM&M of IR Site 1 seep treatment system
- Performed routine OM&M of IR Site 3 groundwater treatment system
- Collection of monthly IR Site 3 NPDES samples
- Collect sample of carbon filter media for waste profiling
- Prepare and review of weekly O+M logs
- Backwash IR Site 1 landfill filter vessels
- Backwash IR Site 3 sand filters
- Replace carbon in two carbon vessels
- Trouble shoot and repairs to IR Site 3 carbon filter vessels
- Inventory equipment for carbon change and order new parts as necessary
- Schedule & coordinate O&M for the month
- NPDES report finalization, editing, reproduction, and submittal
- Client communication and meetings to review Order milestones and tracking
- Respond to IR Site 3 autodialer alarm—troubleshoot power outage from power pole failure.
- Troubleshoot rusting pipe
- Project Web Portal maintenance
- Project Management and account maintenance
- Vendor/sub invoices:**
- Curtis & Tompkins – Lab analysis
- Grainger – materials & supplies
- Harrington Industrial – materials & supplies
- AT&T – treatment system phone service
- Home Depot – materials & supplies
- Lab Safety Supply – supplies

ARCADIS PHASE 301—CO-3 (Groundwater Monitoring Program)

Continued preparation of the Draft Work Plan for Groundwater Monitoring Program Plan

ARCADIS PHASE 401—CO-4 (IR Site 1 Landfill Inspections and Reporting)

- Communication and coordination with County Inspector regarding landfill landscaping
- Coordinate weed abatement
- Continue Landfill Cap 5-Year Review Report



Upstream Point Molate, L.L.C.
ARCADIS Project # EM009721.0009
Invoice #0341250

Services Rendered for Period July 25 – August 22, 2010

ARCADIS PHASE 501—CO-5 (Hillside USTs Inspections)

Begin preparing monitoring report.

Quarterly UST inspection

ARCADIS PHASE 601—CO 6 (Site 3 FS/RAP)

Prepare outline for FS/RAP

Meeting/discussion with team on report and assignment of responsibilities

Begin preparing FS/RAP

- Develop database
- Data entry; conversion of data from hard copy originals to electronic format
- Scan and upload data
- Compilation of data
- QA/QC of converted data

ARCADIS PHASE 602—CO 7 (Site 4 FS/RAP)

No activity this period

Upstream Point Molate, L.L.C.
ARCADIS Project # EM009721.0009
Invoice #0341250

Services Rendered for Period July 26 – August 22, 2010

ARCADIS PHASE 101—WOR-1 (Soil Management Plan)

No activity this billing cycle

ARCADIS PHASE 201—CO-1 (Transition of OM&M & Reporting - Site 1 seep system and Site 3 Packaged Groundwater Treatment System)

No activity this billing cycle

ARCADIS PHASE 202—CO-2 (2010 IR Site 1 and IR Site 3 Treatment Systems Routine OM&M)

- Performed routine OM&M of IR Site 1 seep treatment system
- Performed routine OM&M of IR Site 3 groundwater treatment system
- Collection of monthly IR Site 3 NPDES samples
- Collect sample of carbon filter media for waste profiling
- Prepare and review of weekly O+M logs
- Backwash IR Site 1 landfill filter vessels
- Backwash IR Site 3 sand filters
- Replace carbon in two carbon vessels
- Trouble shoot and repairs to IR Site 3 carbon filter vessels
- Inventory equipment for carbon change and order new parts as necessary
- Schedule & coordinate O&M for the month
- NPDES report finalization, editing, reproduction, and submittal
- Client communication and meetings to review Order milestones and tracking
- Respond to IR Site 3 autodialer alarm--troubleshoot power outage from power pole failure.
- Troubleshoot rusting pipe
- Project Web Portal maintenance
- Project Management and account maintenance
- Vendor/sub invoices:**
 - Curtis & Tompkins – Lab analysis
 - Grainger – materials & supplies
 - Harrington Industrial – materials & supplies
 - AT&T – treatment system phone service
 - Home Depot – materials & supplies
 - Lab Safety Supply – supplies

ARCADIS PHASE 301—CO-3 (Groundwater Monitoring Program)

Continued preparation of the Draft Work Plan for Groundwater Monitoring Program Plan

ARCADIS PHASE 401—CO-4 (IR Site 1 Landfill Inspections and Reporting)

- Communication and coordination with County Inspector regarding landfill landscaping
- Coordinate weed abatement
- Continue Landfill Cap 5-Year Review Report

ARCADIS PHASE 501—CO-5 (Hillside USTs Inspections)

Upstream Point Molate, L.L.C.
ARCADIS Project # EM009721.0009
Invoice #0341250

Services Rendered for Period July 26 – August 22, 2010

Confirm frequency of UST monitoring report submissions

Begin preparing monitoring report.

Quarterly UST inspection

ARCADIS PHASE 601—CO 6 (Site 3 FS/RAP)

Prepare outline for FS/RAP

Meeting/discussion with team on report and assignment of responsibilities

Begin preparing FS/RAP

ARCADIS PHASE 602—CO 7 (Site 4 FS/RAP)

No activity this period

Point Molate Community Advisory Committee

March 15, 2012

Via e-Mail

City of Richmond
450 Civic Center Plaza
Richmond, CA. 94804

Attn: Mayor Gayle McLaughlin
Bill Lindsay, City Manager

cc: Craig Murray

Re: Information required for PMCAC to properly perform its chartered duties

Dear Mayor and City Manager,

The Point Molate Community Advisory Committee (PMCAC) would appreciate your help in removing a procedural roadblock that prevents the committee from carrying out its duties under attached City Council Resolution 8-11. Under this resolution the PMCAC is to "work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate".

PMCAC is unable to adequately provide oversight of the remediation plans and activities due to lack of appropriate information in a timely manner. During this critical time period (see timetable attached) of establishing cleanup criteria, and developing the final details of cleanup scope and methods as required under RWQCB Order No. R2-2011-0087 of December 2011, the PMCAC does not receive any documentation produced by Terraphase – the contracted remediation firm – until after that documentation has been submitted to the Water Board. This does not allow the PMCAC any opportunity to review any plans, models, methods or schedules prior to submission to and approval by the Water Board. This puts the PMCAC in the awkward position of making critical comments to the RWQCB, rather than advising the City prior to submission of documents to the RWQCB.

During its regularly scheduled Feb. 21, 2012 meeting, the PMCAC unanimously passed the following motion:

To provide a letter to the Mayor's office and City Manager's office outlining PMCAC's inability to adequately provide timely remediation oversight, and outlining the scope of documents required in order to adequately provide timely remediation oversight, and provide the Mayor's office and City manager's office a listing of outstanding information/inquiry requests.

Drafts of all remediation, plans, models, methods, schedules and activities should be supplied to PMCAC in order to provide PMCAC opportunity to review prior to submission to the RWQCB. Despite several requests for drafts, Terraphase responds that they have been embargoed from supplying draft documentation to PMCAC by city staff, and are only allowed to release to PMCAC their monthly remediation report. Meeting time with Terraphase has also been rationed to once per quarter.

In addition to requested drafts as outlined above, attached please find an inquiry tracking sheet highlighting various informational requests, from RLO's to financial information that remain outstanding.

The PMCAC would appreciate your support in directing staff to provide drafts of all remediation efforts, plans, models, methods, and schedules as outlined above and your support in providing the responses to the informational requests outlined on the attached inquiry tracking sheet.

Furthermore, we request that the PMCAC be given copies of documents already submitted to the RWQCB pursuant to the order, e.g. clean up goals for soils more than 10' bgs, Site 4 Interim Remedial Action (RA) Plan, Site 3 Feasibility Study & RA Plan and plan for management of soils & groundwater cleanup.

Respectfully,



Joan Garrett
Chair, Point Molate Community Advisory Comte.



Bruce Beyaert
Vice Chair, Point Molate Community Advisory Comte.

c/o The Mayor's Office
450 Civic Center Plaza
Richmond, CA. 94804

RESOLUTION NO. 8-11

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND,
CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF THE POINT MOLATE
COMMUNITY ADVISORY COMMITTEE**

WHEREAS, on March 29, 2010, the U.S. Navy transferred the Point Molate property to the City of Richmond; and

WHEREAS, pursuant to the Point Molate Remediation Agreement of September 2, 2008 by and between the City of Richmond and Upstream Point Molate LLC, the parties agreed in Section 720 that either the Navy Point Molate Restoration Advisory Board (RAB), or a successor entity serving a substantially similar advisory function, should exist after the Navy no longer owns an interest in Point Molate; and

WHEREAS, the City of Richmond has benefited, and continues to benefit, from the community input provided by officially recognized committees such as the Historical Preservation Advisory Committee and the General Plan Advisory Committee; and

WHEREAS, the Point Molate property is considered a key asset of the City of Richmond and its residents, as well as a cornerstone of its future sustainable development; and

WHEREAS, the City of Richmond recognizes that the community of its residents, and other interested parties, should have a primary channel for input to the City Council on all matters related to the Point Molate area of Richmond, including clean-up, restoration, sustainable development and use; and

WHEREAS, the City of Richmond will benefit from having a community advisory committee that works with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters; that reviews proposed Point Molate development budgets with City staff; and that makes Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; and

WHEREAS, a community advisory committee will provide Richmond residents with a vehicle for interacting and cooperating with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Richmond, California, hereby authorizes the creation of the POINT MOLATE COMMUNITY ADVISORY COMMITTEE, as a successor to the former Navy RAB, continuing its restoration advisory function and expanding the advisory role to work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate;

BE IT FURTHER RESOLVED, that the POINT MOLATE COMMUNITY ADVISORY COMMITTEE shall have nineteen (19) members, who shall be residents of the City of Richmond, and who shall not be officers and employees of the City of Richmond, and who shall be appointed by the Mayor with concurrence of at least three (3) members of the City Council, and who shall serve without compensation for no more than four consecutive two-year terms, and whose appointment to the Committee does not preclude serving on other City Commissions; and

BE IT FURTHER RESOLVED, that regular meetings of the Committee shall be held monthly at such day, time and place as designated by the Committee. All meetings of the Committee shall be open to the public.

BE IT FURTHER RESOLVED, that the Committee shall be subject to the Brown Act, including the requirement that the public will be an opportunity to speak on all items and during the Open Forum portion of the meetings of the Committee.

BE IT FURTHER RESOLVED, that attendance at all regular and special meetings of the Committee is required, and absence from more than three (3) meetings in any twelve (12) month period shall be deemed an automatic resignation from the Committee.

BE IT FURTHER RESOLVED, that in order to allow the Committee members to begin meeting in the shortest possible time after their appointments, the Committee shall begin meeting under the following basic rules, which the Committee may eventually revise.

- The Committee shall elect a chair and vice-chair who shall serve in such capacity for a one (1) year term.
- The first subject to be addressed by the Committee at each meeting shall be any actions related to the clean-up and restoration of Point Molate. Subsequently all other Point Molate-related issues may be addressed.
- The meetings will be conducted by the chair or vice-chair under Rosenberg's Rules of Order. Items for discussions must be agendized in advance and any member may agendize any Pt. Molate-related item. The chair and vice-chair will prepare the agenda and make it public one week before each regularly scheduled meeting. For the purpose of conducting the business of the Committee, a quorum of fifty percent plus one (50% + 1) of the appointed membership of the Committee shall be necessary. A majority vote of the Committee members present shall be necessary to make decisions on behalf of the Committee.
- Minutes, including the names of attendees, shall be kept for each meeting by the designated staff, and disseminated to all Committee members. Minutes shall be made available for public review on the City's web site and elsewhere.
- The Committee shall work to accommodate presentations by all current and future developers of Point Molate and facilitate the general public's understanding of projects and encourage the community to comment and provide input to the City Council.

BE IT FURTHER RESOLVED, that the specific powers and duties of the Committee are as follows:

- (1) Serve as the primary conduit for residents to provide input on all Point Molate matters, including but not limited to the Point Molate clean-up, restoration, sustainable development and uses;
- (2) Work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters;
- (3) Review proposed Point Molate development budgets with City staff and make Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; all major decision-related documents shall be submitted to the Committee for review and recommendations, when feasible, before being presented to the City Council. Informational items may be submitted to the Committee and the City Council simultaneously.
- (4) Organize, with the help of staff, processes by which residents can provide input into programs and studies undertaken on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate; the City Manager shall assign a City department to provide staff support to the Committee.
- (5) Interact and cooperate with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate;
- (6) The first task and priority of the Committee shall be to prepare, with the help of staff, a report to the City Council that includes a summary of the state of the clean-up, a complete budget including all revenues and expenses, an updated schedule, and any comments or

recommendations about clean-up and restoration. This priority does not prohibit the Committee from addressing other matters related to Point Molate.

(7) Perform other duties as requested by the City Council.

I certify that the foregoing resolution was passed and adopted by the members of the Richmond City Council at a joint meeting held on Tuesday, January 18, 2011, by the following vote:

AYES: Councilmembers Bates, Beckles, Booze, Butt, Rogers, Vice Mayor Ritterman, and Mayor McLaughlin

NOES: None

ABSTENTIONS: None

ABSENT: None.

DIANE HOLMES
Clerk of the City of Richmond

[SEAL]

Approved:

GAYLE MCLAUGHLIN
Mayor

Approved as to form:

RANDY RIDDLE
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 8-11**, finally passed and adopted by the City Council of the City of Richmond at a joint meeting held on January 18, 2011.

Craig Murray

From: Craig Murray
Sent: Tuesday, February 28, 2012 9:33 AM
To:

Cc: Gayle McLaughlin; Marilyn Langlois
Subject: PMCAC Audio Streaming

PMCAC:

PMCAC Audio Streaming is available now.
Audio is placed on the City Clerk Dept. web site: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>

Craig K. Murray, SR/WA
Development Project Manager II
City of Richmond As Successor Agency to the Richmond Community Redevelopment Agency (CORASATTRCRA)
440 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8140
510-307-8188 direct
510-307-8149 fax

BB7

PMCAC Inquiry Register and Tracking

Item	Description	Requester	Submitted On	Submitted To	Assigned To	Dept.	Subject	Response Delivered	Response Summary	Status
1	Request direct interface to Finance dept. for providing ongoing financial updates	Garrett	11/29/2011	Mayor	Jim Goins	Finance	FINANCE	12/5/2011	Andrea Miller assigned as finance dept. liaison	Closed
2	Request posting of .mp3 files of PMCAC meeting transcripts to PMCAC web page	Garrett		KCRT			MINUTES	2/28/2012	KCRT has posted .mp3 files of PMCAC meeting audio transcripts on City's web site	Closed
3	RLO - Applicability of clause 720 in Remediation Agreement to PMCAC	Garrett	12/19/2011	C. Murray	B. Goodmiller	Legal	FINANCE			Open
4	Determination of who at City receives copies of monthly reports required under Cost Cap Insurance Policy	Beyaert	12/19/2011	C. Murray		City Mgr.	COMPLIANCE	1/30/2012	Answer: Monthly reports are sent to Bill Lindsay, Bruce Goodmiller and Craig Murray. PMCAC will also be copied	Closed
5	Secure copies of the quarterly remediation progress reports submitted by Upstream as per Section 301 (A) (3) of the Remediation Agreement: Section 301. Performance and Funding Obligations of Developer (A) (3) Developer shall make reasonable progress toward performing Environmental Services and shall provide quarterly progress reports to the City.	Beyaert	1/4/2012	C. Murray		City Mgr.	COMPLIANCE			Open
6	Submit proposed agenda to Terraphase for 1/10/12 meeting with the PMCAC C&R Sub-committee	Beyaert	1/4/2012	C. Murray	B. Goodmiller	City Mgr.	REMEDIATION	1/5/2012	Proposed agenda approved	Closed
7	Request copies of back-up invoices for all charges to Navy Grant Fund by Terraphase and Arcadis	Garrett	1/4/2012	A. Miller		Finance	FINANCE			Open
8	RLO - Must every document, spreadsheet, .ppt, .image, etc. that is displayed/used in support of individual agenda items on the PMCAC agenda be included in the agenda packet? And must that agenda packet (whether containing all of the used/portrayed materials or not) be posted by the same deadline as the deadline for posting of PMCAC meeting agendas?	Garrett	1/13/2012	C. Murray		Legal	BROWN ACT			Open
9	Secure copies of monthly remediation status reports submitted by Terraphase/Arcadis since inception	Garrett	1/13/2012	C. Murray		City Mgr.	REMEDIATION	1/25/2012	Terraphase monthly remediation reports will be sent to all PMCAC members and posted on PMCAC repository	Closed
10	Secure copies of all drafts of proposed plans, studies, surveys, and other submissions required by the Water Board - as submitted by Terraphase/Arcadis/Upstream	Beyaert	1/13/2012	C. Murray		City Mgr.	REMEDIATION			Open

PMCAC Motioned Advisories and Requests

Item	Classification	Description	As per Motion passed	Submitted To	Submitted on	Via
1	REQUEST	Provide scheduling and \$ impact information to CalTrans outlining impact to planned remediation at Pt. Molate during Scofield/Bridge Deck Repair Project	Unanimously on 1/17/2012 PMCAC regular meeting, item 7a	Bill Lindsay, City Manager	19-Jan-12	e-mail letter
2	REQUEST	Provide drafts of all remediation plans, methods, schedules, criteria, and activities prior to submission to regulating agency. Provide response to outstanding inquiry items	Unanimously on 2/21/2012 PMCAC regular meeting, item 7d	Bill Lindsay, City Manager and Mayor Gayle McLaughlin	14-Mar-12	e-mail letter

Object File

Object File
Date: 11/11/11
Time: 11:11:11
Version: 1.0.0
Author: John Doe
Description: This is a sample object file.
It contains some metadata and a few lines of text.
The text is as follows:
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Line 2: This is the second line of text.
Line 3: This is the third line of text.
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Craig Murray

From: Ryan Janoch [ryan.janoch@terrphase.com]
Sent: Tuesday, March 13, 2012 1:11 PM
To: George Levy (gleyva@waterboards.ca.gov)
Cc: William Carson; Bruce Goodmiller; Alan Wolken; Craig Murray; Jim Levine; jcoho(; Michael Derry (f ; 'Mike Leacox (f); david.j.clark2@navy.mil; Bruce Beyaert; Joan Garrett ()
Subject: Point Molate - Monthly Remediation Status Report (February 2012)
Attachments: February 2012 Monthly Remediation Status Report.pdf

George,

Attached is the monthly remediation status report for Point Molate. This report is intended to meet the requirements of Task 9 in the RWQCB Order R2-2011-0087.

Please let me know if you have any questions.

Thanks, Ryan

Ryan Janoch, PE (C78735) Professional Engineer

Terraphase Engineering Inc. 1404 Franklin Street, Suite 600, Oakland, California 94612

ryan.janoch@terrphase.com

510-645-1850 ext. *35

www.terrphase.com

Please consider the environment before printing

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BB13



March 13, 2012

Mr. George Levya
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in February 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Levya:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) under the direction of Upstream Point Molate LLC (Upstream) on behalf of the City of Richmond at the former Naval Fuel Depot Point Molate (the Site). This remediation status report is intended to meet the requirements of Task 9 in the Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 (RWQCB 2011d). The requirements of Task 9 are as follows:

The Discharger shall submit a report to the Regional Water Board, 30 days prior to the start of any onsite remediation activities, and then on a monthly basis beginning 30 days after the start of the remediation activities, outlining the onsite remediation activities accomplished during the past month and those planned for the following month. The first monthly report at the beginning of each quarter shall include monitoring and test results and any conclusions or proposed changes to the remediation process based on those results. If any changes to the remediation are proposed during any monthly report, applicable supporting monitoring or test data will be submitted at that time. The status report shall also verify that the Prohibitions in Section A, stipulated above, have been adhered to. Should any of those prohibitions be trespassed, the report shall propose a recommendation acceptable to the Executive Officer to correct the trespass.

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are also included below. For major work tasks completed in 2011, please see the monthly status report for December 2011 (Terraphase 2012a). A reference list of reports and submittals since January 2011 is included as an attachment to this letter.

Task 1: Soil Cleanup Goals (Compliance Date: February 13, 2012)

Work completed in February 2012:

1. Respond to City of Richmond and Upstream comments on proposed soil cleanup goals
2. Prepared and submitted the proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) to the RWQCB
3. Meeting with City of Richmond and RWQCB regarding the proposed soil cleanup goals on February 16 and 29, 2012

Major Work Items Previously Completed in 2012:

1. Prepared proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) for review by the City of Richmond and Upstream per the Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil (Terraphase 2011m) approved by the RWQCB (RWQCB 2011a)

Upcoming Work in March 2012:

1. Respond to RWQCB comments on proposed soil cleanup goals (RWQCB 2012b)
2. Submit proposed soil clean up goals (as part of the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) to the RWQCB

Task 2: Soil and Groundwater Management Plan (Compliance Date: March 15, 2012)

Work completed in February 2012:

1. Prepared internal draft soil and groundwater management plan outline

Major Work Items Previously Completed in 2012:

1. Prepared internal draft soil and groundwater management plan outline

Upcoming Work in March 2012:

1. Submit the draft soil and groundwater management plan outline to City of Richmond, Upstream, and RWQCB for approval
2. Develop the draft soil and groundwater management plan

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012)

Work completed in February 2012:

1. Development of the internal draft remedial design details
2. Development of the internal draft wetlands mitigation and monitoring plan
3. Development of the Bay Conservation and Development Commission (BCDC) permit application
4. Submitted the administrative permit application (Terraphase 2012l) to the BCDC
5. Submitted the Section 404 permit application (Terraphase 2012h) and pre-construction notification (Terraphase 2012i) to the USACE
6. Submitted the Section 401 permit application (Terraphase 2012g) to the RWQCB
7. Discussions with the California Office of Historic Preservation regarding national historic district non-contributing elements (such as building number 83 located in the Winehaven Historic District)

8. Submitted the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) to the RWQCB (See Task 1 of this report)
9. Meeting with the City of Richmond and RWQCB regarding the draft Feasibility Study and Remedial Action Plan (FS/RAP; Terraphase 2011s) and the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) on February 16 and 29, 2012
10. Development of the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
11. Development of the draft public fact sheet on the FS/RAP and submitted to the City of Richmond, Upstream, and the RWQCB for review
12. Development of the Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASp), and Transportation Control Plan (TCP) for the remedial activities
13. Discussions with the RWQCB, USACE, and BCDC regarding the permit applications

Major Work Items Previously Completed in 2012:

1. Development of the USACE Section 404 permit application
2. Development of the RWQCB Section 401 permit application
3. Submitted draft USACE 404 and RWQCB 401 permit applications to Upstream and City of Richmond for review and comments
4. Submitted internal draft waste characterization/excavation delineation/soil cleanup goals report to Upstream and the City of Richmond for review and comments

Upcoming Work in March 2012:

1. Submit the draft final and response to comments on the Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) and as a supplement to the draft FS/RAP (Terraphase 2011s)
2. Coordination with the City of Richmond regarding the non-contributing elements application submission to the State Historical Preservation Officer
3. Development of the internal draft remedial design details
4. Development and submittal of the wetlands mitigation and monitoring plan to the City of Richmond and Upstream for review

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014)

Not Applicable

Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)

Work completed in February 2012:

1. Membrane interface probe (MIP) investigation per the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) approved by the RWQCB (RWQCB 2011c)
2. Evaluation of soil gas, MIP, and groundwater monitoring data to refine interim remedial measures
3. Meeting with the City of Richmond's representative from Nichols Consulting to discuss investigation results on February 8, 2012

Major Work Items Previously Completed in 2012:

1. Implementation of the design investigation for remedial activities of VOCs in the groundwater per the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase

2011r) approved by the RWQCB (RWQCB 2011c)

Upcoming Work in March 2012:

1. Pre-project planning for groundwater monitoring well installation
2. Review of soil gas and MIP investigation data with City of Richmond and discuss potential reduction to interim remedial measures implementation

Task 4b: IR Site 4 Interim Remedial Action Completion Report (Compliance Date: November 2, 2012)

Not Applicable

Task 4c: IR Site 4 Human Health Risk Assessment (Compliance Date: November 4, 2013)

Not Applicable

Task 4d: IR Site 4 Feasibility Study and Remedial Action Plan (Compliance Date: February 3, 2014)

Not Applicable

Task 4e: IR Site 4 Remedial Action Completion Report (Compliance Date: February 3, 2015)

Not Applicable

Task 5: UST Management Plan (Compliance Date: March 4, 2013)

None

Task 6: UST Removal Plan (Compliance Date: 90 days prior to UST demolition)

Not Applicable

Task 7: UST Status Report (Compliance Date: June 3, 2012)

Work completed in February 2012:

1. Conducted routine quarterly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Prepare the internal draft structural inspection report based on UST inspection in January 2012
3. Field inspection, identification, and implementation of maintenance activities on the UST features (such as monitoring wells and drains)

Major Work Items Previously Completed in 2012:

1. Conducted routine monthly UST closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Conducted structural inspections of four closed USTs per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
3. Prepared and submitted the annual 2011 UST closure monitoring report (Terraphase 2012b) to the RWQCB

Upcoming Work in March 2012:

1. Submit the draft structural inspection report to the City of Richmond and Upstream for review
2. Conduct routine monthly UST closure monitoring inspections

Task 8: Amended Land Use Controls (Compliance Date: When environmental closure is requested)

Not Applicable

Task 9: Remediation Status Reports (Compliance Date: Monthly)

Work completed in February 2012:

1. Submitted monthly status report for January 2012 (Terraphase 2012a)

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in March 2012:

1. Submit monthly remediation status report for February 2012

Task 10: Discoveries During Facility Redevelopment (Compliance Date: 60 days from initial discovery)

None

Task 11: IR Site 1 ROD (Compliance Date: None)

Work completed in February 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance and monitoring of the landfill treatment system

Major Work Items Previously Completed in 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance and monitoring of the landfill treatment system
3. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012d)

Upcoming Work in March 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Quarterly landfill inspections with Contra Costa County Environmental Health
3. Routine operation, maintenance, and monitoring of the landfill treatment system

Task 12: Construction Stormwater General Permit (Compliance Date: Prior to field work)

Not Applicable

IR Site 3: PGWTP

Terraphase under the direction of Upstream and the City of Richmond operates, maintains, monitors, and prepares the monitoring reports for the PGWTP under the existing Fuel General Permit (Order No. R2-2006-0075 NPDES No. CAG912002) (RWQCB 2006). The RWQCB approved operation of the PGWTP at 100 gallons per minute in June 2007 (RWQCB 2007). A notice of intent (NOI) to continue operating the PGWTP was submitted to the RWQCB in July 2011 (Terraphase 2011i). The RWQCB issued a new order No. R2-2012-0012 NPDES No. CAG912002, General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit) (RWQCB 2012a). The PGWTP will continue to operate under the new VOC and Fuel General Permit (effective March 15, 2012). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in February 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Cleaning and repair of the oil-water separators and associated pump

Major work items completed previously in 2012:

1. Prepare a comment letter (Terraphase 2012c) regarding the draft VOC and Fuels General Permit issued by the RWQCB (replaced by the final order [RWQCB 2012a])
2. Prepared and submitted the combined fourth quarter and annual 2011 self-monitoring report to the RWQCB (Terraphase 2012f)

Upcoming Work in March 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps

Site-wide Groundwater Monitoring

The purpose of the site-wide groundwater monitoring is to provide groundwater quality data that can be evaluated against established screening criteria for the Site. This program will help protect human health and the environment and prevent releases to the San Francisco Bay. Integrating data collected under this program with previous data is intended to support compliance and closure in accordance with regulatory requirements. Groundwater monitoring is being conducted on a semi-annual basis (wet-season and dry-season) per the Site-Wide Groundwater Monitoring Plan (Terraphase 2011n) that was approved by the RWQCB on August 30, 2011 (RWQCB 2011b). Data collected is summarized and submitted as semi-annual monitoring reports to the RWQCB.

Work completed in February 2012:

1. Development of internal draft work plan to decommission groundwater monitoring wells
2. Check of the potential seep from the rock outcrop (no water visible in February) per RWQCB request

Major work items completed previously in 2012:

1. Field verification of groundwater monitoring wells to be decommissioned
2. Check of the potential seep from the rock outcrop (no water visible in January) per RWQCB request

Upcoming Work in March 2012:

1. Submit the draft dry-season semi-annual groundwater monitoring report to the City of Richmond and Upstream for review
2. Check of the potential seep from the rock outcrop per RWQCB request

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in January 2012, to the knowledge of Terraphase.

1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.

3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.
5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The most significant of which is the IR Site 3 Waste Characterization Report, which delineates the excavation areas and provides the estimated excavation volumes for the remediation of IR Site 3. The RWQCB's comments on the Waste Characterization Report are expected in March 2012. These comments and the RWQCB's comments on the FS/RAP will be incorporated into the two documents and re-submitted to the RWQCB as draft final in March 2012. The draft final FS/RAP and Waste Characterization Report will likely go out for public review in April 2012. The implementation of the remedial measures at IR Site 4 (Drum Lot 2) began in January 2012 and will continue in March 2012 with the installation of groundwater monitoring wells. The soil and groundwater management plan outline should be submitted to the City of Richmond, Upstream, and the RWQCB in March 2012 for comments.

If you have questions regarding this report, please call Ryan Janoch or William Carson at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.



Ryan Janoch, PE (C78735)
Professional Engineer



William Carson, PE (C60735)
President and Principal Engineer

cc: Bruce Goodmiller, City of Richmond
Alan Wolken, City of Richmond
Craig Murray, City of Richmond
Jim Levine, Upstream Point Molate LLC
John Salmon, Upstream Point Molate LLC
Michael Derry, Guidiville Pomo Indians
Michael Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.

Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.

RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.

RWQCB. 2010. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.

RWQCB. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.

RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.

RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.

RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.

RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.

RWQCB. 2012b. Letter from Mr. George Levya to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County*. February 17.

Terraphase. 2010a. Work Plan to Develop a Field Assessment Methodology for Mobile Free Product, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. November 8.

Terraphase. 2010b. Notice of Increased Flow through the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES No. CAG912002). November 17.

Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.

- Terraphase. 2011b. Combined Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). February 15.
- Terraphase. 2011c. Response to Comments and Questions Regarding the Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California Order No. R2-2006-0075, NPDES Permit No. CAG912002). March 23.
- Terraphase. 2011d. First Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. April 22.
- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.
- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.
- Terraphase. 2011o. Third Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). October 18.
- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.

- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.
- Terraphase. 2011s. Draft Investigation Restoration Site 3 Feasibility Study/ Remedial Action Plan, Former NFD Point Molate, Richmond, California Installation Restoration Site 3. December 19.
- Terraphase. 2012a. Monthly Summary Report for Work through December 2011, Former Naval Fuel Depot Point Molate Richmond, California. January 9.
- Terraphase. 2012b. Annual 2011 Underground Storage Tank (UST) Monitoring Report. January 20.
- Terraphase. 2012c. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
- Terraphase. 2012d. Fourth Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 19.
- Terraphase. 2012e. Supplemental Information Regarding the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Tentative Order No. R2-2012-XXX NPDES No. CAG912002, VOC and Fuel General Permit). January 27.
- Terraphase. 2012f. Combined Fourth Quarter and Annual 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). January 28.
- Terraphase. 2012g. Application for 401 Water Quality Certification for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012h. Application for Nationwide Permit Number 38 Coverage for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012i. Installation Restoration Site 3 Remediation Nationwide Permit No. 38 Pre-Construction Notification, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012j. Monthly Summary Report for Work through January 2012, Former Naval Fuel Depot Point Molate Richmond, California. February 13.
- Terraphase. 2012k. Draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report, IR Site 3, Former Naval Fuel Depot Point Molate Richmond, California. February 13.
- Terraphase. 2012l. Application for Administrative Permit for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 20.
- Tetra Tech EM Inc (TTEMI). 2002. Final Postclosure Maintenance and Monitoring Plan, Site 1, Final Cover, Naval Fuel Depot Point Molate, Richmond, California. August 30.

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
TUESDAY, FEBRUARY 21, 2012, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:32 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Garrett, Gilbert, Hanna (6:43), Helvarg, Hite, Martinez, Rosing (6:57), Smith, C., Smith, N., Stello, Sundance, Whitty and Satre.

Absent: Committee Member Christian, Clark, Kortz and Puleo.

Staff Present: Marilyn Langlois, Community Advocate, Mayor's Office; Craig K. Murray, Staff Liaison/Development Project Manager II, Community & Economic Development Department/CORASATTRCRA.

3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience, explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Beyaert then motioned to approve the Agenda, N.Smith seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced that Beyaert had an announcement and Beyaert announced that the Dutra Project as discussed at last month's PMCAC meeting has been pulled from the Planning Department for consideration as a project. Speaker Don Gosney spoke in regards to conflict of time with City Council meetings. Garrett announced three new PMCAC members Puleo, Christian and Satre. Satre presented himself to the PMCAC.

6. OPEN FORUM

One speaker for Open Forum. Speaker Gosney on concurrent meeting with City Council.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- A. Presentation of newly appointed PMCAC Members Otheree Christian, Joseph Puleo and Rod Satre

Information presented during the Announcements through the Chair portion of the Agenda.

- B. Discussion of Western Drive/I-580 Interchange Work and Bridge Deck Replacements through 2014

Cristina Ferraz PE of Cal Trans introduced Gary Purcell and mentioned the Public Information Officer is Allyn Amsk and he can attend future meetings. Ferraz presented information on the project and response to questions received during this meeting and those carried over from the January PMCAC meeting.

- C. Presentation of 2007 Visioning Workshop for Pt. Molate conducted as part of 2030 General Plan Development

Susan Goltsman and Daniel Iacofono of MIG presented vision and Richmond 2030 General Plan information from their 2007 work and how a comprehensive, integrated plan based in Recreation Oriented Development and environmental treatment systems relate to Pt Molate. MIG provided additional information such as Grant sources for further studies. Beyaert motioned that Chair Garrett send a letter to the Mayor's Office and City

Manager's Office a listing of outstanding information/inquiry requests. Whitty seconded and passed unanimously. Speaker Gosney discussed original Pt Molate visioning Committee in 1995.

D. Q&A Session – Terraphase

William Carson of Terraphase provided summary information of environmental assessment and clean-up of Pt. Molate. Carson provided and discussed a California Regional Water Quality Control Board Compliance Date Schedule and responded to Key questions of PMCAC Chair as posted on a presentation slide. Carson responded to Lead Based Paint question and that US Navy did one test on pipe and it was negative and it is treated as a Building Material and that is not part of Terraphase scope. Carson responded to questions from PMCAC Committee Members. Carson indicated that regular Remediation Status monthly reports will be provided to PMCAC and he will be available on a Quarterly basis to meet with PMCAC. Beyaert motioned that a PMCAC letter be drafted requesting draft documents, Whitty seconded. Passed unanimously. Speaker Gosney discussed the lead based paint at the former base and on the pipes and need for characterization and remediation.

8. STAFF REPORTS

A. Review of Financial Reports

Reports from Andrea Miller of Richmond Finance Department as provided in the Committee Agenda Packet were reviewed. Garrett indicated that she will expect a CD with all the back-up invoice detail on Arcadis invoices and information is needed on the gap in insurance expenses from \$4.1M to the insurance face value of \$3M. Garrett also indicated a concern for review of legal invoices, such as Morrison-Forester, and each should be reviewed for their merit to be billed against remediation and other invoices should be billed to the Land Development Agreement litigation. Speaker Gosney inquired if Finance Reports could be in larger print.

B. Review of January 2012 Remediation Report

Monthly Remediation Status Report for Work in January 2012 from Terraphase as provided in the Committee Agenda Packet was reviewed.

C. Committee Log for PMCAC inquiries to staff, contractors

A PMCAC Letter to City Manager regarding Cal Trans proposed Western Drive/I-580 closure and necessary coordination in regards to Pt. Molate environmental remediation as provided in the Committee Agenda Packet was reviewed. Murray summarized PMCAC Inquiry Register and new items listed.

9. CONSENT CALENDAR

Whitty motioned to approve the Consent Calendar, Beyaert seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett mentioned that PMCAC should review the Idea Scrum work as a workshop session. Garrett also indicated a need for future review of where money is required and how to team with others to get grants such as wetlands restoration or additional planning. Garrett suggested communication improvements such as two page status report posted at Richmond Library.

11. CITY COUNCIL LIAISON REPORTS

Liaison Marilyn Langlois advised that Mayor sends greetings from the concurrent City Council meeting and discussed the copy of Jan.30 James Levine letter as provided to the PMCAC. Mayor would be meeting with City Attorney and special attorney soon and also on the special litigation. Garrett inquired if Liaison would bring back to Mayor of the inquiry of what effect this will have on the remediation agreement.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Beyaert moved to extend meeting 5 minutes, Whitty seconded. Passed unanimous. Whitty summarized information on clean-up order and noted no new Committee Mtg. date yet. Beyaert expressed appreciation of Bill Carson reports and information on the Water Board Orders. Speaker Gosney stated that Public should become aware of information received by this Committee.
- b. Finance: No report.
- c. Legal: No report.

13. ADJOURNMENT

Garrett moved to adjourn the meeting in the memory of Peter Minkowitz at 9:02 pm, seconded by Whitty. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting— .

Monday, March 19, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

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