

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, May 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

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 (2 min.)

- a. Adoption of 2030 General Plan on April 17 by City Council with Pt. Molate referrals
- b. City Council Agenda for May 12, 2012

6. Open Forum (3 minutes per person limit)

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

- a. Presentation of Richmond Greenway Grant application best practices.
Will Osuna, Richmond Groundworks (10 min.) (5 min. Q&A)
- b. Presentation of City Council Change Area 13, San Pablo Peninsula General Plan referral and discussion. Hector Rojas, Planning Dept. (15 min.) (10 min. Q&A/discussion)
- c. Nomination and annual election of PMCAC Chair and Vice Chair (15 min.)

8. Staff Reports (20 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 LaShonda White - (10 min.)(5 min.Q&A)
- b. Committee Log for PMCAC inquiries to staff, contractors – Craig K. Murray (5 min.)

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, May 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

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 - April 16, 2012

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 – TBD (5 min.)

12. Chair and Sub-Committee Reports (25 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 (15 min.)
- Summary of Terraphase April 2012 Monthly Report
 - Review of response comments from RWQCB and Terraphase re: Interim Work Plan: IR Site 4, Drumlot 2
- b. Community Outreach (5 min.)
- Summary of Cinco de Mayo activities
- c. PMCAC Chair (5 min.)
- Summary of Earth Day Activities at Pt. Molate
 - Summary of 5/15/12 Meeting with City Staff
 - Summary of Pollution Liability and Cost Overrun Insurance Policies

13. Scheduled Meetings

- a. Discussion of preparation time limits for PMCAC committee meeting on June 18, 2012 and proposed scheduling.

14. Adjournment

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->

RESOLUTION NO. 52-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
ADOPTING THE RICHMOND GENERAL PLAN 2030

WHEREAS, California Government Code Section 65300 requires each city and county jurisdiction to adopt a comprehensive, long-term general plan for the physical development of the county and/or city, and any land outside its boundaries which bears relation to its planning; and

WHEREAS, state law encourages jurisdictions to keep their general plans current through regular updates; and

WHEREAS, significant socio-economic changes have occurred since the City of Richmond's General Plan was last updated in 1994; and

WHEREAS, in November 2005, the City Council (the "Council") of the City of Richmond (the "City"), as the legislative body of the City, authorized a comprehensive update (the "proposed Richmond General Plan 2030") to the City of Richmond's 1994 General Plan in conjunction with the City's centennial celebration; and

WHEREAS, the members of the City Council selected more than 40 residents and business owners to serve on a General Plan Advisory Committee which over the course of 22 meetings provided guidance and recommendations on key issues related to the development of the proposed Richmond General Plan 2030; and

WHEREAS, in February 2006, the City initiated an extensive existing conditions analysis and community visioning process to gain an understanding of critical community issues that should be addressed by the Richmond General Plan 2030; and

WHEREAS, between May and August 2006, the City released for public review a series of *Issues and Opportunities Papers* that framed key issues, opportunities and existing conditions in the City relative to land use, urban design, public infrastructure, natural hazards, community facilities, education, arts, culture, historic resources, economic development, noise, and community health and wellness; and

WHEREAS, the community visioning process involved the participation of over 2,000 community members and representatives from local non-profit organizations, advocacy groups, public agencies, industry and business representatives, educational institutions, and nearby local governments in a series of meetings, workshops, interviews, focus groups, and outreach events; and

WHEREAS, the community visioning process resulted in the development of a *Vision Framework Report* outlining the overall direction for the proposed Richmond General Plan 2030 and describing community priorities that would guide the Plan development process; and

WHEREAS, in July 2009, the City released the initial draft of the proposed Richmond General Plan 2030 for public review and comment and subsequent drafts were released in November 2009, February 2011, and August 2011, each in response to numerous comments received on previous drafts; and

WHEREAS, the proposed Richmond General Plan 2030 is comprised of the following mix of state-mandated and optional elements:

- Economic Development Element
- Education and Human Services Element
- Land Use and Urban Design Element
- Circulation Element
- Community Facilities Element
- Conservation, Natural Resources and Open Space Element

- Energy and Climate Change Element
- Growth Management Element
- Parks and Recreation Element
- Community Health and Wellness Element
- Public Safety and Noise Element
- Arts and Culture Element
- Historic Resources Element
- National Historical Park Element; and

WHEREAS, the proposed Richmond General Plan 2030 reflects the community's vision and priorities and sets forth a strong policy framework to serve as a basis for the City's decision-making into the year 2030; and

WHEREAS, the proposed Richmond General Plan 2030 meets all of the applicable guidelines set forth in the State of California General Plan Guidelines published by the Governor's Office of Planning and Research; and

WHEREAS, California Government Code Section 65353 requires that a jurisdiction's planning commission hold at least one public hearing prior to recommending adoption of a general plan to the legislative body; and

WHEREAS, on October 6, 2011, October 20, 2011, and November 3, 2011, the Planning Commission conducted a public hearing to consider recommending certification of the General Plan EIR, adoption of a Mitigation Monitoring and Reporting Program (MMRP), and adoption of the proposed Richmond General Plan 2030 document to the City Council; and

WHEREAS, the Planning Commission recommended certification of the General Plan EIR, adoption of an MMRP, and adoption of the proposed Richmond General Plan 2030 with a number of amendments; and

WHEREAS, the City Council reviewed the EIR, found that it adequately analyzes all potential environmental impacts of adoption of the proposed Richmond General Plan 2030, and has certified the EIR and adopted an MMRP; and

WHEREAS, on April 17, 2012, the City Council held a public hearing to consider adopting the proposed Richmond General Plan 2030, including the recommended Planning Commission amendments.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt the proposed Richmond General Plan 2030, released for public review on August 15, 2011, with the following amendments (~~strikethrough~~ indicates deletion; underline indicates insertion):

General Plan Actions ED1.G, HW9.A, EC5.C, and CN4.D (Air Quality Monitoring and Reporting Program) to be amended as follows:

Work with the Bay Area Air Quality Management District and other government agencies to establish and identify funding for a citywide air quality monitoring and reporting program, including known industrial sources of emissions. The air quality monitoring and reporting program would assess the cumulative impact of air pollution and toxins on human and environmental health and monitor exposure of sensitive uses such as schools, childcare centers, parks and playgrounds, housing and community gathering places.

Collaborate with the County Health Services Department, the Bay Area Air Quality Management District and state agencies to establish baseline exposures and ~~to the extent feasible~~, document health effects associated with monitored baseline exposures and develop provisions to hold businesses and operations financially accountable for their impacts on the environment or community due to air pollution exceeding legal thresholds.

General Plan Policies ED2.1, HW6.1, and LU3.2 (Local Employment Base) to be amended as follows:

Expand and diversify the local employment base to provide quality jobs for all Richmond residents especially those that face barriers to employment such as youth, seniors, the formerly incarcerated, and residents with limited English proficiency. Richmond's economy should offer a broad range of quality employment opportunities for current and future residents with varying degrees of experience, education and training. By expanding and diversifying the local employment base, Richmond can establish itself as a major employment center in Contra Costa County and along the Interstate 80 and 580 corridors.

Encourage businesses and industries that provide a safe work environment, living wages and benefits, and opportunities for skill development and advancement. Allow a range of industries and business types including a variety of small and large firms, established and up-and-coming industries, national and local establishments and employers across a variety of economic sectors including publicly owned and private port facilities.

Support local businesses and entrepreneurs by providing a range of locations and flexible space opportunities including retail space along commercial corridors and office and light industrial space close to regional transportation infrastructure. Provide infrastructure improvements and incentives to support residents and businesses in establishing and expanding local enterprises in Richmond. Encourage local businesses to provide a range of quality jobs to residents, maximize and keep revenue in the City, and respond to community needs for key amenities and services.

General Plan Policies ED2.6, HW6.4, LU3.1, and EC5.2 (Environmentally Progressive Businesses and Industries) to be amended as follows:

Encourage existing businesses and industries to become increasingly environmentally progressive and continue making positive contributions to the community. Encourage businesses and industries to hire locally ~~when possible~~, and to demonstrate reasons for not hiring local employees, participate in civic life and play a positive role in the community. Seek reciprocity in the hiring of Richmond residents in Contra Costa County and other nearby jurisdictions with local hiring ordinances. Together with regulatory agencies, actively work with local industries to reduce harmful emissions and ensure compliance with all applicable environmental regulations to limit pollution and protect the community from environmental hazards, including the cost of impact studies and remediation.

Promote and encourage new clean and green industries that provide well-paying jobs, revenue and other community and environmental benefits; support efforts by to require existing industries to decrease harmful emissions and impacts; and promote a mix of uses and a range of activities on industrial land to create jobs and revenue while avoiding conflict between industrial and non-industrial uses.

General Plan Actions ED2.D, HW6.A, LU3.A, and EC5.A (Green Business Strategic Plan) to be amended as follows:

Work with local business support agencies, the Richmond Community Redevelopment Agency and community stakeholders to develop a strategic plan to retain, attract, and support innovative "green" companies to Richmond, consistent with City Council Resolution 45-07, which declared Richmond a "Green Economic Development Area." Support this effort by monitoring industry trends, assisting commercial brokers in matching companies with available sites and including a strategic marketing campaign that highlights Richmond's strengths and strategies to prepare the local workforce for emerging green industries. Work with State and local agencies to develop criteria for green business certification for new and existing businesses. Seek opportunities to create incentives for existing businesses to participate in the program.

General Plan Policies ED3.2 and HW6.2 (Workforce Training and Recruitment) to be amended as follows:

Support and ~~expand~~ enhance jobs-skills training and recruitment programs and services. Collaborate with educational institutions, employers, unions and the local workforce development programs to strengthen services for Richmond youth and adults. ~~Expand~~ Support and enhance education, training and recruitment programs and services for local residents to increase job and employment opportunities and compete in the regional economy.

General Plan Policy EH2.1 (Job Skills Training) to be amended as follows:

~~Support~~ Enhance and strengthen technical, vocational and job skills training programs through the community colleges, adult schools, union apprenticeships and other local organizations to provide youth and adults with opportunities to learn relevant skills and advance economically. Encourage training formats that respond to the language barriers, transportation, and scheduling constraints that may be faced by many residents. Collaborate with the Richmond Workforce Investment Board to strengthen programs and expand funding.

General Plan Policy EH2.2 (Mentorship and Apprenticeship) to be amended as follows:

~~Support~~, Enhance and strengthen mentorship and apprenticeship programs for teenagers including technical and vocational training that will best prepare them for employment in local and regional industries. Collaborate with the Richmond Workforce Investment Board, trade unions, high schools, churches and community organizations to tailor these programs for the youth, strengthen programs and expand funding.

The following definition for the term "Shoreline" to be added alphabetically to the Glossary chapter of the General Plan:

The interface of land, tidal water and its related ecology.

General Plan Policies LU1.4 and HW8.2 (Active Streets and Safe Public Spaces) to be amended as follows:

Promote active use of public spaces in neighborhoods and commercial areas at all times of day to provide "eyes-on-the-street." Provide an appropriate mix of uses, high-quality design and appropriate programming of uses to facilitate natural surveillance in public spaces. Improve the sense of safety for potential users by providing and maintaining amenities and services such as restrooms, street furniture, bus stops shelters, street lighting, trees for shade, public art and secure bicycle parking and by restricting or prohibiting uses that are incompatible with community needs and priorities including, but not limited to liquor stores and smoke shops.

General Plan Actions LU1.A and EC4.D (Infill Development Incentives) to be amended as follows:

~~Promote~~ Encourage infill development throughout the City, especially in the targeted redevelopment areas in of Central Richmond, and avoid the displacement of existing residents. ~~Promote~~ Encourage new development and redevelopment projects to provide community amenities and uses that serve priority community needs and retain the existing urban limit lines.

General Plan Action LU1.H (Vacant and Underutilized Sites) to be amended as follows:

Compile, maintain, and publicize an inventory of vacant and underutilized sites in the City that affect economic and social viability of neighborhoods and contribute physical blight. Include an inventory of large publicly owned sites that may be developed to serve community needs.

General Plan Action LU3.I (Industrial Modernization) to be amended as follows:

Support heavy industry's on-going efforts to modernize and upgrade their plants to reduce energy use, increase efficiency and reduce energy emissions ~~to~~.

General Plan Policies LU4.1 and CN2.2 (Richmond Shoreline) to be amended as follows:

Minimize the impacts of development on the shoreline with special attention on intensity, density, and proximity to the water. Conserve, protect and enhance natural and cultural resources along the Richmond shoreline. Promote a balance of uses along the shoreline that supports multiple community needs such as economic development, recreation, historic preservation and natural resource protection.

Provide a mix of residential and recreation uses in the Southern Shoreline area; support an active industrial waterfront around the Port and along the Santa Fe Channel; and promote a cultural heritage shoreline west of the Port.

Protect and restore wetlands, native habitats and open space; develop shoreline parks and trails to increase public access; encourage recreation and tourism activities; and enhance and showcase historic and cultural resources. Prepare, adopt, and implement plans that will protect natural and built environments from adverse potential impacts of sea level rise due to climate change.

The following language to be added as General Plan Policy LU5.4 (North Richmond Shoreline Development):

Consistent with the adopted North Richmond Shoreline Specific Plan (NRSSP), guide development in Change Area 12 (Northshore) in a manner that improves the area's overall image, benefits community residents, and allows for a reasonable intensity of development within a framework of conservation and public access to the Bay. Support development that creates jobs for Richmond residents. Protect and enhance the natural resources in the area by ensuring that development minimizes its impact on adjacent sensitive shoreline, wetlands, and habitat areas. Ensure public access to the shoreline.

Ensure that no buildings are constructed within 100 feet of the shoreline found along Change Area 12 (Northshore).

For the purposes of this policy, "shoreline" shall be conterminous with mean high tide line. In marshes, the shoreline shall begin at a contour line that is five feet above sea level.

The following language to be added as General Plan Action LU5.D (Design Guidelines for North Richmond Shoreline Development):

Develop design guidelines and standards for Change Area 12 (Northshore) that address site planning, building mass, view corridors, lighting, landscaping, motorized and non-motorized public access to the Bay, and the setting within a regionally significant resource conservation and recreation area. Design guidelines should encourage varied building heights to address surrounding uses and ecological resources, with emphasis on reduced building heights near the shoreline.

The following General Plan land use classification and development ranges to be added to Table 3.4 "Business and Industry Land Use Classifications":

Low Intensity Business/Light Industrial – Near sensitive resource areas, commercial and institutional Business/Light Industrial uses such as research and development and office uses are permissible at lower intensity than is generally permissible under the Business/Light Industrial designation.

Density: Not applicable

Intensity: 0.40 FAR; Up to 0.65 FAR with Design Review Board and Planning Commission approval

Height: 25-55 feet; buildings located adjacent to the shoreline setback or sensitive resources shall begin at 25 feet in height and may be increased in

height up to 55 feet subject to Design Review Board and Planning Commission approval.

In the Land Use and Urban Design Element, all applicable land use diagrams and maps are to be amended to reflect the land use designations as illustrated in the maps attached hereto as Exhibit A, attached and incorporated by reference.

In the Land Use and Urban Design Element, at page 3.38, the first sentence of the discussion "Desired Urban Form" is to be amended as follows:

In the former Point Molate Navy Fuel Depot area, improvements to public areas should be guided, for the most part, by the 1997 Point Molate Reuse Plan, except any references encouraging the demolition of Building 6 (page I-34 of the Point Molate Reuse Plan).

The following language to be added as General Plan Action CR1.M (Transit Needs Assessment):

Work with regional transit agencies to develop a Transit Needs Assessment that inventories current transit serving Richmond, analyzes transit needs of current and expected future Richmond residents and employees, identifies unmet needs, and develops feasible and practical strategies for meeting those needs through both improved and new services within an integrated transit system.

General Plan Policy CR3.2 (Adequate Maintenance) to be amended as follows:

Ensure adequate maintenance of transportation facilities such as streets, trails, sidewalks, bicycle paths, bus ~~shelters~~ stops, and street furniture. Ensure that maintenance occurs in a manner that is socially equitable.

General Plan Action CR4.B (Truck Routes Plan) to be amended as follows:

Work with business operators and other stakeholders to ~~develop a plan to~~ re-route diesel trucks away from neighborhood streets and sensitive uses such as homes, schools, parks and playgrounds to minimize impacts from emissions and traffic conflicts. The Plan should specifically ensure that the most efficient and direct routes do not negatively impact low income residents or communities of color disproportionately more than any other groups in terms of noise, air quality or safety. Collaborate with the community representatives, Port, truck operators, local businesses and regional and state transportation agencies to develop the new routes ~~while ensuring efficient movement of goods~~ through port and industrial areas.

General Plan Policy CR5.1 (Transportation Demand Management) to be amended as follows:

Promote transportation demand management strategies among residents and businesses to reduce reliance on automobiles. Encouraging major employers to develop and implement transportation demand management (TDM) for employees will address peak commute traffic, congestion and air quality. Encourage and support development and transportation projects that emphasize design elements for bicycle and pedestrian access.

General Plan Policy CR5.2 (Renewable Energy and Clean Technology) to be amended as follows:

Promote the use of renewable energy, including non-fossil fuels, and clean technology for transportation including public transit and goods movement.

General Plan Action CR5.E (Diesel Engine Emissions) to be amended as follows:

Work with truck, maritime shipping, and rail operators to develop strategies, with benchmarks and timetables, that will reduce diesel emissions.

General Plan Actions CF1.A, LU1.G, and ED1.D (Community Facilities Evaluation) to be amended as follows:

Continue to regularly track and evaluate community facilities including schools, libraries, community centers, human service facilities and associated programs and services. Recommend improvements and identify funding mechanisms and partners in implementation to restore the public library system to its full capacity.

Promote best practices in joint-use, universal access, sustainability, green design and safety. Standardize the use of design guidelines at all public facilities and incentivize their application at nonprofit and private facilities.

Create, maintain, and make available to the public a property and facilities database that identifies the size, location, physical quality and other attributes of all public facilities, as well as nonprofit and private facilities. Utilize the database, in conjunction with other studies, to prioritize facility maintenance and improvement projects.

General Plan Action CF1.F (Public Utilities Revitalization) to be amended as follows:

Maintain and upgrade existing water, gas, electricity, telecommunications and cable infrastructure and associated programs and services. Assess the system's ability to serve current and future residents, recommend improvements and identify funding mechanisms and partners for implementation.

Work with Pacific Gas & Electric and the pipeline franchise holders to update gas and fuel line maps: and require them to maintain and upgrade gas and fuel lines at their own expense to preserve the public health and safety. Follow guidelines for safety to ensure that future improvements do not compromise services and those services do not conflict with future development. Continue coordination efforts with Pacific Gas & Electric to update and support compliance with the Electric Undergrounding Program.

Continue to work with the East Bay Municipal Utility District to update and support compliance with the Water Supply Management Program, the Stormwater Pollution Prevention Plan and the Dam Safety Program for San Pablo Dam. Continue to work with railroad companies on locating utilities along railroad rights-of-way.

General Plan Policy EC1.2 (Public Awareness and Support) to be amended as follows:

Provide incentives to ~~Encourage~~ residents and businesses to reduce their carbon footprint by raising their awareness about the impacts of climate change and by building support for climate change initiatives in Richmond and the greater region.

General Plan Actions EC1.C, CR1.B, and HW4.C (Safe and Convenient Public Transit Options) to be amended as follows:

Continue to collaborate with AC transit, BART, West Contra Costa Transit Agency, Amtrak and major employers in Richmond that provide shuttle service to explore the potential for expanding transit in the evenings and late nights, and for people with special needs. Also explore the potential to enhance Richmond's paratransit service. Collaborate with major employers to provide employer-based "open-door" shuttles to BART, the planned ferry terminal and other transit hubs. Collaborate with regional and Contra Costa County transportation agencies to restore service levels and to maintain and enhance service within the City and region. ~~Explore~~ Prioritize strategies and improvements that to address affordability, access and safety. Also prioritize transit and street improvements that increase mobility for low-income, youth, seniors, disabled, and other vulnerable residents to ensure equitable access. Expand outreach and information programs to promote transit use.

General Plan Policies EC3.2 and HW10.5 (Energy Efficiency and Conservation) to be amended as follows:

Promote efficient use of energy and conservation of available resources in the design, construction, maintenance and operation of public and private facilities, infrastructure and equipment. Collaborate with partner agencies, utilities and businesses to support a range of energy efficiency, conservation and waste reduction measures including: development and retrofitting of green buildings and infrastructure; installation of energy-

efficient appliances and equipment in homes and offices; and heightened awareness of energy and conservation issues. Collaborate with local workforce development programs to train and employ Richmond residents in these and other green jobs sectors.

General Plan Policy EC4.1 (Mixed-Use and Infill Development) to be amended as follows:

Promote mixed-use infill development on vacant and underutilized parcels along commercial corridors, in the Downtown area, at the planned ferry terminal and in the Hilltop area. Support local-serving mixed-use in residential areas to provide needed services and amenities close to where people live and work. Protect existing affordable housing and develop strategies to prevent the displacement of renters and low-income residents. Require property owners to comply with and pay for state and federal requirements for site remediation as a condition for approving development on contaminated sites.

General Plan Policies EC4.5 and HW2.2 [Local Food System – (Urban Agriculture)] to be amended as follows:

~~Support sustainable local food systems including farmer's markets, community-supported agriculture, urban agriculture, federal food assistance programs and healthy food retailers. Collaborate with local urban agriculture advocates to identify sites with urban agriculture potential.~~ Support local agriculture on vacant land ~~as appropriate~~ identified for urban agriculture development. Production and processing of food locally can reduce overall energy consumption, improve access to fresh fruits and vegetables in the community, especially in existing food deserts, and support the local economy by keeping jobs and revenue in Richmond. Support farmers' markets, fresh food stands and community gardens to supplement the availability of healthy food in the City.

General Plan Action EC4.E (Street Design Standards) to be amended as follows:

Update the City's street design standards so that they support public transit, bicycles and walking on all streets. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type.

Pedestrian-friendly designs should address maximum lane widths, maximum curb radii, sidewalk width, curb ramps and Americans with Disabilities Act (ADA) requirements. Bicycle-friendly design should address lane widths, street and intersection crossings and parking areas. Include guidelines for transit access.

Identify priority thoroughfares for developing green streets in the City to implement a natural systems approach for stormwater management and to expand urban greenery.

Evaluate the feasibility of reducing the number or width of travel lanes on key mixed-use streets that may have excess capacity ~~such as Cutting Boulevard,~~ and using the capacity and/or regained width for wider sidewalks and bicycle lanes.

General Plan Policy EC 5.2 (Environmentally Progressive Businesses and Industries) to be amended as follows:

Encourage existing businesses and industries to become increasingly environmentally progressive and continue making positive contributions to the community. Encourage businesses and industries to hire locally ~~when possible~~ and demonstrate reasons for not hiring local employees, participate in civic life and play a positive role in the community. Together with regulatory agencies, actively work with local industries to ensure compliance with all applicable environmental regulations to limit pollution, decrease harmful impacts from emissions and protect the community from environmental hazards.

Promote and encourage new clean and green industries that provide well-paying jobs, revenue and other community and environmental benefits; support efforts by to require existing industries to decrease harmful emissions and impacts; and promote a mix of uses and a range of activities on industrial land to create jobs and revenue while avoiding conflict between industrial and non-industrial uses.

General Plan Policies EC5.3, CN4.1, HW9.1, and ED1.4 (Air Quality) to be amended as follows:

Support regional policies and efforts that improve air quality to protect human and environmental health and minimize disproportionate impacts on sensitive population groups. Work with businesses and industry, residents and regulatory agencies to reduce the impact of direct, indirect and cumulative impacts of stationary and non-stationary sources of pollution such as industry, the Port, railroads, diesel trucks and busy roadways. Fully utilize Richmond's police power to regulate industrial and commercial emissions. Ensure that sensitive uses such as schools, childcare centers, parks and playgrounds, housing and community gathering places are protected from adverse impacts of emissions.

Continue to work with stakeholders to reduce impacts associated with air quality on disadvantaged neighborhoods and continue to participate in regional planning efforts with nearby jurisdictions and the Bay Area Air Quality Management District to meet or exceed air quality standards. Support regional, state and federal efforts to enforce existing pollution control laws and strengthen regulations.

General Plan Policy EC6.3 (Adapting to Climate Change) to be amended as:

Prepare for and adapt to future impacts of changing weather patterns and sea level fluctuations. Protect neighborhoods, infrastructure and facilities, the shoreline and natural resources from the impacts of climate change. Require new developments to include an evaluation of climate change impacts in the project review process. Shoreline and public access improvements shall be designed to allow future increases in elevation along the shoreline edge to keep up with higher sea level values, should when they occur. Design elements shall include providing adequate setbacks to allow for future elevation increases of at least three feet from the existing elevation along the shoreline.

General Plan Actions HW1.D and PR3.F (Parks Maintenance Plan) to be amended as follows:

Regularly update the maintenance plan for all City-owned and operated parks, trails, landscapes and greenways. Include funding mechanisms to support ongoing operations and life-cycle replacements. Consider the Hilltop Landscape Maintenance District and the Marina Bay Neighborhood Landscape Management Plan as models. The parks maintenance plan may be included in the Parks Master Plan. Work with the school district and other public agencies to develop community service credits for students.

General Plan Actions HW1.H, ED1.A, SN2.A, PR2.C, and LU2.C (Public Safety Design Guidelines) to be amended as:

Develop and adopt design guidelines that deter criminal activity in neighborhoods, streets and public areas. Include guidelines for the design of play areas, parks, sports facilities, streets and sidewalks, plazas and urban pocket parks, and housing and commercial sites, among others. Require the early integration of crime prevention strategies such as community policing in new development and redevelopment projects including the involvement of the Police Department in the review of major projects in ~~high-crime~~ all areas of the City. Include guidelines for parks and recreation facilities with particular focus on the following five areas: design and orientation of buildings, restrooms and parking areas; defensible space with no hidden areas or structures that block visibility and natural surveillance; ownership and control over public space; cameras and other technologies; lighting; and signage.

General Plan Policy HW2.3 (Quality of Restaurant Food) to be amended as follows:

Encourage restaurants to serve healthy foods and provide nutritional information to customers. Continue to collaborate with health agencies to encourage the availability of healthy foods at restaurants while supporting businesses that offer healthy foods. Consider expansion of zoning restrictions on formula restaurants to all neighborhood commercial districts with high rates of obesity related diseases.

General Plan Action HW2.D (Sustainable Urban Agriculture Assessment) to be amended as follows:

Work with non-profits and regulatory agencies to identify food deserts and potential sites for urban agriculture and to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. Urban agriculture has the potential to supplement the availability of fresh fruit and vegetables in the community, especially in existing food deserts, provide economic opportunities to Richmond residents, lower food costs, reduce overall energy consumption and build social cohesion.

The assessment could explore the feasibility of implementing the following strategies:

- Identifying food deserts and sites suitable for urban agriculture;
- Evaluating contaminants harmful to human health on land proposed for urban agriculture;
- Developing a site inventory and a management plan to administer the use of potential urban agricultural sites;
- Identifying adequate sites to expand the number and frequency of farmer's markets throughout Richmond;
- Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;
- Supporting the development of appropriate agriculture in residential, industrial, business and open space zones;
- Establishing a community-based support system for urban growers such as tool banks, shared processing facilities, farmers' markets, community supported agriculture ventures, funding streams and technical service providers;
- Offering locally grown food to local schools, hospitals, nursing homes, daycare centers, correction facilities and businesses such as restaurants, while creating economic opportunities for urban growers and related industries;
- Supporting WIC Farmers' Market Nutrition Program and the Senior Farmers' Market Nutrition Program that provide support for buying fresh produce at farmers' markets;
- Creating training programs for unemployed people to work in urban food-related businesses as a source of jobs;
- Working with representatives of community gardening and urban farming organizations to meet needs unique to urban farm enterprises;
- Ensuring long-term land commitment for community gardens, entrepreneurial farms and other urban agriculture ventures;
- Updating building codes to encourage rooftop gardening; and
- Developing school-based programs that integrate nutrition and gardening in order to raise awareness about the connection between healthy food choices and locally grown fresh produce.

The following language to be added as General Plan Action HW2.E (Food Quality and Availability Assessment):

In collaboration with Contra Costa Health Services, conduct an assessment of food quality and availability in Richmond. Use the assessment to develop a citywide food access strategy to reduce the number of food deserts throughout Richmond.

General Plan Policy HW5.5 (Service for Homeless) to be amended as follows:

Work with social service agencies and all federal, state, and local jurisdictions to provide an integrated system of care for people experiencing homelessness.

General Plan Action HW5.A (Inclusionary Housing Ordinance) to be amended as follows:

Regularly review and update the City's inclusionary housing ordinance to reflect evolving inclusionary housing needs. Housing targets should reflect the Association of Bay Area Governments' regional housing needs allocations for very low, low and moderate-income housing units. Ensure that inclusionary housing in-lieu fees reflect the actual cost of constructing affordable units. ~~Consider amending~~ Review and amend the inclusionary housing ordinance to limit the circumstances for when developers can pay in-lieu fees instead of constructing affordable units as part of proposed development projects.

General Plan Policy HW5.H (Homeless Plan) to be amended as follows:

~~Collaborate with the Homeless Continuum of Care Advisory Board~~ local homeless programs to develop and implement a plan to provide ~~transition facilities and housing and~~ other services for people facing homelessness, substance abuse and mental health issues. Link homeless programs with supportive services such as mental health, substance abuse and primary health care.

General Plan Policy HW6.4 (Environmentally Progressive Businesses and Industries) to be amended as follows:

Encourage existing businesses and industries to become increasingly environmentally progressive and continue making positive contributions to the community. Encourage businesses and industries to hire locally ~~when possible~~, participate in civic life and play a positive role in the community. Together with regulatory agencies, actively work with local industries to ensure compliance with all applicable environmental regulation to limit pollution and protect the community from environmental hazards.

Promote and encourage new clean and green industries that provide well-paying jobs, revenue and other community and environmental benefits; support efforts ~~by to require~~ existing industries to decrease harmful emissions and impacts; and promote a mix of uses and a range of activities on industrial land to create jobs and revenue while avoiding conflict between industrial and non-industrial uses.

General Plan Action HW 9.A (Air Quality Monitoring and Reporting Program) to be amended as follows:

Work with the Bay area Air Quality Management District and other government agencies to establish and identify funding for a citywide air quality monitoring and reporting program, including known industrial sources of emissions. The air quality monitoring and reporting program would assess the cumulative impact of air pollution and toxins on human and environmental health and monitor exposure of sensitive uses such as schools, childcare centers, parks and playgrounds, housing and community gathering places.

Collaborate with the County Health Services Department, the Bay Area Air Quality Management District and state agencies to establish baseline exposures and, to the extent feasible, document health effects associated with monitored baseline exposures and develop provisions to hold businesses and operations financially accountable for their impacts on the environment or community due to air pollution exceeding legal thresholds.

General Plan Actions HW9.J, CN6.A, LU4.D, ED1.F (Site Remediation) to be amended as follows:

Require property owners to comply with and pay for state and federal requirements for site remediation as a condition for approving redevelopment on contaminated sites. In collaboration with other government agencies, utilize the Department of Toxic Substance Control (DTSC) Cortesie List to prioritize the remediation of city and non-city-owned property to protect human and environmental health. Seek state and federal funds to implement the necessary level of clean-up.

General Plan Policy HW10.6 (Waste Reduction and Recycling) to be amended as follows:

Promote waste reduction and recycling to minimize materials that are processed in landfills. Encourage residents and businesses to reduce waste and minimize consumption of goods that require higher energy use for shipping and packaging. Encourage composting to reduce food and yard waste and provide mulch for gardening. Reducing waste and selecting minimum-impact products will conserve land and energy resources. Develop a comprehensive recycling and composting program for all city-owned facilities.

General Plan Policy HW11.D (Healthy Choices Public Information Campaign) to be amended as follows:

Work with Contra Costa Health Service and community stakeholders to identify creative ways to promote healthy lifestyle choices starting with city facilities and employees. Explore strategies that effectively target special needs of underserved communities such as youth, seniors and low-income households. Outreach materials may include newsletters, a website, postcards and radio or television announcements.

In the Public Safety and Noise Element, at page 12.7, the following is to be added to the discussion under "Stationary Sources":

A variety of stationary sources of noise in Richmond are common to all urban areas, such as noise generated by machinery, heating, ventilation and air conditioning (HVAC) equipment, and landscape maintenance activities. In Richmond's industrial areas, noise is generated by heavy equipment associated with shipping and loading activities, metal scrapping facilities and recycling centers. The Richmond Rod and Gun Club is a source of regular shooting noise in northern Richmond. Occasional outdoor sporting events, such as those held at Richmond, Kennedy and De Anza high schools, can attract large numbers of spectators and produce noise which can affect nearby residential areas.

In the Arts and Culture Element, at page 13.9, the discussion "Events and Festivals" is to be amended by adding the North Richmond Shoreline Festival to the list of annual cultural events and festivals held in Richmond.

In the Historical Resources Element, at page 14.5, the first paragraph of the discussion "American Period (1846 – 1895)" is to be amended as follows:

~~In 1846, California broke away from Mexico.~~ After the Mexican-American War, Mexico ceded California to the United States. Many squatters settled on the huge Castro landholding, sparking court proceedings that lasted nearly 50 years, deterring developers from the region due to uncertainty over land ownership.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council does hereby direct staff to do the following:

1. Refer the proposals on industrial emissions and energy efficiency back to staff for review, further community input, and an open public process through the Planning Commission and City Council.
2. Refer the Pt. Molate land use designation to staff for further review on certain land use modifications, consistent with remediation funding available, with public input and an open process through the Planning Commission and City Council.
3. Refer the South Shoreline FAR requirements to staff for further review with public comment and an open process through the Planning Commission and City Council.
4. Refer staff to work with our official arts groups to feature the full page commissioned art pieces before each section of the completed book of the General Plan (both online and hard copy).

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a special meeting thereof held on April 24, 2012, by the following vote:

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

NOES: Councilmembers Bates and Boozé.

ABSTENTIONS: None.

ABSENT: None.

DIANE HOLMES
CLERK OF THE CITY OF RICHMOND

(SEAL)

Approved:

GAYLE MCLAUGHLIN
Mayor

Approved as to form:

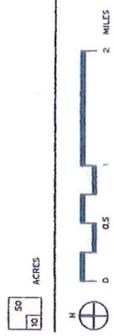
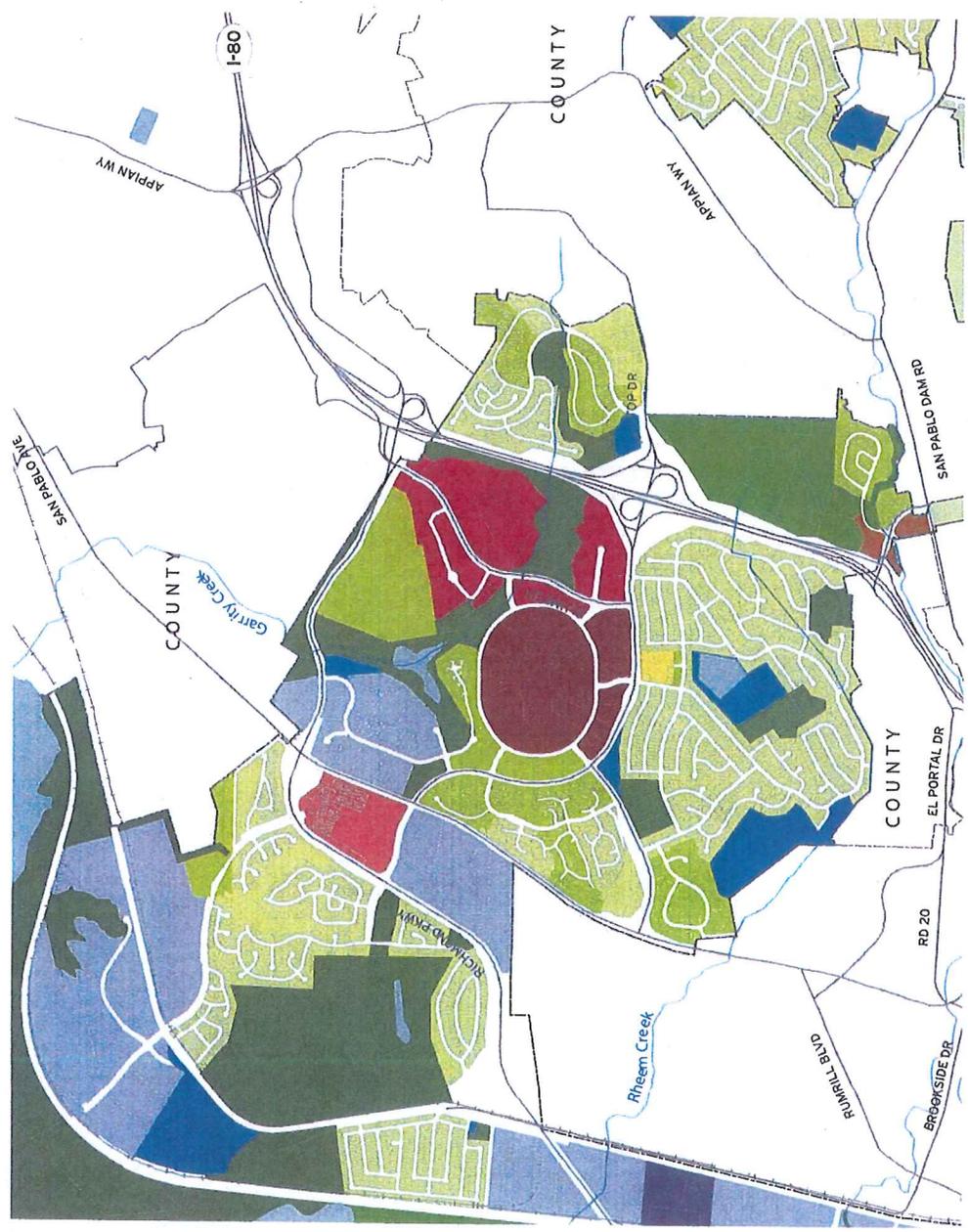
BRUCE GOODMILLER
City Attorney

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

I certify that the foregoing is a true copy of Resolution No. 52-12, finally passed and adopted by the City Council of the City of Richmond at a special meeting held on April 24, 2012.

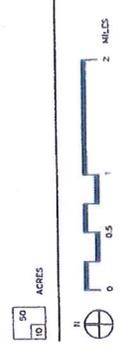
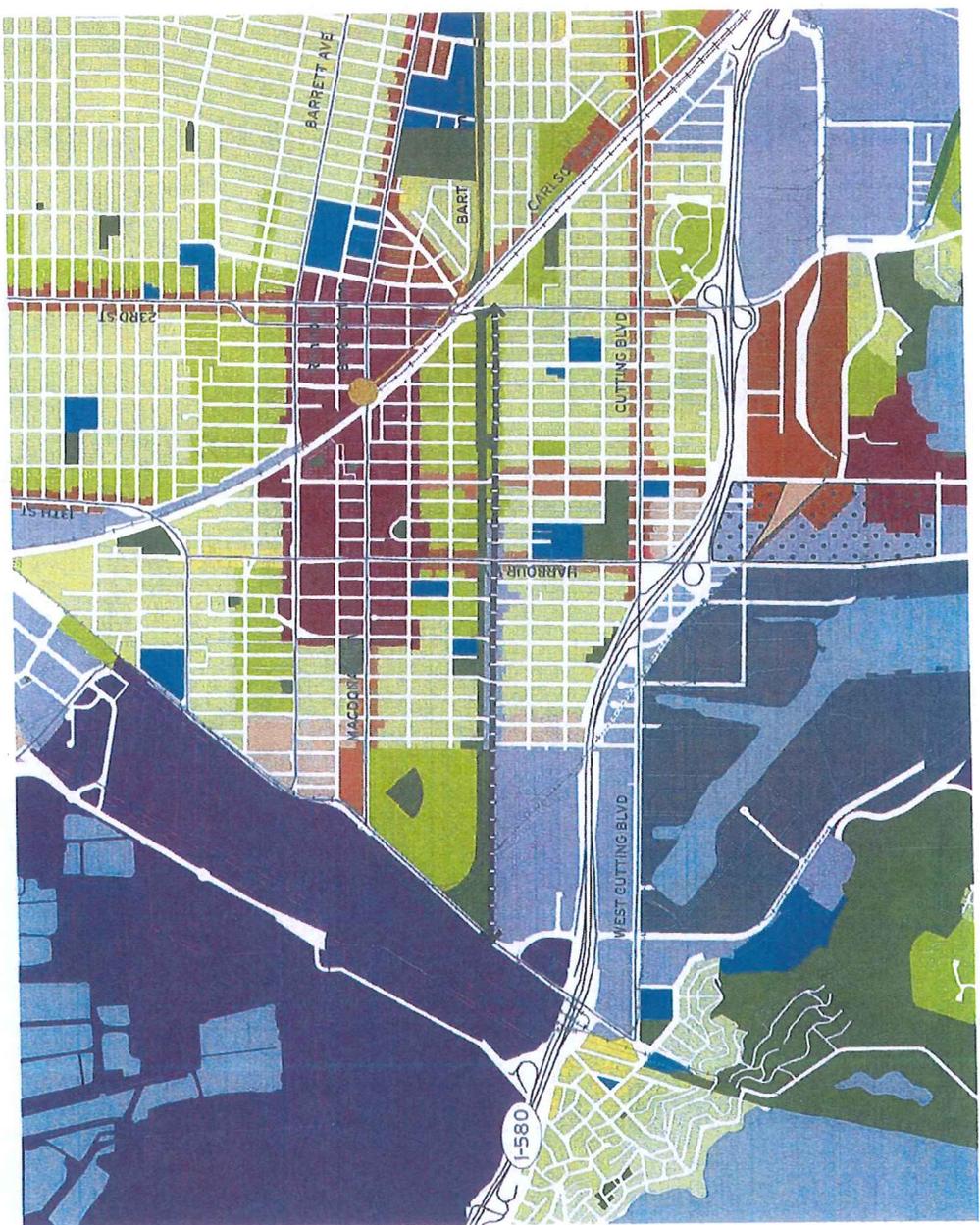
Map 3.4
Change Area 2
 Hilltop

- City of Richmond
 - Residential Neighborhoods**
 - Hillside Residential
 - Low-Density Residential
 - Medium Density Residential
 - Neighborhood Mixed-Use
 - Key Corridors**
 - Medium Density Mixed-Use (Residential Emphasis)
 - Medium Intensity Mixed-Use (Commercial Emphasis)
 - Activity Centers**
 - Medium Intensity Mixed-Use (Gateway and/or Community Node)
 - High Intensity Mixed-Use (Major Activity Center)
 - Regional Commercial Mixed-Use
 - Business and Industry**
 - Live/Work
 - Business/Light Industrial
 - Marine and Waterfront Commercial
 - Industrial
 - Port
 - Community**
 - Agriculture
 - Open Space
 - Parks and Recreation
 - Public, Cultural and Institutional
 - Overlay Zones**
 - Transition Zone Overlay District (TZOD)
- Pursuant to Ordinance No. 18008, residential uses are prohibited within this zone.



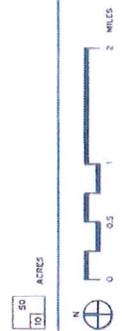
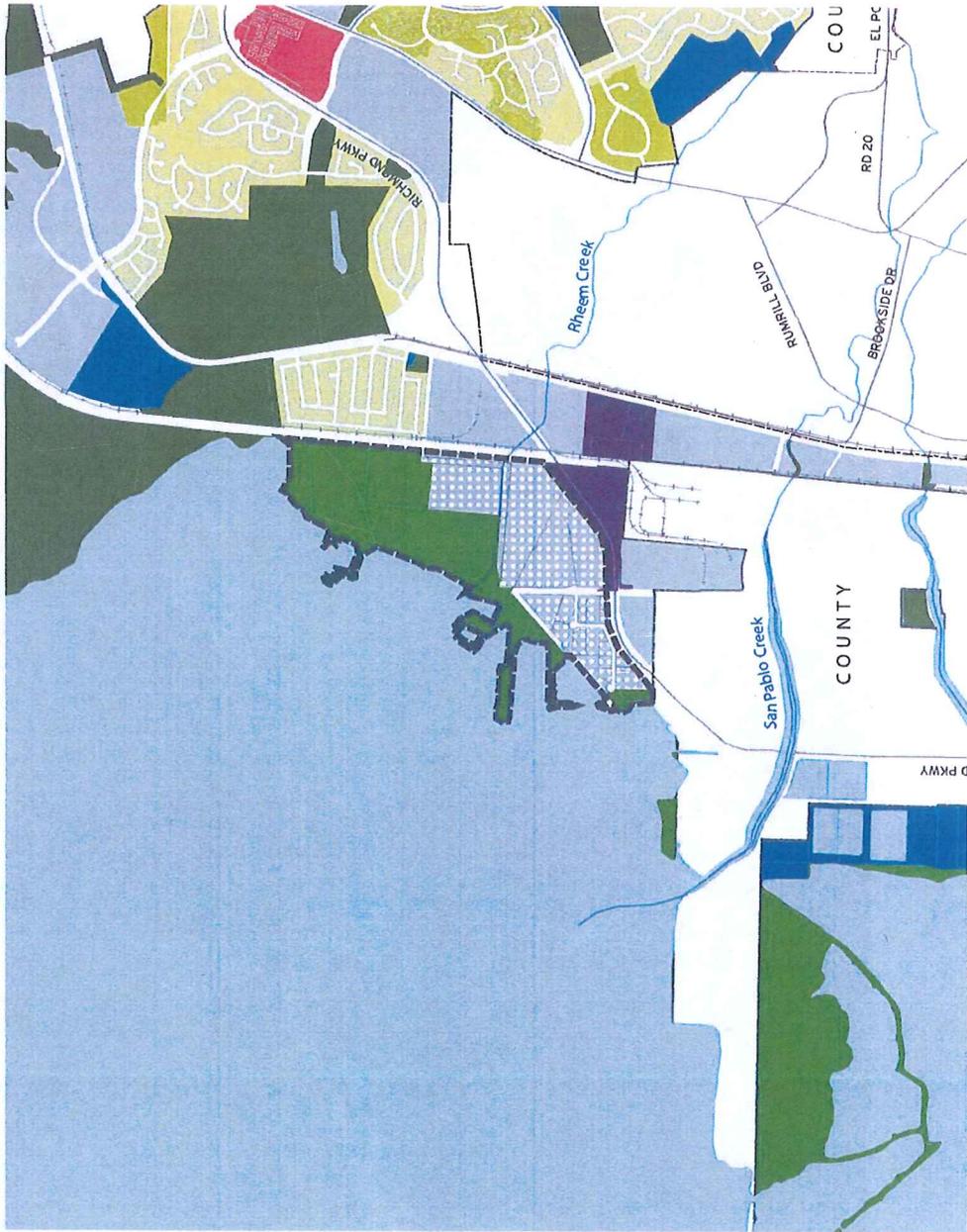
Map 3.11
Change Area 9
 Ohio Avenue Corridor

- City of Richmond
- Residential Neighborhoods**
 - Hillside Residential
 - Low-Density Residential
 - Medium Density Residential
 - Neighborhood Mixed-Use
- Key Corridors**
 - Medium Density Mixed-Use (Residential Emphasis)
 - Medium Intensity Mixed-Use (Commercial Emphasis)
- Activity Centers**
 - Medium Intensity Mixed-Use (Gateway and/or Community Node)
 - High Intensity Mixed-Use (Major Activity Center)
 - Regional Commercial Mixed-Use
- Business and Industry**
 - Live/Work
 - Business/Light Industrial
 - Marine and Waterfront Commercial
 - Industrial
 - Port
- Community**
 - Agriculture
 - Open Space
 - Parks and Recreation
 - Public, Cultural and Institutional
- Overlay Zones**
 - Transition Zone Overlay District (TZOD)
 Pursuant to Ordinance No. 1809, residential uses are prohibited within this zone.



Map 3.14
Change Area 12
 Northshore

- City of Richmond
- Residential Neighborhoods**
 - Hilside Residential
 - Low-Density Residential
 - Medium Density Residential
 - Neighborhood Mixed-Use
- Key Corridors**
 - Medium Density Mixed-Use (Residential Emphasis)
 - Medium Intensity Mixed-Use (Commercial Emphasis)
- Activity Centers**
 - Medium Intensity Mixed-Use (Gateway and/or Community Node)
 - High Intensity Mixed-Use (Major Activity Center)
 - Regional Commercial Mixed-Use
- Business and Industry**
 - Live/Work
 - Business/Light Industrial
 - Low Intensity Business/Light Industrial
 - Marine and Waterfront Commercial
 - Industrial
 - Port
- Community**
 - Agriculture
 - Open Space
 - Parks and Recreation
 - Public, Cultural and Institutional
- Overlay Zones**
 - Transition Zone Overlay District (TZOD)
 Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone.



Pt. Molate Remediation Budget Report
As of January 25, 2012

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
		Point Molate		
		Site Remediation		
		Capital Budget		
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
Transactions	Date	As of 5/4/2012	As of 5/4/2012	As of 5/4/2012
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - Julu 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

Pt. Molate Remediation Budget Report
As of January 25, 2012

Transactions	Date	Expenditures	Revenues	Balance
		As of 5/4/2012	As of 5/4/2012	As of 5/4/2012
State Water Resources Control Board	12/3/2010	\$ 3,553.88		\$ 23,297,717.97
Savings Interest - November 2010	12/15/2010		\$ 5,110.49	\$ 23,302,828.46
Savings Interest - November 2010	12/15/2010		\$ 760.49	\$ 23,303,588.95
Arcadis US Inc.	1/5/2011	\$ 105,245.30		\$ 23,198,343.65
RORE, Inc.	1/5/2011	\$ 31,581.00		\$ 23,166,762.65
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		\$ 23,129,620.56
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		\$ 23,124,202.45
Contra Costa Environmental Health	1/5/2011	\$ 474.00		\$ 23,123,728.45
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		\$ 23,123,282.20
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		\$ 23,122,982.20
Savings Interest - December 2010	1/26/2011		\$ 654.76	\$ 23,123,636.96
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	\$ 23,128,258.67
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	\$ 23,133,210.13
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		\$ 23,132,910.13
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		\$ 23,132,610.13
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		\$ 23,068,992.21
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		\$ 23,066,238.72
Contra Costa Environmental Health	2/16/2011	\$ 474.00		\$ 23,065,764.72
Savings Interest - January 2011	2/28/2011		\$ 567.29	\$ 23,066,332.01
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	\$ 23,068,388.92
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	\$ 23,073,307.83
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	\$ 23,075,103.07
Bank Charges - February 2011	3/2/2011	\$ 35.00		\$ 23,075,068.07
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	\$ 23,075,479.45
Savings Interest - February 2011	3/3/2011		\$ 504.17	\$ 23,075,983.62
Savings Interest - June 2010	3/7/2011		\$ (493.14)	\$ 23,075,490.48
Bank Charge	3/7/2011		\$ 20.00	\$ 23,075,510.48
Savings Interest - July 2010	3/7/2011		\$ (732.37)	\$ 23,074,778.11
Savings Interest - August 2010	3/7/2011		\$ (773.33)	\$ 23,074,004.78
Savings Interest - September 2010	3/7/2011		\$ (725.31)	\$ 23,073,279.47
Savings Interest	3/7/2011		\$ 2,704.15	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ -	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	\$ 23,080,418.97
Bank Charges - February 2010	3/28/2011	\$ 35.00		\$ 23,080,383.97
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,081,534.66
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,082,685.35
Terraphase Engineering, Inc. c/o Bookkeeping	4/18/2011	\$ 168,063.37		\$ 22,914,621.98
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		\$ 22,911,941.22
State Water Resources Control Board	4/18/2011	\$ 7,765.81		\$ 22,904,175.41
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		\$ 22,903,275.41
Bank Charges - March 2011	4/25/2011	\$ (35.00)		\$ 22,903,310.41
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	\$ 22,908,215.23
Savings Interest - March 2011	4/25/2011		\$ 430.34	\$ 22,908,645.57
Savings Interest - March 2011	4/25/2011		\$ 82.19	\$ 22,908,727.76
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		\$ 22,908,427.76
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	\$ 22,913,003.34
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	\$ 22,914,027.96
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	\$ 22,915,053.71
Savings Interest - April 2011	5/18/2011		\$ 415.61	\$ 22,915,469.32
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	\$ 22,917,527.91
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	\$ 22,919,708.67
Terraphase Engineering, Inc	6/6/2011	\$ 78,656.54		\$ 22,841,052.13
Winehaven Partners, LLC	6/6/2011	\$ 362.75		\$ 22,840,689.38
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		\$ 22,840,389.38
Savings Interest - May 2011	6/22/2011		\$ 1,710.88	\$ 22,842,100.26
Savings Interest - May 2011	6/22/2011		\$ 5,027.83	\$ 22,847,128.09

Pt. Molate Remediation Budget Report
As of January 25, 2012

Transactions	Date	Expenditures As of 5/4/2012	Revenues As of 5/4/2012	Balance As of 5/4/2012
Savings Interest - May 2011	6/22/2011		\$ 427.76	\$ 22,847,555.85
Savings Interest - May 2011	6/22/2011		\$ 523.78	\$ 22,848,079.63
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,849,129.16
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,850,178.69
Difference between staff calculations and FAFC balance	6/30/2011		\$ 8.63	\$ 22,850,187.32
Terraphase Engineering, Inc. c/o Bookkeeping	7/7/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		\$ 22,779,195.18
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	\$ 22,786,195.83
Savings Interest - June 2011	7/18/2011		\$ 419.20	\$ 22,786,615.03
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	\$ 22,788,649.03
Terraphase Engineering, Inc. c/o Bookkeeping	7/29/2011	\$ 37,573.67		\$ 22,751,075.36
Winehaven Partners, LLC	7/29/2011	\$ 574.96		\$ 22,750,500.40
State Water Resources Control Board	7/29/2011	\$ 8,397.38		\$ 22,742,103.02
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		\$ 22,741,803.02
Terraphase Engineering, Inc. c/o Bookkeeping	8/23/2011	\$ 99,184.28		\$ 22,642,618.74
Winehaven Partners, LLC	8/23/2011	\$ 221.78		\$ 22,642,396.96
Contra Costa Environmental Health	8/23/2011	\$ 474.00		\$ 22,641,922.96
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		\$ 22,641,622.96
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	\$ 22,648,719.03
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	\$ 22,650,816.59
Savings Interest	9/1/2011		\$ 8,047.46	\$ 22,658,864.05
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 12,754.47		\$ 22,646,109.58
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		\$ 22,645,809.58
Terraphase Engineering, Inc. c/o Bookkeeping	9/14/2011	\$ 109,635.96		\$ 22,536,173.62
Winehaven Partners, LLC	9/14/2011	\$ 89.96		\$ 22,536,083.66
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	\$ 22,538,173.83
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	\$ 22,544,397.89
Terraphase Engineering, Inc. c/o Bookkeeping	10/21/2011	\$ 51,791.39		\$ 22,492,606.50
Winehaven Partners, LLC	10/21/2011	\$ 136.55		\$ 22,492,469.95
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		\$ 22,484,964.95
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		\$ 22,481,444.95
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		\$ 22,475,210.45
State Water Resources Control Board	10/21/2011	\$ 30,340.20		\$ 22,444,870.25
PG&E	10/21/2011	\$ 6,626.33		\$ 22,438,243.92
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	\$ 22,440,241.53
Bank Saving Charge	11/1/2011	\$ 20.00		\$ 22,440,221.53
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	\$ 22,441,486.59
Terraphase Engineering, Inc. c/o Bookkeeping	11/14/2011	\$ 71,065.26		\$ 22,370,421.33
Winehaven Partners, LLC	11/14/2011	\$ 127.23		\$ 22,370,294.10
Contra Costa Environmental Health	11/14/2011	\$ 474.00		\$ 22,369,820.10
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		\$ 22,367,886.35
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	\$ 22,369,916.77
Terraphase Engineering, Inc. c/o Bookkeeping	12/8/2011	\$ 158,309.56		\$ 22,211,607.21
Winehaven Partners, LLC	12/8/2011	\$ 127.36		\$ 22,211,479.85
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		\$ 22,206,174.85
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		\$ 22,201,329.85
State Water Resources Control Board	12/8/2011	\$ 36,003.36		\$ 22,165,326.49
PG&E	12/8/2011	\$ 3,016.85		\$ 22,162,309.64
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		\$ 22,161,709.64
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	\$ 22,163,665.14
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		\$ 22,053,382.57
Winehaven Partners, LLC	1/25/2012	\$ 127.42		\$ 22,053,255.15
Morrison & Foerster LLP	1/25/2012	\$ 297.50		\$ 22,052,957.65
State Water Resources Control Board	1/25/2012	\$ 11,195.00		\$ 22,041,762.65
Contra Costa Health Services	1/25/2012	\$ 395.00		\$ 22,041,367.65
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99

Pt. Molate Remediation Budget Report
As of January 25, 2012

Transactions	Date	Expenditures As of 5/4/2012	Revenues As of 5/4/2012	Balance As of 5/4/2012
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
Current as of 1/25/2012		\$ 6,604,649.95	\$ 157,905.10	
Remaining Balance				\$ 21,660,514.03

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. CLARIFY IF THIS OBLIGATION IS SATISFIED WITH THE MONTHLY ACTIVITY REPORTS. 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	Some invoices received on 3/15/2012	Information provided by Lashonda Wilson	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

11	Request from Terraphase a. rough & conservative estimate of the size and number of trucks, and no. of truck trips/day required for removing contaminated soil from Pt. Molate, as well as same for hauling clean replacement soil, and any anticipated additional costs involved with trucking out of Pt. Molate via proposed detour during Scofield deck replacement of traveling westbound across S.R./Richmond bridge and returning eastbound.	Beyaert	1/13/2012	C. Murray			City Mgr.	REMEDATION	2/10/2012	Information supplied by Terraphase to CalTrans	Closed
12	Interpretation of Upstream obligations if any under item 6 contained in Appendix II of the FEIR as cited: 6. Program Management Upstream will provide overall project management including but not limited to subcontractor procurement and management, monthly progress reporting, monthly Clean-up Cost Progress Reports to the Insurer, real time schedule and budget tracking, assist in public outreach and public meetings, maintenance of a public repository of environmental documentation, site field office, site equipment storage, and financial project management.	Garrett	1/13/2012	C. Murray			Legal	COMPLIANCE			Open
13	Secure full details of sums paid and purpose for additional \$1.1M of charges associated with the cost cap insurance premium above and beyond the initial \$3M premium	Beyaert	1/20/2012	C. Murray				REMEDATION	3/13/2012	Invoices for additional premiums were provided.	Closed
14	Secure copy of the presentation given by Terraphase to C&R S-C on 1/10/12 as initially prepared for a city council study session on plans for compliance with the December water board order.	Garrett	1/20/2012	C. Murray	W. Carson			COMPLIANCE	4/12/2012	Copy of Presentation received and posted to Repository	Closed
15	Provide all documents contained in the bibliography on pages 8-10 of the January 2012 Monthly Remediation Status Report	Garrett	2/16/2012	C. Murray	W. Carson			COMPLIANCE	4/12/2012	Several appendices received and posted to Repository. Some appendices from 2011 and earlier remain outstanding	Partially Open
16	Provide copy of Maze & Assoc. audit of Pt. Molate from Dec 2010 and copy of 2011 annual audit as required under terms of the Navy transfer	Garrett	3/21/2012	C. Murray	L. Wilson			FINANCE			Open
17	Provide copy of Pollution Liability Ins. Policy #G24898958001 from Alliant Insurance Services	Garrett	3/21/2012	C. Murray	R. Kain		Risk	INSURANCE	4/6/2012	Policy provided and posted to Repository	Closed
18	Copy of Appendices to 12/19/11 Draft Investigation Restoration Site 3 Feasibility Study/Remedial Action Plan (FS/RAP) submitted to RWQCB by Terraphase	Beyaert	3/21/2012	C. Murray	W. Carson			REMEDATION	4/12/2012	Appendices received and posted to Repository	Closed
19	Copy of Draft of the Internal Review of the proposed Fact Sheet as required by RWQCB for Site 3 FS/RAP	Beyaert	3/21/2012	C. Murray	W. Carson			REMEDATION			Open
20	Copy of Proposed draft plan for RWQCB Order Task #2: Management of soils and groundwater as required by RWQCB by March 15, 2012	Beyaert	3/21/2012	C. Murray	W. Carson			REMEDATION	4/12/2012	GW and soil fuel level plans received and posted to Repository	Closed
21	Draft of internal review of proposed wetlands mitigation and monitoring plan	Beyaert	3/21/2012	C. Murray	W. Carson			REMEDATION			Open

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, APRIL 16, 2012, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:34 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Clark, Garrett, Gilbert, Hite, Kortz, Martinez, Puleo, Satre Smith, C., Smith, N., Stello (6:45), Sundance and Whitty.

Absent: Committee Members Christian, Hanna, Helvarg, Kortz, Rosing.

Staff Present: Gayle McLaughlin, Mayor

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. Beyaert then motioned to approve the Agenda, Smith N. seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced a Clean Up and catered BBQ at Pt Molate Beach Park and announced that the City Council will be considering adopting the General Plan.

6. OPEN FORUM

No speakers for Open Forum.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Call for volunteers and seating of Grant Development sub-committee.

Garrett announced that sub-committee was formed last meeting and this is time for volunteers for Committee. Garrett moved to future with larger amount of Committee Members. Martinez moved for Stello to be on this Committee, Garrett seconded. Approved unanimously.

B. Call for volunteers and seating of Community Outreach sub-committee

Garrett announced that sub-committee was formed last meeting and this is time for volunteers for Committee. Garrett confirmed that Gilbert, Hite, Martinez, Rosing and Sundance were interested and called for motion for their appointment. Martinez moved, Garrett seconded. Approved unanimously.

C. Update on process of allocation of funds from Cosco Busan award to Richmond

Beyaert reported on damage assessment report and that City of Richmond has been allocated \$669,000. for shoreline recreational improvements. Beyaert noted that this is separate from the competitive amount of funds from the Cosco Busan oil spill. Beyaert noted that funds to reopen Pt Molate Beach Park is a perfect use and that funds also could be allocated for Ferry Point Loop Trail. Beayert noted that these funds can be used only for capital improvements and not maintenance.

D. Summary Review of scrum update from March 19

Garrett reviewed scrum from last meeting with nine different new, unique items including applying for grant funding and to develop an integrated shoreline plan.

8. STAFF REPORTS

A. Update on accessibility/availability of documents for PMCAC

Garrett reviewed Inquiry Tracking Sheet with request to City on March 19 to provide access to environmental documents while in draft stage prior to submittal to Water Board and received comments back from City Attorney's Office that it will not provide draft documents.

B. Committee Log for PMCAC inquiries to staff, contractors

Garrett stated that some of information has been received and accounted for such as insurance and now have copy of Terraphase presentation and most of the FSRAP Site 3 appendices and all of it is up on the Repository site and many items received in the Bibliography, Soils and Water Plan, Site 4, and Annual Closure Report. Garrett asked Committee to review and still waiting for Terraphase invoices. Garrett indicated that Andrea Miller of the Finance Department has been excused in providing information and have not received requests on the request for Legal Opinions.

Public Speaker for this item was Don Gosney who requested that documents (particularly in the agenda packets) be in larger more readable type. Garrett indicated that she could place such documents in the Repository so readers can zoom in to larger viewing panes.

9. CONSENT CALENDAR

Beyaert motioned to approve the Consent Calendar and March 19, 2012 minutes, Martinez seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett mentioned electrical at Pt Molate and wanted Public Works Representative to speak and also want Parks Department Rep. Chris Chamberlain with someone to speak on Greenway development. Garrett also indicated that wanted Michael Boland to speak. Puleo indicated that he could report on the insurance policies found in the repository. William Carson indicated that he can attend in May and speak on the electrical at next meeting. Beyaert asked that Pt Molate Beach Park be on the May agenda.

11. CITY COUNCIL LIAISON REPORTS

Mayor advised that Upstream prevailing in State Court on Declaratory Relief so there is a stay until the Federal lawsuit is heard. City will respond at the Federal Court level to see if City can move forward and get some clarification. Mayor indicated that City Attorneys stated that a Study Session could come to City Council on the 4th Tuesday in May on what could come to Pt Molate. Mayor expressed that PMCAC has already seen this Visionary presentation and would like City Council to see it. Mayor could work with Citizens for Sustainable Pt Molate and Chair to get that scheduled.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Garrett indicated no report on FS RAP for Site 3 but do have summary of the proposed comments, Interim Work Plan for IR Site 4 and stated that Satre will present this report and Garrett indicated that there is a Terraphase report. Satre reported on treatment study on Drum Lot 2, Building 87 and Hydrocarbon degradation. Beyaert reported that all PMCAC members received letter from George Leyva on IR Site 4 Interim Work Plan seeking comments. Bill Carson reported on TCE and Vinyl Chloride toxicity and the accepted Technology that breaks it down to ethene and that it is not toxic. Bill Carson also responded to Satre on source area and Terraphase has not been able to find and likely it is degraded and gone and under Order it will be cleaned up and it will get to complete degradation. Mayor expressed concern on degradation to more toxic compounds. Carson reviewed Section 5 of the report on the technology alternatives versus the ERV sugar substrate injection that is being proposed. Motion approved unanimously to send comment letter to George Leyva. Speaker Don Gosney concern that draft letter was not part of Agenda packet and have no idea what is in the letter and that PMCAC represents the City. Garrett indicated that it does not and it is similar to anyone sending in comments, comment letter preparation is part of the Subcommittee and anyone could just send out but it was brought forward. Beyaert indicated concern about having to receive draft documents from Water Board rather than the City. Mayor stated that when she originally spoke with City Manager is that thought would be provided in a timely fashion and will revisit with City Manager and, as long as it is not illegal, will advocate in behalf of this Committee. Garrett indicated that a meeting with Sub-Committee and City Manager would be time well-spent. Garrett reviewed Terraphase Report on soil clean-up goals and would like copies of certain documents. Carson mentioned he could provide a permit report. Garrett asked about Bldg.83. IR Site 3. Carson reported. Garrett provided recommended reading to Committee from the Terraphase Monthly Report. Whitty asked about items to look out for. Carson stated IR Site 3 is the big item and Water Board said wanted to excavate 20 feet deep based on an Oakland site experience. Terraphase will show the other Bay Area locations that do work.
- b. Finance: No report.
- c. Legal: Garrett reported on a case in Martinez with a Motion to Stay on Federal level on Declaratory Relief.

13. ADJOURNMENT

Martinez moved to adjourn the meeting at 7:50 pm, seconded by N.Smith. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, May 21, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

Craig Murray

From: Pamela Christian
Sent: Thursday, May 03, 2012 2:15 PM
To: helvarg@
Cc: Craig Murray; Kibibi Culbertson
Subject: Automatic Resignation

This email is sent on behalf of City Clerk Diane Holmes



Mr. David Helvarg

Richmond, CA 94804

Dear Mr. Helvarg:

Members of the City of Richmond's Boards and Commissions are allowed to have three absences within a twelve-month period. Absences in excess of three in the twelve-month period is considered an automatic resignation. You have exceeded the three absence limit and, therefore, have been automatically resigned from the Point Molate Community Advisory Committee. Thank you for your service and dedication on the Advisory Committee.

If you would like to be reappointed to the Advisory Committee, you may submit in writing an explanation as to the cause of the absences along with a completed Board or Commission Application Form requesting reappointment. Please follow the link to complete an application <http://ca-richmond2.civicplus.com/DocumentView.aspx?DID=190> and deliver or mail your original application to the Office of the City Clerk, 450 Civic Center Plaza, Suite 300, Richmond, CA 94804.

Please call the City Clerk's Office at (510) 620-6513 if you have any questions.

Sincerely,

Pam Christian (Deputy) for Diane Holmes

Diane Holmes
City Clerk

/prc

Craig Murray

From: joan@vbsi.com
Sent: Tuesday, May 15, 2012 7:03 AM
To: Craig Murray
Subject: Fwd: Point Molate Monthly Status Report
Attachments: April 2012 Monthly Remediation Status Report.pdf

Hi Craig -

Could you kindly print out and include the April 2012 Terraphase monthly status report into the agenda packet for the 5/21 PMCAC meeting under item 12a?

Thank You!

Joan Garrett
510-235-8210

-----Original Message-----

From: Ryan Janoch [mailto:ryan.janoch@terrphase.com]
Sent: Tuesday, May 15, 2012 01:14 AM
To: George Levya (gleyva@waterboards.ca.gov)
Cc: 'Jim Levine', 'Bruce Goodmiller', 'Alan Wolken', david.j.clark2@navy.mil, 'William Carson', jcoho@aol.com, craig_murray@ci.richmond.ca.us, 'Bruce Beyaert', Joan Garrett (joan@vbsi.com), Michael Derry (MDWASTENOT@aol.com), Venkat Puranapanda (Venkat.Puranapanda@acegroup.com)
Subject: Point Molate Monthly Status Report

George,

Attached is the monthly status report for Point Molate for April 2012. A copy of it was uploaded via Geotracker today (May 15, 2012).

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

This e-mail (including any attachments to it) is intended solely for the use of the individual(s) or entity named above. It may contain confidential or privileged information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately and delete the original message.

12A1

5/15/2012



May 15, 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 April 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 April 2012:

1. Prepared responses to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)
2. Meeting with the RWQCB, the City of Richmond, and Upstream on April 19, 2012 regarding the soil cleanup goals

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)
2. Responded to City of Richmond and Upstream comments on proposed soil cleanup goals
3. 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
4. Meeting with City of Richmond and RWQCB regarding the proposed soil cleanup goals on February 16 and 29 and March 29, 2012

Upcoming Work in May 2012:

1. Respond to RWQCB comments on proposed soil cleanup goals (RWQCB 2012b)
2. Submit revised 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 in response to comments from the April 19, 2012 meeting

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

Work completed in April 2012:

1. Continued development of the internal draft soil and groundwater management plan

Major Work Items Previously Completed in 2012:

1. Prepared and submitted the internal draft soil and groundwater management plan outline to City of Richmond, Upstream, and RWQCB for approval
2. Prepared and submitted an extension request letter to the RWQCB

Upcoming Work in May 2012:

1. Develop and submit the draft soil and groundwater management plan to the City of Richmond, Upstream, and the RWQCB

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

Work completed in April 2012:

1. Development of the internal draft remedial design details – plans and specifications
2. Developed and submitted the wetlands mitigation and monitoring plan to the RWQCB and United States Army Corps of Engineers (USACE)
3. Prepared and submitted responses to the Bay Conservation and Development Commission (BCDC) regarding their comments on the administrative permit application (Terraphase 2012l)

4. Communication with the United States Army Corps of Engineers (USACE) regarding the Section 404 permit application (Terraphase 2012h) and pre-construction notification (Terraphase 2012i)
5. Coordination with the City of Richmond regarding the non-contributing elements consultation letter submission to the State Historical Preservation Officer
6. Preparation and submission of a consultation letter to the California Office of Historic Preservation regarding national historic district non-contributing elements (City of Richmond 2012).
7. Meeting with the City of Richmond, Upstream, and the 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 April 19, 2012
8. Development of the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
9. Pre-project planning for a soil gas investigation (baseline) on IR Site 3

Major Work Items Previously Completed in 2012:

1. Developed and submitted the Section 404 permit application (Terraphase 2012h) and Pre-Construction Notification (Terraphase 2012i) to the USACE
2. Developed and submitted the Section 401 permit application (Terraphase 2012g) to the RWQCB
3. Developed and submitted the administrative permit application (Terraphase 2012l) to the BCDC
4. Submitted the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) to the RWQCB (See Task 1 of this report)
5. 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, February 29, and March 29, 2012
6. Developed the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
7. Developed and submitted the draft public fact sheet on the FS/RAP to the RWQCB
8. Developed and submitted the wetlands mitigation and monitoring plan to the City of Richmond and Upstream for review
9. Prepared responses to BCDC comments regarding the administrative permit application (Terraphase 2012l)
10. Site visit and meeting with the RWQCB on March 26, 2012 regarding the Section 401 permit application (Terraphase 2012g)
11. Development of the internal draft documents, including the Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASP), Site Security Plan, Contingency Plan, and Transportation Control Plan (TCP) for the remedial activities

Upcoming Work in May 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. Development of the internal draft remedial design details – plans and specifications
3. Site visit and meeting with the USACE regarding the Section 404 permit application (Terraphase 2012h)
4. Develop and submit a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB 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 April 2012:

1. Evaluation of soil gas, MIP, and groundwater monitoring data to refine interim remedial measures
2. Review of soil gas and MIP investigation data with the City of Richmond and RWQCB and discuss potential changes to interim remedial measures implementation on April 18, 2012
3. Prepared a response letter to Point Molate Advisory Committee (PMCAC) comments on the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r)
4. Prepared an addendum to the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) based on discussions with the RWQCB
5. Pre-project planning for groundwater monitoring well installation
6. Communication with the RWQCB regarding interim remedial measures

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)
2. 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)
3. Meeting with the City of Richmond's representative from Nichols Consulting to discuss investigation results on February 8, 2012
4. Review of soil gas and MIP investigation data with the City of Richmond consultant and discuss potential changes to interim remedial measures implementation on March 30, 2012

Upcoming Work in May 2012:

1. Groundwater monitoring well installation
2. Groundwater sampling – baseline investigation
3. Submit the response letter to PMCAC comments to the RWQCB
4. Submit the addendum to the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) to the RWQCB

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 April 2012:

1. Conducted routine quarterly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Prepared the internal draft structural inspection report based on UST inspection in January 2012
3. Installed "Keep Off" signs on the USTs warning vehicle traffic to stay off the tops of the USTs
4. Prepared and submitted the first quarter 2012 UST closure monitoring report to the City of Richmond and Upstream for review

Major Work Items Previously Completed in 2012:

1. Conducted routine monthly and quarterly 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
4. Field inspection, identification, and implementation of maintenance activities on the UST features (such as monitoring wells and drains)
5. Conducted brush clearing on USTs' drainage features to improve access for monitoring

Upcoming Work in May 2012:

1. Conduct routine monthly UST closure monitoring inspections
2. Clean out drainage structures identified as requiring maintenance
3. Submittal of the quarterly UST closure monitoring report to the RWQCB

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 April 2012:

1. Submitted monthly status report for March 2012 (Terraphase 2012n)

Major Work Items Previously Completed in 2012:

1. Submitted monthly status report for December 2011 (Terraphase 2012a)
2. Submitted monthly status report for January 2012 (Terraphase 2012j)
3. Submitted monthly status report for February 2012 (Terraphase 2012m)

Upcoming Work in May 2012:

1. Submit monthly remediation status report for April 2012
2. Meeting with ACE Group regarding insurance reporting requirements for the Site

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 April 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine and emergency operation, maintenance and monitoring of the landfill treatment system
3. Preparation of the first quarter 2012 landfill monitoring report
4. Submittal of the first quarter 2012 landfill monitoring report to the RWQCB
5. Evaluation of existing treatment system data and proposed treatment system modifications

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. Quarterly landfill inspection with the Contra Costa County Environmental Health Services Department
3. Routine operation, maintenance and monitoring of the landfill treatment system
4. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012d)
5. Installation of temporary treatment equipment due to an extended power failure

Upcoming Work in May 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation and submittal of the first quarter 2012 landfill monitoring report to the City of Richmond and Upstream for review
4. Submittal of the first quarter 2012 landfill monitoring report to the RWQCB

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 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 RWQCB reauthorized operation of the PGWTP at 100 gpm under the new VOC and Fuel General Permit (effective March 15, 2012) per the RWQCB reauthorization letter (RWQCB 2012c). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in April 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps due to sediment buildup
3. Repair of piping due to sediment buildup

4. Preparation and submittal of the first quarter 2012 PGWTP monitoring report to the City of Richmond and Upstream for review

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)
3. Cleaning and repair of the oil-water separators and associated pump
4. Installation of floaters on the power supply lines in response to the power failure
5. Emergency operation of the PGWTP using backup power and portable pumps

Upcoming Work in May 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Submittal of the first quarter 2012 PGWTP monitoring report to the RWQCB

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 April 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 April) per RWQCB request
3. Pre-project planning for groundwater monitoring well decommissioning
4. Submit the dry-season semi-annual groundwater monitoring report to the RWQCB
5. Assessment of groundwater monitoring wells monuments and risers to be decommissioned
6. Pre-project planning for the site-wide groundwater monitoring event (wet-season)

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 and February) per RWQCB request
3. Check of the potential seep from the rock outcrop (water visible in March) per RWQCB request
4. Sampling and analysis of the seep from the rock outcrop on March 26, 2012
5. Submitted the draft dry-season semi-annual groundwater monitoring report to the City of Richmond and Upstream for review

Upcoming Work in May 2012:

1. Pre-project planning for groundwater monitoring well decommissioning
2. Check of the potential seep from the rock outcrop per RWQCB request
3. Pre-project planning for the site-wide groundwater monitoring event (wet-season)

4. Site-wide groundwater monitoring (wet-season)

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 (including soil cleanup goals) and FS/RAP will be incorporated into the two documents and re-submitted to the RWQCB as draft final in May 2012. The draft final FS/RAP and Waste Characterization Report will likely go out for public review in June 2012. The implementation of the remedial measures at IR Site 4 (Drum Lot 2) began in January 2012 and will continue in May 2012 with the installation of groundwater monitoring wells. The draft soil and groundwater management plan will be submitted to the City of Richmond, Upstream, and the RWQCB in May 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
Venkat Puranapanda, ACE Group
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- 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.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point Molate, Western Drive, City of Richmond, Contra Costa County under the Requirements of Order No. R2-2012-0012, NPDES Permit No. CAG912002 (VOC and Fuel General Permit). March 22.

- 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.
- Terraphase. 2012m. Monthly Summary Report for Work through February 2012, Former Naval Fuel Depot Point Molate Richmond, California. March 13.

Terraphase. 2012n. Monthly Summary Report for Work through March 2012, Former Naval Fuel Depot Point Molate Richmond, California. April 13.

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.

Craig Murray

From: joan@vbsi.com
Sent: Monday, May 14, 2012 4:28 PM
To: Craig Murray
Subject: Fwd: Point Molate IR Site 4 IRAP
Attachments: Site 4 WP Approval ts signed_1.PDF

Hello Craig-

Can you also print out the attached and include with other doc's for item 12a in the agenda packet for the 5/21/12 PMCAC meeting.

Regards

Joan Garrett
510-235-8210

-----Original Message-----

From: George Leyva [mailto:GLeyva@waterboards.ca.gov]
Sent: Monday, May 14, 2012 03:51 PM
To: 'Bruce Goodmiller'
Cc: 'Steve Duran', 'Don Gosney', 'Bruce Beyaert', william.carson@terraphase.com, 'Jim Levine', 'Joan Garrett', 'David Elias'
Subject: Point Molate IR Site 4 IRAP

Bruce,

Please find attached our letter approving the IRAP + Addendum for the IR Site 4 work; Task 4a, Order No. R2-2011-0087. If you questions please contact me.

George V. Leyva P.G.

Ground Water Protection Division
Region 2 Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612

510-622-2379

gleyva@waterboards.ca.gov

=^..^=. .:><((((">

12A15



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

May 14, 2012
ECM# T0609592138 (GVL)

City of Richmond
Attn.: Mr. Bruce Goodmiller
450 Civic Center Plaza, Suite 300
Richmond, California 94804
bruce_goodmiller@ci.richmond.ca.us

**Subject: Interim Remediation Action Work Plan, IR Site 4 Drum Lot 2
Building 87 Area, Task 4a, Order No. R2-2011-0087
Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County**

Dear Mr. Goodmiller:

We have reviewed the subject Interim Remediation Action Work Plan (IRAP) for IR Site 4, dated November 10, 2011, and the addendum dated May 3, 2012 (Attachment A). The addendum proposes additional monitoring wells to define the vertical extent of a localized area of contamination. The work plan and the addendum were submitted to comply with Task 4a of Order No. R2-2011-0087.

Public comments were received from the Point Molate Community Advisory Committee (PMCAC), dated April 17, 2012, (Attachment B). The primary concern of the PMCAC is the generation of vinyl chloride from the reductive dechlorination process. The City's consultant Terraphase Engineering, Inc. (Terraphase) has addressed the PMCAC concerns in a May 3, 2012, response-to-comments letter (Attachment C). We expressed our opinion in our May 11, 2012, letter (Attachment D) that the Terraphase response-to-comments letter adequately addresses the PMCAC concerns.

In summary, since the reductive dechlorination compound (subsurface injection) is designed to minimize vinyl chloride generation, and public access to the site is under control to minimize the presence of human receptors during the remediation process, minimal negative impacts to human health or the environment are expected. In addition, groundwater monitoring is a continuing activity at the site with vinyl chloride as a routine analyte.

Based on the rationale presented above, we find the work plan and its addendum, are acceptable and concur with its implementation.

JOHN MULLER, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

If you have any questions please contact George Leyva at (510) 622-2379 or email gleyva@waterboards.ca.gov.

Sincerely,



Digitally signed by
Terry Seward
Date: 2012.05.14
15:21:42 -07'00'

Terry Seward, Chief
Ground Water Protection Division

Attachments:

- A- Terraphase Work Plan Addendum
- B- PMCAC comments on work plan
- C- Terraphase Response to Comments
- D- Regional Water Board Response to Comments

cc w/atts:

Terraphase Engineering
Attn.: Bill Carson
william.carson@terraphase.com

Joan Garrett
PMCAC Chair
joan@vbsi.com



May 3, 2011

George Leyva
Ground Water Protection Division
Region 2 Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California

Dear Mr. Leyva:

On November 10, 2011, Terraphase Engineering Inc. (Terraphase) submitted the *Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California* ("the Work Plan") to the Regional Water Quality Control Board (RWQCB). This addendum to the Work Plan ("the addendum") is being submitted based on the results of the investigations performed at IR Site 4, Drum Lot 2/Building 87 Area ("the Site") to date. In January 2012, Terraphase performed a soil-gas investigation to further refine the understanding of volatile organic compound (VOC) distribution and identify potential sources of VOCs at the Site. In February 2012, Terraphase performed a membrane interface probe (MIP) investigation to further evaluate the horizontal and vertical extent of VOC-affected groundwater. In addition, Terraphase attempted to collect confirmation grab-groundwater samples to refine the extent of the proposed treatment area. Based on the results of soil gas data and the MIP investigation, Terraphase is proposing to install two additional groundwater monitoring wells, change the locations and depth of the screen interval of the monitoring wells, collect a deep groundwater sample, and collect additional soil samples.

Summary of Data Collected to Date

The spatial distribution of VOC concentrations in soil gas measured in January 2012 was generally consistent with soil gas data collected in 2006. The highest VOC concentrations in soil gas were observed at location SG-17. This location was selected to confirm the highest VOC concentrations collected in soil gas in 2006, at historical location SG-8. Location SG-17 is also adjacent to monitoring well MW29-01, which has consistently contained the highest concentrations of dissolved VOCs. Overall, the VOC concentrations in soil gas were relatively low and not indicative of the presence of a continuing soil source. The soil gas results are presented on Figure 1.

The MIP data generally confirmed the lateral distribution of VOCs and were consistent with soil gas and groundwater data in showing that the highest VOC were in the vicinity of well MW29-01. However, the vertical distribution of VOCs based on the MIP results indicates the potential presence of VOCs slightly below the screened intervals of certain existing wells. The MIP data showed that in

several of the locations VOCs were observed at depths between 25 to 30 feet below ground surface (ft bgs). Nearby monitoring wells, including wells MW29-01, MW01-03 and MW03-08, are screened above the zones where the MIP indicated the elevated VOC concentrations. Terraphase attempted to collect grab groundwater samples from these depth intervals, but we were unable to recover sufficient water for analysis. The MIP data are presented on Figure 2.

Proposed Modifications to Work Plan

Terraphase proposes to install two additional groundwater monitoring wells to further define the vertical extent of VOCs in groundwater. In addition, we propose to collect a grab groundwater sample from a depth greater than 40 feet bgs to confirm historical and recent data that indicate that the vertical extent of VOCs at the site is limited to the top 35 feet bgs. This proposed grab groundwater sample will be collected in the area near well MW29-01, which consistently contains the highest concentrations of TCE and where data from a nearby MIP boring indicated the highest cVOC concentrations on site. We also propose to modify previously proposed well screen intervals so that they include depths at which the MIP investigation indicated the presence of elevated VOC concentrations. The proposed monitoring well locations are shown on Figure 3. The specific proposed changes in scope are as follows:

- Proposed monitoring well MW31-04 will be installed near well MW29-01, but will be screened between 23 and 28 feet bgs to target the highest VOC detection noted during the MIP investigation.
- Proposed monitoring well MW31-05 will be installed near the location of MIP-3 and will be screened between 18 and 28 feet bgs, to coincide with data collected from MIP-3 which shows elevated VOC concentrations in this depth interval.
- Monitoring well MW31-02 will be moved to the vicinity of location MIP-6, and the proposed screen will be changed to be between 20 and 30 feet bgs, to coincide with data collected from MIP-6 which shows elevated VOC concentrations in this depth interval.
- Monitoring well MW31-03 will be moved slightly to the west to better target the downgradient portion of the plume, and the well screen interval will be changed to be from 18 to 28 feet bgs.
- Monitoring well MW31-01 will remain in the originally proposed location, but the well screen interval will be changed to be from 18 to 28 feet bgs.

Soil samples will be collected from each of the proposed monitoring wells and in the vicinity of MIP-10 at a depth of approximately 3.5 feet bgs. The soil samples will be used evaluate the potential presence of a VOC soil source. The proposed soil sample locations are shown on Figure 3.

Closing

We appreciate your review of this addendum. If you have any questions or comments, please feel free to contact either Peter Zawislanski by phone (510-645-1858) or e-mail (peter.zawislanski@terrphase.com) or Nader Sherif by phone (510-501-7511) or e-mail (nader.sherif@terrphase.com).

For Terraphase Engineering Inc.



Peter Zawislanski, PG(7210), CHG(925)
Principal Hydrogeologist



Nader Sherif
Senior Engineer

Attachment:

- Figure 1 – Soil Gas Sampling Results
- Figure 2 – Membrane Interface Probe Results
- Figure 3 – Proposed Monitoring Well Locations

Cc: Jim Levine, Upstream (electronic only)
Bruce Goodmiller, City of Richmond (electronic only)
Craig Murray, City of Richmond (electronic only)
Michael Leacox, Nichols Consulting Engineers (electronic only)
Venkat Puranapanda (electronic only)

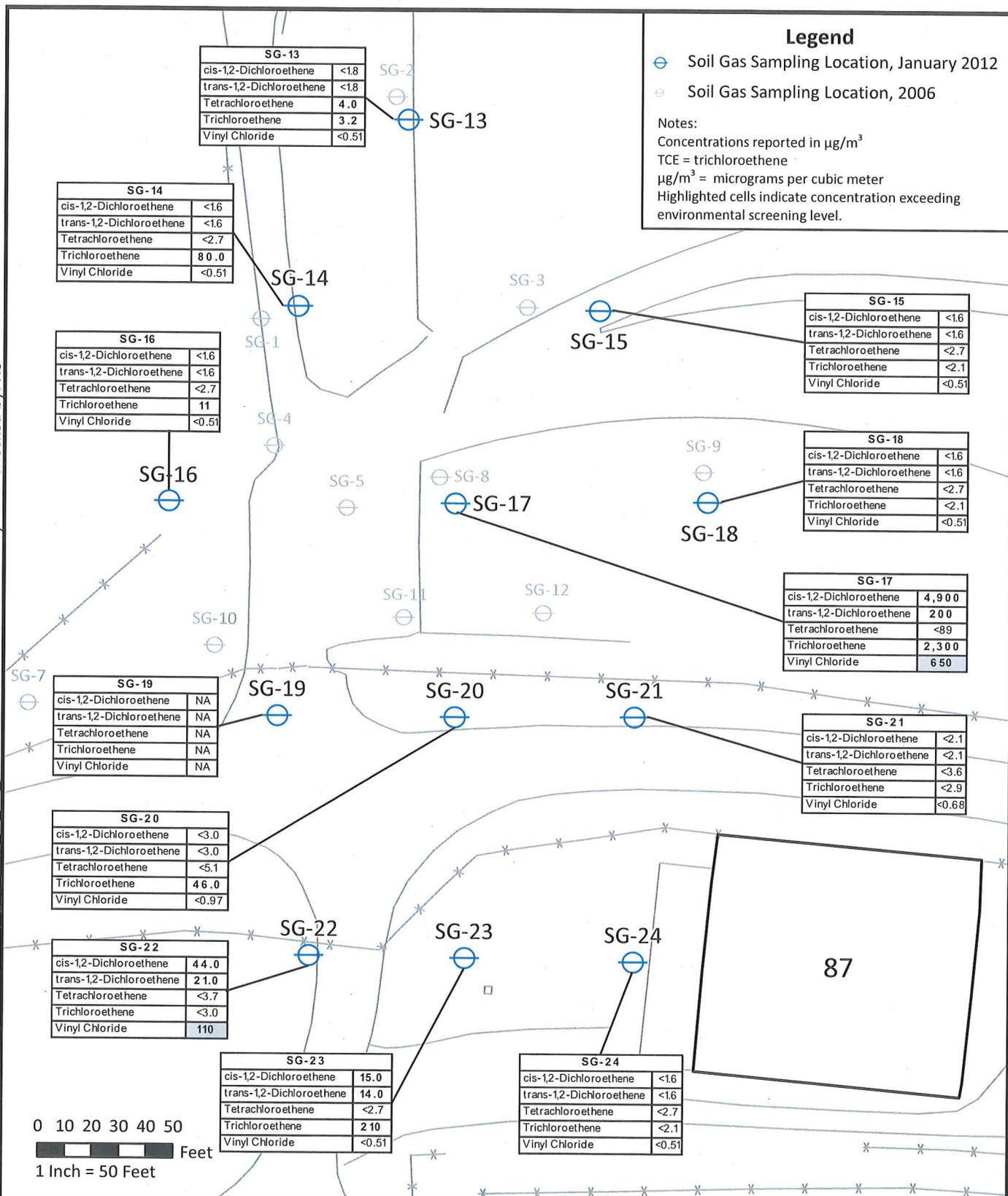
File: J:\GIS Backup\GIS Data\Point Molate\013 IR Site 4\Fig 1 VOC in SG 0001.001.013.mxd Created by: EM Checked by: NS

Legend

- ⊕ Soil Gas Sampling Location, January 2012
- ⊖ Soil Gas Sampling Location, 2006

Notes:

Concentrations reported in $\mu\text{g}/\text{m}^3$
 TCE = trichloroethene
 $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter
 Highlighted cells indicate concentration exceeding environmental screening level.



SG-13	
cis-1,2-Dichloroethene	<1.8
trans-1,2-Dichloroethene	<1.8
Tetrachloroethene	4.0
Trichloroethene	3.2
Vinyl Chloride	<0.51

SG-14	
cis-1,2-Dichloroethene	<1.6
trans-1,2-Dichloroethene	<1.6
Tetrachloroethene	<2.7
Trichloroethene	80.0
Vinyl Chloride	<0.51

SG-16	
cis-1,2-Dichloroethene	<1.6
trans-1,2-Dichloroethene	<1.6
Tetrachloroethene	<2.7
Trichloroethene	11
Vinyl Chloride	<0.51

SG-15	
cis-1,2-Dichloroethene	<1.6
trans-1,2-Dichloroethene	<1.6
Tetrachloroethene	<2.7
Trichloroethene	<2.1
Vinyl Chloride	<0.51

SG-18	
cis-1,2-Dichloroethene	<1.6
trans-1,2-Dichloroethene	<1.6
Tetrachloroethene	<2.7
Trichloroethene	<2.1
Vinyl Chloride	<0.51

SG-17	
cis-1,2-Dichloroethene	4,900
trans-1,2-Dichloroethene	200
Tetrachloroethene	<89
Trichloroethene	2,300
Vinyl Chloride	650

SG-19	
cis-1,2-Dichloroethene	NA
trans-1,2-Dichloroethene	NA
Tetrachloroethene	NA
Trichloroethene	NA
Vinyl Chloride	NA

SG-20	
cis-1,2-Dichloroethene	<3.0
trans-1,2-Dichloroethene	<3.0
Tetrachloroethene	<5.1
Trichloroethene	46.0
Vinyl Chloride	<0.97

SG-22	
cis-1,2-Dichloroethene	44.0
trans-1,2-Dichloroethene	21.0
Tetrachloroethene	<3.7
Trichloroethene	<3.0
Vinyl Chloride	110

SG-23	
cis-1,2-Dichloroethene	15.0
trans-1,2-Dichloroethene	14.0
Tetrachloroethene	<2.7
Trichloroethene	210
Vinyl Chloride	<0.51

SG-24	
cis-1,2-Dichloroethene	<1.6
trans-1,2-Dichloroethene	<1.6
Tetrachloroethene	<2.7
Trichloroethene	<2.1
Vinyl Chloride	<0.51

SG-21	
cis-1,2-Dichloroethene	<2.1
trans-1,2-Dichloroethene	<2.1
Tetrachloroethene	<3.6
Trichloroethene	<2.9
Vinyl Chloride	<0.68

0 10 20 30 40 50
 Feet
 1 Inch = 50 Feet



SAFETY FIRST

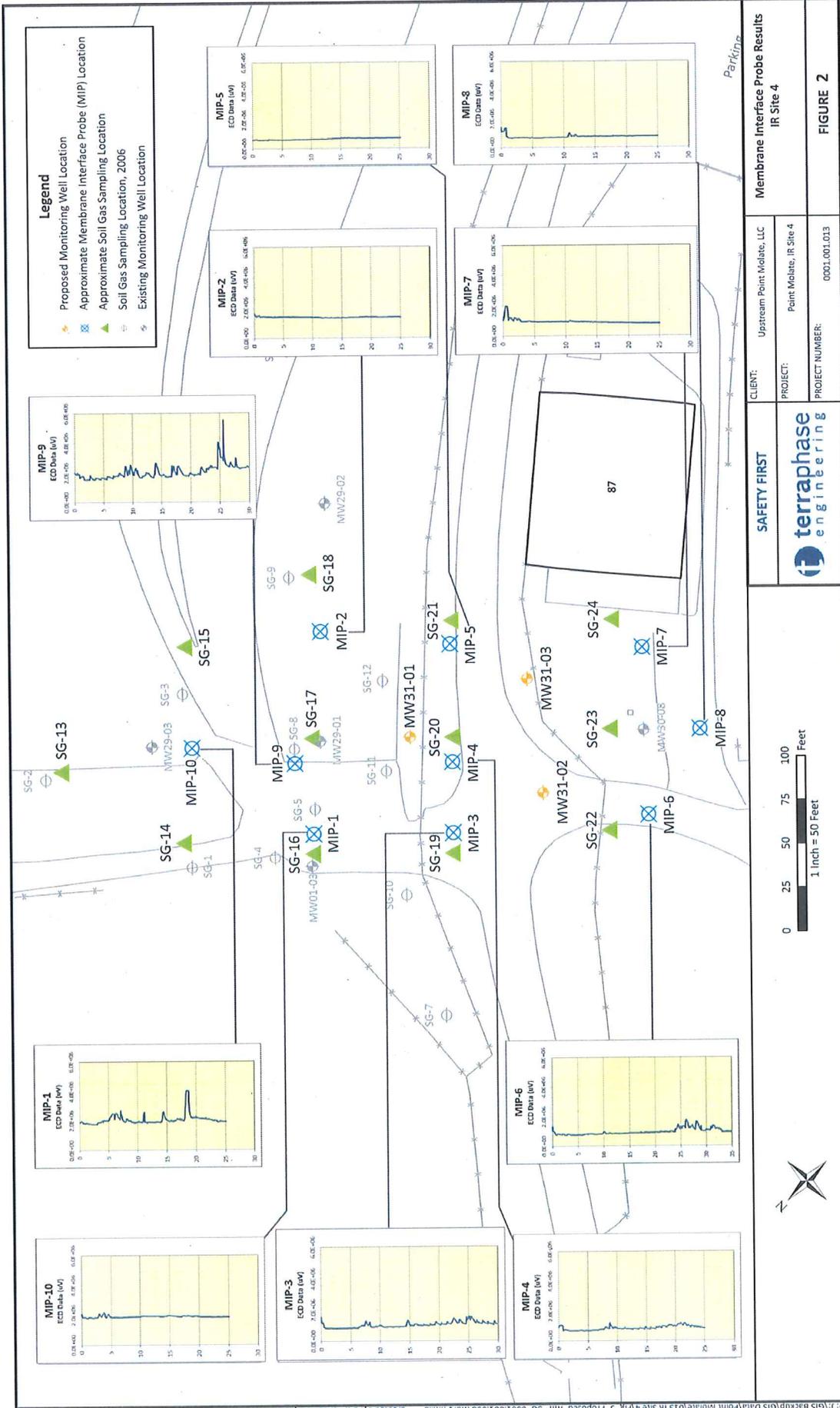


CLIENT: Upstream Point Molate, LLC
 PROJECT: Point Molate, IR Site 4
 PROJECT NUMBER: 0001.001.013

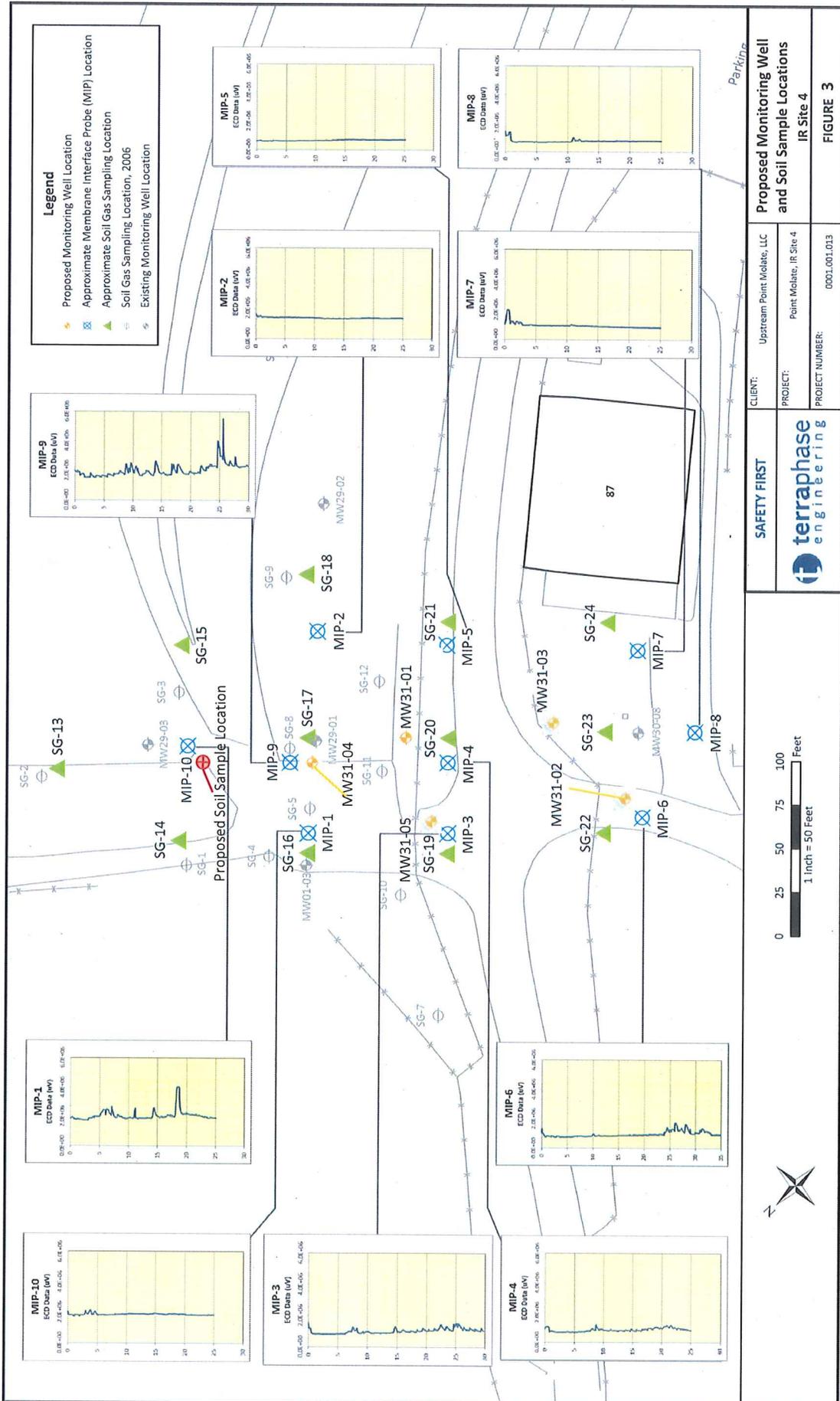
Soil-Gas Sampling Results
IR Site 4 - January 12, 2012

FIGURE 1

12A21



12422



 	CLIENT: Upstream Point Molate, LLC	Proposed Monitoring Well and Soil Sample Locations IR Site 4 FIGURE 3
	PROJECT: Point Molate, IR Site 4	
	PROJECT NUMBER: 0001.001.013	

12A23

Point Molate Community Advisory Committee

April 17, 2012

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

Attn: Mayor Gayle McLaughlin and City Council
Bill Lindsay, City Manager

cc: Craig Murray – PMCAC administration, Bruce Goodmiller – City Attorney
George Leyva – SFRWQCB, Bill Carson – Terraphase

Re: **PROPOSED TREATMENT AND STUDY OF IR SITE 4 DRUM LOT 2, BUILDING 87 AREA POINT MOLATE**

Dear Mayor, City Council and City Manager,

Executive Summary:

The RWQCB has requested comments on the November 30, 2011 Revised Final GROUNDWATER REMEDIATION WORK PLAN IR SITE 4, DRUM LOT 2/BUILDING 87 AREA submitted by Upstream Point Molate, LLC on behalf of the City of Richmond without opportunity for review by the Point Molate Community Advisory Committee (PMCAC). As described below, the PMCAC believes that the proposed plan has the potential to increase toxicity of the site and make it unsuitable for a range of potential reuses.¹ As a result: ***The RWQCB and the City need to*** consider what other land uses -- in addition to residential -- would be precluded and subject to land use controls under the proposed Remediation Plan. The recommendation is to have the administering agency (RWQCB) reject the plan, and request

¹ The last two paragraphs of sec. 1.3 on page 4 of proposed Site 4 Plan say:

“Concentrations of PCE, TCE, and VC in soil gas, measured in 2006, exceeded their respective shallow soil gas ESLs for residential land use in 8 out of twelve soil-gas sampling locations (ENVIRON 2006). The highest concentrations of VOCs in soil gas were measured at location SG-8, which is immediately adjacent to well MW29-01 (Figure 4).”

“A soil source for VOCs has not been documented. However, only one soil sample has been collected and analyzed to date. Analysis of the soil sample collected from the boring, which was later converted to monitoring well MW29-01, contained TCE concentrations of 20 mg/kg and 46 mg/kg at 2.8 and 5.3 feet bgs, respectively. These concentrations are relatively low and not indicative of the presence of free-phase TCE.”

a risk-based analysis of the clean up methods to optimize the long term beneficial use of the property.

Details:

The proposed study was prepared for Jim Levine of Upstream Point Molate LLC by Terraphase as a multi-year technical approach for interim remedial action and analysis of several methods of treatment for chlorinated hydrocarbons presently detected in soils and groundwater at this location.

The intent of this interim treatment is to determine the effectiveness of treatment scenarios to remove or degrade TCE and its degradation products. While the technical approach is feasible, the proposed methods fail to consider that dangerous degradation products may overall increase the toxicity of the soils and groundwater in this area. Likewise, the clean-up goals of the parent and originating chemical of concern, TCE is not balanced with the consequences of the change of overall toxicity of the site should complete removal and reduction of breakdown products be overlooked and /or ignored.

A critical assessment of the relative toxicology of the sequenced steps in ERD [the proposed treatment scenario] is lacking in the proposed study. In effect, the method sought for ERD (Enhanced Reductive Dechlorination) could actually degrade the suitability of the site for any use because the breakdown end product of VC (vinyl chloride) is remarkably much more toxic than the original (or most prevalent) contaminant trichloroethene (TCE).²

Until the actual source point(s) is removed, the infusion of these chlorinated hydrocarbons to groundwater will continue. In short, the source of TCE should be identified and treated/removed. The end goal of beneficial use of the property should be reflected in the proposed methods of treatment to the maximum extent. As proposed, this goal is absent and the administering agency is requested to carefully assess the proposed plan for the intended purpose of interim remedial actions. If the administering agency is unable to conclude that the proposed plan is appropriate, this committee requests that the plan is rejected and an improved plan is requested within a certain time frame.

Sincerely,

Rod Satre



Chair, Cleanup and Restoration
Sub-Committee, PMCAC

Joan Garrett



Chair, PMCAC

Bruce Beyaert



Vice Chair, PMCAC

² Vinyl Chloride And Trichloroethylene: Comparison Of Alkylating Effects Of Metabolites And Induction Of Preneoplastic Enzyme Deficiencies In Rat Liver R. J. Laib, G. Stöckle, H. M. Bolt and W. Kunz; Journal of Cancer Research and Clinical Oncology; Volume 94, Number 2, 139-147, DOI: 10.1007/BF00422494



May 3, 2012

George Leyva
Ground Water Protection Division
Region 2 Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: Response to Comments - Point Molate Community Advisory Committee Letter on Proposed Treatment and Study of IR Site 4 Drum Lot 2, Building 87 Area Point Molate

Dear Mr. Leyva:

Terraphase Engineering Inc. (Terraphase) has prepared this response-to-comments letter to address comments made by the Point Molate Community Advisory Committee (PMCAC) in their letter in regards to the *Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California* ("the Work Plan") dated November 10, 2011. In their comments, the PMCAC expressed two concerns, one about the potential adverse effects of reductive dechlorination and another about the potential presence of a continuing source of chlorinated volatile organic compounds (cVOCs) to groundwater. We address both of these concerns below.

Enhanced Reductive Dechlorination

The PMCAC expressed concern about the potential for incomplete degradation of trichloroethene (TCE) and the formation of vinyl chloride (VC). The PMCAC stated that the "...breakdown end product of VC (vinyl chloride) is remarkably much more toxic than the original (or most prevalent) contaminant Trichloroethene."

Vinyl chloride is *not* the final end product of the reductive dechlorination of TCE. As stated in the Work Plan, the biological dechlorination process results in the sequential transformation of TCE and its daughter products "to the end products of chloride ions, carbon dioxide, biomass, and water." Vinyl chloride is an intermediate step in the reductive dechlorination process. The project, as described in the Work Plan, is designed to remediate both TCE and its daughter products, to meet the established remedial goals. Terraphase is aware that, in some rare cases, the dechlorination process can stall if the microbial consortium is insufficient to promote dechlorination beyond cis-1,2-dichloroethene (cis-1,2-DCE); however, this scenario has been accounted for in our design and, if necessary, additional actions ranging from additional substrate amendment to bioaugmentation would be performed to promote complete dechlorination of TCE and its daughter products. Any potential amendments to the remediation design will be subject to the review and approval of the Regional Water Quality Control Board.

Continuing Source of cVOCs

The PMCAC's second concern was regarding the potential presence of a continuing source of TCE to groundwater. The PMCAC stated that "the source of TCE should be identified and treated/removed."

The data collected to date (soil, soil gas, groundwater, and membrane interphase probe results) do not indicate the presence of a source of cVOCs in soil. cVOC concentrations that are encountered near a source area are typically several of orders of magnitude higher than what has been measured at IR Site 4. Terraphase will continue to collect additional data to confirm the absence of a source.

If you have any questions or comments, please feel free to contact either Peter Zawislanski by phone (510-645-1858) or e-mail (peter.zawislanski@terraphase.com) or Nader Sherif by phone (510-501-7511) or e-mail (nader.sherif@terraphase.com).

For Terraphase Engineering Inc.



Peter Zawislanski, PG(7210), CHG(925)
Principal Hydrogeologist



Nader Sherif
Senior Engineer

Cc: Jim Levine, Upstream (electronic only)
Bruce Goodmiller, City of Richmond (electronic only)
Craig Murray, City of Richmond (electronic only)
Michael Leacox, Nichols Consulting Engineers (electronic only)
Venkat Puranapanda (electronic only)



San Francisco Bay Regional Water Quality Control Board

May 11, 2012
File No. T0609592138 (GVL)

-by email-
Point Molate Community Advisory Committee
Attn.: Ms Joan Garrett, Chair joan@vbsi.com
c/o City of Richmond
450 Civic Center Plaza
Richmond, California 94804

Subject: Response to Comments Regarding the Point Molate Interim Remedial Action Plan for the IR Site 4 Drum Lot 2, Building 87

Dear Ms. Garrett:

I have reviewed your April 17, 2012 letter addressed to the Richmond City Counsel commenting on the proposed Point Molate Interim Remedial Action Plan (IRAP) for the IR Site 4 Drum Lot 2, Building 87. The IRAP was submitted to this Regional Water Board to comply with Task 4a of Board Order R2-2011-0087. Even though the letter was not directed to this Regional Water Board, I have considered your concerns and have prepared this letter in response. The City of Richmond has also responded to your concerns via the May 3, 2012, Terraphase Engineering, Inc. (Terraphase) letter hereto attached.

In essence, I concur with the Terraphase response.

Given that the remediation method proposed in the IRAP is a recognized industry standard for the remediation of volatile organic compounds in situations similar to the IR Site 4 area, and the remedial activity will be managed to minimize the presence of human receptors at the site during remediation, any safety concerns regarding the IRAP will be adequately mitigated. Therefore, I intend to recommend that the Regional Water Board approve the IRAP.

If you have further comments or have any questions, please contact me at 510-622-2379 or by email at gleyva@waterboards.ca.gov.

Sincerely,

Original was
digitally signed

George V. Leyva, P.G.
Project Manager
Groundwater Protection Division

Attachment:

Terraphase response to comments regarding
the IR Site 4 IRAP

cc w/att:

Hon. Gayle McLaughlin, City of Richmond, Gayle_McLaughlin@officeofthemayor.net

Bruce Goodmiller, City Attorney, bruce_goodmiller@ci.richmond.ca.us

Bruce Beyart, PMCAC, pointsanpablo@earthlink.net

Rod Satre, PMCAC

Bill Carson, Terraphase, william.carson@terrphase.com

Bill Lindsay, City Manager, bill_lindsay@ci.richmond.ca.us



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

May 11, 2012
File No. T0609592138 (GVL)

-by email-
Point Molate Community Advisory Committee
Attn.: Ms Joan Garrett, Chair joan@vbsi.com
c/o City of Richmond
450 Civic Center Plaza
Richmond, California 94804

Subject: Response to Comments Regarding the Point Molate Interim Remedial Action Plan for the IR Site 4 Drum Lot 2, Building 87

Dear Ms. Garrett:

I have reviewed your April 17, 2012 letter addressed to the Richmond City Counsel commenting on the proposed Point Molate Interim Remedial Action Plan (IRAP) for the IR Site 4 Drum Lot 2, Building 87. The IRAP was submitted to this Regional Water Board to comply with Task 4a of Board Order R2-2011-0087. Even though the letter was not directed to this Regional Water Board, I have considered your concerns and have prepared this letter in response. The City of Richmond has also responded to your concerns via the May 3, 2012, Terraphase Engineering, Inc. (Terraphase) letter hereto attached.

In essence, I concur with the Terraphase response.

Given that the remediation method proposed in the IRAP is a recognized industry standard for the remediation of volatile organic compounds in situations similar to the IR Site 4 area, and the remedial activity will be managed to minimize the presence of human receptors at the site during remediation, any safety concerns regarding the IRAP will be adequately mitigated. Therefore, I intend to recommend that the Regional Water Board approve the IRAP.

If you have further comments or have any questions, please contact me at 510-622-2379 or by email at gleyva@waterboards.ca.gov.

Sincerely,

George V. Leyva, P.G.
Project Manager
Groundwater Protection Division

JOHN MULLER, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

Attachment:

Terraphase response to comments regarding
the IR Site 4 IRAP

cc w/att:

Hon. Gayle McLaughlin, City of Richmond, [Gayle McLaughlin@officeofthemayor.net](mailto:Gayle_McLaughlin@officeofthemayor.net)

Bruce Goodmiller, City Attorney, bruce_goodmiller@ci.richmond.ca.us

Bruce Beyart, PMCAC, pointsanpablo@earthlink.net

Rod Satre, PMCAC

Bill Carson, Terraphase, william.carson@terrphase.com

Bill Lindsay, City Manager, bill_lindsay@ci.richmond.ca.us

Craig Murray

From: joan@vbsi.com
Sent: Monday, May 14, 2012 4:23 PM
To: Craig Murray
Subject: Fwd: Point Molate IRAP- Response to Comments- IR Site 4 Drum Lot 2, Building 87
Attachments: RTC_re_IRAP_Task4a.pdf; ltr-PtMol-IRSite4-RTC-0001-001-013_Final.pdf

Hi Craig -

Can you print out the attached two letters and include in the agenda packet for the 5/21 PMCAC meeting, under item 12a?

Many Thanks!
Joan Garrett
510-235-8210

-----Original Message-----

From: George Leyva [mailto:GLeyva@waterboards.ca.gov]
Sent: Friday, May 11, 2012 10:04 AM
To: 'Joan Garrett'
Cc: bill_lindsay@ci.richmond.ca.us, 'Bruce Goodmiller', 'Bruce Beyaert',
Gayle_McLaughlin@officeofthemayor.net, 'Bill Carson', 'David Elias'
Subject: Point Molate IRAP- Response to Comments- IR Site 4 Drum Lot 2, Building 87

Joan,

Please find attached our Response-to-Comments letter regarding the PMCAC comments on the Point Molate Interim Remedial Action Plan for the IR Site 4 Drum Lot 2, Building 87 site. I am also attaching a letter from the City's consultant Terraphase addressing the concerns expressed by PMCAC.

If you have any questions please contact me directly or contact my supervisor David Elias at 510-622-2509 delias@waterboards.ca.gov.

George V. Leyva P.G.
Ground Water Protection Division
Region 2 Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612

510-622-2379
gleyva@waterboards.ca.gov

=^..^=. .><(((^>

12 A 32



May 3, 2012

George Leyva
Ground Water Protection Division
Region 2 Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: Response to Comments - Point Molate Community Advisory Committee Letter on Proposed Treatment and Study of IR Site 4 Drum Lot 2, Building 87 Area Point Molate

Dear Mr. Leyva:

Terraphase Engineering Inc. (Terraphase) has prepared this response-to-comments letter to address comments made by the Point Molate Community Advisory Committee (PMCAC) in their letter in regards to the *Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California* ("the Work Plan") dated November 10, 2011. In their comments, the PMCAC expressed two concerns, one about the potential adverse effects of reductive dechlorination and another about the potential presence of a continuing source of chlorinated volatile organic compounds (cVOCs) to groundwater. We address both of these concerns below.

Enhanced Reductive Dechlorination

The PMCAC expressed concern about the potential for incomplete degradation of trichloroethene (TCE) and the formation of vinyl chloride (VC). The PMCAC stated that the "...breakdown end product of VC (vinyl chloride) is remarkably much more toxic than the original (or most prevalent) contaminant Trichloroethene."

Vinyl chloride is *not* the final end product of the reductive dechlorination of TCE. As stated in the Work Plan, the biological dechlorination process results in the sequential transformation of TCE and its daughter products "to the end products of chloride ions, carbon dioxide, biomass, and water." Vinyl chloride is an intermediate step in the reductive dechlorination process. The project, as described in the Work Plan, is designed to remediate both TCE and its daughter products, to meet the established remedial goals. Terraphase is aware that, in some rare cases, the dechlorination process can stall if the microbial consortium is insufficient to promote dechlorination beyond cis-1,2-dichloroethene (cis-1,2-DCE); however, this scenario has been accounted for in our design and, if necessary, additional actions ranging from additional substrate amendment to bioaugmentation would be performed to promote complete dechlorination of TCE and its daughter products. Any potential amendments to the remediation design will be subject to the review and approval of the Regional Water Quality Control Board.

Continuing Source of cVOCs

The PMCAC's second concern was regarding the potential presence of a continuing source of TCE to groundwater. The PMCAC stated that "the source of TCE should be identified and treated/removed."

The data collected to date (soil, soil gas, groundwater, and membrane interphase probe results) do not indicate the presence of a source of cVOCs in soil. cVOC concentrations that are encountered near a source area are typically several of orders of magnitude higher than what has been measured at IR Site 4. Terraphase will continue to collect additional data to confirm the absence of a source.

If you have any questions or comments, please feel free to contact either Peter Zawislanski by phone (510-645-1858) or e-mail (peter.zawislanski@terrphase.com) or Nader Sherif by phone (510-501-7511) or e-mail (nader.sherif@terrphase.com).

For Terraphase Engineering Inc.



Peter Zawislanski, PG(7210), CHG(925)
Principal Hydrogeologist



Nader Sherif
Senior Engineer

Cc: Jim Levine, Upstream (electronic only)
Bruce Goodmiller, City of Richmond (electronic only)
Craig Murray, City of Richmond (electronic only)
Michael Leacox, Nichols Consulting Engineers (electronic only)
Venkat Puranapanda (electronic only)



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

May 11, 2012
File No. T0609592138 (GVL)

-by email-
Point Molate Community Advisory Committee
Attn.: Ms Joan Garrett, Chair joan@vbsi.com
c/o City of Richmond
450 Civic Center Plaza
Richmond, California 94804

Subject: Response to Comments Regarding the Point Molate Interim Remedial Action Plan for the IR Site 4 Drum Lot 2, Building 87

Dear Ms. Garrett:

I have reviewed your April 17, 2012 letter addressed to the Richmond City Counsel commenting on the proposed Point Molate Interim Remedial Action Plan (IRAP) for the IR Site 4 Drum Lot 2, Building 87. The IRAP was submitted to this Regional Water Board to comply with Task 4a of Board Order R2-2011-0087. Even though the letter was not directed to this Regional Water Board, I have considered your concerns and have prepared this letter in response. The City of Richmond has also responded to your concerns via the May 3, 2012, Terraphase Engineering, Inc. (Terraphase) letter hereto attached.

In essence, I concur with the Terraphase response.

Given that the remediation method proposed in the IRAP is a recognized industry standard for the remediation of volatile organic compounds in situations similar to the IR Site 4 area, and the remedial activity will be managed to minimize the presence of human receptors at the site during remediation, any safety concerns regarding the IRAP will be adequately mitigated. Therefore, I intend to recommend that the Regional Water Board approve the IRAP.

If you have further comments or have any questions, please contact me at 510-622-2379 or by email at gleyva@waterboards.ca.gov.

Sincerely,

George V. Leyva, P.G.
Project Manager
Groundwater Protection Division

JOHN MULLER, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

Attachment:

Terraphase response to comments regarding
the IR Site 4 IRAP

cc w/att:

Hon. Gayle McLaughlin, City of Richmond, Gayle_McLaughlin@officeofthemayor.net

Bruce Goodmiller, City Attorney, bruce_goodmiller@ci.richmond.ca.us

Bruce Beyart, PMCAC, pointsanpablo@earthlink.net

Rod Satre, PMCAC

Bill Carson, Terraphase, william.carson@terrphase.com

Bill Lindsay, City Manager, bill_lindsay@ci.richmond.ca.us

INTERNATIONAL COASTAL CLEANUP DATA CARD



Thank you for participating in Ocean Conservancy's International Coastal Cleanup (ICC). The commitment you have made today is the first step to ensuring we can enjoy a cleaner ocean all year-round. The data you collect during the Cleanup is invaluable to Ocean Conservancy's effort to start a sea change every day; helping us educate public, business, and government officials about the scale and serious consequences of the global marine debris problem. Thank you. We could not do it without your help!

1. CLEANUP SITE INFORMATION

Category of Cleanup (choose one): Coastal Inland Waterway (River/Stream/Tributary/Lake)
 Type of Cleanup (choose one): Beach/Shoreline Underwater Watercraft (powerboat, sailboat, kayak or canoe)
 Location of Cleanup: State CA Country _____
 Province _____ Zone or County Cleaned _____
 Cleanup Site Name (beach, park, etc.) Point Molate Beach Park
 Today's Date: Month: 4 Day 21 Year 2012 Name of Coordinator Juliano Gonzalez
 Number of People Working on This Card Event 60 Distance Cleaned 0.25 miles or _____ km
 Number of Trash Bags Filled _____ Total Estimated Weight Collected 1149 lbs. or _____ kgs.
 Estimated Time Spent on Cleanup 3

2. CONTACT INFORMATION (EACH INDIVIDUAL TEAM MEMBER)

1. Name _____ 3. Name _____
 Email Address _____ Email Address _____
 2. Name _____ 4. Name _____
 Email Address _____ Email Address _____

3. ENTANGLED ANIMALS

List all entangled animals found during the Cleanup. Record the type of debris they were entangled in, for example: fishing line, fishing nets, balloon string/ribbon, crab/lobster/fish traps, plastic bags, rope, six-pack rings, wire and other items (please specify).

Animal	Alive/Released or Dead	Entanglement Debris

4. WHAT WAS THE MOST PECULIAR ITEM YOU COLLECTED? MARINE TOILET

The following national and international organizations endorse and/or support the International Coastal Cleanup

- NOAA-Marine Debris Program
- U.S. Environmental Protection Agency
- UNEP - United Nations Environment Programme
- IUCN-The World Conservation Union
- Intergovernmental Oceanographic Commission (IOC) of the United Nations' Educational, Scientific, and Cultural Organization (UNESCO)

Please return this card to your area coordinator or mail it to:

Ocean Conservancy
 1300 19th Street, NW
 8th Floor
 Washington, DC 20036
www.oceanconservancy.org

OCEAN CONSERVANCY'S
 International
**Coastal
 Cleanup**

12C1

ITEMS COLLECTED

Please pick up ALL debris that you find. Only record information for the items listed below. Keep a count of your items using tick marks and enter the item totals in the box.

Example: Beverage Cans 

SHORELINE AND RECREATIONAL ACTIVITIES

Point Mobile 4/21/12

Debris from fast food, beach-goers, sports/games, festivals, litter from streets/storm drains, etc.

<input type="text" value=""/>	Bags (Paper)	<input type="text" value="33"/>	Cups, Plates, Forks, Knives, Spoons
<input type="text" value="88"/>	Bags (Plastic)	<input type="text" value="88"/>	Food Wrappers/Containers
<input type="text" value="3"/>	Balloons	<input type="text" value="7"/>	Pull Tabs
<input type="text" value="26"/>	Beverage Bottles (Plastic) 2 liters or less	<input type="text" value=""/>	6-Pack Holders
<input type="text" value="22"/>	Glass Beverage Bottles	<input type="text" value="64"/>	Shotgun Shells/Wadding
<input type="text" value="5"/>	Beverage Cans	<input type="text" value="29"/>	Straws, Stirrers
<input type="text" value="60"/>	Caps, Lids	<input type="text" value="5"/>	Toys
<input type="text" value="1"/>	Clothing, Shoes		

OCEAN/WATERWAY ACTIVITIES

Debris from recreational/commercial fishing and boat/vessel operations

<input type="text" value="1"/>	Bait Containers/Packaging	<input type="text" value="10"/>	Fishing Nets
<input type="text" value="2"/>	Bleach/Cleaner Bottles	<input type="text" value="1"/>	Light Bulbs/Tubes
<input type="text" value="12"/>	Buoys/Floats	<input type="text" value="3"/>	Oil/Lube Bottles
<input type="text" value="2"/>	Crab/Lobster/Fish Traps	<input type="text" value=""/>	Pallets
<input type="text" value="1"/>	Crates	<input type="text" value="7"/>	Plastic Sheeting/Tarps
<input type="text" value="12"/>	Fishing Line	<input type="text" value="15"/>	Rope
<input type="text" value="2"/>	Fishing Lures/Light Sticks	<input type="text" value=""/>	Strapping Bands

SMOKING-RELATED ACTIVITIES

<input type="text" value="31"/>	Cigarettes/Cigarette Filters
<input type="text" value="3"/>	Cigarette Lighters
<input type="text" value="22"/>	Cigar Tips
<input type="text" value="5"/>	Tobacco Packaging/Wrappers

DUMPING ACTIVITIES

<input type="text" value=""/>	Appliances (refrigerators, washers, etc.)
<input type="text" value=""/>	Batteries
<input type="text" value="9"/>	Building Materials
<input type="text" value="1"/>	Cars/Car Parts
<input type="text" value="1"/>	55-Gal. Drums
<input type="text" value="21"/>	Tires

MEDICAL/PERSONAL HYGIENE

<input type="text" value="2"/>	Condoms
<input type="text" value="1"/>	Diapers
<input type="text" value=""/>	Syringes
<input type="text" value=""/>	Tampons/Tampon Applicators

DEBRIS ITEMS OF LOCAL CONCERN

Identify and count 3 other items found that concern you

<input type="text" value="395"/>	Glass pieces	1 Fiberglass Wadding
<input type="text" value="355"/>	Fiber glass	
<input type="text" value="1"/>	oil boom	
<input type="text" value="99"/>	Styrofoam	
<input type="text" value="1"/>	MOBILE TOILET	

+You Search Images Maps Play YouTube News Gmail More ▾

Sign in



Explore

SFJ's Gallery

Search

SFJ > Pt Molate Beach Cleanup - April 21, 2012

Slideshow

Share

Prints

Download



SFJ photos



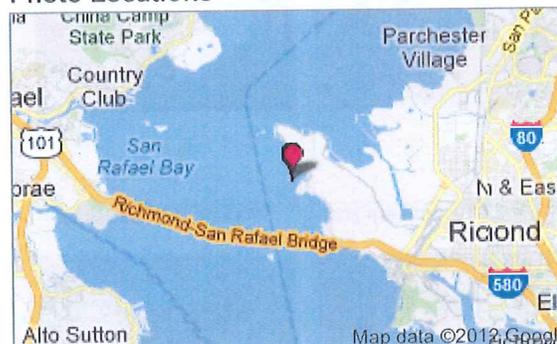
Apr 24, 2012
Point Molate
photos: 38 - 47 MB
Public on the web

The Watershed Project and Citizens for a Sustainable Pt. Molate sponsored a beach cleanup of Pt. Molate Beach in celebration of Earth Day on Saturday April 21, 2012. The beach, once a significant recreation area, has been closed since 2004 and not maintained since.

Post on:

RSS

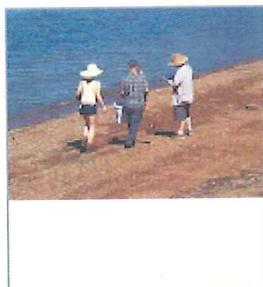
Photo Locations



[View map](#)

[View in Google Earth](#)

[Report abuse](#)



Beautiful weather greeted



Volunteers were directed



Volunteers register upon



Linda Hunter of the



Volunteers are assembled at Citizens for a Sustainable Pt.

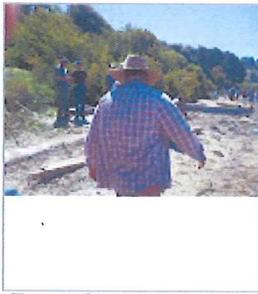


Volunteers discuss their



Teams discuss their

12c3



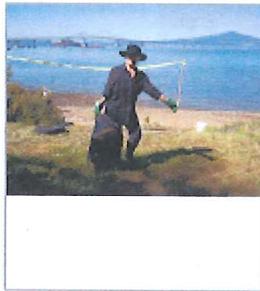
Teams fan out across the



Volunteers got to work right



The first haul of the day.



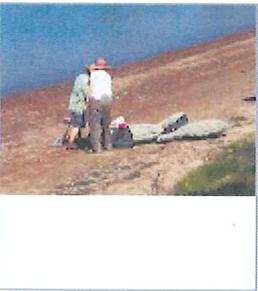
Some tires manifest



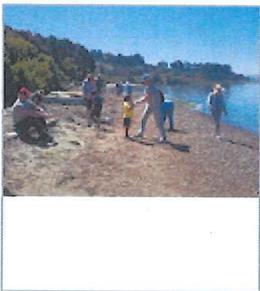
Teams of volunteers sort



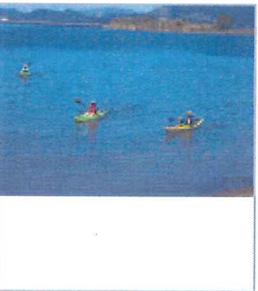
Working with sifters to



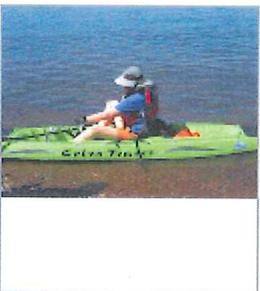
The tideline was raked in



Children enjoy finding

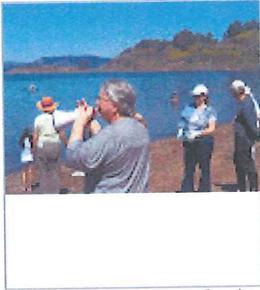


Neighbors from Point San



Pt. Molate Beach is a lovely.

12c4



Richmond's Mayor Gayle



And the dogs had a good



Volunteers carry remains of a



There were several pieces of



A sailbag, likely washed off



Tires littered the beach.



A volunteer's find of



And very large chunks of



A halved coconut makes for a



Several rusty iron pipes were

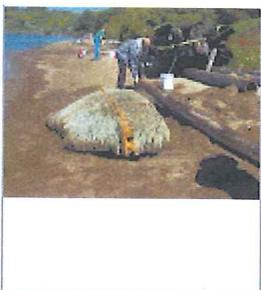
12 c5



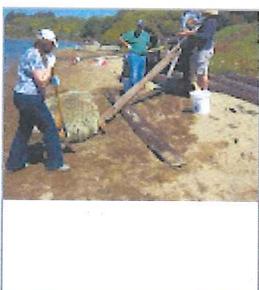
A Halloween pumpkin makes



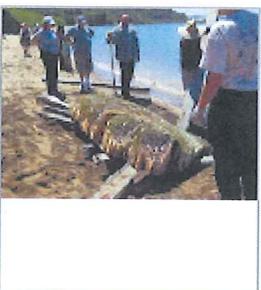
Tires, Tires, and more Tires!



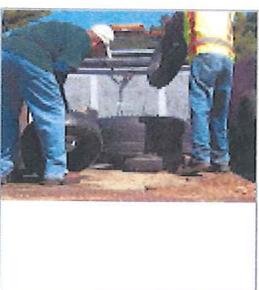
Work begins to extract a



This inventive team has



After much digging and



Richmond Parks and



Volunteers captured over a



In between sifting and raking,



Volunteers fondly remember



And a great feeling of