

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, July 16, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

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** (5 min.)
 - a. Presentation of Cosco Busan Fund proposals to City Council 7/23/12
 - b. Auto-resignation – Stephen Clark

6. **Open Forum** (3 minutes per person limit)

7. **Presentations, Discussion & Action Items** (65 min.)
 - a. Presentation of full project remediation cost projections and annualized budget/expense projections for proposed remediation of all sites at Pt. Molate. Bill Carson, Terraphase (15 min.) Discussion (10 min.)
 - b. Presentation of draft proposed Pt. Molate annual report to Bruce Goodmiller by PMCAC as a whole. (15 min) Discussion (5 min)
 - c. Scrum: Outreach Calendar/Program and funding – PMCAC as a whole Molate. (15 min.) Q&A (5 min.)

8. **Staff Reports** (5 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Committee Log for PMCAC inquiries to staff, contractors – (5 min.)

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

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

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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 - PMCAC meeting minutes of June 18, 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. (5 min.)

12. Chair and Sub-Committee Reports (30 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.)
 • Synopsis of Terraphase June and July 2012 Monthly Status Reports
b. Outreach Sub-committee (10 min.)
c. Grant Development Sub-committee (5 min.)

13. Adjournment

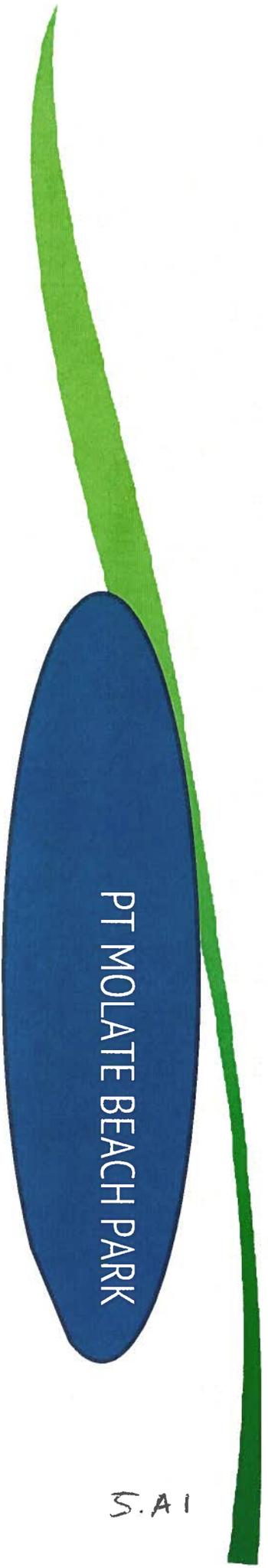
Scheduled Meetings:

Committee Meeting, August 20, 2012 6:30pm

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-72MzVkZWQ1ZDQ0NWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



S.A. I

COSCO BUSAN SPILL SETTLEMENT - RICHMOND SPECIFIC FUNDING

PT. MOLATE BEACH PARK REHABILITATION PROPOSAL

July 5, 2012

Background

SA 2

- Specific Fund Allotment to Richmond from Cosco Busan Spill Settlement
 - \$669K
 - To compensate public for loss of use of enjoyment of public beaches and parks
 - Focused on enhancing shoreline recreation, recreational fishing, and/or recreational boating
 - Projects should focus on water based recreation
- Pt. Molate Beach
 - Closed since 2004 for lack of maintenance funds
 - One time major shoreline destination
 - .33 miles of natural beach with gentle shape
 - Existing park area with mature trees
 - Affected by shoreside erosion

Settlement Fund Criteria

- benefit recreational resources similar to those affected by the Cosco Busan spill
- comply with applicable laws
- are cost effective
- provide a broad range of recreation benefits
- begin benefiting the public in the short-term
- provide benefits to the public over the long-term
- have adequate provisions for maintenance and oversight
- avoid collateral injury from project implementation
- have a high likelihood of success
- contribute to a comprehensive suite of funded projects
- have a complete and accurate estimate of project costs
- are beneficial to public health and safety
- provide opportunities for collaboration
- prevent any future injury that may be associated with the Cosco Busan spill
- avoid duplication of other efforts already ongoing at the same location

Project Cost Summary

- Re-opening of .33 mile beach strand with existing park area
 - Addition of personal comfort amenities
 - Addition of bluff protection, beach access, and park amenities
 - Upgrade and addition of park security measures
- Instant beach population: 75
- Design day population: 250
- Design and permitting costs: \$14,350
- Facility construction cost: \$137,850
- Scheduled Opening: May 2013
- Operations costs: \$8,900 / year
 - Ongoing low level maintenance to be provided by “Adopt a Beach” Program volunteers
 - Equipment and facilities maintenance to be provided by “Adopt a Beach” Program private and non-profit funding.

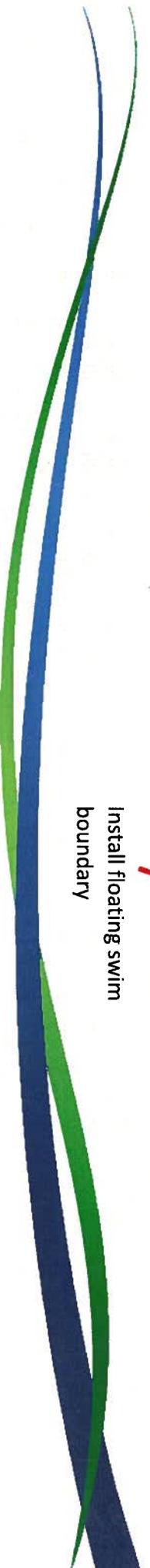
Project Goals and Constraints

- Goal: create in water and and park recreational space
 - That meets park standards
 - With minimal funding
 - Safe outdoor experience
- Constraints:
 - Remote Area
 - Off hour security issues
 - Grant funding covers capital only
 - Shifting bluff area
 - Unlikely to get funding for full ADA access amenities



Project Footprint

5A6



Perimeter Fencing and Signage

5A7

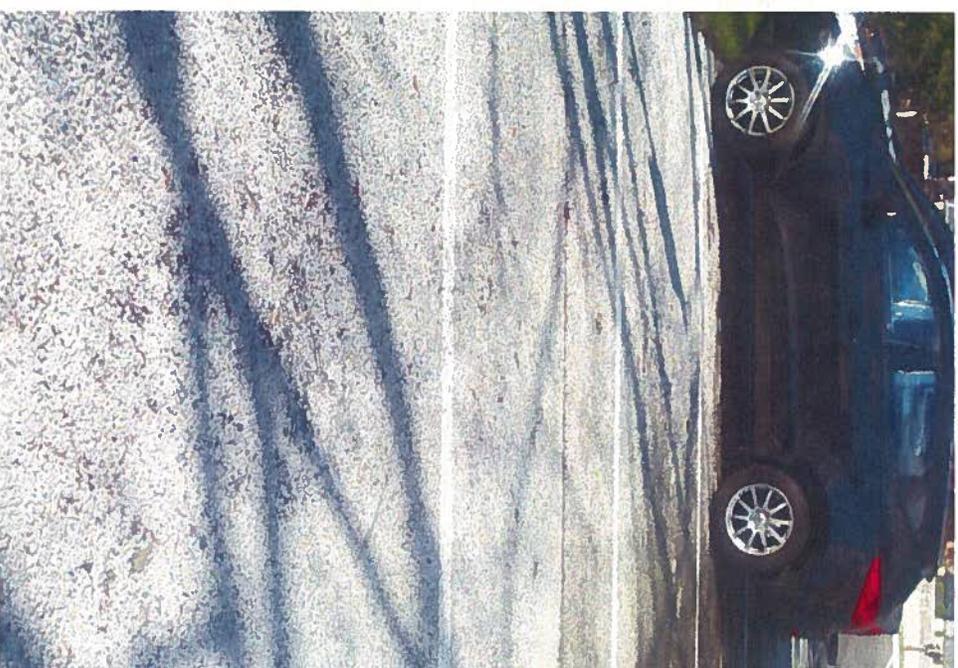
- Fencing
 - Perimeter fencing is structurally sound
 - Perimeter fencing should be cleaned and repainted
 - Entry gate should be replaced
 - Cost Estimate: \$3,275.00 (Richmond contractors)
- Signage
 - Need waypointing signs
 - New Park Entry Signs
 - Safety Signs
 - Hours and rules of operation
 - Safety and Rules signs at toilets
 - Parking rules signs in parking lot
 - Erosion warning signs on bluff
 - Duraplast mounted
 - Cost Estimate: \$ 900.00 (Richmond contractor)



Park Entry

Parking Lot Resurfacing

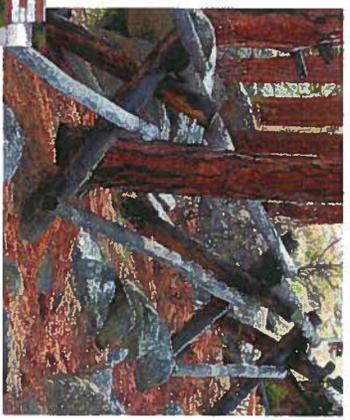
- Permeable options
 - Porous pavement: \$6.80/sq. ft.
 - Pervious concrete: \$8.50/sq. ft.
 - Rolled sand and fine grain gravel \$4.20/sq ft.
 - Significantly lower maintenance than asphalt
 - Limits stormwater runoff
- Cost Estimate (installed)
 - Pavement: \$6.80/sq. ft. x 6K ft. = \$40,800
 - Concrete: \$8.50/sq. ft. x 6K ft. = \$51,000
 - Sand/gravel: \$3.00/sq. ft. x 6K ft. = \$18,000



Parking Lot Fencing

- Replace parking lot fencing with decorative, recycled timber fence
 - Extend fencing to southern end of park
 - Add an entrance gate at southern end
 - Revise central gates to be more access friendly
- Showcase upcycling creativity
 - Community participation for build and ongoing maintenance
 - YouthWORKS
 - Abundance of materials
 - Construction sites
 - Construction debris haul off sites
 - The beach itself!
 - Trimmed branches of trees in the beach park
- Cost Estimate: \$3,600.00
 - Materials: \$ 1,700.00
 - Labor: \$ 1,900.00 (for post hole anchoring and other structural elements – remainder of buildout can come from volunteers)

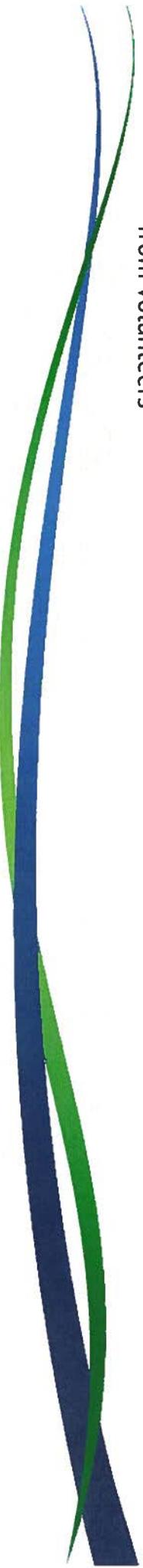
A simple cross bar fence



A double sided slatted fence



Decorative recyclables for gates – corrugate metal fence panel example



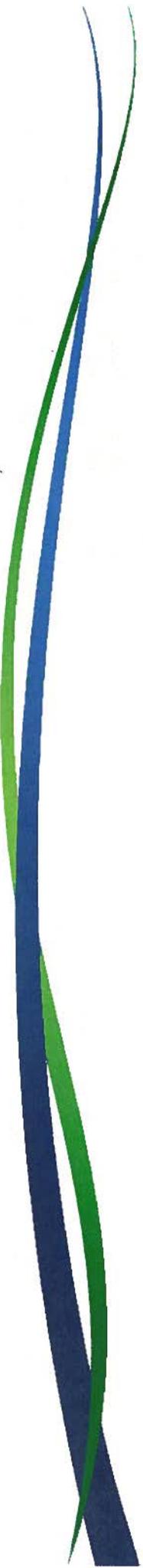
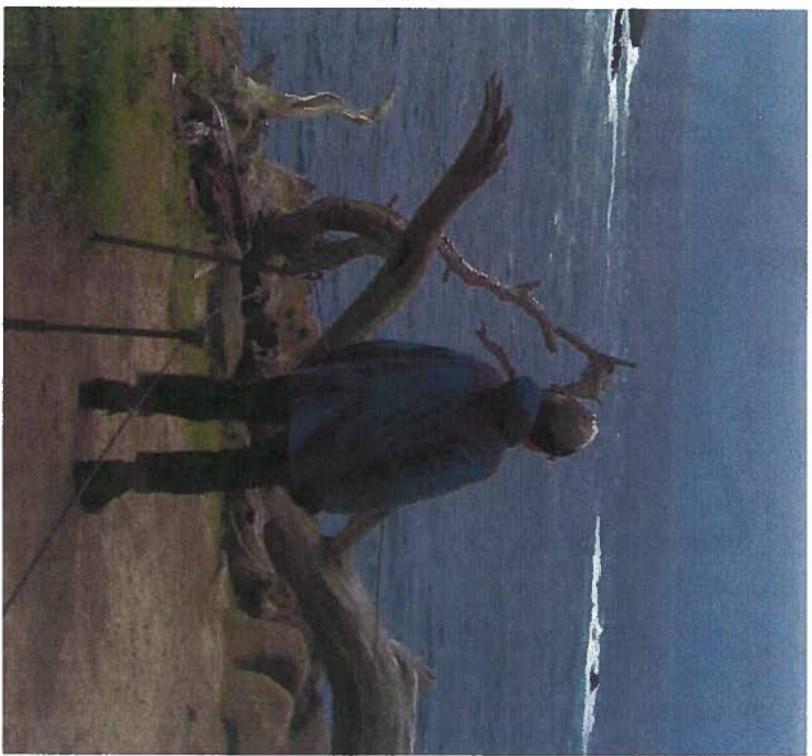
Security Features

- Timed, Remote Controlled Gate Locks
 - Activate on/off by time of day
 - Manual override
 - Wireless reset and alarm messaging
 - Push button 'help' @ main gate
- Mounted spot lights – motion sensor
 - Specific to movement mass
 - Wireless reset and alarm messaging
- Surveillance Camera
 - Wireless, solar powered, pole mount
 - NLOS IR with built in illumination
- Cost Estimate: \$2,040.00
 - 3 x Spot lights: \$ 1,240.00
 - 2 x Gate controls: \$800.00
 - 1 x Surveillance Camera \$4,300.00



Bluff Barrier

- Install stanchion and “lifeline” guard rail
 - Stanchions are post holed and horizontal bar anchored to allow for easy re-location
 - Protects view
 - Warning signs placed in back of barrier to alert visitors to state of bluffs
 - “lifelines” are vinyl covered steel
- Cost Estimate: \$6,350.00
 - Materials: \$2,350.00 for 350 ft. run
 - Labor: \$4,000.00



Picnic Table Replacement

- Picnic Tables
 - Low maintenance vinylized metal grid
 - Anchorable
 - Relocatable
- Cost Estimate: \$6,768.00
 - 8 @ \$846.00 ea.



Existing tables

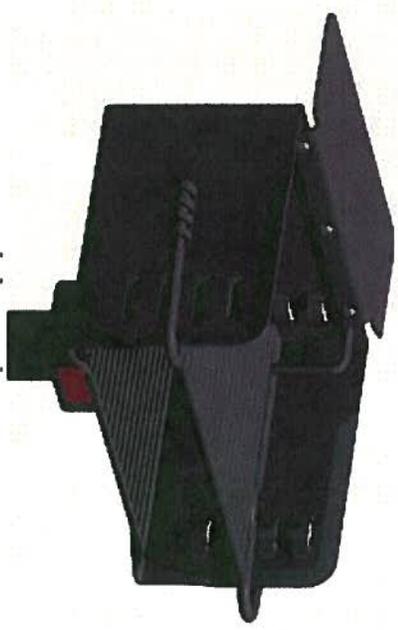


Proposed 8 seat metal grid table



BBQ Grill Replacement

- Theft Proof BBQ Grill replacement
 - Tamper proof swivel mounts
 - Rotating, multilevel grill
 - 360 deg. Rotating
 - Utility shelf
- Cost Estimate: \$2,760.00
 - 8@ \$345.00 ea.



Bench Replacement & Racks

- Galvanized Bike Racks
 - Clustered at entrance to lawn (8)
 - Sub terranean mounting
- Metal grid sitting benches
 - Vinyl covered metal – low maintenance (6)
 - Placed in shade and vista spots throughout park
- Cost Estimate: \$4,488.00
 - 8 bike racks @ \$149.50 ea. = \$1,188
 - 6 sitting benches @ \$550.00 ea. = 3,300



Metal grid sitting benches



Galvanized bike racks



Beach Path

SAIS

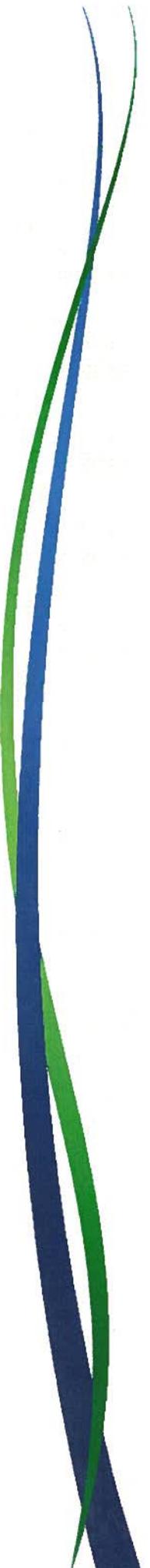
- Simple path from front grounds gate to beach access stairs - includes
 - Clearing/Grading
 - Granular Sub-base
 - Granular surfacing
 - Coastal Access and ADA compliant 10' width
- Cost Estimate (installed): \$3,150.00
 - 10' x 140' area
 - Cost: \$2.25/sq. ft. x 1.4K ft. = \$3,150



Landscaping

SA 16

- Turf -
 - Currently widespread Bermuda Grass
 - Leave as is
 - Low maintenance
 - Comfortable
- Arbory -
 - Predominantly Monterey Cypress
 - Trim, Prune
 - Remove trees/bushes at access points
- Maintenance –
 - Provided by “Adopt a Beach”
 - Seasonal work details
- Initial Clearing Cost Estimate: \$800



Beach Access Staircase

- Install staircase at southern end of beach park for beach access
 - Of recycled wood – RR tie style – 10' wide to meet Coastal Commission access guidelines
 - Approximately 5 treads required
 - Trussed for stability
 - Railings of recycled natural wood
- Staircase would be temporary
 - Designed to weather well
 - Remove/replace with ADA compliant staircase/ramp when bluff erosion management solution implemented
- Cost Estimate: \$6,800.00
 - Materials: \$2,600.00
 - Labor: \$4,200.00

Rail road tie style stair treads embedded into the earth – recycled lumber



Perpendicular trussing anchors treads for stability

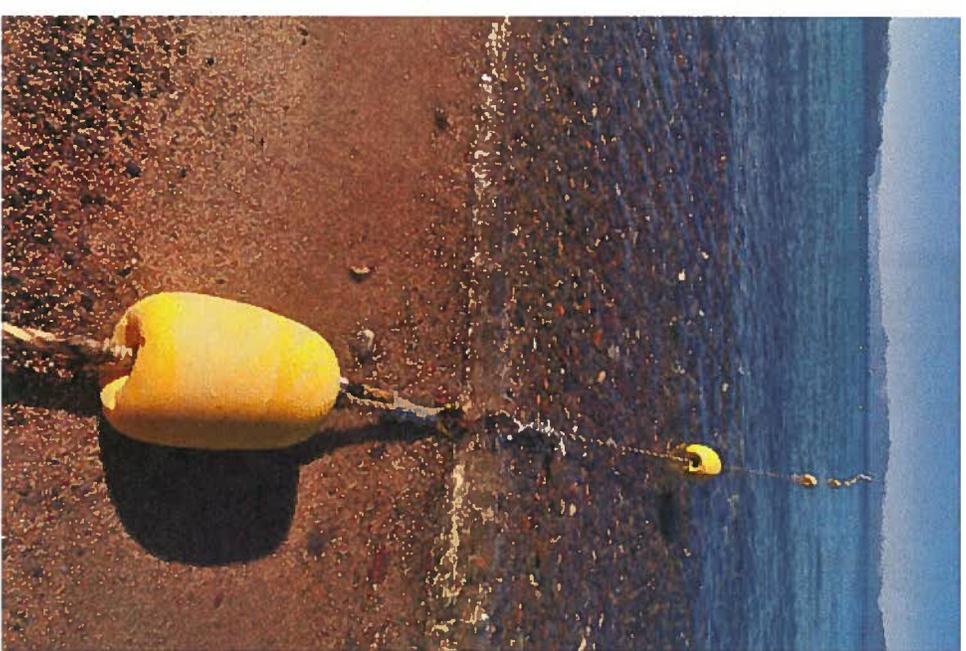


Weathered timber ideal for slats and railings



Beach Improvements

- Addition of swim area boundary lines
 - “dead man” terminated cement cylinder anchors
 - Bubble floats
 - Weighting lines for position stability
 - Removable off season
- Installation and maintenance by “Adopt a Beach”
 - provided by Richmond Yacht Club
 - and YRA SF Bay buoy detail
- Cost Estimate (with tackle): \$665
 - \$ 1.90/ft for 350 foot run



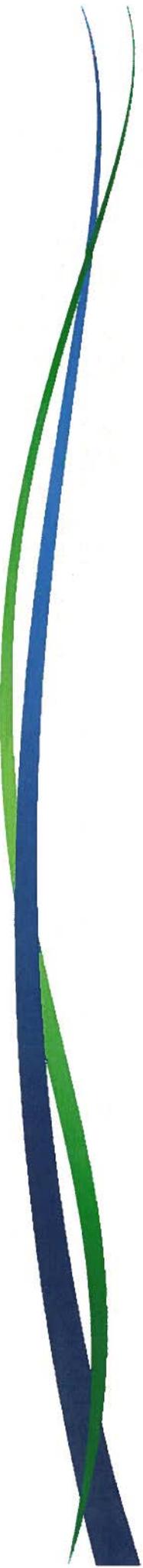
Toilet Facilities – Vault style

SA19

- Vault toilets
 - Pre-fab
 - No plumbing required
 - Low Maintenance
 - ADA Compliant
 - Recommend Double Vault Unit
 - Placed at center point of junction between lawn and parking lot
 - Solar powered
- Pricing
 - Includes excavation and backfill, installation, shipping, tax
 - Entry way slab paving
 - Cost Estimate: \$49,300.00
 - Powering (with conduit, inverter, etc.)
 - Possibility to use Solar Richmond



His and Hers non-plumbed pre-fab toilet facility



Outdoor Rinsing Shower

- Rinsing station
 - Cold water supply
 - Meterable
 - ADA compliant
 - Located centrally in park
 - Available in high grade polymer, stainless, or powder coat
 - Attach to existing aquascape line(s)
- Cost Estimate: \$4,400.00
 - Includes shipping, tax, surface pad installation and mount



Polymer outdoor rinse shower tower



Waste Containers & Collection

- Six general waste recepticals scattered throughout park
- Recycling Waste set located 50 feet away from toilets facing parking lot
- Collection
 - Contract for biweekly pickup of recyclables during summer
 - Contract for general containers to be emptied weekly during summer
 - Adopt a beach maintenance in off season
- Cost estimate: \$4,254.00
 - 6 x general containers @ 496.00 ea
 - 1 x three bin recyclable container @ \$1,278.00



Open top concrete general waste containers

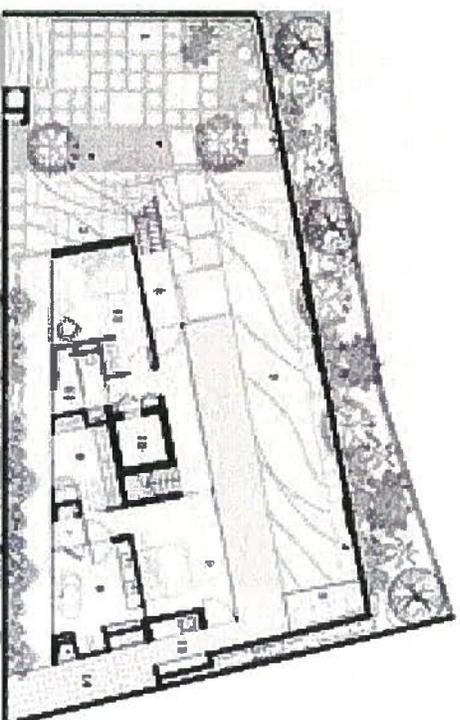


3 Bin recyclables waste container

Design and Permitting

SA 22

- Design –
 - Partially Pro Bono for project involvement
 - Fees for plan layouts waived
 - Participation from CFSPM
 - Participation of design contractor in permit filing
 - Design/Build appropriate project
 - Additional grant funding
- Cost Estimate: \$ 8,600.00
- Permitting
 - Dependant on FEIR/EIS for Pt. Molate Property
 - Historical resources caculated – no impact
 - Categorical Exemption for parklands
 - No impact on BDCD jurisdictional area
- Cost Estimate: \$5,750.00
- Entitlements: TBD
 - It is anticipated that as city owned property, vesting maps, et. al will be provided de perscriptorem.





CONSTRUCTION PERMIT

DEPARTMENT 805
 1000 S. G Street
 Sacramento, CA 95834
 (916) 497-2300
 www.sacramento.gov

Applicant: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____

Project Description: _____
 Estimated Cost: \$ _____
 Estimated Start Date: _____
 Estimated End Date: _____

I hereby request permission to submit the attached work
 ELECTRICAL MECHANICAL/HVAC
 PLUMBING ROOFING
 EXCAVATION/FOUNDATION OTHER: _____
 (Indicate all work)

I hereby request permission to submit the attached work
 LANDSCAPE/IRRIGATION
 SIGNAGE
 FENCE/ENCLOSURE
 EXCAVATION/FOUNDATION
 OTHER: _____
 (Indicate all work)

*NOTE: Permittees shall not commence work until 15 days prior to start of work, or
 15 days prior to start of work for any work that is not
 described in the scope of work.

Permit Fee: \$ _____
 Issued On: _____
 Issued By: _____

*City of Sacramento, CA
 1. Permit Application 2. Permit Office 3. Permit Fee 4. Permit Issuance

Alternate Options for Cost Reduction

5A23

- Use Portapotties instead of vault toilets
 - No power
 - Eliminates acquisition and construction
 - Savings: \$30,300.00
- Eliminate Beach Bluff barrier
 - Not required under park standards
 - Savings: \$6,350.00



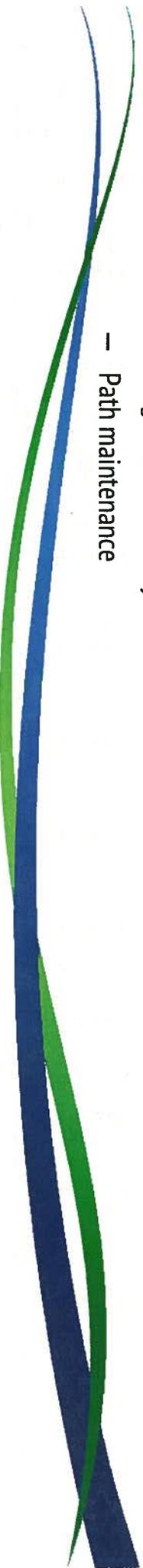
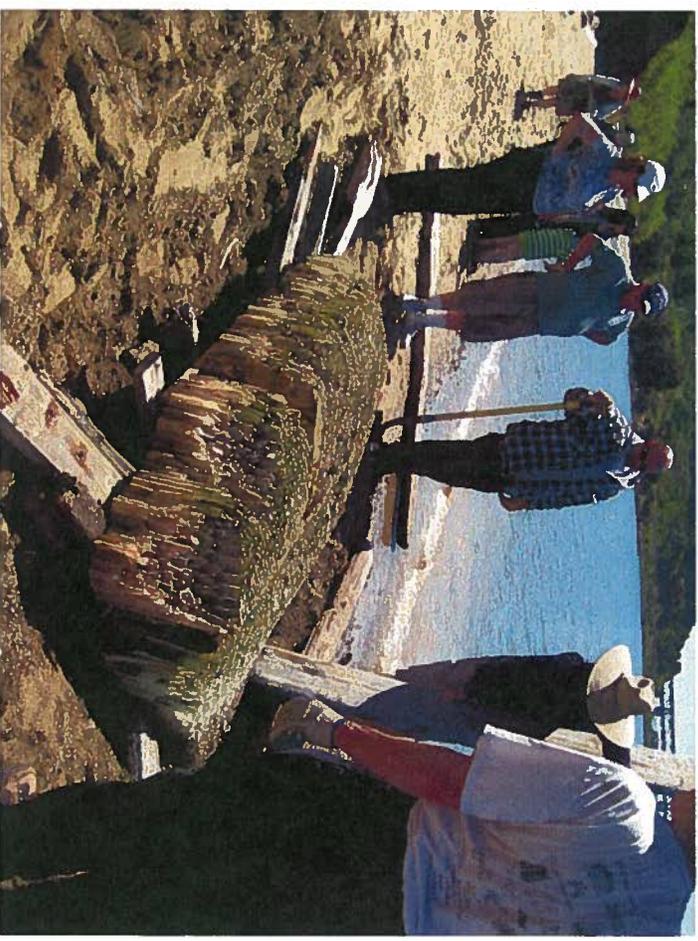
“Adopt a Beach” Program

SA 24

- Community Collaboration to preserve and maintain Pt.

Molate Beach

- CFSPM, Watershed Project, RYC, PSPYH
- Volunteer labor force to:
 - Maintain grounds
 - Keep Beach clean
 - Haul trash
 - Monitor
 - Maintain swim boundary
 - Project specific work details
 - Fencing
 - Large item haul away
 - Path maintenance

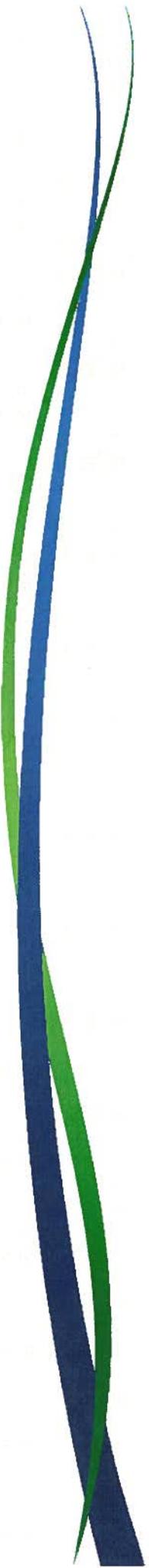


Renaissance of a Great Recreational Resource

- Returning to our roots
 - Pt. Molate Beach was at one time a major recreation area
 - Multi-generational popular weekend destination
- This would be one of the most spectacular parks to be re-invented in Richmond
 - One of the best swimming beaches in Contra Costa County
 - An important first step in the revitalization of Pt. Molate

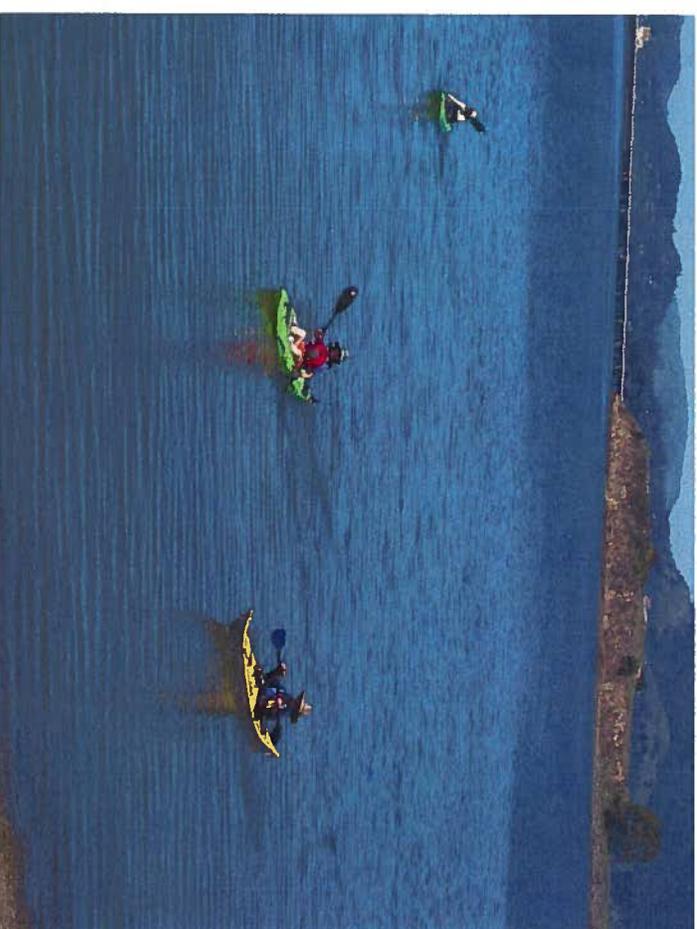


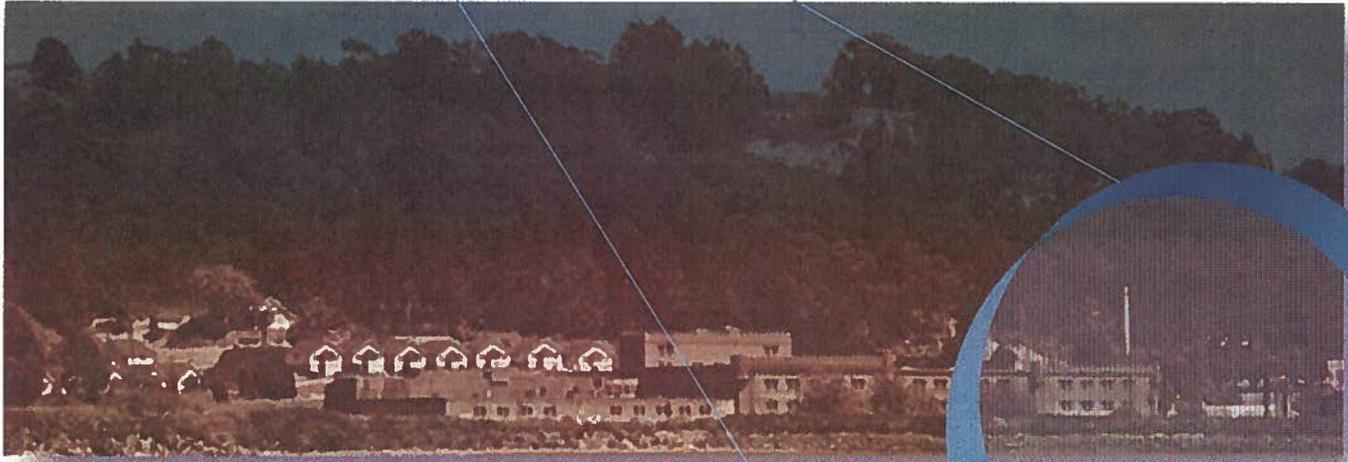
Pt. Molate Beach – April 2012



Summary

- Project Meets Criteria
 - Marine recreational rehabilitation
 - Partner outreach
 - Immediately implementable – short time frame to completion
- Project Adequately Considers
 - Security
 - Park baseline standards
 - Amenities
- Project Cost is efficient
 - Cost to utility/outcome ratio is high
 - Moderate overall project cost
 - Engages Richmond labor
 - Engages Richmond community to both use and maintain





2H2011 – 2H2012

PROPOSED OUTLINE : ANNUAL REPORT

PT. MOLATE COMMUNITY ADVISORY COMMITTEE

JULY 16, 2012

DRAFT

- OPERATIONS REVIEW
- PERSPECTIVES
- KEY ISSUES

7B1

RECOMMENDATIONS

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Executive Summary

This section will summarize the key issues, findings and recommendations.

Activities of the Commission

This section will describe the key activities undertaken by PMCAC during the reporting period, and reiterate PMCAC's mission and scope of purview.

Sub-committees

This sub section will describe the PMCAC sub committees that constitute the PMCAC and their scope/purview

Roster

This sub section will describe PMCAC member roster and changes throughout the reporting period as well as sub- committees and committee chairs/vice chairs.

Motions and Resolutions

This section will list all motions/resolutions passed by the PMCAC during the reporting period.

Operating Financials

This section will summarize at a high level expenditures and categories for financials during the reporting period.

General Fund

This section will detail opening and closing balances for the reporting period, allocated budget for the reporting period, and expenditure values by key category, i.e. operations, legal, administrative, infrastructure, maintenance, security, etc.

Navy Escrow Fund

This section will detail opening and closing balances for the reporting period, allocated budget for the reporting period, and expenditure values by key category, i.e. operations, legal, administrative, infrastructure, maintenance, security, etc.

Projections: FY13

This section will detail projected expenditures in both funds for FY13 and allocated General Fund budgeted for FY13

Remediation Progress

This section will summarize remediation activities during the reporting period.

Planning

This section will summarize planning documents that have been generated or were to have been generated in the reporting period.

Compliance

This section will summarize key tasks/responsibilities under the Water Board order during the reporting period.

Activity

This section will summarize actual remediation activities undertaken during the reporting period.

Infrastructure

This section will summarize state of infrastructure at former NFD during the reporting period

Structures

This sub-section will detail issues and activities associated with structural integrity and maintenance during the reporting period.

Electrical

This sub-section will detail issues and activities associated with the electrical plant during the reporting period.

PWWTP

This sub-section will detail issues and activities associated with the packaged waste water treatment plant during the reporting period.

Litigation

This section will summarize state of outstanding litigation and key milestones during the reporting period.

Land Use

This section will summarize state of issues associated with Land Use and planning during the reporting period.

General Plan

This sub-section will discuss land use issues relative to the General Plan

Proposed Land Uses

This sub-section will discuss any proposed land uses received during the reporting period and associated action.

Future Land Uses

This sub-section will discuss issues associated with developing a future land use plan.

Management

This section will discuss management structure and issues during the reporting period as well as recommendations

Key Issues Review

This section will itemize the key issues that emerged from the previous reporting sections

Recommendations

This section will itemize the recommendations to the City for operation and management of former NFD Pt. Molate during FY13.

Commission Priorities 2H2012 – 2H2013

This section will itemize the major priorities that PMCAC will focus on during FY13.

Idea Scrum Submission

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

Submitted By:

Statement of Your Idea/Suggestion

(brief description of your idea/suggestion)

Category:

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

Impacts and Requirements:

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

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	Closed
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.	Bejaert	1/13/2012	C. Murray		City Mgr.	REMEDIATION	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	Bejaert	1/20/2012	C. Murray			REMEDIATION	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 #G24889658001 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	Bejaert	3/21/2012	C. Murray	W. Carson		REMEDIATION	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	Bejaert	3/21/2012	C. Murray	W. Carson		REMEDIATION			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	Bejaert	3/21/2012	C. Murray	W. Carson		REMEDIATION	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	Bejaert	3/21/2012	C. Murray	W. Carson		REMEDIATION			Open

BAZ

22	Copy of 2011 annual UST closure monitoring report submitted to RWQCB.	Beaert	3/21/2012	C. Murray	W. Carson	REMEDIATION	4/12/2012	2011 Annual UST Monitoring report received and posted to repository	Closed
23	Site 4 Drum Lot 2 Interim Remedial Action Plan approved by RWQCB.	Beaert	3/21/2012	C. Murray	W. Carson	REMEDIATION	4/12/2012	Received copies of RWQCB's Notes on proposed plan. Final approval remains.	Closed
24	RIO - Clarify city's obligations under section 710 of the ETCA, section 710. Change of Circumstances Each party will promptly notify the other party of any legal impediment, change of circumstances, pending litigation, or any other event or condition that may adversely affect such party's ability to perform this Agreement.	Garrett	3/27/2012	C. Murray	B. Goodmiller	LEGAL COMPLIANCE			Open
25	Copies of recently provided billings from Terraphase indicate that the "total authorized budget" for Terraphase engineering for Pt. Molate was \$498,200 on 1/30/11, \$1,290,918 on 7/5/11 and \$2,036,188 on 12/16/11. Please clarify if this is simply a total sum of billing amounts to date or an actual budget number. If the latter, please advise process for establishing the budget, and amending the budget, as well as budget numbers for 2012 through 2014.	Puleo	3/22/2012	C. Murray	A. Miller	FINANCE			Open
26	Payments to Arcadis per the escrow account detail as of 1/31/12 total \$392,512.40. We have received copies of Arcadis invoice totalling \$164,990. Please provide copies of invoices for the remaining \$227,512.40.	Puleo	3/22/2012	C. Murray	A. Miller	FINANCE			Open
27	We have received a copy of the work product detail associated with Arcadis invoice #0341250 in the amount of \$59,744.78 dated 9/21/10. Please provide work product detail for all other Arcadis invoices.	Puleo	3/22/2012	C. Murray	A. Miller	FINANCE			Open
28	PM/CAC has been supplied copies of Terraphase invoices #110, 111, 112, and 113 totalling \$37,142. Please supply copies of all other Terraphase invoices	Puleo	3/22/2012	C. Murray	A. Miller	FINANCE			Closed
29	Arcadis billed \$30,579.43 under Invoice 0344586 for preparation of an FS/RAP for site 3. Terraphase has been budgeted \$77,000 for this same task and has charged \$50,993 under their invoices 137 and 144 for the same task. What is the authorized budget for developing an FS/RAP for site 3.	Garrett	3/27/2012	C. Murray	A. Miller	FINANCE			Open
30	Provide FY 2013 Pt. Molate Budget (general fund vs. escrow fund)	Garrett	7/13/2012	C. Murray	A. Miller	FINANCE			Open
31	Provide copies of all Morrison Foerster invoices	Garrett	7/13/2012	C. Murray	L. Wilson and A. Miller	FINANCE			Open
	Items outstanding for >30 days are indicated in								
	Items newly added since last submission of tracker are indicated in								
	Indicates status as partially complete								

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, JUNE 18, 2012, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:35 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Christian, Garrett, Gilbert, Hanna, Hite, Kortz, Martinez, Rosing, Satre, Smith, C., Smith, N., Sundance and Whitty.

Absent: Committee Members Clark, Puleo, Stello.

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 noted that there is one additional Agenda Item posted publicly & on the repository and briefed PMCAC on the Agenda order.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced Baykeeper received Grant for pile clean-up and also discussed Scofield Deck Repair and correspondence from Cal Trans that they are under way and bike path is open and shuttle bus operations. Garrett indicated City Council at its June 19 meeting will review the contracted Pt Molate attorney renewal of Morrison Forrester Contract. Garrett summarized the Pt Molate presentation to City Council that was reviewed by the PMCAC.

6. OPEN FORUM

Don Gosney spoke about emails in the Board Packet regarding Marine Debris and materials should be removed by skilled riggers and not unskilled labor, volunteers due to liability issue. Don Gosney spoke about presentation to City Council and that factual errors were not corrected and it was different from PMCAC version and suggested that if PMCAC puts out a revised agenda then it should be noted. Beyaert noted that the new item was 7C Terraphase Presentation.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- A. Presentation of draft of Pt. Molate Beach Rehabilitation proposed for submission for awarding under the Cosco Busan Settlement fund Richmond specific grant.

Garrett reviewed and noted that this is the first draft for initial review. Garrett noted that there is time sensitivity that Staff would like to present to City Council within a month and grants are only for capital and not maintenance and should be submitted with associated non-profit. Garrett reviewed various features of grant application and application to the Pt. Molate Beach Park. Beyaert congratulated Chair on the incredible amount of effort into the grant application.

- B. Presentation by Kirk Shellum of Nelson Environmental Remediation on mobile thermal desorption technology as an alternative for soil remediation at IR Site 3.

Beyaert provided background of IR Site 3, its conditions and introduced Nelson Environmental Remediation (NER) from Canada. Presentation by Darryl Nelson, President and CEO, of NER on mobile thermal desorption technology as an alternative for soil remediation at IR Site 3. Nelson responded to questions from Committee members. Beyaert motioned, Satre seconded to send a letter to the City of Richmond (Mayor),

Terraphase (Bill Carson), and the SFRWQCB (George Leyva) requesting that there be consideration of the use of mobile thermal desorption process at IR Site 3. Passed unanimously.

- C. Presentation by Bill Carson of Terraphase of Synopsis of Proposed Soil and Groundwater Management Plan for Point Molate as required by the SFRWQCB Order.

Presentation by Bill Carson of Terraphase that this is Task two of the Water Board Order and provided a Synopsis of Proposed Soil and Groundwater Management Plan for Point Molate, as required by the SFRWQCB Order. Satre motioned, Whitty seconded that the C&R Subcommittee accept the Plan and ask the entire PMCAC to also do so. Passed 13-1-0.

8. STAFF REPORTS

- A. Review of Financial Reports as provided by LaShonda White

Garrett reviewed information provided by White in City Manager's Office with Committee Members.

- B. Committee Log for PMCAC inquiries to staff, contractors

Garrett provided update of Committee Log for PMCAC inquiries to staff, contractors. Smith moved, Kortz seconded that any requested documents noted in the Log that were requested more than 90 days ago and still are not received in the repository, be brought to the attention of the City Council. Passed unanimously.

9. CONSENT CALENDAR

Beyaert motioned to approve the Consent Calendar and May 21, 2012 minutes, Whitty seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett called for future agenda items.

11. CITY COUNCIL LIAISON REPORTS

- A. Report by Councilmember Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee

Mayor reported.

- B. PMCAC appointment status

Mayor reported.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: No Report.
- b. Community Outreach: Committee members reported.
- c. Chair – Chair reported.

13. ADJOURNMENT

Garrett moved to adjourn the meeting at 9:05 pm, seconded by Whitty. Passed unanimously with Commissioner Christian having already left the meeting.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, August 20, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



June 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 May 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 May 2012:

1. Prepared responses to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)

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
5. Meeting with the RWQCB, the City of Richmond, and Upstream on April 19, 2012 regarding the soil cleanup goals

Upcoming Work in June 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 May 2012:

1. Continued development of the internal draft soil and groundwater management plan (SGWMP)
2. Meeting with the RWQCB on May 30, 2012 regarding the internal draft SGWMP

Major Work Items Previously Completed in 2012:

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

Upcoming Work in June 2012:

1. Develop and submit the draft SGWMP to the City of Richmond, Upstream, and the RWQCB
2. Present the draft SGWMP to the Point Molate Community Advisory Committee (PMCAC)

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

Work completed in May 2012:

1. Development of the internal draft remedial design details – plans and specifications
2. 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
3. Communication with the RWQCB and United States Army Corps of Engineers (USACE) regarding the wetland mitigation and monitoring plan (Terraphase 2012p)

4. Site visit and meeting with the USACE regarding the Section 404 permit application (Terraphase 2012h) on May 1, 2012
5. Develop and submit a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB for review (Terraphase 2012w)
6. Pre-project planning for a soil gas investigation (baseline) on IR Site 3
7. Communication with the RWQCB regarding the soil gas investigation
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)

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 Bay Conservation and Development Commission (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. Site visit and meeting with the RWQCB on March 26, 2012 regarding the Section 401 permit application (Terraphase 2012g)
7. Development of the internal draft documents, including the public fact sheet, SWPPP, HASP, Site Security Plan, Contingency Plan, and TCP for the remedial activities
8. Development of the internal draft remedial design details – plans and specifications
9. Developed and submitted the wetlands mitigation and monitoring plan (Terraphase 2012p) to the RWQCB and United States Army Corps of Engineers (USACE)
10. Prepared and submitted responses to the BCDC regarding their comments on the administrative permit application (Terraphase 2012l)
11. 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)
12. 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

Upcoming Work in June 2012:

1. Continue work on the draft 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. Development of the internal draft documents, including the SWPPP, HASP, Site Security Plan, Contingency Plan, and TCP for the remedial activities
4. Conduct a soil gas investigation on IR Site 3 per the Soil Gas Survey Work Plan (Terraphase 2012w)

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 May 2012:

1. Pre-project planning for groundwater monitoring well installation
2. Groundwater monitoring well installation
3. Groundwater sampling – baseline investigation
4. Communication with the RWQCB regarding interim remedial measures
5. Prepared and submitted a response letter (Terraphase 2012q) to PMCAC comments on the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r)
6. Prepared and submitted the addendum (Terraphase 2012r) to the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) to the RWQCB

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 and on April 18, 2012

Upcoming Work in June 2012:

1. Review of analytical data from groundwater sampling – baseline investigation
2. Pre-project planning and discussions with the City of Richmond, Upstream, and the RWQCB regarding the interim remedial measures

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 May 2012:

1. Conducted routine quarterly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Clean out drainage structures identified as requiring maintenance
3. Prepared and submitted the first quarter 2012 UST closure monitoring report to the RWQCB (Terraphase 2012u)

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

Upcoming Work in June 2012:

1. Conduct routine monthly UST closure monitoring inspections
2. Clean out drainage structures identified as requiring maintenance
3. Preparation of the internal draft second quarter 2012 UST closure monitoring report

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 May 2012:

1. Submitted monthly status report for April 2012 (Terraphase 2012v)
2. Meeting with ACE Group on May 2, 2012 regarding insurance reporting requirements for the Site
3. Prepare the internal draft of the insurance budget summary and status report

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

Upcoming Work in June 2012:

1. Submit monthly remediation status report for May 2012

2. Submit the internal draft insurance budget summary and status report to Upstream and the City of Richmond

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 May 2012:

1. Routine quarterly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Prepare and submit the first quarter 2012 landfill monitoring report to the RWQCB (Terraphase 2012t)
3. Evaluation of existing treatment system data and proposed treatment system modifications

Major Work Items Previously Completed in 2012:

1. Routine monthly and quarterly 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 2012c)
5. Installation of temporary treatment equipment due to an extended power failure

Upcoming Work in June 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation of the second quarter 2012 landfill monitoring report
4. Quarterly landfill inspection with the Contra Costa County Environmental Health Services Department

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 May 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps due to sediment buildup
3. Prepare and submit the first quarter PGWTP monitoring report to the RWQCB (Terraphase 2012s)

Major work items completed previously in 2012:

1. Prepare a comment letter (Terraphase 2012b) 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
6. Maintenance on the extraction well pumps and piping due to sediment buildup

Upcoming Work in June 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Preparation of the second quarter 2012 PGWTP monitoring report

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 May 2012:

1. Pre-project planning for the site-wide groundwater monitoring event (wet-season)
2. Conduct 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, February, and April) 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 dry-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012o)
6. Development of internal draft work plan to decommission groundwater monitoring wells
7. Pre-project planning for groundwater monitoring well decommissioning
8. Assessment of groundwater monitoring wells monuments and risers to be decommissioned

Upcoming Work in June 2012:

1. Pre-project planning for groundwater monitoring well decommissioning
2. Review of data collected during the site-wide groundwater monitoring event (wet-season)
3. Preparation of the internal draft wet-season semi-annual groundwater monitoring report

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 are the IR Site 3 FS/RAP and Waste Characterization Report. The RWQCB's comments on the FS/RAP and Waste Characterization Report (including soil cleanup goals) will be incorporated into the two documents with additional information collected during the soil gas investigation and re-submitted to the RWQCB as draft final in 2012. The draft final FS/RAP and Waste Characterization Report will likely be presented to the PMCAC prior to submittal to the RWQCB. The internal draft SGWMP was submitted to the City of Richmond and Upstream in May 2012 for comments and will be presented to the PMCAC in June 2012. A draft SGWMP is anticipated to be submitted to the RWQCB in July 2012.

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



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President and Principal Engineer

cc: Bruce Goodmiller, City of Richmond
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Attachments: Point Molate Bibliography

Point Molate Bibliography

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