

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, October 15, 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.)

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

7. **Presentations, Discussion & Action Items** (60 min.)

- a. Presentation of Fire Protection Services at Pt Molate – RFD Inspector Eric Munson (10 min.) Discussion (5 min.) Q&A
- b. Discussion on updated status of SRR Bridge Deck/Scofield Ave. replacement project by CalTrans – Christina Ferraz, Gary Pursell. (10 min) Discussion (5 min.) Q&A
- c. Presentation of proposed remediation technologies and updated time frames for IR Site 3 – FS/RAP by Terraphase. Bill Carson (15 min) Discussion (5 min) Q&A
- d. Presentation of Key Findings and implications of Additional Step Out Investigations at IR Site 4/Drumlot 2 by Terraphase. Bill Carson (10 min) Discussion (5 min) Q&A
- e. Discussion of impact/implications of Chevron Richmond Refinery fire on Pt. Molate – PMCAC as a whole Molate. (10 min.) Discussion (5 min) Q&A

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. Discussion of recently awarded landscape maintenance contract at former NFD, Pt. Molate. J. Garrett – (3 min) Discussion
- b. Parks and Landscape recommendations for Pt. Molate Beach Rehab based on final decisions of Cosco Busan Settlement Fund awards. J. Garrett – (5 min) Discussion (5 min) Q&A
- c. Committee Log for PMCAC inquiries to staff, contractors – (5 min.)

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

Joan Garrett
Chair

Dorothy Gilbert

Jim Hite

Jeanne Kortz

Eduardo Martinez

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 September 17, 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 (20 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)
 1. Synopsis of Terraphase August Monthly Status Reports
 2. Synopsis of Notice of No Further Action for UST #12
- b. Outreach: (5 min)
 1. Status of UC Berkeley team project
- c. Grant Development: (3 min)
 1. Grant applications status
- d. Chair (2 min)
 1. Identification of pending scheduling conflicts

13. Adjournment

Scheduled Meetings:

Committee Meeting, November 19, 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>



The Summer Fire Season is here and

RICHMOND

FIREFIGHTERS

are gearing up for another threatening Wildfire Season.

It's time **TO ACT**

NOW, to reduce any potential Fire Hazards on

YOUR
PROPERTY.



Keep roof free of leaves, needles, or other dead vegetation

Cut tree back from the chimney at least 10 feet

Spark arrester

Maintain fire break 30 feet from structure.

Cut grass and weeds to a height of 6" or less and remove brush, combustible vegetation and debris from under trees, around structures and on vacant lots,

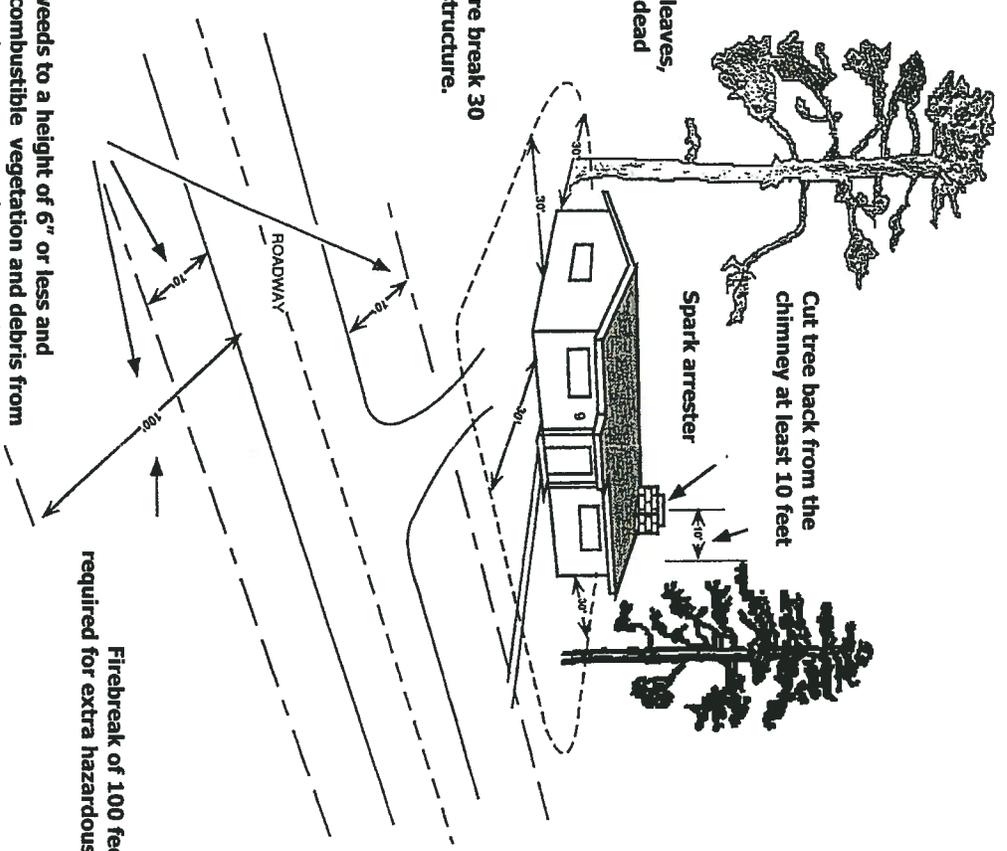
Firebreak of 100 feet may be required for extra hazardous locations

Trim tree branches so that leaves or needles are at least eight feet from the ground.

Remove loose bark or vines from the trunk of trees to a height of at least eight feet from the ground.

Remove storage of combustible material kept under open porches and decks.

Provide address numbers that are legible and clearly visible from the street.



PROPERTY OWNER:

The summer fire season is here and the Richmond Fire Department is concerned with the potential fire danger in "HIGH FIRE DANGER AREAS"

To minimize this danger, there are a number of advance protective measures that property owners in these areas can do to reduce the threat.

- _____ Clear dry grass, brush and combustibles at least 30 feet around your home; on slopes more clearance maybe required.
- _____ Trim dead branches and prune limbs within 8 feet of the ground to prevent ground fires from spreading into trees.
- _____ Trim any tree limbs within 10 feet of your chimney and maintain trees adjacent to or overhanging a building free of dead wood.
- _____ Spark arresters are required on all fireplaces (openings ½" X ½").
- _____ Clean your roof regularly. Keep the roof clear of leaves, needles, and dead vegetative growth.
- _____ Work with your neighbors to clear common areas between houses or property and prune areas of heavy vegetation that could threaten both properties.
- _____ Approved street numbers or addresses must be clearly posted and visible from the street or road fronting the property.
- _____ Private streets and roadways shall be identified with approved signs.
- _____ Fire Department access roads shall have an unobstructed width of 20 feet and a vertical clearance of not less than 13 feet 6 inches. All trees or brush must be cut back to this requirement.
- _____ All dry grass and brush must be cleared 10 feet on each side of all access roads.

Thousands of homes built on brush and tree covered slopes of Richmond and the East Bay Hills face the serious threat of fire each year particularly during the hot, dry season from May to October when brush turns to tinder and the smallest spark may set it off.

By following these protective measures you are taking positive steps to protect your property. We at the Richmond Fire Department invite you to contact us if we can be of any assistance with any of this information.

Richmond Fire Department
450 Civic Center Plaza
Richmond, Ca. 94804
510.307.8037

Craig Murray

From: Cristina Ferraz <cristina_ferraz@dot.ca.gov>
Sent: Thursday, October 11, 2012 9:05 AM
To: Craig Murray
Cc: Gary Pursell
Subject: Re: FW: proposed agenda PMCAC meet 10/15/12 - outstanding items

Craig - the only update I have at this time is the following:

The contract bids will be opened on Oct 31st We expect the contractor to start work in early January Public meeting at Point Molate in early December Once the contractor is on board and submits the schedule,we will know when the Western Drive ramp will be closed. Most likely the closure will start in March.

Unfortunately I can not attend the Monday meeting, but I can attend the November meeting when we will know who the contractor is. When is the Nov meeting?

Cristina Ferraz, P.E.
District Division Chief
Project Management - East
Department of Transportation - District 4
111 Grand Avenue, room 15-559
Oakland, CA 94612
Phone: 510-286-3890

7B1

7B2

Craig Murray

From: Cristina Ferraz <cristina_ferraz@dot.ca.gov>
Sent: Monday, September 24, 2012 5:37 PM
To: Craig Murray
Cc: Gary Pursell
Subject: Re: Pt Molate Work - Scofield Deck Work

Hi Craig, sorry about the late response.

The Scofield Project has been advertised and we will be opening the bids in late October. We expect the work to start in January 2013 and once the contractor is on-board we will be getting the work schedule. Most likely the majority of the work will be done btw. March and June of next year.

We are planning to hold a public meeting prior to the end of the year.

Cristina Ferraz

To: <cristina_ferraz@dot.ca.gov>, <gpursell@dot.ca.gov>
From: Craig Murray <Craig_Murray@ci.richmond.ca.us>
Date: 09/19/2012 10:22AM
Cc: <joan@vbsi.com>, <pointsanpablo@earthlink.net>
Subject: Pt Molate Work - Scofield Deck Work

Cristina Ferraz, P.E.

Project Manager

Office of Project Management

East Region

District 4, Division of Program/Project Management

Mail Station: 7E

111 Grand Avenue

Oakland, CA 94612

Mail: P.O. Box 23660

Oakland, CA 94623-0660

510-286-3890

The San Francisco Oakland Bay Bridge Seismic Safety Project

Gary Pursell

Resident Engineer, SAS

333 Burma Road

Oakland, CA 94607

510-622-5660

Mobile: 530-949-9256

Fax: 510-286-0550

Cristina

Gary:

You spoke to our Pt Molate Community Advisory Committee (PMCAC) at the January 17 and February 21 meetings this year.

At Monday's Sept.17 meeting, Baykeeper representative Ian Wren spoke about an upcoming Marine Debris Clearance NOAA Grant-Funded Project that may take place as early as the next 30 days.

Baykeeper/Mr. Ian Wren is going through the NEPA Environmental Clearance and BCDC Permit process now.

Mr. Wren is also coordinating clean-up staging locations along the Point San Pablo Peninsula and will be on site at Pt Molate this Friday, 9/21/12 at 10am.

At Monday's PMCAC meeting, the Committee requested an updated schedule from Cal Trans on the subject Scofield Deck work.

Please be advised of this new potential project for the Pt San Pablo Peninsula/Pt Molate and please provide a current Cal Trans Schedule for the Scofield Deck work.

Thanks.

Craig K. Murray, SR/WA

Development Project Manager II

Richmond Community Redevelopment Agency

440 Civic Center Plaza, 2nd Floor



San Francisco Bay Regional Water Quality Control Board

September 18, 2012 (GVL)
Geotracker Global ID: T0609592138

City of Richmond
Attn. Mr. Carlos Privat
Assistant City Attorney
P.O. Box 4046
Richmond, CA 94804-1630
Via email: Carlos_Privat@ci.richmond.ca.us

**Subject: Conditional Approval of Step Out Investigation Proposal
IR Site 4 Drum Lot 2, Former Naval Fuel Depot Point Molate
Richmond, Contra Costa County**

Dear Mr. Privat:

I have reviewed the report "Point Molate Step Out Investigation, IR Site 4 Drum Lot 2, Building 87 Area", dated September 17, 2012. The investigation work plan is acceptable based on the condition that an additional step out boring be scheduled with the second investigation phase, located within the rail line, west of the roadway. I understand that if the results of the first phase step out investigation located on the tracks do not indicate the need for further investigation, then the second phase step out would not be required. Therefore, the work plan is acceptable for implementation as long as the condition described above is implemented.

If you have any questions regarding this matter, please contact me at (510) 622-2379 or by email at gleyva@waterboards.ca.gov.

Sincerely,

George V. Leyva P.G.
Project Manager
Ground Water Protection Div.

CC:
Terraphase Engineering, Bill Carson, william.carson@terrphase.com
Joan Garrett, PMCAC Chair, joan@vbsi.com

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

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



September 17, 2012

George Leyva, P.G.
Ground Water Protection Division
DOD/DOE Section
Water Quality Control Board, SF Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: Step Out Investigation, IR Site 4 Drum Lot 2, Building 87 Area Point Molate

Dear Mr. Leyva:

Terraphase Engineering Inc. (Terraphase) has prepared this letter to present the scope of work for an additional step out sampling investigation at IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California. Based on the results of the step out investigation performed from August 21 through 24, 2012 ("Step Out Investigation"), Terraphase proposes to collect additional grab groundwater samples to further assess the vertical and horizontal extent of volatile organic compounds (VOCs) detected in groundwater. During the Step Out Investigation, TCE concentrations were detected above the estuarine surface water environmental screening level (ESL) for TCE (81 µg/L) at HP-3D, HP-4D and HP-7D, with the highest detection in HP-4D at a concentration of 1,100 µg/L. The data is presented in the draft figure showing groundwater analytical results, provided as attachment 1 to this letter. The proposed step out sample locations are illustrated on the aerial photograph provided as attachment 2 to this letter.

SCOPE OF WORK:

- *Perform grab groundwater sampling in three separate phases, with the second and third phase being dependent on concentrations from the first and second phase, respectively. Therefore, if TCE is detected at concentrations exceeding the ESL during the first phase, then the second phase will be performed, and the same procedure will be followed for the third phase.*
- *Advance a total of fourteen (14) borings using direct push technologies to total depths ranging from 28 to 40 feet below ground surface (bgs). Six borings will be completed during the first phase, and four (4) borings will be completed in each the second and third phases.*
- *During the first phase, one sample will be collected from deep groundwater (approximately 40' bgs) at the locations of HP-4D, where the concentration for TCE was 1,100 µg/L. Two samples will be collected northwest of this location, and three samples will be collected near HP-7D to further delineate this area. The second and third phases will be for purposes of collecting samples further to the northwest.*
- *The samples will be collected using hydro-punch and grab groundwater sampling*

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

703

techniques (stainless steel bailer or polyurethane tubing).

- *The scope work will be completed in accordance with the procedures presented in the Revised Final Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California.*

If you have any questions or comments, please feel free to contact either William Carson by phone (510-388-8745) or e-mail (william.carson@terraphase.com) or Nader Sherif by phone (510-501-7511) or e-mail (nader.sherif@terraphase.com).

For Terraphase Engineering Inc.



William Carson , PE(C60735)
Principal Engineer



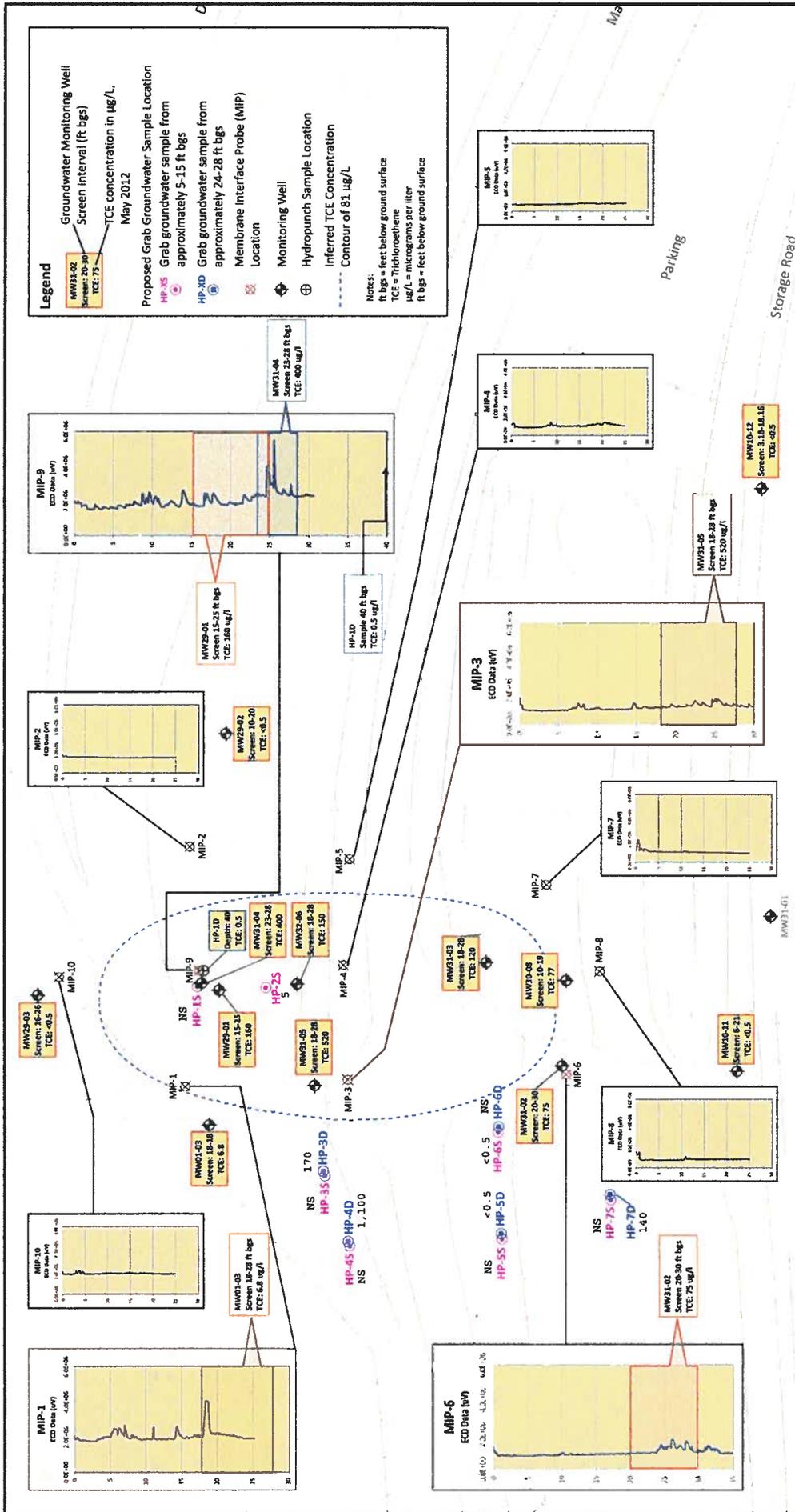
Nader Sherif
Senior Engineer

Attachments: Draft Figure 5 - TCE Results in Groundwater, Drum Lot 2/Building 87 Area
Aerial Photograph Illustrating Proposed Hydropunch Locations Aerial Figure

Cc: Jim Levine, Upstream (electronic only)
Carlos Privat, City of Richmond (electronic only)
Craig Murray, City of Richmond (electronic only)
Michael Leacox, Nichols Consulting Engineers (electronic only)



Google earth



SAFETY FIRST

terrapphase engineering

TCE Results in Groundwater Drum Lot 2/Building 87 Area

DRAFT

FIGURE 5

CURT: Upstream Point Molar, LLC

PROJECT: Point Molar, IR Site 4

PROJECT NUMBER: 0001.001.013

Scale: 1 Inch = 50 Feet

0 25 50 75 100 Feet

706

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 Gains | 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. | REMEDIAATION | 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. | REMEDIAATION | 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. | REMEDIAATION | 6/30/2012 | Terraphase with agreement by City Mgr. will supply copies of all drafts prior to presentation to the Water Board | Closed |

| | | | | | | | | | | |
|----|--|---------|-----------|-----------|-----------|-----------|-------------|-----------|--|----------------|
| 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 travelling westbound across S.R./Richmond bridge and returning eastbound. | Beyaert | 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 | Beyaert | 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 #624889658001 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 | | 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 | Beyaert | 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 | Beyaert | 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 | Beyaert | 3/21/2012 | C. Murray | W. Carson | | REMEDIATION | | | Open |

| | | | | | | | | | |
|----|---|---------|-----------|-----------|-------------------------|-------------|-----------|--|--------|
| 22 | Copy of 2011 annual UST closure monitoring report submitted to RWQCB. | Beyaert | 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. | Beyaert | 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 | RI.O - 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 | 3/21/2012 | C. Murray | B. Goodmiller | Legal | | | 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 | 3/21/2012 | 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 \$227,612.40. | 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 | PMCAC 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 | 3/22/2012 | 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 | | | | | | | | |

PMCAC Motioned Advisories and Requests

| Item | Classification | Description | As per Motion passed | Submitted To | Submitted on | Via |
|------|----------------|---|--|---|--------------|---------------|
| 1 | REQUEST | Provide scheduling and \$ impact information to CalTrans outlining impact to planned remediation at Pt. Molate during Scofield/Bridge Deck Repair Project | Unanimously on 1/17/2012 PMCAC regular meeting, item 7a | Bill Lindsay, City Manager | 19-Jan-12 | e-mail letter |
| 2 | REQUEST | Provide drafts of all remediation plans, methods, schedules, criteria, and activities prior to submission to regulating agency. Provide response to outstanding inquiry items | Unanimously on 2/21/2012 PMCAC regular meeting, item 7d | Bill Lindsay, City Manager and Mayor Gayle McLaughlin | 14-Mar-12 | e-mail letter |
| 3 | REQUEST | Request to meet with appropriate City staff to discuss proposed FS/RAP and remediation levels for IR Site 3 | Unanimously on 3/19/2012 PMCAC regular meeting, item 7d | Bill Lindsay, City Manager | 20-Mar-19 | e-mail letter |
| 4 | ADVISORY | Land use designation recommendations to the City Council as supplied to the Planning Commission for Change Area 13, recommending interim LUD assignment for former NFD Pt. Molate | 12 Years to 1 No, with 2 absences on 12/20/11 PMCAC regular meeting, item 73 | City Council | 12-Apr-12 | e-mail letter |
| 5 | REQUEST | Clarification from City Attorney's Office as to why items 3,5,8,12,15,16,19,21,24 are deemed privileged and confidential and thus cannot be provided to PMCAC | Unanimously on 8/21/2012 | City Attorney | 14-Sep-12 | e-mail letter |

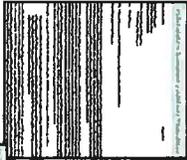
805

| Status | Response | Object File |
|--------|----------|-------------|
|--------|----------|-------------|

CLOSED 2/25/12. Staff discussed with CalTrans remediation and construction work schedule. Schedules coordinated



CLOSED 6/30/12 Terraphase now supplying drafts of all work plans prior to submission to Water Board as final
CLOSED Meeting held in May 2012. Matter undecided.
OPEN To be considered end 2012/beginning 2013



OPEN

Craig Murray

From: LaShonda White
Sent: Thursday, October 11, 2012 5:22 PM
To: Craig Murray
Cc: Alan Wolken; Andrea Miller
Subject: RE: proposed agenda PMCAC meet 10/15/12 - outstanding items

Hello:

Here are my responses to items #30 and #31:

- #30 – There is not a FY 2013 “Budget” for the escrow account. An “accounting” of the escrow account can be provided. I will be able to provide an updated spreadsheet in time for the November 2012 meeting. Andrea or someone else in Finance will have to provide the budget for the Pt. Molate general fund accounts: Legal services (attorney’s office), security services (PW), and landscaping (Parks). I no longer have access to this information.
- #31 – Please contact Bruce Goodmiller or someone else in the City Attorney’s Office regarding requests for Morrison Foerster invoices

Thank you,

LaShonda White
Management Analyst
City Manager’s Office
City of Richmond

(510) 620-6828 Direct Line
(510) 620-6543 Fax

From: Craig Murray
Sent: Wednesday, October 10, 2012 3:03 PM
To: cristina_ferraz@dot.ca.gov; william.carson@terraphase.com; Chris Chamberlain; LaShonda White; Carlos A. Privat
Cc: Alan Wolken
Subject: FW: proposed agenda PMCAC meet 10/15/12 - outstanding items

Good Afternoon:

Pt Molate Community Advisory Committee Meeting is fast-approaching this Monday evening October 15 6:30pm in the Multi-Purpose Room (Basement), 440 Civic Center Plaza.

I would need any written response in the Board Packet, at latest, this Friday, October 12 9:00am.

Your response is requested to provide information &/or make yourself available to this Committee meeting.

Please check items highlighted below & advise on status:

Cristina Ferraz, Cal Trans: Can you provide updated Schedule & can you present at Monday’s PMCAC?

Bill Carson, Terraphase: Can you provide scope/schedule for areas that may impact PM Beach?

Chris Chamberlain, City Parks: Can you attend, request/receive info. For Pt Molate Beach Park?

La Shonda Wilson, CM Office and Andrea Miller, Finance: Can you provide updates to Items 30, 31 on Inquiry Tracker, 2013 budget relating to General Fund budget for Pt Molate costs?

Carlos Privat, City Attorney Office: Can you provide update on status of 9/14/12 Letter on Outstanding Item requests?

Thank-you,

Craig K. Murray, SR/WA
Development Project Manager II
Successor Agency, Engineering Department
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8091
510-307-8188 direct
510-307-8116 fax

From: joan@vbsi.com [<mailto:joan@vbsi.com>]
Sent: Wednesday, October 10, 2012 2:41 PM
To: Craig Murray; pointsanpablo@earthlink.net
Subject: proposed agenda PMCAC meet 10/15/12 - outstanding items

Hi folks -

Our next PMCAC meeting is fast approaching. Based on input from the 9/17/12 PMCAC meeting for requested agenda items, I've prepared the attached proposed agenda for the October 2012 PMCAC meeting.

I have included a **presentation from CalTrans re: updated sked for the SRR bridge deck repair**. Craig, have you heard back from Cristina to your email to her of 9/19/12?

Also included is a discussions slot w/Chris Chamberlain to quickly understand the scope of recently awarded landscaping and vegetation management contracts and Pt. Molate Beach rehab project. The landscaping and vegetation management contracts would include P.M. Beach.

I had a discussion last week w/Chris Chamberlain about the beach rehab project and there are a no. of open items surrounding that project. One element Chris wanted latest info on was **CalTrans schedule**, and **Terraphase remediation scope and schedule for areas that would impact work on P.M. Beach**.

I think with this proposed agenda we could have all the relevant parties in the room to work through these items. I realize it'd be short notice for **Chris C. to come to PMCAC on Monday, but he'd be getting important info**.

As to the inquiry tracker. Items 30 and 31 are still outstanding, and we really need updated info on the 2013 budget (general fund side) for Pt. Molate and current balance sheet of the escrow fund.

We also have not received **a response to the committee letter to Carlos Privat of 9/14/12** which is holding up getting information on the other outstanding requests (see item 5 in the request worksheet of the inquiry tracker).

Thank You!
Joan Garrett
510-235-8210

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

PROPOSED MINUTES TUESDAY, SEPTEMBER 17, 2012, 6:30 PM

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:31 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Christian (6:37), Garrett, Gilbert (6:37), Hite, Kortz, Martinez, Rosing, Smith, C., Smith, N., Stello, Sundance, Whitty.

Absent: Committee Member Hanna, Satre.

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison/Development Project Manager II, Successor Agency/Engineering Department.

3. WELCOME AND MEETING PROCEDURES

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

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Whitty then motioned to approve the Agenda with the exception of the consent calendar, Beyaert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced that this is Rosh Hashanah and reminded Committee Members if they see a conflict to advise one meeting prior and apologize for any conflicts with this important holiday. .

6. OPEN FORUM

No speakers for Open Forum.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Presentation of Baykeeper Pt San Pablo Shoreline Clean Up Project

Ian Wren, Staff Scientist of San Francisco Baykeeper provided a presentation as it was presented to NOAA on the Baykeeper's marine debris removal program. Wren described Baykeeper background and its being involved in water quality issues in Bay Area and Baykeeper is mostly known for its litigation issues. Wren was introduced to Pt Molate and Park reopening. This helped generate interest in removal of debris such as creosote pilings and plan to remove up to 145 tons of debris with a \$45,000. Grant. Wren reviewed marine debris issues along the San Pablo Peninsula, a work plan, grant funds received and proposed schedule. Committee Member Rosing asked if \$45,000 would be enough to do all the work. Wren indicated yes if get enough volunteers and working with EBMUD to secure assistance of experienced volunteers. Discussion that areas under the bridge is probably worst area within the San Pablo Peninsula area, to protect the turf area of the Beach Park, and to consider coordination with Cal Trans work schedule. Wren indicated that schedule is dependent on BCDC and if didn't happen in October then would need to wait until Spring, 2013. Garrett indicated that Richmond Construction companies, Youth Build and Youth Works could be contacted for work credit and a construction company to help provide foremanship to this project and its giving back to the community. Wren showed a similar Marine Debris Clean Up Project in the Puget Sound. Beyaert suggested to keep clean timber to help improve beach park and asked if there would be offshore work and it was clarified that there will be no subtidal work at all. Garrett inquired if Dutra could help remove broken concrete and take it to quarry and Wren indicated that this removal may not be worth effort of the disturbance it may create. Garrett indicated to be aware of the bluff erosion issues and ways to assist.

8. STAFF REPORTS

A. Annual Building Structural Inspection Report – Joel Camacho

Joel Camacho of the Richmond Engineering Department presented findings of the annual building structural inspection report for the Winehaven National Register District – Pt Molate. Camacho reported on the July 2012 report by WJE. Camacho summarized prior year improvements to Building 6, 1 (castle-looking building) with cracked areas on SE portion of building and five turrets with a summary of no further deterioration), 10 (long, narrow building across from railroad tracks), 13 (powerhouse) no additional signs of distress, and 63 (firehouse). Camacho indicated the Paint House was found to have some new cracking that shows some infiltration of water and is not of immediate risk but may need repair in next 4-5 years. Camacho indicated the most optimal improvements would be to place new waterproof roofs on the structures. Camacho indicated that all the work done in 2011 under the Emergency Structural Stabilization is performing very well. Camacho presented some areas that could use additional structural stabilization if there were additional funds. Beyaert advised of those buildings considered as contributing structures could be analyzed for prioritization and use of available funds. Camacho estimated \$2.5-3M to provide immediate intervention with columns found to be in jeopardy. Camacho indicated that the current report does not have any cost estimates. Rosing asked how many buildings there and to be considered for improvements. Camacho indicated that five structures were considered: Buildings 1, 6, 10, 13, 63 and one building with Security personnel and cottages but not considered. Camacho made a copy of this report available to the PMCAC Committee.

B. Committee Log for PMCAC inquiries to staff, contractors

Garrett and Murray provided information regarding the Inquiry Log. Garrett noted positive movement with reports from Terraphase and Garrett noted there was a question why public documents would be considered Privileged and Confidential. PMCAC requested a letter to be sent to Carlos Privat in the City Attorney's Office regarding particular items on list being withheld.

9. CONSENT CALENDAR

Following Beyaert request to pull this Consent Calendar item, Beyaert motioned to approve the Consent Calendar with a change to Section 5 in the August 20 minutes regarding Chevron firing range, Garrett seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Beyaert requested that Terraphase provide an update on the Site 3 FS RAP and summarize an evaluations of the alternative technologies.

Whitty requested that Cal Trans provide an update on their project.

Garrett suggested that there is a review of park and landscape areas including fire abatement, and discussion of vegetative maintenance, park maintenance including the turf and discussion of the beach park rehabilitation.

Beyaert inquired about grant resources to reopen the Beach Park.

Garret indicated that Presidio Trust Speaker will need to be moderated with timing and to only how a public trust is put together but not as it relates to the Presidio or Pt Molate. Garrett felt to hold this Speaker over until later Agenda.

11. CITY COUNCIL LIAISON REPORTS

Mayor stated that this was an interesting meeting with items by Baykeeper and City Engineering reports. Mayor reported that lawsuit is with a case management to determine scheduling. Mayor provided letter with City and Plaintiff argument and thought perhaps some dates would come out of this but nothing yet. Mayor

9A2

reported on Cosco Busan funds reduced from \$154,000 to \$115,000 due to issue with Marina Bay. Mayor spoke to efforts, including last Earth Day Beach Park CleanUp, that is helping to get Beach Park ready to reopen. C.Smith inquired about EBMUD workers and discussion ensued regarding liability waivers.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Whitty indicated No Report. Garrett indicated waiting for Terraphase August Report.
- b. Community Outreach: Rosing reported on two community Neighborhood Associations and the Stroll event with the Sustainability Group. Rosing indicated that outreach effort was made at this event with Sundance. Rosing indicated that a number of people signed up expressing their interest in a tour. Rosing indicated that there are about ten binders with information with a SubCommittee goal of creating a multimedia presentation. Rosing reported on Sue Kohl's book on Richmond. Richmond Windows of the past is the title as reported by C.Smith and she lives in the annex. Beyaert reported that she has a different last name now. Rosing offered to have others join Citizens for Sustainable Pt Molate in future efforts and event on October 13.
- c. PMCAC Chair: Garrett reported on Legal and that Plaintiff and Defendant put forth their schedules of Discovery and depending on who prevails, the minimum is one year and most likely one and half year. N.Smith stated that she was hoping for Summary Judgement. Garrett indicated Upstream's motion to have stay was granted until the whole matter was reviewed at Federal level. that City has implicitly accepted Federal jurisdiction for the Breach as well. Garrett inquired to Grant Subcommittee and Stello reported on efforts with the Moore Foundation. Garrett indicated that NPS Programmatic Grant for Charette with community and Beach Design and with reduction of Cosco Busan funding for Pt Molate Beach park then this NPS grant did not qualify. Garrett reported that very little of the BayKeeper Grant will go to Pt Molate Beach Park. Garrett summarized the Cosco Busan reallocation of funding for Marina Bay Section 3 rehabilitation out of the \$154,000 towards the Pt Molate Beach Park with result that now removes of vault toilets, rinsing stations, fencing and no capital improvements. Good news is that these changes will not require CEQA and therefore allow a quicker implementation of improvements. Garrett and Mayor discussed status of grant funding, allocations and sources for Pt Molate Beach Park. Garrett read statement from Cordell Hindler regarding a teenage night club at Pt Molate and noted that MIGs Daniel Iacofono, Instructor at UC Berkeley and his Landscape Architect Graduate Students are available to select project such as Pt Molate. Garrett asked that Outreach Subcommittee participate in presenting Pt Molate to the students for their consideration of a project.

13. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:28 pm, seconded by Whitty. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, October 15, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

9A3



September 17, 2012

Mr. George Leyva
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 August 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Leyva:

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.

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

1241.1

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

Work completed in August 2012:

1. Prepare response to RWQCB comments on 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
6. Respond to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)

Upcoming Work in September 2012:

1. Submit revised proposed soil cleanup 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 August 2012:

1. Meeting with the RWQCB regarding their comments on the draft Soil and Groundwater Management Plan (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
3. Continued development of the internal draft soil and groundwater management plan (SGWMP)
4. Meeting with the RWQCB on May 30, 2012 regarding the internal draft SGWMP
5. Presentation to the PMCAC on June 18, 2012 regarding the draft SGWMP
6. Submit the internal draft SGWMP to the City of Richmond and Upstream
7. Developed and submitted the draft SGWMP to the City of Richmond, Upstream, the Point Molate Community Advisory Committee (PMCAC), and the RWQCB

Upcoming Work in September 2012:

1. Submit the final SGWMP to the RWQCB

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

Work completed in August 2012:

1. Development of the internal draft remedial design details – plans and specifications
2. Review the data collected during the soil gas investigation and prepare an internal draft summary report
3. Pre-project planning for the waste characterization of the industrial waste area
4. Communication with the RWQCB regarding the wetland mitigation and monitoring plan and permits
5. Submit the internal draft soil gas investigation summary report to the RWQCB
6. Development of an internal draft work plan for the waste characterization of the industrial waste area

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. Site visit and meeting with the USACE regarding the Section 404 permit application (Terraphase 2012h) on May 1, 2012
8. Development of the internal draft documents, including the public fact sheet, Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASP), Site Security Plan, Contingency Plan, and Transportation Control Plan (TCP) for the remedial activities
9. Development of the internal draft remedial design details – plans and specifications
10. Developed and submitted the wetlands mitigation and monitoring plan (Terraphase 2012p) to the RWQCB and United States Army Corps of Engineers (USACE)
11. Prepared and submitted responses to the BCDC regarding their comments on the administrative permit application (Terraphase 2012l)
12. 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)
13. 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
14. Develop and submit a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB for review (Terraphase 2012w)
15. Develop the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)

16. Conduct a soil gas investigation on IR Site 3 per the Soil Gas Survey Work Plan (Terraphase 2012w)

Upcoming Work in September 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. Submit the draft work plan for the waste characterization of the industrial waste area to the RWQCB
4. Pre-project planning for the waste characterization of the industrial waste area

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 August 2012:

1. Review the data collected during groundwater sampling – baseline investigation
2. Pre-project planning and discussions with the City of Richmond, Upstream, and the RWQCB regarding the interim remedial measures
3. Groundwater monitoring to determine the extent of contamination
4. Preparation and submission of the step-out investigation work plan to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012ff)

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
5. Groundwater monitoring well installation and sampling
6. 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)
7. 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

Upcoming Work in September 2012:

1. Groundwater monitoring to determine extent of contamination
2. Step-out investigation to determine extent of contamination
3. Pre-project planning for 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 August 2012:

1. Conducted routine monthly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Preparation and submittal of the second quarter 2012 UST closure monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012aa)

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. Clean out drainage structures identified as requiring maintenance
10. Prepared and submitted the first quarter 2012 UST closure monitoring report to the RWQCB (Terraphase 2012u)

Upcoming Work in September 2012:

1. Conduct routine quarterly UST closure monitoring inspections
2. Clean out drainage structures identified as requiring maintenance

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

Not Applicable

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

Work completed in August 2012:

1. Submitted monthly status report for July 2012 (Terraphase 2012ee)
2. Develop the internal draft insurance budget update for ACE Group

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)
5. Submitted monthly status report for April 2012 (Terraphase 2012v)
6. Meeting with ACE Group on May 2, 2012 regarding insurance reporting requirements for the Site
7. Submitted monthly status report for May 2012 (Terraphase 2012x)
8. Submitted monthly status report for June 2012 (Terraphase 2012y)

Upcoming Work in September 2012:

1. Submit monthly remediation status report for August 2012
2. Submit the insurance budget summary and status report to Upstream, the City of Richmond, and ACE Group
3. Meeting with City of Richmond regarding project status

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 August 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation and submittal of the second quarter 2012 landfill monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012bb)

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
6. Prepare and submit the first quarter 2012 landfill monitoring report to the RWQCB (Terraphase 2012t)
7. Evaluation of existing treatment system data and proposed treatment system modifications

Upcoming Work in September 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.

2. Routine operation, maintenance, and monitoring of the landfill treatment system

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

Not Applicable

IR Site 3: PGWTP

Terraphase under the direction of Upstream and the City of Richmond operates, maintains, monitors, and prepares the monitoring reports for the PGWTP under the existing 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 August 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Preparation and submittal of the second quarter 2012 PGWTP monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012cc)

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. Prepare and submit the first quarter PGWTP monitoring report to the RWQCB (Terraphase 2012s)
4. Cleaning and repair of the oil-water separators and associated pump
5. Installation of floaters on the power supply lines in response to the power failure
6. Emergency operation of the PGWTP using backup power and portable pumps
7. Maintenance on the extraction well pumps and piping due to sediment buildup
8. Replacement of filtration media at the PGWTP

Upcoming Work in September 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Non-routine maintenance on the bioreactor tank

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 August 2012:

1. Prepare and submit the site-wide groundwater monitoring report (wet-season) to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012z)
2. Prepare and submit the Well Decommissioning Work Plan (Terraphase 2012dd) to the RWQCB

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
9. Conduct the site-wide groundwater monitoring event (wet-season)

Upcoming Work in September 2012:

1. Pre-project planning for groundwater monitoring well decommissioning

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.

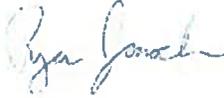
Summary

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. A final SGWMP will be submitted to the RWQCB in September 2012. Dry-

season groundwater monitoring is planned to occur in October 2012. Monitoring well decommissioning is expected to occur in 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



William Carson, PE (C60735)
President and Principal Engineer

cc: Carlos Privat, 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

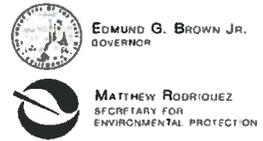
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- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste 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.

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- Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.
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- 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. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
- Terraphase. 2012c. Fourth Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 19.
- Terraphase. 2012d. Annual 2011 Underground Storage Tank (UST) Monitoring Report. January 20.
- 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.
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- 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.
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- 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.
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- Terraphase. 2012p. Wetland Mitigation and Monitoring Plan IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, California. April 23.
- Terraphase. 2012q. Draft 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. May 1.
- Terraphase. 2012r. 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. May 3.
- Terraphase. 2012s. First Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. May 3.
- Terraphase. 2012t. First Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012u. First Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
- Terraphase. 2012w. Soil Gas Survey Work Plan, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate, Richmond, California. May 22.
- Terraphase. 2012x. Monthly Remediation Status Report for Work in May 2012, Former Naval Fuel Depot Point Molate Richmond, California. June 15.
- Terraphase. 2012y. Monthly Remediation Status Report for Work in June 2012, Former Naval Fuel Depot Point Molate Richmond, California. July 15.
- Terraphase. 2012z. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 3.
- Terraphase. 2012aa. Second Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
- Terraphase. 2012bb. Second Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
- Terraphase. 2012cc. Second Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. August 6.
- Terraphase. 2012dd. Well Abandonment Work Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 8.
- Terraphase. 2012ee. Monthly Remediation Status Report for Work in July 2012, Former Naval Fuel Depot Point Molate Richmond, California. August 15.
- Terraphase. 2012ff. Step Out Investigation, IR Site 4, Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond, California. August 15.
- 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.

12/14



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

October 2, 2012 (GVL)
Geotracker Global ID: T0609592138

City of Richmond
Attn. Mr. Carlos Privat
Assistant City Attorney
P.O. Box 4046
Richmond, CA 94804-1630
Via email: Carlos_Privat@ci.richmond.ca.us

Subject: No Further Action for Underground Storage Tank #12, Former Naval Fuel Depot, Point Molate, Richmond, Contra Costa County (Water Board Case No. 07D9212)

Dear Mr. Privat:

This letter confirms that based on the available information, and with the provision that the information provided is accurate and representative of site conditions, site investigation and corrective actions are complete and no further action (NFA) is required for the sites summarized below:

| Site Name | GeoTracker Case ID | Regional Water Board Case No. |
|-----------|--------------------|-------------------------------|
| UST #12 | T10000001151 | 07D9212 |
| | | |

Basis and Assumptions

This NFA status applies only to releases of petroleum fuel and fuel constituents associated with the sites referenced above. While the information provided indicates that the above-referenced site is satisfactorily cleaned up to standards consistent with open space land use, we may reconsider these findings should land use change or new information be discovered regarding previously undetected contamination.

This NFA is based on the assumption that shallow groundwater beneath the site is not suitable for drinking water or other potential uses, such as landscape and garden irrigation, and will not be used without further assessment and mitigation of potential risks.

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

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



12A2.1

Conditions and Requirements

Residual petroleum contamination remains in the subsurface. To ensure protection of public health, safety, or the environment, and to be consistent with the land and groundwater use assumptions above, the following restrictions have been imposed:

- No residential land use: The site cannot support residential use due to potentially unacceptable direct contact and potential vapor intrusion risks from residual petroleum contamination in soil.
- No grading, excavation, or subsurface activities without a soil management plan: Any work involving soil excavation, trenching, or groundwater contact must be conducted pursuant to the July 20, 2012 Point Molate Soil Management. The plan includes procedures for proper notification, handling, and disposal of any potentially contaminated soil or groundwater encountered during construction. Current and future site workers, tenants, and landowners must be notified of the soil management requirements for the property.
- No shallow groundwater use: Shallow groundwater beneath the site cannot be used for drinking water or irrigation due to the potential risk from residual petroleum contamination.
- Notify Regional Water Board – land use change: The Regional Water Board must be notified in writing of any proposed changes in land or groundwater use at the site. Formal Regional Water Board concurrence is required.
- Decommission monitoring wells: Any monitoring wells that will no longer be used must be properly destroyed pursuant to requirements of the Contra Costa County Environmental Health Division. For information regarding these requirements, please contact the Contra Costa County Environmental Health Division at (925) 692-2500. Documentation of well destruction shall be submitted to the Regional Water Board.

Land Use Controls/Covenants

This NFA status requires a deed restriction to secure the above conditions and requirements necessary to protect public health, safety, or the environment. The deed restriction was recorded on March 29, 2010 at the Contra Costa County Recorder's Office located at 555 Escobar St., Martinez, California.

Closing

The Regional Water Board may require a separate cost recovery agreement for regulatory oversight with any future landowner in order to evaluate and to review any proposed change in land or groundwater use.

No Further Action for UST #12, Former Naval Fuel Depot Point Molate

Attached please find the uniform UST closure letter and site closure summary. Please contact George Leyva of my staff at (510) 622.2379 or GLeyva@waterboards.ca.gov, if you have any questions regarding this matter.

Sincerely,

*Terry Seward
for*

Digitally signed
by Terry Seward
Date: 2012.10.02
14:11:33 -07'00'

Bruce H. Wolfe
Executive Officer

Attachments: Uniform Case Closure Letter
Site Closure Summary Form

cc w/atts:

Contra Costa County, Attn.: Paul Andrews, pandrews@hsd.co.contra-costa.ca.us
Terraphase Engineering, Attn.: Bill Carson, william.carson@terrphase.com
Joan Garrett, PMCAC Chair, joan@vbsi.com



San Francisco Bay Regional Water Quality Control Board

October 2, 2012 (GVL)
Geotracker Global ID: T0609592138

City of Richmond
Attn. Mr. Carlos Privat
Assistant City Attorney
P.O. Box 4046
Richmond, CA 94804-1630
Via email: Carlos_Privat@ci.richmond.ca.us

**Subject: Uniform Case Closure Letter, UST #12, Former Naval Fuel Depot,
Point Molate, Regional Water Board Case No. 07D9212**

Dear Mr. Privat:

This letter confirms the completion of a site investigation and corrective action for the subject underground storage tank located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tank is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, we find that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action (NFA) related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our offices if you have any questions regarding this matter.

Sincerely,

*Terry Seward
for*

Digitally signed
by Terry Seward
Date: 2012.10.02
14:11:57 -07'00'

Bruce H. Wolfe
Executive Officer

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

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



12A2.4

SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12
September 6, 2012

| 1. AGENCY INFORMATION | |
|---|--|
| Agency Name: SF Bay Regional Water Quality Control Board | Address: 1515 Clay Street, Suite 1400 |
| City/State/Zip: Oakland, CA 94612 | Phone: (510) 622-2300 |
| Responsible Staff Person: George Leyva | Title: Engineering Geologist |
| Division: Groundwater Protection | Program: SCP |

| 2. SITE AND FILE INFORMATION | |
|---|---|
| Site Name: UST # 12 | |
| Parent Military Base: Former Naval Fuel Depot Point Molate | |
| Site Address: 1000 Westem Drive, Building #6, Richmond, California | |
| Site Latitude (decimal degrees): | Longitude: |
| Site Type: Military UST | |
| WB Case No.: 07D9212 | GeoTracker Case ID: T10000001151 |
| WB File No. : 2119.1057 | Paperless Office ID: T0609592138 |

| 3. RESPONSIBLE PARTY: | |
|-------------------------------|--|
| Company/Agency: | City of Richmond |
| Contact Name: | Carlos Privat, |
| Contact Title: | Assistant City Attorney |
| Street Address: | 440 Civic Center Plaza |
| City, State, Zip Code: | P.O. Box 4046, Richmond, CA 94804-1630 |
| Tel. No.: | (510) 620-6509 |
| E-mail: | Carlos_Privat@ci.richmond.ca.us |

| 4. SITE DESCRIPTION, LAND USE, AND BENEFICIAL USE |
|---|
| Site Size and Description: The volume of UST # 12 is app. 50,000 bbls or 2,100,000 gals. |
| Vicinity: All USTs at the Former US Naval Fuel Depot are located on the steep hillsides of the site. |
| Site Plan Map Attached: Yes |
| Current Site Use(s): Open Space – Deed restrictions prevent any use within 100 ft. of the tank other than open space. |
| Future Land Use(s): Open space |
| Beneficial Uses: The San Francisco Bay is immediately adjacent to this site. This Regional Water Board's Basin Plan identifies the uses for the San Francisco Bay as COMM, EST, IND, MIGR, NAV, PROC, RARE, REC-1, REC-2, SHELL, SPWN, WILD. Useable groundwater exists on-site in the thin mantle of colluvium on the bedrock but in low volumes. The Franciscan bedrock beneath the mantle has very low yield. |
| Beneficial Use Exceptions: GW qualifies for use exceptions of State Board Res. 88-63 based on low yield. |

12A2.5

SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12

| 5. RELEASE INFORMATION | | | | | | |
|--|-------------------------------|-----------------------|-----------------------|-------------|-----------------------------------|------------------------------------|
| Source (e.g., UST, AGT, pipeline, sump, wash rack, etc.) | Capacity or dimensions | Contents | How Closed? | Date | Latitude (decimal degrees) | Longitude (decimal degrees) |
| UST # 12 | 2,100,000 gal | Bunker, Diesel & F-76 | UST Emptied & Cleaned | 2/2005 | 37.951863 | -122.413069 |
| <insert more rows as needed using the table menu/functions> | | | | | | |

| 6. SITE CHARACTERIZATION AND CONCEPTUAL SITE MODEL | |
|---|--|
| Cause and description of release: | |
| Groundwater (GW) | Depth to first GW: 26' Below TOC |
| | GW gradient direction: Westerly |
| | GW sampled?: 5/2012 |
| GW monitoring wells | GW monitoring wells installed?: MWT12-03 |
| | Total number of monitoring wells used in support of closure decision: 4 |
| | Status of MWs: Three of the 4 wells are to be abandoned this year. |

| 7a. SITE REMEDIATION AND TREATMENT |
|--|
| Describe basis for cleanup standards: <i>Cleanup Standards were developed for the Presidio in SF and used at this site by comparison.</i> |
| Describe risk-based approach to develop cleanup standards: <i>The Presidio cleanup standards were developed using a site specific Ecological and Human Health risk assessment. The Navy argued that the Point Molate site was equal to the Presidio and therefore, should be allowed to re-use the Presidio's cleanup standards known as Fuel Product Action Levels or FPALs.</i> |
| Describe remediation efforts for soil and groundwater Only product inside of the UST was cleaned up. Since fuel is not migrating and is not impacting water quality nor potential receptors, contamination beyond the UST was left in place relying on MNA. TPH-diesel in soil exceeded Fuel Product Action Level (FPAL) at depth 25.8 feet bgs in SBT12-03 and 30.1 feet bgs in SBT12-02 in 1998, and at 25.5 feet bgs in SBT12-05 in 2009. TPH-motor oil exceeded FPAL at 25.5 feet bgs in SBT12-05 in 2009. However, chemicals in groundwater did not exceed applicable FPALs during the most recent sampling event in 2011. |

SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12

| 7b. PRE-REMEDIATION AND POST-REMEDIATION (MAX. RESIDUAL) CONTAMINANT CONCENTRATIONS | | | | | | |
|---|------------|-------|----------|-------|--|-------|
| CONTAMINANT | SOIL (ppm) | | GW (ppb) | | SOIL VAPOR (ppb or ug/m ³) | |
| | Before | After | Before | After | Before | After |
| TPH-gasoline | 1150 | | 30 | NA | NA | NA |
| TPH-diesel | 54,000 | | 3460 | 120 | NA | NA |
| TPH-motor oil | 5,800 | | 500 | 210 | NA | NA |
| Benzene | 0.00043 | | 0.5 | NA | NA | NA |
| TPH JP-5 | 5,800 | | 500 | 60 | NA | NA |
| Toluene | 0.0016 | | 10 | NA | NA | NA |
| Ethylbenzene | 0.005 | | 0.5 | NA | NA | NA |
| Xylenes | 0.33 | | 1 | NA | NA | NA |
| MTBE | NA | | NA | NA | NA | NA |
| Napthalene | NA | | NA | NA | NA | NA |
| Lead | NA | NA | NA | NA | NA | NA |

| 8. CLOSURE CRITERIA CHECKLIST (include comments as necessary) |
|--|
| <p>a) Pollutant sources are identified and evaluated</p> <p><i>Corrective Action Plan for the UST, pipeline, and valve box systems was implemented in 2004. The UST was emptied of any standing water, cleaned and sealed. Pipelines on the hillsides were flushed and plugged. Semiannual groundwater monitoring has been conducted at the tank.</i></p> |
| <p><i>Comments: 'indicate yes if criteria is met or explain any discrepancies'</i></p> |
| <p>b) The site is adequately characterized</p> <p><i>Yes, per "3.0 SITE CHARACTERIZATION, Underground Storage Tank #12, Closure Summary Report" March 2010</i></p> |
| <p><i>Comments: 'indicate yes if criteria is met or explain any discrepancies'</i></p> |
| <p>c) Exposure pathways, receptors, and potential risks, threats, and other environmental concerns are identified and assessed</p> <ul style="list-style-type: none"> √ <i>The Human Health and ecological receptors for the site could potentially be exposed from the subsurface petroleum contamination. An existing Deed Restriction is in place to prevent exposure to those receptors.</i> √ <i>Groundwater & vapor migration are potential pathways, however, the site's deed restriction prevents the use of the site for anything other than open space.</i> √ <i>The UST site is approximately 1,500 feet from the SF Bay and existing petroleum contamination will likely not effect its beneficial uses.</i> |

SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12

| |
|--|
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |
| <p>d) Pollutant sources are remediated to the extent feasible</p> <ul style="list-style-type: none"> √ <i>The technical and economic feasibility of source remediation methods/technologies have been evaluated and it has been determined that the remnant petroleum contamination may remain in place without detrimental effects to the environment.</i> √ <i>Feasible source remediation technologies have been implemented</i> |
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |

| |
|--|
| <p>e) Unacceptable risks to human health, ecological health, and sensitive receptors, considering current and future land and water uses, are mitigated</p> <ul style="list-style-type: none"> √ <i>Necessary & appropriate corrective actions have been implemented</i> √ <i>Confirmation sampling, monitoring, and/or risk management measures demonstrate that risks are mitigated</i> |
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |

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|---|
| <p>f) Unacceptable threats to groundwater and surface water resources, considering existing and potential beneficial uses, are mitigated</p> <ul style="list-style-type: none"> √ <i>Necessary & appropriate corrective actions have been implemented</i> √ <i>Confirmation sampling, monitoring, and/or risk management measures demonstrate that threats are mitigated</i> |
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |

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| <p>g) Groundwater plumes are stable or decreasing¹</p> <ul style="list-style-type: none"> √ <i>Appropriate plume monitoring has confirmed the lateral and vertical extent over time</i> √ <i>Spatial and temporal trends for pollutants, including parent and breakdown products, have been evaluated</i> √ <i>Spatial and temporal trends for natural attenuation indicators have been evaluated</i> √ <i>Evidence of breakdown to acceptable end products is documented</i> √ <i>Plume concentrations are decreasing and the plume is not moving or expanding</i> |
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |

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| <p>h) Cleanup standards have been met or can be met in a reasonable timeframe</p> <ul style="list-style-type: none"> √ <i>The anticipated timeframe for beneficial use of the affected and nearby water resources is approximately 25 to 30 years</i> √ <i>The potential to adversely affect beneficial uses is assessed considering cleanup and beneficial use timeframes, hydrogeologic conditions, and the conceptual site model (CSM)</i> |
| <i>Comments: "indicate yes if criteria is met or explain any discrepancies"</i> |

SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12

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| <p><i>l) Risk management measures are appropriate, documented, and do not require future Water Board oversight</i></p> <ul style="list-style-type: none"><i>√ Necessary risk management measures (land use restrictions) are implemented, documented and recorded.</i><i>√ Risk management measures do not require future Water Board oversight</i> |
| <p>Comments: 'indicate yes if criteria is met or explain any discrepancies'</p> |

¹ For petroleum groundwater plumes, stability is a sufficient criterion. For solvent or other non-petroleum groundwater plumes, closure should be supported by evidence of a decreasing plume.

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| <p>9. BASIS AND ASSUMPTIONS</p> <p><i>"This no further action status applies only to releases of petroleum fuel and fuel constituents at the subject site. Cleanup standards for this site were based on recreational land use. Assumes that groundwater should not be used for drinking water or other uses"</i></p> |
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| <p>10a. CONDITIONS AND REQUIREMENTS</p> <p><i>"Water Board staff shall be notified of any changes in land or groundwater use and may reconsider the NFA status based on such changes"</i></p> <p><i>"Any monitoring wells no longer used should be properly decommissioned in accordance with the substantive requirements of local regulatory agency monitoring well abandonment/destruction/decommissioning requirements. Please submit documentation of well decommissioning to the Regional Water Board."</i></p> |
| <p>10b. POST NFA REQUIREMENTS</p> <p><i>Board Order No. R2-2011-0087 requires a UST Management Plan for the existing tanks; due March 2013.</i></p> |

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| <p>11. ADDITIONAL COMMENTS</p> |
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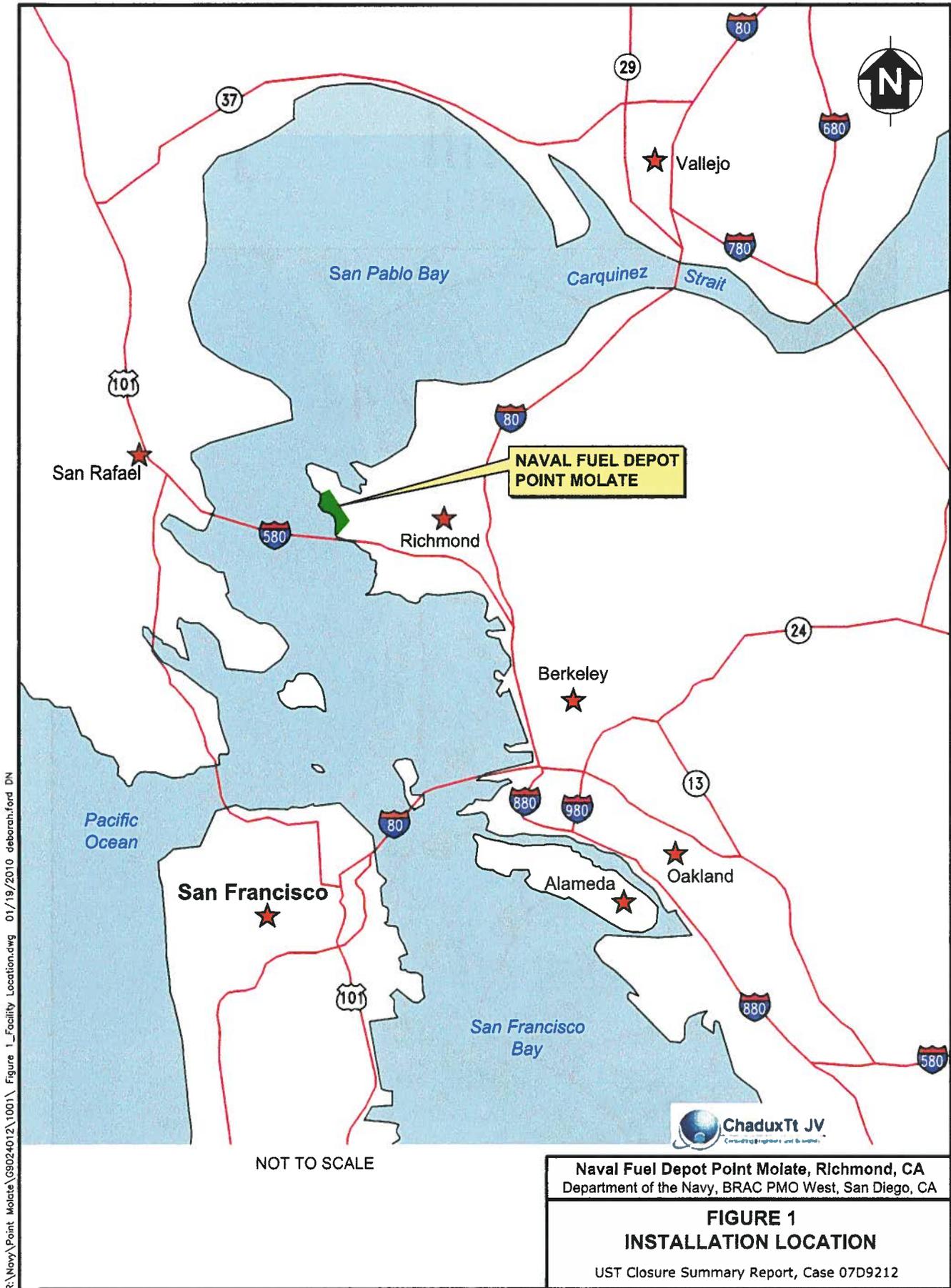
SITE CLOSURE SUMMARY
Former US Naval Fuel Depot Point Molate UST # 12

| 12. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON | |
|---|---|
| REPORTS ON FILE | Where are report(s) filed?: <i>Paperless Office</i> |
| Title | Date |
| Product Recovery Summary Report 2, Naval Fuel Depot Point Molate, Richmond, CA (Tetra Tech EMI) | 6/01 |
| Final Fuel Product Action Level Development Report, Former Naval Fuel Depot Point Molate, Richmond, CA (Tetra Tech EMI) | 8/01 |
| Characterization of USTs and Fuel Pipelines Final Report, Naval Fuel Depot Point Molate, Richmond, CA (Tetra Tech EMI) | 9/01 |
| Final Corrective Action Plan, Former Naval Fuel Depot Point Molate, Richmond, CA (Tetra Tech EMI) | 3/02 |
| Final Post-Construction Summary Report Closure of the UST, Pipeline, and Valve Box Systems Former Naval Fuel Depot Point Molate, Richmond, CA (Innovative Technical Solutions, Inc.) | 11/05 |
| Final Basewide Groundwater Monitoring Report July 2005 Sampling Event Naval Fuel Depot Point Molate, Richmond, CA (CDM Federal Programs Corp.) | 12/05 |
| Final Basewide Groundwater Monitoring Report May 2006 Sampling Event Naval Fuel Depot Point Molate, Richmond, CA (Jonas & Associates) | 9/06 |
| Draft Final Basewide Groundwater Monitoring Report Dry Season 2006 Sampling Event Naval Fuel Depot Point Molate, Richmond, CA (Jonas & Associates) | 4/07 |
| Basewide Groundwater Monitoring Report March 2008 Wet Season Sampling Event, Naval Fuel Depot Point Molate, Richmond, CA (CDM Federal Programs) | 7/08 |
| Field Summary Letter Report: Hillside Underground Storage Tank Soil Sampling, Naval Fuel Depot Point Molate, Richmond, CA (ChaduxTt) | 12/09 |
| Groundwater Monitoring Summary Report, September 2008 Dry Season and April 2009 Wet Season Sampling Events, Former Naval Fuel Depot Point Molate, Richmond, CA (Barajas & Associates) | 1/10 |

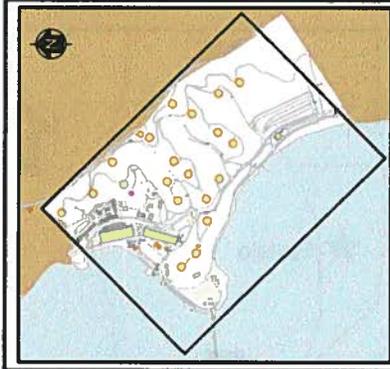
Notes and Abbreviations:

GW – Groundwater
 TPH – Total Petroleum Hydrocarbons
 NA - Not Analyzed

Attachments: Site Maps UST #12



R:\Navy\Point Molate\G9024012\1001\Figure 1_Facility Location.dwg 01/19/2010 deborah.ford DN



LEGEND

- Underground Storage Tanks
- Aboveground Storage Tanks
- Building
- Road
- Drainage Area
- - - Elevation Contour (25 ft.)



Naval Fuel Depot Point Molate, Richmond, CA
Department of the Navy, BRAC, PMO West, San Diego, CA

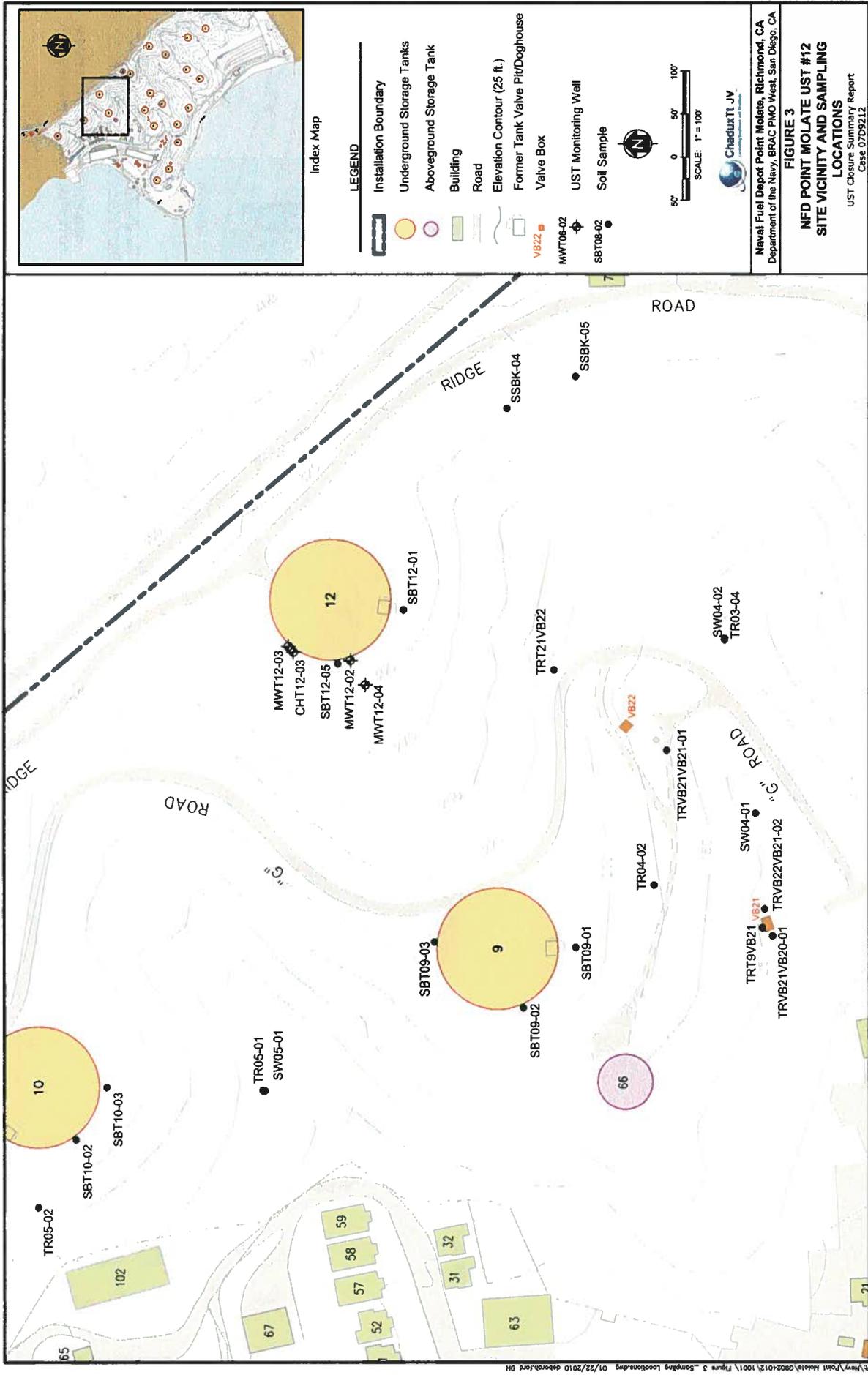
**FIGURE 2
NFD POINT MOLATE
UST LOCATIONS**

UST Closure Summary Report
Case 0709212



Richmond, CA 94804
01/22/2010 10:02:13 AM
Figure 2: UST Locations.dwg

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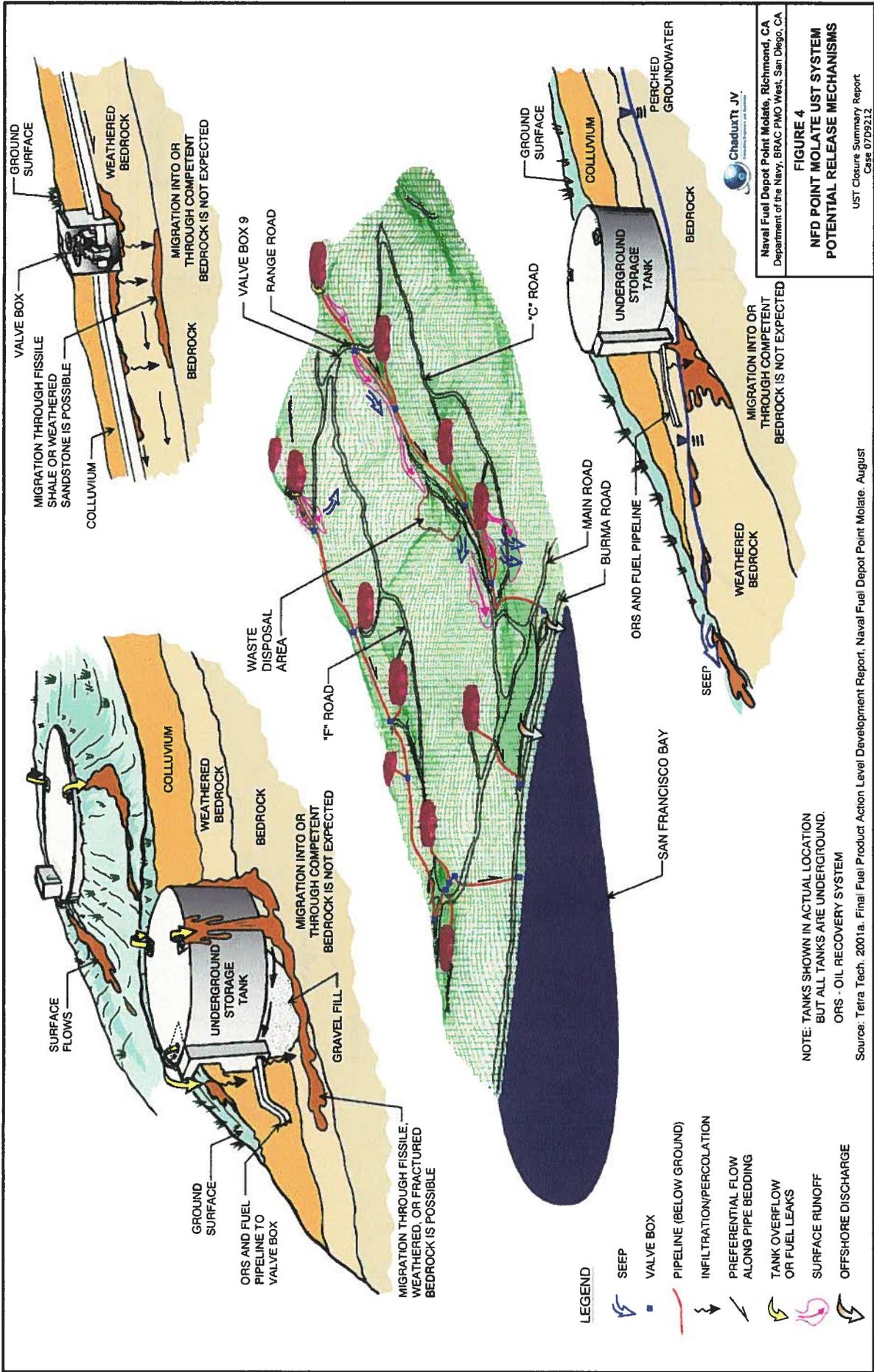


FIGURE 4
NFD POINT MOLATE UST SYSTEM
POTENTIAL RELEASE MECHANISMS

UST Closure Summary Report
 Case 07D9212

NOTE: TANKS SHOWN IN ACTUAL LOCATION
 BUT ALL TANKS ARE UNDERGROUND.
 ORS - OIL RECOVERY SYSTEM

Source: Tetra Tech, 2001a. Final Fuel Product Action Level Development Report, Naval Fuel Depot Point Molate, August

R:\Navy\Point Molate\082012\1001\Figure 4 - Potential Release Mechanisms.dwg 01/22/2010 10:06:40 AM