

**CITY OF RICHMOND**  
**Pt. Molate Community Advisory Committee**

Monday, January 14, 2013 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Bruce Beyaert**  
Vice-Chair

**Otheree Christian**

**Joan Garrett**  
Chair

**Dorothy Gilbert**

**Jim Hite**

**Jeanne Kortz**

**Eduardo Martinez**

**Joseph Puleo**

**Steven Rosing**

**Charles T. Smith**

**Nina G. Smith**

**Pam Stello**

**Mary H. Sundance**

**Eileen Whitty**

1. **Call to Order** (1 min.)
2. **Roll Call** (1 min.)
3. **Welcome and Meeting Procedures** (1 min.)

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

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

4. **Agenda Review and Adoption** (2 min.)  
*The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.*
5. **Announcements through the Chair** (5 min.)
  - a. (TBD)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (40 min.)
  - a. Presentation by Terraphase of remediation costs to date and projected, and costs for clean up, and documentation as related to Insurer. Bill Carson (15 min.) Discussion (5 min.) Q&A.
  - b. Presentation by University of California (UC) Berkeley Graduate School Findings and Recommendations to PMCAC. – with PMCAC Outreach Committee. (15 min.) Discussion (5 min.) Q&A.
8. **Staff Reports** (2 min.)  
*Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.*
  - a. Committee Log for PMCAC inquiries to staff, contractors – (2 min.).

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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 December 17, 2012

**10. Future Agenda Items (5 min.)**

**11. City Council Liaison Reports (7 min.)**

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (5 min.)
- b. PMCAC appointment status – TBD (2 min.)

**12. Chair and Sub-Committee Reports (24 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 (6 min.)
  - Synopsis of Terraphase draft December 2012 Monthly Status Report
- b. Community Outreach (10 min.)
  - Presentation of Final Report from UC Berkeley team project
- c. Grant Development (5 min.)
  - Grant application status on the NFWF Grant Application
- d. Finance (2 min.)
  - Administrative Costs Funded via Escrow Account as highlighted by FY 2010-2011 Audit
- e. Chair (1 min.)
  - Identification of pending schedule conflicts

**13. Adjournment of PMCAC regular meeting**

**14. Assemblage of PMCAC Standing Sub-Committees**

**Scheduled Meetings**

Committee Meeting - Monday, February 11, 2013, 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](mailto: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>

Additional correspondence can be directed to [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com)

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWO1ZDOtNWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

**PMCAC Motioned Advisories and Requests**

Item	Classification	Description	As per Motion passed	Submitted To	Submitted on	Via	Status	Response	Object File
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	CLOSED	2/25/12. Staff discussed with CalTrans remediation and construction work schedule. Schedules co-ordinated	
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	CLOSED	6/30/12 Terraphase now supplying drafts of all work plans prior to submission to Water Board as final	
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	CLOSED	Meeting held in May 2012. Matter undecided.	
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 MFD 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	OPEN	To be considered end 2012/beginning 2013	
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	OPEN		
6	REQUEST	Request to City Attorney's Office for information and clarification requested in letter of 9-14-12	Unanimously on 10/16/2012	City Attorney	14-Nov-12	e-mail letter	OPEN		
7	REQUEST	Request to City Manager's Office for meeting to discuss IRSite 3 Soil Cleanup Goals, and land use	Unanimously on 12/17/2012	Bill Lindsay, City Manager	6-Jan-13	e-mail	OPEN		



**City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE**

Multi-Purpose Room  
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES  
MONDAY, DECEMBER 17, 2012, 6:30 PM**

**1. CALL TO ORDER**

Chair Garrett called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

Present: Committee Members Beyaert, Christian (6:33), Garrett, Gilbert, Hite, Martinez, Puleo, Smith, C., Smith, N., Stello, Whitty.

Absent: Committee Member Kortz, Rosing, Sundance.

Staff Present: None

**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 made motion to adopt the Agenda, Beyaert seconded. Passed unanimously.

**5. ANNOUNCEMENTS THROUGH THE CHAIR**

Chair summarized Mayor and a Staff Liaison would not be able to attend due to medical items. Beyaert introduced visitor Mr. Vincent from North and East Neighborhood.

**6. OPEN FORUM**

Cordell Hindler briefed PMCAC on idea for a 1940 themed event for Pt Molate at East Bay Center for Performing Arts.

**7. PRESENTATIONS, DISCUSSION & ACTION ITEMS**

- A. Presentation of remediation costs to date and projected, and released documentation as presented to Insurer by Terraphase.

Garrett introduced Bill Carson of Terraphase. Mr. Carson indicated that he just received permission today for the Insurer information and also IR Site 4 and can be ready to present next PMCAC. Carson summarized budget items on each of the IR Sites and upcoming schedule.

- B. Discussion with George Leyva from San Francisco Regional Water Quality Control Board on status and recommendations for remediation goals, work plans and related progress for former NFD Point Molate.

George Leyva introduced himself and he has been Pt Molate Case Manager since 2005. George reviewed clean up standards for reuse of the land and discussed specifically Site 3. Feasibility Study Remedial Action Plan (FSRAP) is expected from Terraphase to protect water, maintain management and still have use of the property. Garrett indicated that Committee reviewed and agreed to Commercial for that locale and questions who has asked for residential at this site. Leyva indicated that Water Board was asked to clean up to unrestricted use. Puleo asked who asked for this use and Leyva indicated it was a discussion with Carlos Privat in City Attorney Office about 2 ½ months ago just prior to meeting with Terraphase. Beyaert inquired why site requires a Waste Management Unit. Leyva indicated it is Water Board requirements and to control ground water so it doesn't get to the San Pablo Bay. Leyva indicated that Water Board will not allow residential on top of a Waste Management Unit and can't say a Waste Management Unit is unrestricted.

Leyva summarized the status for the Committee the installations at the site and looking forward to FSRAP for site to see system that will work for the site.

Charles Smith made motion to have the Clean Up and Restoration Sub Committee arrange a meeting with City Officials (Lindsay, Murray, Privat, other requested City Staff) to discuss IR Site 3 cleanup and land use change ideas and why PMCAC was bypassed in this important change of direction for the Site since this item was discussed with the Water Board on November 30th, seconded by Martinez. Beyaert proposed a friendly amendment that the Sub Committee should not be tasked with this item, but should be a matter of a representation of the PMCAC. Whitty seconded, passed unanimously.

C. Consideration of submission of letter to Chevron in support of City Council Resolutions regarding repair/reconstruction of pipeline destroyed in August 5, 2012 fire.

Garrett summarized that Kortz requested Committee put forth a letter to support City Council Resolutions. Puleo noted that there will be a meeting on December 19. Beyaert motioned to table this item in support of City Council Resolutions regarding repair and reconstruction of the pipeline destroyed in the August 5, 2012 fire. N.Smith seconded, passed with 8-0-2 vote with 2 abstentions (Garrett and Martinez).

**8. STAFF REPORTS**

A. Review FY 2010-2011 Single Audit Findings regarding Navy Grant for Point Molate Cleanup

Garrett summarized information related to the Escrow Fund and due in March will be next audit. Garrett pointed out elements of particular concern such as \$630,000. In Administrative Fees by City such as for Janet Schneider and \$170,000 for Upstream and don't know if it is coming out of Escrow Fund. Garrett inquired if Finance Sub Committee should review and City demonstrate to PMCAC that these costs can be removed per Early Transfer Agreement and per OMB as raised by Auditor Maze and Associates. Beyaert suggested to start with LaShonda Wilson in City Manager Office as the contact. Puleo noted to contact Wilson. Garrett noted to C.Smith that the audit document can be found online at the City Finance Department. Garrett noted that the LDA, Early Transfer Agreement and Remediation Agreement can be found at link on the PMCAC Agenda.

B. Review DP Security quarterly incident/status reports

Garrett noted that she asked Murray to now provide regular Security Reports. Garrett noted that most frequent incident is unknown breach of property and it is most usually at Pt Molate Beach Park. Garrett noted one incident of wire theft. Hite inquired if this comes out of Escrow and four people working per shift and more than need. Garrett noted gone up to four full time Security on Graveyard and can bring this up in future.

C. Committee Log for PMCAC inquiries to staff, contractors

Garrett noted received information from Terraphase and audit and now closing out some of items. Garrett noted that two items in August and November sent to Carlos Privat and still not received. Beyaert noted that he and Gilbert attended Ethics AB 1234 Training and learned that anyone can put forward a Public Information Act request.

N.Smith moved to submit a Public Records Act request for the two items on the Committee Log from August and October 2012 that are shown as incomplete. Martinez seconded, passed unanimously.

**9. CONSENT CALENDAR**

Garrett moved to adopt Consent Calendar, C.Smith seconded. Passed unanimously.

**10. FUTURE AGENDA ITEMS**

Garrett noted Engineering Review of Power Plant and discussion of DP Security Staffing Size. Beyaert noted Baykeeper Report if they completed their clean up. Hite noted the UC Students presentation. Carson will bring the monthly insurance report.

**11. CITY COUNCIL LIAISON REPORTS**

- A. REPORT BY COUNCILMEMBER/MAYOR MCLAUGHLIN REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE
- B. PMCAC APPOINTMENT STATUS

Garrett read Mayor statement on Litigation from Upstream and Tribe against City.

**12. CHAIR AND SUB-COMMITTEE REPORTS**

- a. Clean-Up and Restoration:
  - 1. Synopsis of Terraphase October 2012 Monthly Status Reports
  - 2. Synopsis of Terraphase November 2012 Monthly Status Reports

Whitty provided summary of Terraphase actions found in the summaries of the Monthly October and November, 2012 Status Reports. Carson added additional information on 104 well closures and IR Site 4.

- b. Community Outreach Hite provided information on the UC Berkeley student team and summarized efforts of the work from the students of UC Berkeley as part of their outreach curriculum. Hite noted that he attended the team presentation at UC Berkeley. Garrett inquired about demographic research and Hite noted that he can forward that to the PMCAC and it can be used to support grant requests. Hite noted that he was not sure if students would be available to present in January.
- c. Grant Development Garrett noted that Stello is missing meeting to work on Grant on conservation and education and that she would need to go soon too. Garrett noted that there could be demonstration area and water runoff and its effects from the Watershed. It will be a one for one matching with non-profits.
- d. Pt Molate Beach Martinez advised on visit from Garrett and Martinez to Parks and Rec. Committee. Martinez noted that some of the Committee Members against opening up the Beach Park are now for it and thought it was good to have PMCAC representation to make interactions.
- e. Chair Garrett asked if any Committee member sees any conflict with the next meeting date of January 14 to work around the Martin Luther King Jr. holiday. No comments received.

**13. ADJOURNMENT**

N.Smith moved to adjourn the meeting at 8:32 pm, seconded by Garrett. Passed unanimously.

**14. Assemblage of PMCAC Standing Sub-Committees**

Adjourned to Sub-Committee Meetings.

**15. SCHEDULED MEETINGS**

Committee Meeting –

Monday, January 14, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

\_\_\_\_\_

Craig K. Murray, PMCAC Staff Liaison

EAP

9A4



January 15, 2013

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 December 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 is included as an attachment to this letter.

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

*Work completed in December 2012:*

1. Analysis of the existing soil data regarding the proposed soil cleanup goals

*Major Work Items Previously Completed in 2012:*

1. Prepared proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) for review by the City of Richmond and Upstream per the Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil (Terraphase 2011m) approved by the RWQCB (RWQCB 2011a)
2. Responded to City of Richmond and Upstream comments on proposed soil cleanup goals
3. Prepared and submitted the proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) to the RWQCB
4. Meeting with City of Richmond and RWQCB regarding the proposed soil cleanup goals on February 16 and 29, and March 29, 2012
5. Meeting with the RWQCB, the City of Richmond, and Upstream on April 19, 2012 regarding the soil cleanup goals
6. Responded to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)
7. Communicated with City of Richmond and Upstream regarding soil cleanup goals
8. Meeting with Upstream and the RWQCB on November 30, 2012 regarding the proposed soil cleanup goals.

*Upcoming Work in January 2013:*

1. Analysis of the existing soil data regarding the proposed soil cleanup goals

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

*Work completed in December 2012:*

None

*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. Meeting with the RWQCB on May 30, 2012 regarding the internal draft SGWMP
4. Presentation to the PMCAC on June 18, 2012 regarding the draft SGWMP
5. Developed and submitted the draft SGWMP to the City of Richmond, Upstream, the Point Molate Community Advisory Committee (PMCAC), and the RWQCB
6. Meeting with the RWQCB regarding their comments on the draft SGWMP
7. Submitted the final SGWMP to the RWQCB (Terraphase 2012jj)

*Upcoming Work in January 2013:*

None

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

*Work completed in December 2012:*

1. Reviewed analytical results from the investigation for waste characterization of the former industrial waste area
2. Developed an internal draft summary of the industrial waste area waste characterization investigation for inclusion in the waste characterization report
3. Communication with the Office of Historic Preservation regarding the Section 106 letter
4. Communication with the RWQCB regarding the Section 401 permit application

*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. Developed 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. Prepared and submitted 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. Developed and submitted a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB for review (Terraphase 2012w)
15. Developed the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
16. Conducted a soil gas investigation on IR Site 3 per the Soil Gas Survey Work Plan (Terraphase 2012w)
17. Submitted the soil gas investigation summary to the RWQCB (Terraphase 2012ee)

18. Communication with the RWQCB and the Office of Historic Preservation regarding the wetland mitigation and monitoring plan and permits
19. Developed and submitted work plan for the waste characterization of the industrial waste area to the RWQCB, Upstream, and the City of Richmond (Terraphase 2012II)
20. Conducted the waste characterization investigation of the industrial waste area
21. Communication with the Office of Historic Preservation regarding the Section 106 letter
22. Communication with the RWQCB regarding the Section 401 permit application

*Upcoming Work in January 2013:*

1. Submit internal draft summary of the industrial waste area waste characterization for review by the City of Richmond and Upstream

**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 December 2012:*

1. Conducted in-situ groundwater treatment injections
2. Qualified biologists and archeologists oversaw injection activities in biological monitoring and cultural resource areas, respectively

*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
8. Prepared and submitted the Step Out Investigation, Building 87 Area letter to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012gg)
9. Prepared and submitted Step Out Investigation letter for Building 87 area (Terraphase 2012ii)
10. Prepared and submitted the Draft Second Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area to the RWQCB (Terraphase 2012mm)
11. Obtained permits and revised investigation scope and remediation design
12. Groundwater monitoring to delineate horizontal and vertical extent of VOCs in groundwater
13. Additional groundwater monitoring well installation and sampling
14. Pre-project planning and discussions with the City of Richmond, Upstream, and the RWQCB regarding the interim remedial measures

15. Pre-project planning for interim remedial measures
16. Implementation of in-situ groundwater treatment injections via ERD

*Upcoming Work in January 2013:*

1. Dispose investigation and injection derived waste

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

*Work completed in December 2012:*

None

*Major Work Items Previously Completed in 2012:*

None

*Upcoming Work in January 2013:*

1. Prepare and submit draft Interim Remedial Action Completion Report to the City of Richmond, Upstream, and the RWQCB

**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)**

*Work completed in December 2012:*

1. Review the current status of the USTs
2. Review the current UST post-closure monitoring and maintenance plan

*Major Work Items Previously Completed in 2012:*

None

*Upcoming Work in January 2013:*

1. Prepare draft UST Management Plan

**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 December 2012:*

1. Conduct routine monthly UST closure monitoring inspections
2. Perform annual review of UST monitoring
3. Prepare the combined fourth quarter 2012 UST monitoring report

*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)
11. Prepared and submitted the second quarter 2012 UST closure monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012aa)
12. Communicated with RWQCB regarding groundwater monitoring well decommissioning
13. Cleaned out drainage structures identified as needing maintenance
14. Performed maintenance on access paths used for routine UST inspections
15. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012pp)

*Upcoming Work in January 2013:*

1. Perform annual review of UST monitoring
2. Conduct routine monthly UST closure monitoring inspections
3. Prepare the combined fourth quarter 2012 UST monitoring report

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

Not Applicable

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

*Work completed in December 2012:*

1. Submitted monthly remediation status report for November 2012 to the RWQCB (Terraphase 2012rr)

*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
7. Submitted monthly status report for May 2012 (Terraphase 2012x)
8. Submitted monthly status report for June 2012 (Terraphase 2012y)
9. Submitted monthly status report for July 2012 (Terraphase 2012ff)
10. Submitted monthly status report for August 2012 (Terraphase 2012hh)

11. Meeting with City of Richmond regarding project status on September 7, 2012
12. Site visit with City of Richmond on September 17, 2012
13. Submitted the insurance budget summary and project status update to Upstream, the City of Richmond, and ACE Group
14. Submitted monthly status report for September 2012 (Terraphase 2012kk)
15. Submitted monthly status report for October 2012 (Terraphase 2012qq)

*Upcoming Work in January 2013:*

1. Submit monthly remediation status report for December 2012 to the RWQCB
2. Submit the insurance budget summary and project status updates for November and December 2012 to Upstream, the City of Richmond, and ACE Group

**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 December 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. Installation and troubleshooting of the sand-filters
4. Alarm system troubleshooting
5. Preparation of the combined annual and fourth quarter 2012 monitoring report
6. Soil gas point and landfill gas vent monitoring
7. Communication with the RWQCB
8. Change out of the filtration media at the landfill treatment system

*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
8. Prepared and submitted the second quarter 2012 landfill monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012bb)
9. Installation of additional piping and equipment to allow for continued operation during a power failure
10. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012nn)

*Upcoming Work in January 2013:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system

3. Preparation of the combined annual and fourth quarter 2012 monitoring report
4. Installation of a new discharge pump

**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 quarterly and annual 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 a flow rate of up to 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 December 2012:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Installation and troubleshooting of the sand-filters
3. Alarm system troubleshooting
4. Preparation of the combined annual and fourth quarter 2012 PGWTP monitoring report
5. Changed out the filtration media at the PGWTP

*Major work items completed previously in 2012:*

1. Prepared and submitted 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. Prepared and submitted the first quarter (Terraphase 2012s) and second quarter 2012 PGWTP monitoring report (Terraphase 2012cc) to the RWQCB
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 the filtration media at the PGWTP
9. Non-routine maintenance on the bioreactor tank
10. Installed scaffolding on tanks for access
11. Removed old pipes and electrical lines
12. Non-routine repairs to the process equipment
13. Maintenance on the extraction well pumps
14. Cleaned secondary containment pad
15. Installed sand filters
16. Cleaned the process tanks
17. Troubleshooting of the alarm system
18. Non-routine maintenance on the oil-water separators
19. Change out of the granular activated carbon units
20. Non-routine repairs to the process equipment
21. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012oo)

*Upcoming Work in January 2013:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Preparation of the combined annual and fourth quarter 2012 PGWTP monitoring report

**Site-wide Groundwater Monitoring**

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

*Work completed in December 2013:*

1. Data evaluation and reporting for the dry-season semi-annual groundwater monitoring event
2. Completed groundwater monitoring well decommissioning

*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. Sampling and analysis of the seep from the rock outcrop (on March 26, 2012) per RWQCB request
4. Submitted the dry-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012o)
5. Assessment of groundwater monitoring wells monuments and risers to be decommissioned
6. Conduct the wet-season semi-annual groundwater monitoring event
7. Submitted the wet-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012z)
8. Submitted the Well Decommissioning Work Plan (Terraphase 2012dd) to the RWQCB
9. Conduct the semi-annual groundwater monitoring event

*Upcoming Work in January 2013:*

1. Submit Dry-Season Semi-Annual Groundwater Monitoring Report to the City of Richmond, Upstream, and the RWQCB
2. Disposal of wastes generated during well destruction activities
3. Prepare Well Completion Reports for the well destruction activities for submittal to Contra Costa County and the Department of Water Resources
4. Prepare a summary of the well destruction activities

**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.

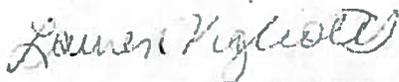
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility 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 industrial waste area investigation and re-submitted to the RWQCB as draft final in 2013. The draft final FS/RAP and Waste Characterization Report will be presented to the PMCAC prior to submittal to the RWQCB. Dry-season groundwater monitoring was completed in October 2012. In-situ groundwater remediation at IR Site 4 using ERD was completed in December 2012. Groundwater monitoring well decommissioning was completed in December 2012.

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

Sincerely,  
For Terraphase Engineering Inc.



Lauren Vigliotti, PG (No. 8775)  
Professional Geologist



Ryan Janoch, PE (C78735)  
Professional Engineer

cc: Carlos Privat, City of Richmond  
Craig Murray, City of Richmond  
Jim Levine, Upstream Point Molate LLC  
John Salmon, Upstream Point Molate LLC  
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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

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