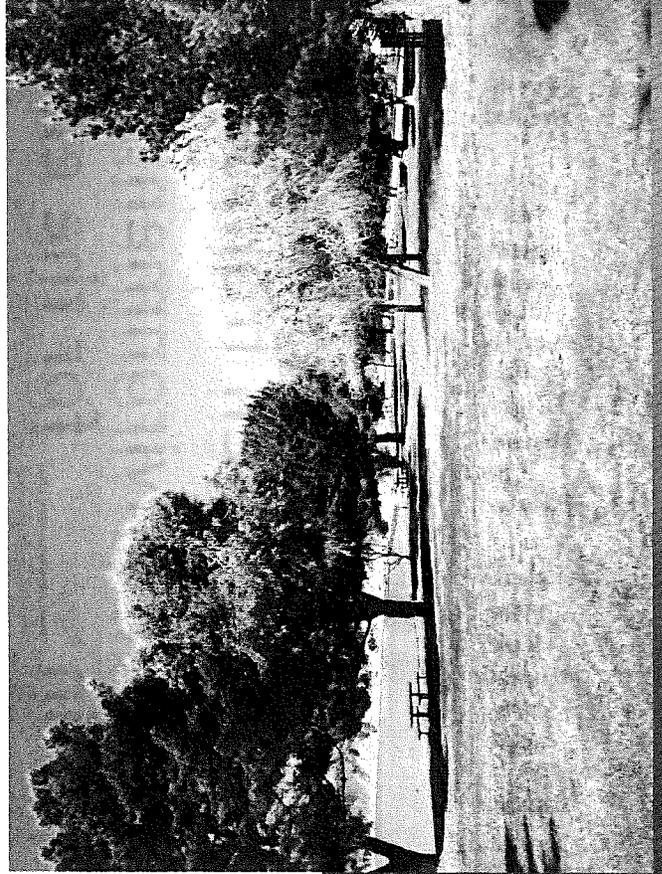




Point Molate Beach Park Study Session

February 26, 2013





Point Molate Beach Park

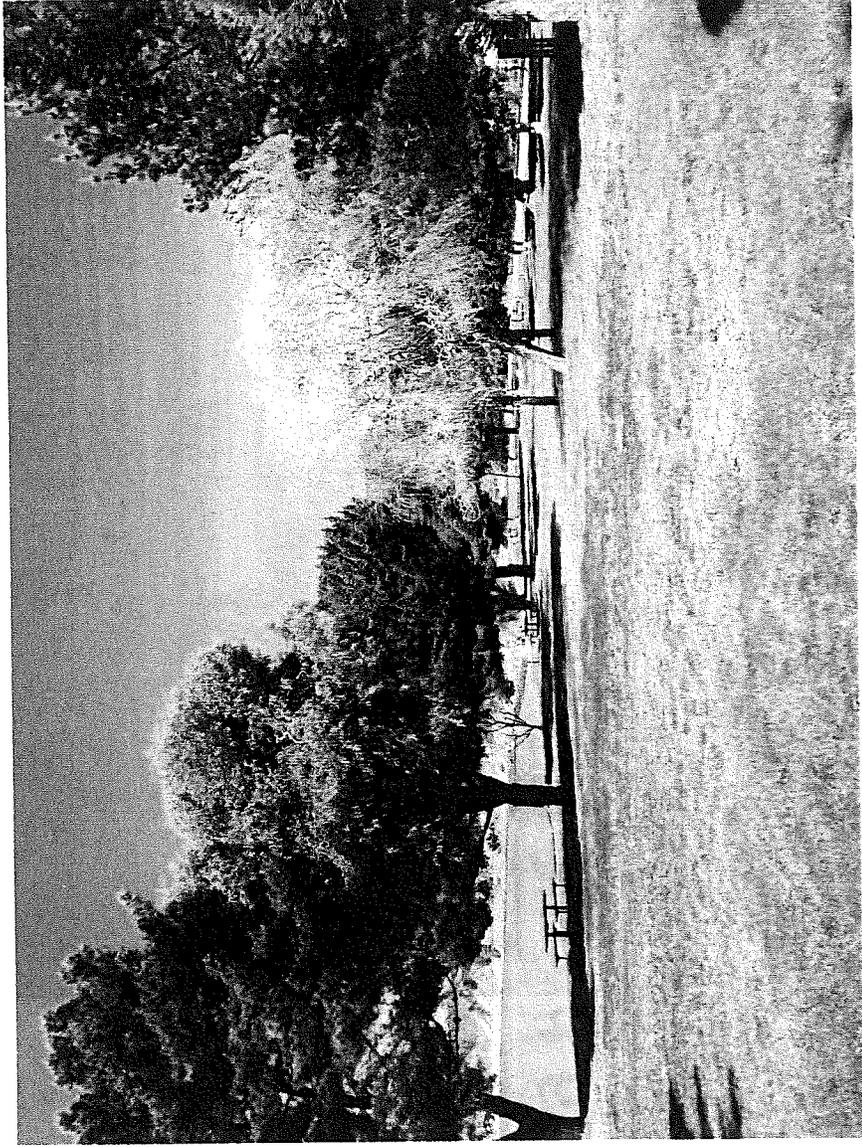
Background:

- ▶ Park open from mid 1960's-2001
- ▶ Full environmental impact report completed in _____ for the entire Point Molate naval fuel depot, including the park site.
 - Cultural resources identified within the park site
 - Biologicial resources also identified
- ▶ In 2012 City Council appropriated \$115k from Cosco Busan Settlement funds to assist in the reopening of the park site



Point Molate Beach Park

Current Conditions:

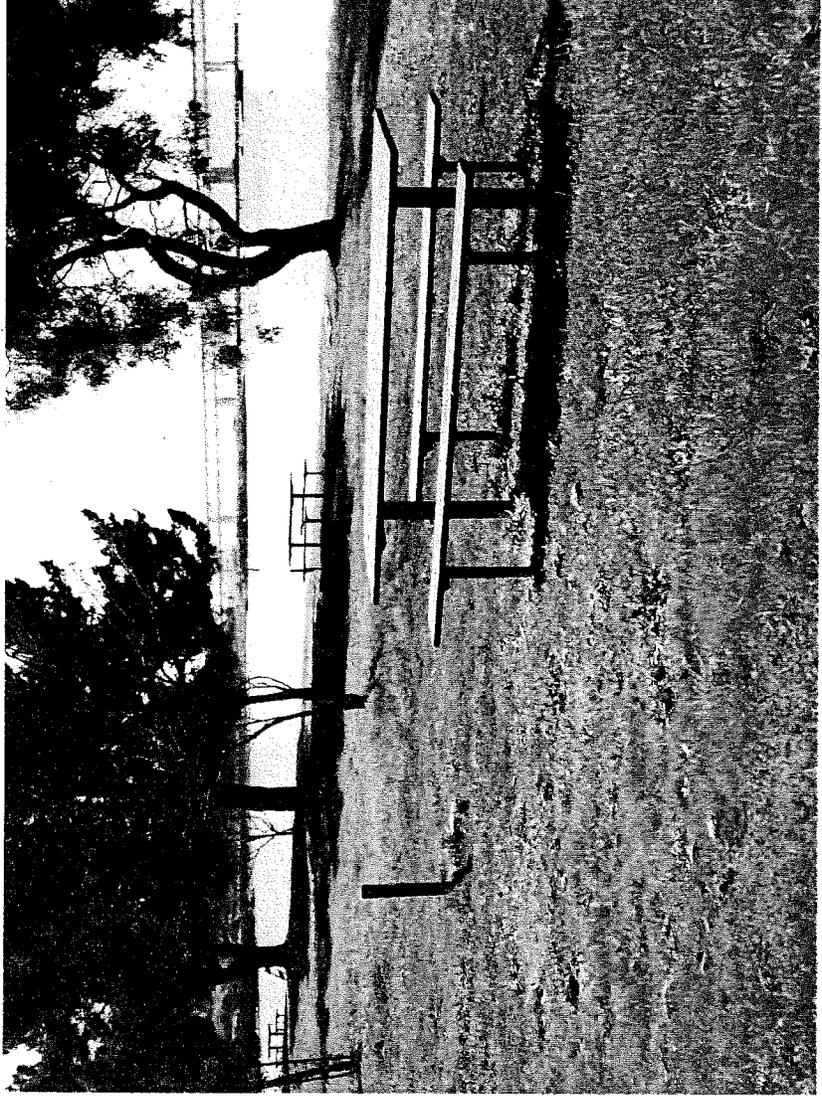


Point Molate Beach Park



Current Conditions:

- ▶ Existing picnic tables



Point Molate Beach Park



Current Conditions:

- ▶ Checked and worn asphalt parking lot

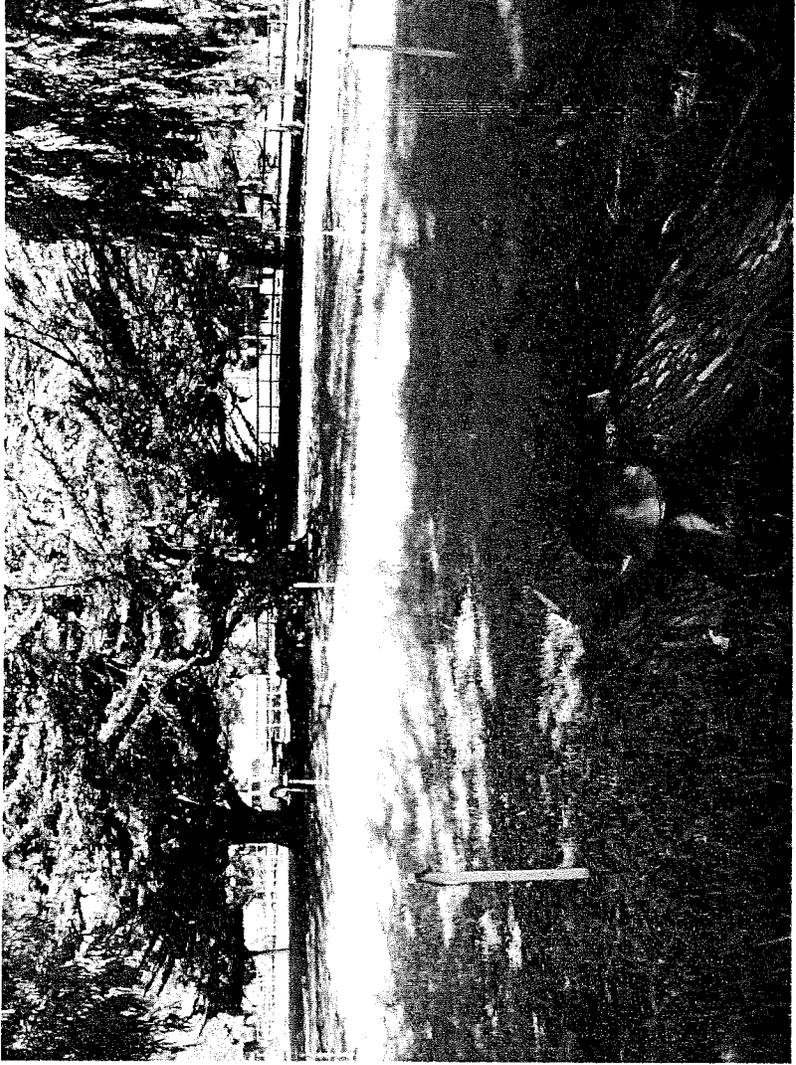




Point Molate Beach Park

Current Conditions:

- ▶ Existing seasonal wetlands

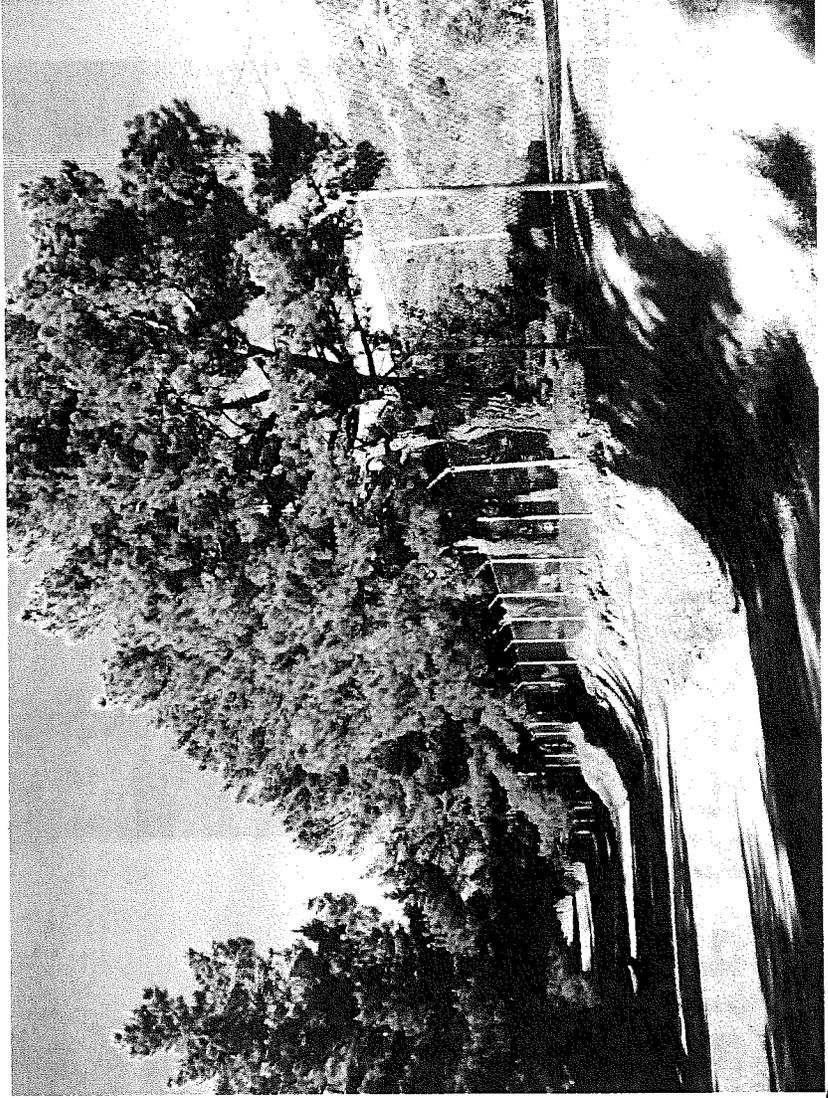




Point Molate Beach Park

Current Conditions:

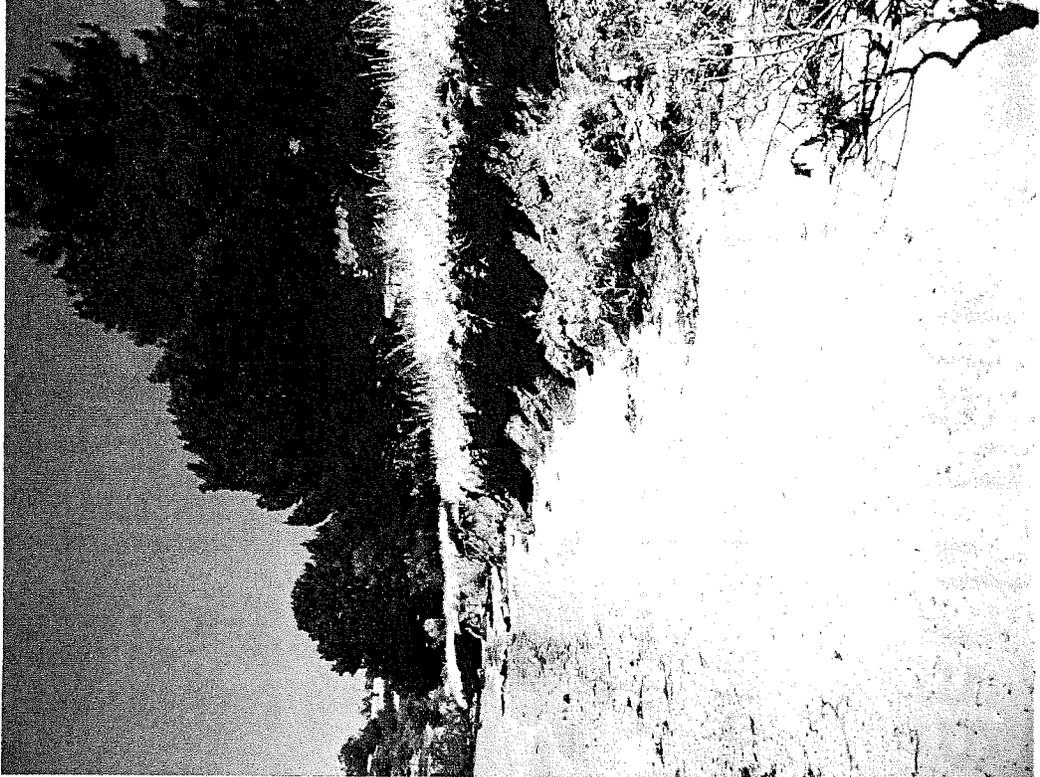
- ▶ Perimeter Fencing contains barbed wire that should be removed prior to opening.



Point Molate Beach Park



- Current Conditions:
- ▶ Shoreline bluff/erosion



Point Molate Beach Park



Current Conditions:

- ▶ Overgrown vegetation along entrance road

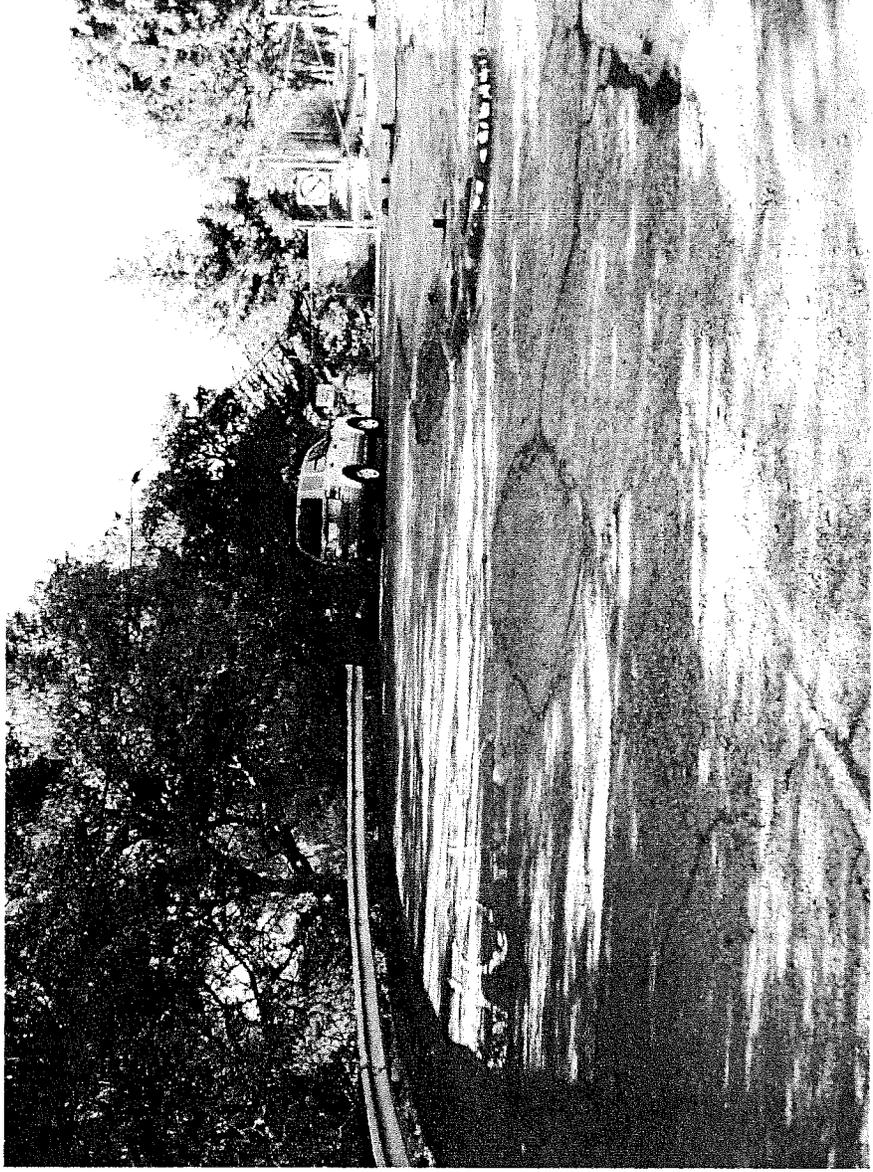


Point Molate Beach Park



Current Conditions:

- ▶ Park entrance hazards





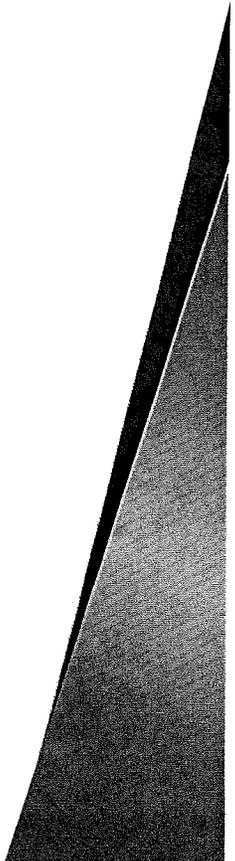
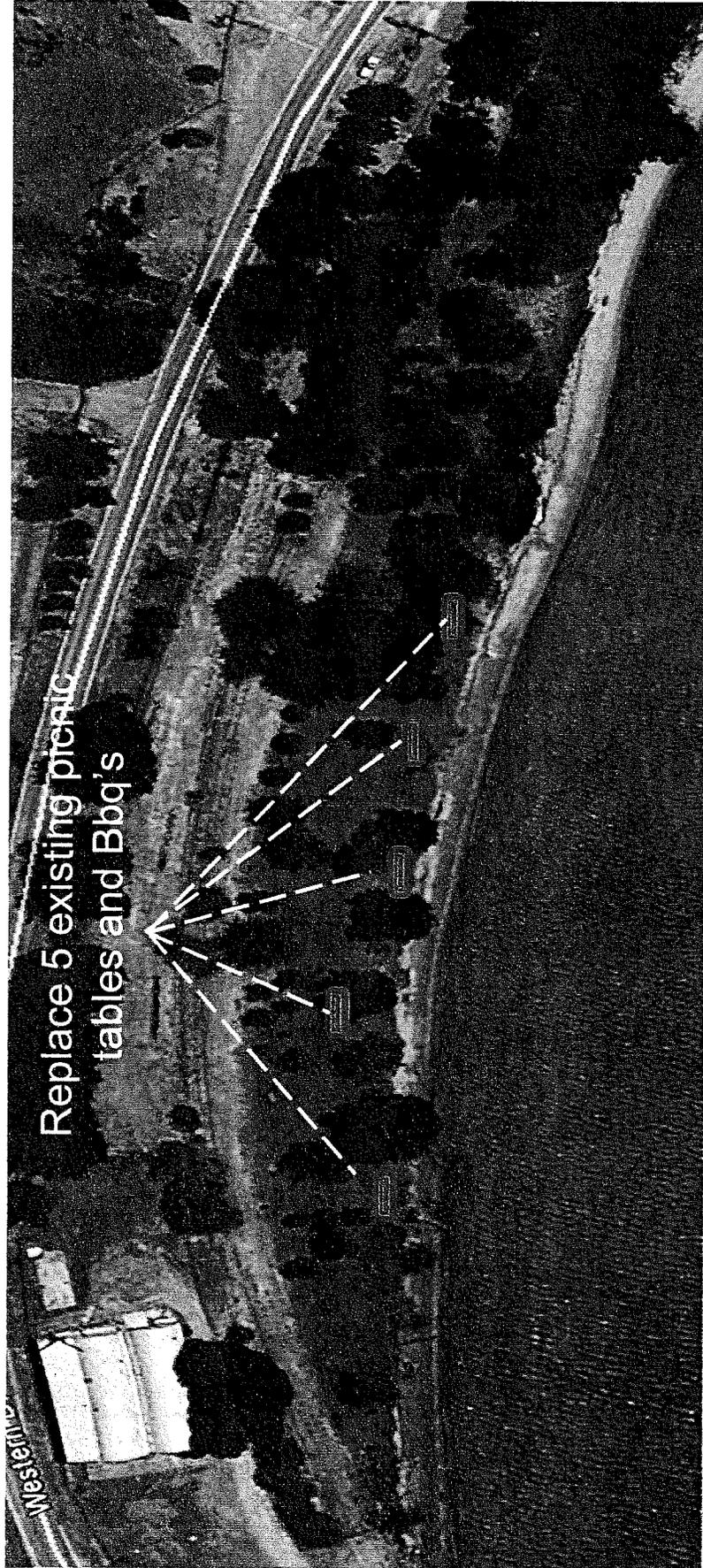
Point Molate Beach Park

Phase 1 Recommendation:

- ▶ Improve parking lot to accommodate ADA and mitigate existing slip and trip hazards.
- ▶ Install an accessible pathway from the parking lot to an accessible picnic table.
- ▶ Replace all existing picnic tables and barbeques with new.
- ▶ Perform vegetation clean up and some removal to improve sight lines in the park.
- ▶ Install new signage throughout park

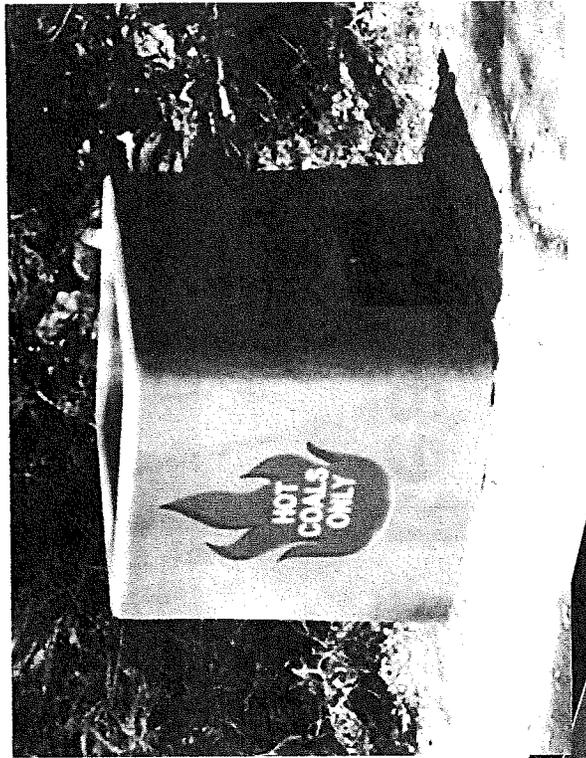
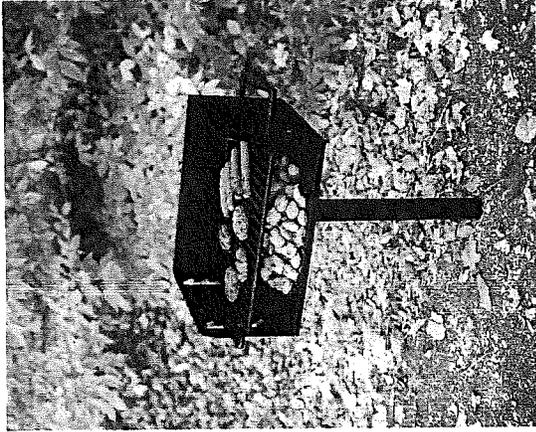
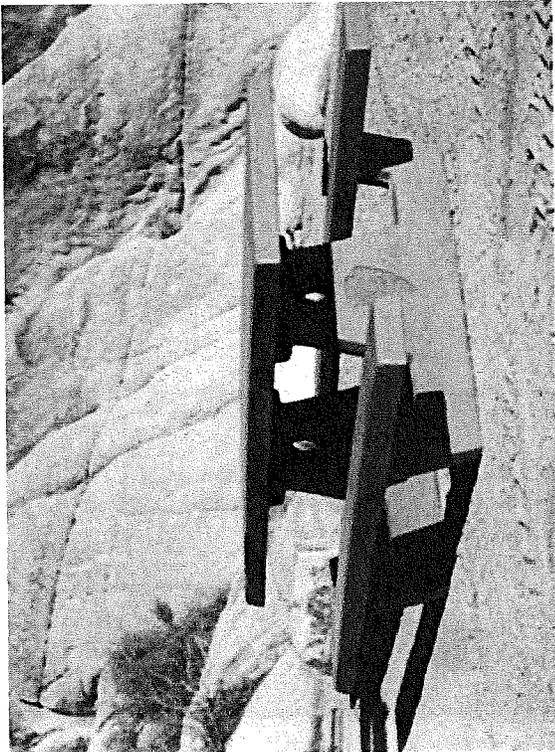


Point Molate Beach Park





Point Molate Beach Park





Point Molate Beach Park



Install boulder barrier with controlled opening

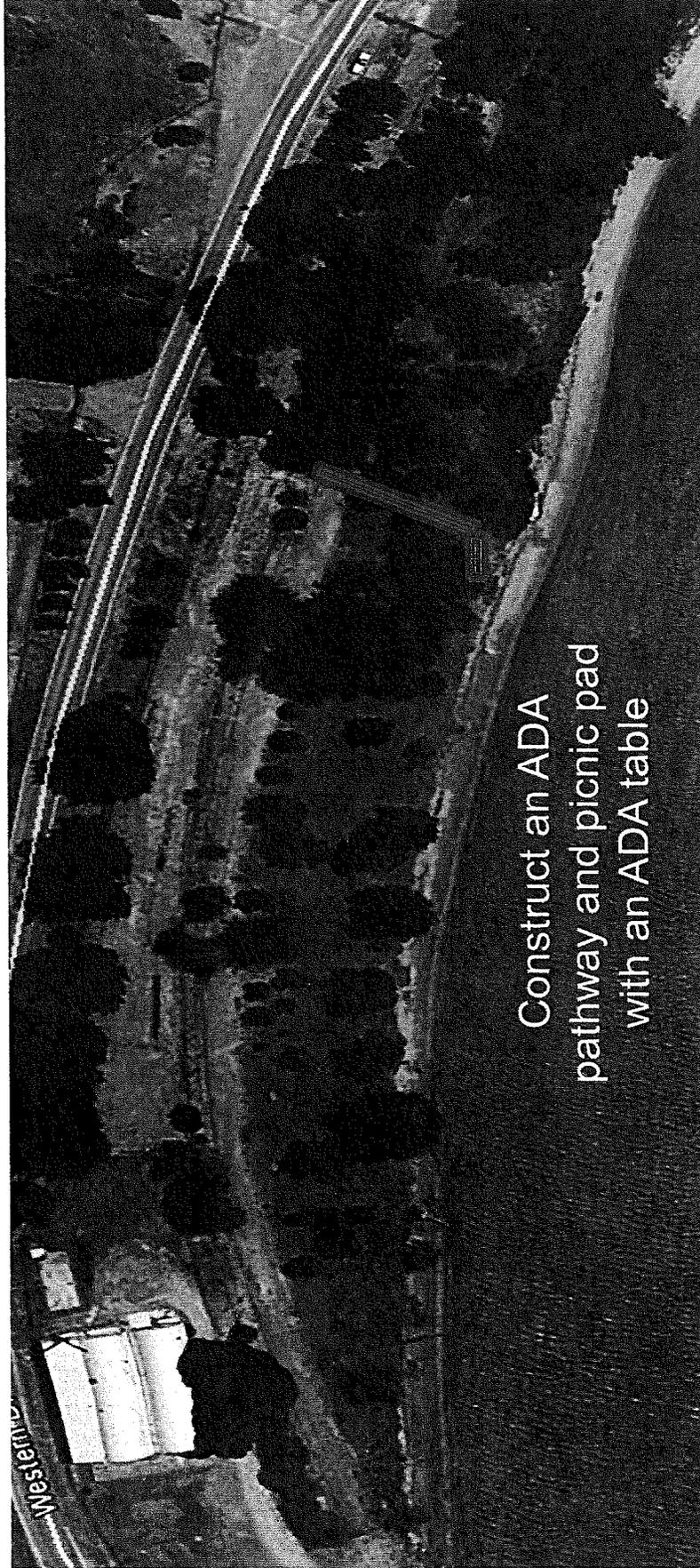
Stripe parking lot to include 2 ADA stalls and roughly 40 standard stalls

 VAN ACCESSIBLE

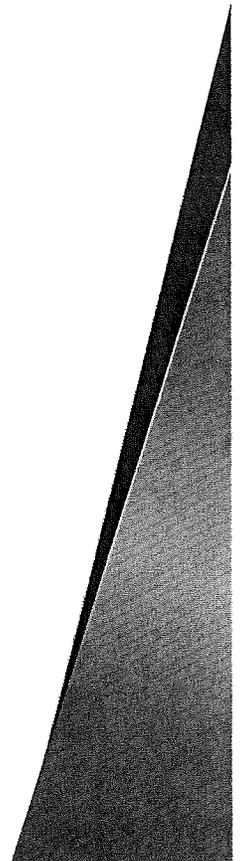
Asphalt over lay of 1/2 of the existing parking lot



Point Molate Beach Park



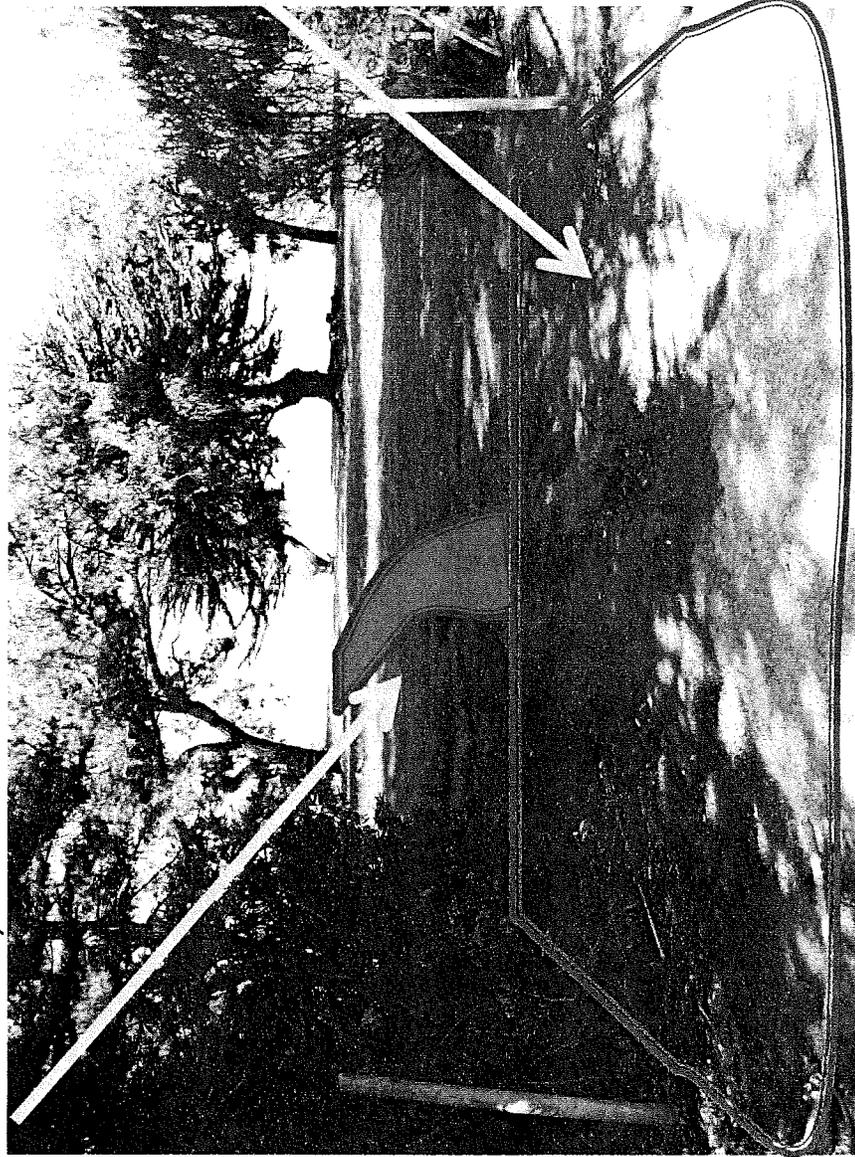
Construct an ADA pathway and picnic pad with an ADA table





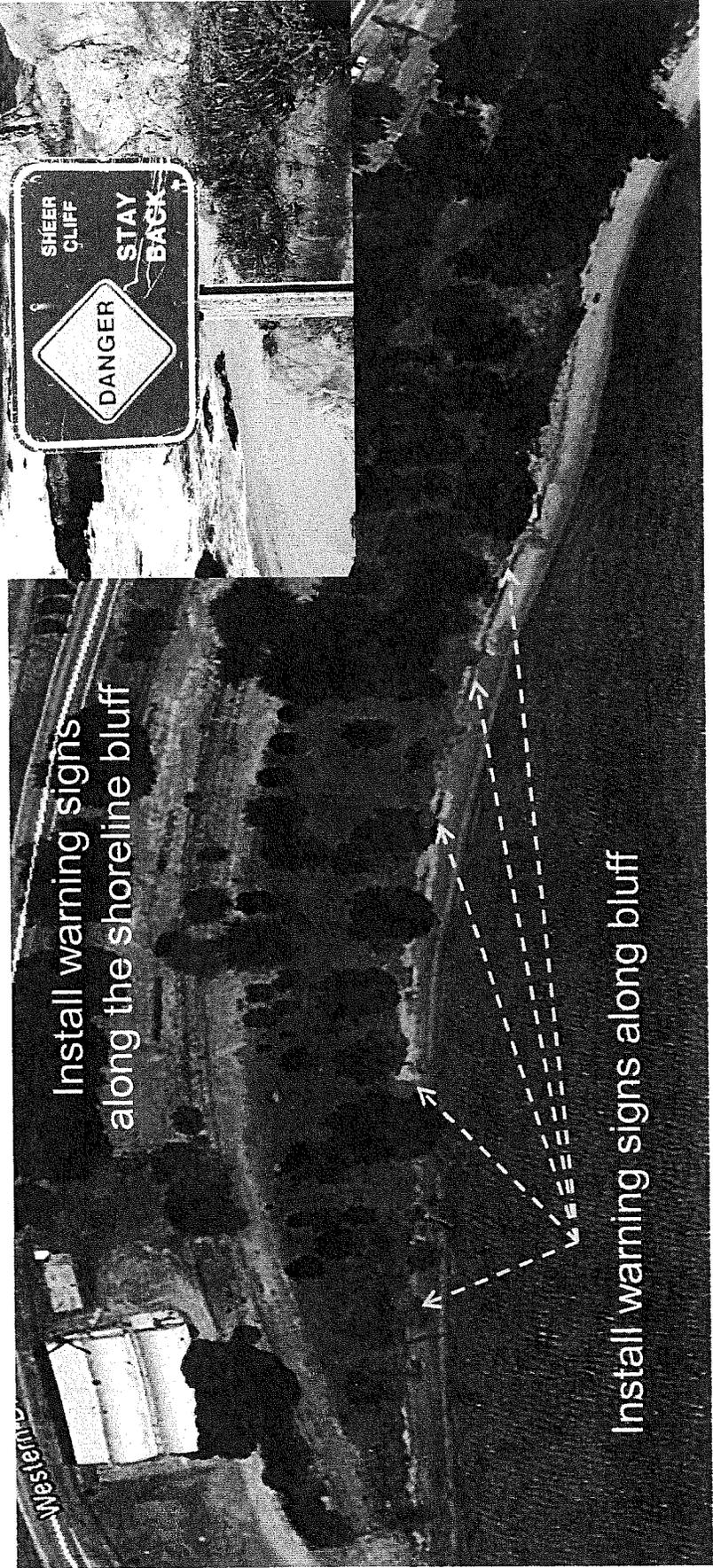
Point Molate Beach Park

ADA Pathway to picnic area
(Decomposed Granite)



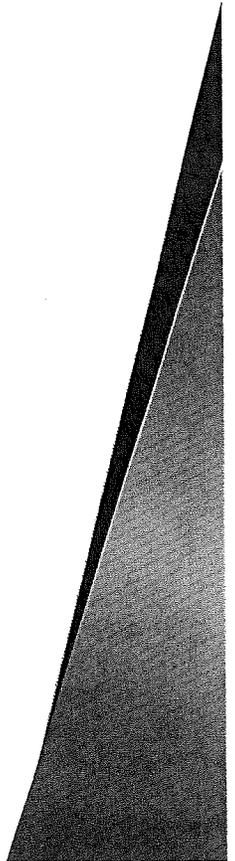
New Asphalt
overlay

Point Molate Beach Park



Install warning signs along the shoreline bluff

Install warning signs along bluff



Point Molate Beach Park



Project Item	Projected cost
Parking lot improvements	\$20,000
ADA Pathway and Pad	\$18,000
Biologist review/support	\$5,000
Picnic Tables & BBQ's (6)	\$6,300
Park signage	\$2,500
Archeologist	\$
Hot Ash containers (2)	\$1,200
Vegetation maintenance	\$

Point Molate Beach Park



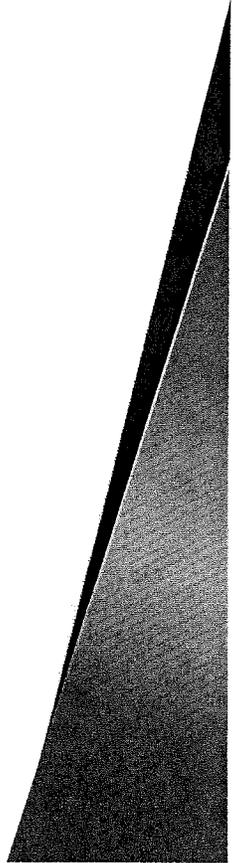
Phase 2 Recommendation:

- ▶ Develop a master plan for the site that includes extensive community outreach
 - Fishing pier
 - designated swim area
 - Interpretive displays
 - permanent restrooms
 - Permeable paving to replace asphalt parking lot



Point Molate Beach Park

comments?



Pt. Molate Remediation Budget Report
As of May 4, 2012

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate	
			Site Remediation	
			Capital Budget	
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
Transactions	Date	As of 2/5/2013	As of 2/5/2013	As of 2/5/2013
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - Julu 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

Pt. Molate Remediation Budget Report
As of May 4, 2012

Transactions	Date	Expenditures	Revenues	Balance
		As of 2/5/2013	As of 2/5/2013	As of 2/5/2013
State Water Resources Control Board	12/3/2010	\$ 3,553.88		\$ 23,297,717.97
Savings Interest - November 2010	12/15/2010		\$ 5,110.49	\$ 23,302,828.46
Savings Interest - November 2010	12/15/2010		\$ 760.49	\$ 23,303,588.95
Arcadis US Inc.	1/5/2011	\$ 105,245.30		\$ 23,198,343.65
RORE, Inc.	1/5/2011	\$ 31,581.00		\$ 23,166,762.65
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		\$ 23,129,620.56
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		\$ 23,124,202.45
Contra Costa Environmental Health	1/5/2011	\$ 474.00		\$ 23,123,728.45
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		\$ 23,123,282.20
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		\$ 23,122,982.20
Savings Interest - December 2010	1/26/2011		\$ 654.76	\$ 23,123,636.96
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	\$ 23,128,258.67
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	\$ 23,133,210.13
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		\$ 23,132,910.13
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		\$ 23,132,610.13
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		\$ 23,068,992.21
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		\$ 23,066,238.72
Contra Costa Environmental Health	2/16/2011	\$ 474.00		\$ 23,065,764.72
Savings Interest - January 2011	2/28/2011		\$ 567.29	\$ 23,066,332.01
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	\$ 23,068,388.92
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	\$ 23,073,307.83
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	\$ 23,075,103.07
Bank Charges - February 2011	3/2/2011	\$ 35.00		\$ 23,075,068.07
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	\$ 23,075,479.45
Savings Interest - February 2011	3/3/2011		\$ 504.17	\$ 23,075,983.62
Savings Interest - June 2010	3/7/2011		\$ (493.14)	\$ 23,075,490.48
Bank Charge	3/7/2011		\$ 20.00	\$ 23,075,510.48
Savings Interest - July 2010	3/7/2011		\$ (732.37)	\$ 23,074,778.11
Savings Interest - August 2010	3/7/2011		\$ (773.33)	\$ 23,074,004.78
Savings Interest - September 2010	3/7/2011		\$ (725.31)	\$ 23,073,279.47
Savings Interest	3/7/2011		\$ 2,704.15	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ -	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	\$ 23,080,418.97
Bank Charges - February 2010	3/28/2011	\$ 35.00		\$ 23,080,383.97
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,081,534.66
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,082,685.35
Terraphase Engineering, Inc. c/o Bookkeeping	4/18/2011	\$ 168,063.37		\$ 22,914,621.98
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		\$ 22,911,941.22
State Water Resources Control Board	4/18/2011	\$ 7,765.81		\$ 22,904,175.41
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		\$ 22,903,275.41
Bank Charges - March 2011	4/25/2011	\$ (35.00)		\$ 22,903,310.41
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	\$ 22,908,215.23
Savings Interest - March 2011	4/25/2011		\$ 430.34	\$ 22,908,645.57
Savings Interest - March 2011	4/25/2011		\$ 82.19	\$ 22,908,727.76
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		\$ 22,908,427.76
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	\$ 22,913,003.34
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	\$ 22,914,027.96
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	\$ 22,915,053.71
Savings Interest - April 2011	5/18/2011		\$ 415.61	\$ 22,915,469.32
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	\$ 22,917,527.91
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	\$ 22,919,708.67
Terraphase Engineering, Inc	6/6/2011	\$ 78,656.54		\$ 22,841,052.13
Winehaven Partners, LLC	6/6/2011	\$ 362.75		\$ 22,840,689.38
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		\$ 22,840,389.38
Savings Interest - May 2011	6/22/2011		\$ 1,710.88	\$ 22,842,100.26
Savings Interest - May 2011	6/22/2011		\$ 5,027.83	\$ 22,847,128.09

Pt. Molate Remediation Budget Report
As of May 4, 2012

Transactions	Date	Expenditures	Revenues	Balance
		As of 2/5/2013	As of 2/5/2013	As of 2/5/2013
Savings Interest - May 2011	6/22/2011		\$ 427.76	\$ 22,847,555.85
Savings Interest - May 2011	6/22/2011		\$ 523.78	\$ 22,848,079.63
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,849,129.16
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,850,178.69
Difference between staff calculations and FAFC balance	6/30/2011		\$ 8.63	\$ 22,850,187.32
Terraphase Engineering, Inc. c/o Bookkeeping	7/7/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		\$ 22,779,195.18
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	\$ 22,786,195.83
Savings Interest - June 2011	7/18/2011		\$ 419.20	\$ 22,786,615.03
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	\$ 22,788,649.03
Terraphase Engineering, Inc. c/o Bookkeeping	7/29/2011	\$ 37,573.67		\$ 22,751,075.36
Winehaven Partners, LLC	7/29/2011	\$ 574.96		\$ 22,750,500.40
State Water Resources Control Board	7/29/2011	\$ 8,397.38		\$ 22,742,103.02
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		\$ 22,741,803.02
Terraphase Engineering, Inc. c/o Bookkeeping	8/23/2011	\$ 99,184.28		\$ 22,642,618.74
Winehaven Partners, LLC	8/23/2011	\$ 221.78		\$ 22,642,396.96
Contra Costa Environmental Health	8/23/2011	\$ 474.00		\$ 22,641,922.96
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		\$ 22,641,622.96
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	\$ 22,648,719.03
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	\$ 22,650,816.59
Savings Interest	9/1/2011		\$ 8,047.46	\$ 22,658,864.05
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		\$ 22,655,765.30
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		\$ 22,646,109.58
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		\$ 22,645,809.58
Terraphase Engineering, Inc. c/o Bookkeeping	9/14/2011	\$ 109,635.96		\$ 22,536,173.62
Winehaven Partners, LLC	9/14/2011	\$ 89.96		\$ 22,536,083.66
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	\$ 22,538,173.83
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	\$ 22,544,397.89
Terraphase Engineering, Inc. c/o Bookkeeping	10/21/2011	\$ 51,791.39		\$ 22,492,606.50
Winehaven Partners, LLC	10/21/2011	\$ 136.55		\$ 22,492,469.95
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		\$ 22,484,964.95
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		\$ 22,481,444.95
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		\$ 22,475,210.45
State Water Resources Control Board	10/21/2011	\$ 30,340.20		\$ 22,444,870.25
PG&E	10/21/2011	\$ 6,626.33		\$ 22,438,243.92
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	\$ 22,440,241.53
Bank Saving Charge	11/1/2011	\$ 20.00		\$ 22,440,221.53
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	\$ 22,441,486.59
Terraphase Engineering, Inc. c/o Bookkeeping	11/14/2011	\$ 71,065.26		\$ 22,370,421.33
Winehaven Partners, LLC	11/14/2011	\$ 127.23		\$ 22,370,294.10
Contra Costa Environmental Health	11/14/2011	\$ 474.00		\$ 22,369,820.10
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		\$ 22,367,886.35
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	\$ 22,369,916.77
Terraphase Engineering, Inc. c/o Bookkeeping	12/8/2011	\$ 158,309.56		\$ 22,211,607.21
Winehaven Partners, LLC	12/8/2011	\$ 127.36		\$ 22,211,479.85
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		\$ 22,206,174.85
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		\$ 22,201,329.85
State Water Resources Control Board	12/8/2011	\$ 36,003.36		\$ 22,165,326.49
PG&E	12/8/2011	\$ 3,016.85		\$ 22,162,309.64
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		\$ 22,161,709.64
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	\$ 22,163,665.14
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		\$ 22,053,382.57
Winehaven Partners, LLC	1/25/2012	\$ 127.42		\$ 22,053,255.15
Morrison & Foerster LLP	1/25/2012	\$ 297.50		\$ 22,052,957.65
State Water Resources Control Board	1/25/2012	\$ 11,195.00		\$ 22,041,762.65
Contra Costa Health Services	1/25/2012	\$ 395.00		\$ 22,041,367.65

Pt. Molate Remediation Budget Report
As of May 4, 2012

Transactions	Date	Expenditures As of 2/5/2013	Revenues As of 2/5/2013	Balance As of 2/5/2013
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,908.84
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,013.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,979.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,511.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,117.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,801.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,596.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,978.20
Savings Interest - Novemeber 2012	12/19/2012		\$ 1,838.75	\$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		\$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		\$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		\$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	\$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		\$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		\$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		\$ 20,142,526.30
Contra Costa Health Services	2/12/2013	\$ 316.00		\$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	\$ 20,145,550.84
Current as of 2/5/2013		\$ 8,540,737.32	\$ 186,288.16	
Remaining Balance				\$ 20,424,403.94

Point Molate Community Advisory Committee

February 7, 2013

via eMail

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

Attn: Mayor Gayle McLaughlin
Bill Lindsay, City Manager
Carlos Privat, Assistant City Attorney
Richard Mitchell, Director Planning & Building Services

cc: Craig Murray
Bill Carson, Terraphase

Re: Site cleanup cost analysis for unrestricted use at Former NFD Pt. Molate IRSite 3

Dear Sirs and Madame Mayor,

This letter follows up on our January 17 meeting by recommending steps for resolving Former NFD Point Molate IRSite 3 remediation issues. As we explained, the Point Molate Community Advisory Committee (PMCAC) is concerned about the City of Richmond's failure to satisfy the May 4, 2012 deadline specified for the IRSite 3 Feasibility Study/Remedial Action Plan (FS/RAP) in Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 for Point Molate.

Remediation planning has been stalled for almost a year, i.e. since the RWQCB's February 17, 2012 letter to Bruce Goodmiller declaring that the December 19, 2011 Draft FS/RAP "is not acceptable" for multi-family residential use as proposed. Currently, the City via Terraphase, seems to be pursuing a mishmash of cleanup goal levels and tactics for IR Site 3, i.e. a little commercial use here and a bit of unrestricted uses there, without any consideration of compatibility between land uses. In effect, the remediation discussions with the RWQCB seem to have degenerated into the realm of de facto land use decisions based upon contaminant types and levels, rather than a reasoned consideration of appropriate and compatible land uses. A by-product of this unsettled situation is that on-site thermal desorption cleanup technology has not been evaluated robustly as an alternative to hauling contaminated soil to an appropriate land fill followed by replacement with clean fill.

As explained during the January 17 meeting, the PMCAC is especially concerned about the ongoing delay in clean up because the City's adopted Reuse Plan does not call for residential housing at IRSite 3. However, we do understand your desire to evaluate the economic feasibility of cleaning up for unrestricted use. As a way of moving forward, we suggest that Terraphase:

- a. Considering integrity of Historic District and the shoreline park with public plaza as recommended in the Reuse Plan, analyze the incremental cost of cleaning a plausibly appropriate portion of Site 3 for residential use vs. the commercial, industrial & open space standards which form the basis for the ETCA, Remediation Agreement and Cost Containment Insurance Policy with its Remediation Plan; and
- b. Prepare an economic evaluation of on-site thermal desorption as an alternative to removing soil contaminated with non-hazardous waste for trucking to an approved Class II disposal site followed by replacement with clean fill.

As to on-site thermal desorption, it can have direct and indirect economic benefits that need to be evaluated by a full accounting cost analysis compared to alternative clean-up strategies. It would of course eliminate the trucking costs, traffic, motor vehicle emissions & tipping fees, as well as the analytical costs and delays of waste profiling truckload lots associated with off-site disposal. On-site thermal desorption also would allow the City to eliminate potential waste generator cradle to grave liability issues associated with off-site disposal.

If thermal desorption has the potential for appreciable cost savings, its technical feasibility should be evaluated for IRSite 3 conditions. Nelson Environmental Remediation, which offers mobile thermal desorption services, has stated that they are willing to bond their performance and offer a guarantee that "Processed soils not meeting the cleanup objectives after the first pass will be recombined with untreated soils and reprocessed at NER's expense". Nevertheless, an independent evaluation seems prudent, e.g. has the technology been demonstrated to meet the desired treatment levels with heavy polynuclear aromatic compounds such as those found at IRSite 3. We understand that Focus Environmental, Inc., which has expertise in this area, could prepare a technical assessment of the technology for about \$3K.

The PMCAC would like to be helpful in advancing cleanup of Site 3 in a cost effective manner. To that end, we hope to have an opportunity to review the analyses listed above as soon as possible.

Respectfully,



Joan Garrett
Chair, Point Molate Community Advisory Comte.



Bruce Beyaert
Vice Chair, Point Molate Community Advisory Comte.

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

PMCAC Inquiry Register and Tracking

Item	Description	Requester	Submitted On	Submitted To	Assigned To	Dept.	Subject	Response Delivered	Response Summary	Status
1	Request direct interface to Finance dept. for providing ongoing financial updates	Garrett	11/29/2011	Mayor	Jim Goins	Finance	FINANCE	12/5/2011	Andrea Miller assigned as finance dept. liaison	Closed
2	Request posting of .mp3 files of PMCAC meeting transcripts to PMCAC web page	Garrett		KCRT			MINUTES	2/28/2012	KCRT has posted .mp3 files of PMCAC meeting audio transcripts on City's web site	Closed
3	RLO - Applicability of clause 720 in Remediation Agreement to PMCAC	Garrett	12/19/2011	C. Murray	B. Goodmiller	Legal	FINANCE			Open
4	Determination of who at City receives copies of monthly reports required under Cost Cap Insurance Policy	Beyaert	12/19/2011	C. Murray		City Mgr.	COMPLIANCE	1/30/2012	Answer: Monthly reports are sent to Bill Lindsay, Bruce Goodmiller and Craig Murray. PMCAC will also be copied	Closed
5	Secure copies of the quarterly remediation progress reports submitted by Upstream as per Section 301 (A) (3) of the Remediation Agreement: Section 301. Performance and Funding Obligations of Developer (A) (3) Developer shall make reasonable progress toward performing Environmental. CLARIFY IF THIS OBLIGATION IS SATISFIED WITH THE MONTHLY ACTIVITY REPORTS, Services and shall provide quarterly progress reports to the City.	Beyaert	1/4/2012	C. Murray		City Mgr.	COMPLIANCE		Answer: monthly reports	Closed
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.	REMIEDIATION	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	<p>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?</p>	Garrett	1/13/2012	C. Murray		Legal	BROWN ACT			Open
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9	Secure copies of monthly remediation status reports submitted by Terraphase/Arcadis since inception	Garrett	1/13/2012	C. Murray			REMEDIATION	1/25/2012	Terraphase monthly remediation reports will be sent to all PMCAC members and posted on PMCAC repository	Closed
10	Secure copies of all drafts of proposed plans, studies, surveys, and other submissions required by the Water Board - as submitted by Terraphase/Arcadis/Upstream	Beyaert	1/13/2012	C. Murray			REMEDIATION	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 traveling westbound across S.R./Richmond bridge and returning eastbound.	Beyaert	1/13/2012	C. Murray			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. <i>Program Management</i> <i>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.</i>	Garrett	1/13/2012	C. Murray			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			REMEDICATION	3/13/2012	Invoices for additional premiums were provided.	Closed
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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			Closed
17	Provide copy of Pollution Liability Ins. Policy #G24889658001 from Alliant Insurance Services	Garrett	3/21/2012	C. Murray	R. Kain	Risk	INSURANCE	4/6/2012	Policy provided and posted to Repository	Closed
18	Copy of Appendices to 12/19/11 Draft Investigation Restoration Site 3 Feasibility Study/Remedial Action Plan (FS/RAP) submitted to RWQCB by Terraphase	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 reprot 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	RLO - Clarify city's obligations under section 710 of the ETCA: Section 710. Change of Circumstances Each party will promptly notify the other party of any legal impediment, change of circumstances, pending litigation, or any other event or condition that may adversely affect such party's ability to perform this Agreement.	Garrett	3/27/2012	C. Murray	B. Goodmiller	COMPLIANCE	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	3/22/2012	C. Murray	A. Miller	Finance	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	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	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	FINANCE		Closed
29	Arcadis billed \$30,579.43 under Invoice 0344586 for preparation of an FS/RAP for Site 3. Terraphase has been budgeted \$77,000 for this same task and has charged \$50,993 under their invoices 137 and 144 for the same task. What is the authorized budget for developing an FS/RAP for site 3.	Garrett	3/27/2012	C. Murray	A. Miller	Finance	FINANCE		Open
30	Provide FY 2013 Pt. Molate Budget (general fund vs. escrow fund)	Garrett	7/13/2012	C. Murray	A. Miller	Finance	FINANCE		Closed
31	Provide copies of all Morrison Foerster invoices	Garrett	7/13/2012	C. Murray	L. Wilson and A.	Finance	FINANCE		Closed
	Items outstanding for >30 days are indicated in								
	Items newly added since last submission of tracker are indicated in								
	Indicates status as partially complete								

8c10

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, February 11, 2013, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:37 p.m.

2. ROLL CALL

Present: Committee Members Garrett, Gilbert (6:47), Hite, Kortz (7:01), Martinez, Puleo, Smith, C., Smith, N., Stello (7:01), Sundance, Whitty (6:53).

Absent: Committee Member Beyaert.

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison, Development Project Manager II

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. Martinez made motion to adopt the Agenda, Puleo seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair provided information on the updated schedule for the replacement of the Scofield Drive/Richmond San Rafael Bridge; discussed the written summary provided by Parks Superintendent Chris Chamberlain on details in reopening the Pt Molate Beach Park and the need to get this to City Council by next week; advised PMCAC that Committee Member Otheree Christian has auto-resigned; noted that the current session of the PMCAC will end on May, 2013 and that reapplications need to be in front of City Council prior to PMCAC restarting a new session in June, 2013.

6. OPEN FORUM

No Speakers.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- A. Presentation by University of California (UC) Berkeley Graduate School of Landscape, Architecture and Environmental Planning, Community Outreach Course Project for PMCAC. Findings and Recommendations.

Garrett introduced Bill Carson of Terraphase. Mr. Carson reviewed the monthly report and cost summary worksheet for remediation work as submitted on January 8, 2013 to insurance group ACE USA. Policy limit is \$20,000,000 with a Project Remediation Cost of \$24,689,076 and a Self Insured Retention of \$29,500,000. Carson showed Committee the elements within the monthly letter report to ACE USA including Scope of Work conducted during the reporting period, changes in project conditions, project schedule that is based on RWQCB Order R2-2011-0087, Out of Scope Activities, Project Cost/Controls for Out of scope activities, Project Deliverables – Milestone Completion, Project Budget Reports, Potential for Excess Remediation Costs, and Backup Documentation. A detailed spreadsheet was reviewed including IR Site 1 – Closed Landfill, IR Site 3 – Former Oil Sump Area, IR Site 4 – Drum Lot 1 and 2, Underground Storage Tanks, and Long-Term Groundwater Monitoring.

Carson also presented a Power Point document titled Summary of IR Site 4 Remediation. This report included an Overview of Enhanced Reductive Dechlorination of TCE, Discussion of wells and soil gas samples, a summary of injection methodology and application, and Carson noted the next steps that will include a

B. Draft Outline of proposed 2011-2013 First Session Report.

This item was moved to 12.b in order to report out with the SubCommittee.

8. STAFF REPORTS

A. Security Contract for Pt. Molate

Garrett noted

B. Committee Log for PMCAC inquiries to staff, contractors

Garrett noted an upcoming meeting with the City Manager to identify the process in making land use and related remediation level. Garrett indicated that some outstanding items on the inquiry tracker had been closed.

9. CONSENT CALENDAR

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

10. FUTURE AGENDA ITEMS

Garrett noted that an upcoming presentation in regards to the Presidio Trust is being sought and would also like to see a report from Public Works on the Electric Plant Infrastructure.

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

No Report.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean-Up and Restoration: Synopsis of 2012 Dry Season Groundwater Monitoring Report published on January 31, 2013.

Kortz reported on monthly reports regarding IR Site 3 and IR Site 4. Carson provided additional information on each of the reports.

- b. Community Outreach: Grant Development.
- c. Finance: Status: Response to Audit comments re: Pt. Molate from FY 2010-2011 Single Audit
- d. Chair: No report.

13. ADJOURNMENT

Puleo moved to adjourn the meeting at 8:11 pm, seconded by Martinez. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting—

Monday, March 18, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



March 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 February 2013, 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 2012, please see the monthly status report for December 2012 (Terraphase 2013a). 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 February 2013:

None

Major Work Items Previously Completed in 2013:

1. Analysis of the existing soil data compared to the proposed soil cleanup goals

Upcoming Work in March 2013:

None

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

Final Soil and Groundwater Management Plan submitted to the RWQCB September 21, 2012
(Terraphase 2012jj)

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

Work completed in February 2013:

1. Developed the internal draft summary of the industrial waste area waste characterization investigation for inclusion in the Waste Characterization Report (Terraphase 2012k)

Major Work Items Previously Completed in 2013:

1. Discussion with the RWQCB regarding the draft IR Site 3 Feasibility Study and Remedial Action Plan (FSRAP; Terraphase 2011s)

Upcoming Work in March 2013:

1. Submit internal draft summary of the industrial waste area waste characterization to 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)

IR Site 4 Interim Remedial Action Work Plan submitted to the RWQCB (Terraphase 2011r, 2012gg, 2012ii, and 2012mm)

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

Work completed in February 2013:

1. Oversaw disposal of investigation and injection derived waste.

Major Work Items Previously Completed in 2013:

1. Developed and submitted the draft IR Site 4 Interim Remedial Measures Implementation Report to Upstream and the City of Richmond for review
2. Addressed comments on the draft Interim Remedial Measures Implementation Report and submitted final report to the RWQCB (Terraphase 2013c)

Upcoming Work in March 2013:

1. Planning for upcoming post-treatment performance monitoring in April 2013

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 February 2013:

1. Reviewed the current environmental closure status of the USTs
2. Reviewed the current UST Post-Closure Monitoring and Maintenance Plan (ITSI 2005)
3. Prepared the internal draft of the UST Management Plan

Major Work Items Previously Completed in 2013:

None

Upcoming Work in March 2013:

1. Submit the draft UST Management Plan to the City of Richmond, Upstream, and the RWQCB for review

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

Not Applicable

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

Work completed in February 2013:

1. Conducted the routine monthly UST closure monitoring inspections
2. Conducted the biennial UST interior monitoring inspections
3. Prepared the internal draft five-year UST inspection report
4. Prepared and submitted the combined fourth quarter and annual 2012 monitoring report to the RWQCB (Terraphase 2013e).

Major Work Items Previously Completed in 2013:

1. Conducted the routine monthly UST closure monitoring inspections
2. Preparation of the combined fourth quarter and annual 2012 monitoring report (Terraphase 2013e).

Upcoming Work in March 2013:

1. Conduct routine monthly UST closure monitoring inspections
2. Maintenance on UST structural features

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

Not Applicable

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

Work completed in February 2013:

1. Submitted the monthly remediation status report for January 2013 to the RWQCB (Terraphase 2013g)

Major Work Items Previously Completed in 2013:

1. Submitted the monthly remediation status report for December 2012 to the RWQCB (Terraphase 2013a)
2. Submitted insurance budget summary and project status update for December 2012 to Upstream, the City of Richmond, and ACE Group

Upcoming Work in March 2013:

1. Submit the monthly remediation status report for February 2013 to the RWQCB
2. Submit insurance budget summaries and project status updates for January and February 2013 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 February 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)

Major Work Items Previously Completed in 2013:

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 new settling tank floats
4. Preparation of the fourth quarter 2012 monitoring report (Terraphase 2013f)
5. Installed a new discharge pump

Upcoming Work in March 2013:

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

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 following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in February 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Installation of a new compressor for the automatic influent valve
3. Preparation and submission of the combined annual and fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013d)
4. Installation of an alarm float on the secondary containment pad
5. Prepare an analysis of costs and designs for a replacement bio-reactor tank

Major work items completed previously in 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Emergency repair and patching of the bio-reactor tank

Upcoming Work in March 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Preparation for bio-reactor tank repair

Site-wide Groundwater Monitoring

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

Work completed in February 2013:

1. Disposal of wastes generated during well destruction activities
2. Submitted Well Completion Reports for the well destruction activities to Contra Costa County Environmental Health and the California Department of Water Resources
3. Submitted the final Well Abandonment Completion Report to the RWQCB, the City of Richmond, and Upstream (Terraphase 2013h)

Major work items completed previously in 2013:

1. Submitted the Dry-Season Semi-Annual Groundwater Monitoring Report (Terraphase 2013b) to the City of Richmond, Upstream, and the RWQCB

Upcoming Work in March 2013:

1. Preparation for the semi-annual groundwater monitoring event

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 February 2013, 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.

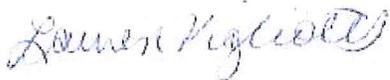
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat 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. In-situ groundwater remediation at IR Site 4 using Enhanced Reductive Dechlorination (ERD) was completed in December 2012 and monitoring of the remediation is on-going.

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)
Senior 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
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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- 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.
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- 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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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.

List of Court Documents

Date Filed	Document		Part / Attachment	No. of Pages	Description
	No.				
3/16/2012	1	Main	30	Complaint	
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3/16/2012	3	Main	1	Motion for Pro Hac Vice	
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2/28/2013	9	3	Exhibit 18
2/28/2013	10	9	Exhibit 19
2/28/2013	11	3	Exhibit 20
2/28/2013	Main	4	Declaration in Opposition
2/28/2013	70	4	Exhibit 22
2/28/2013	1	2	Exhibit 23
2/28/2013	2	4	Exhibit 24
2/28/2013	3	5	Exhibit 25
2/28/2013	4	20	Exhibit 26 (Part 1)
2/28/2013	5	17	Exhibit 26 (Part 2)
2/28/2013	6	25	Exhibit 27 (Part 1)
2/28/2013	7	28	Exhibit 27 (Part 2)
2/28/2013	8	3	Exhibit 28
2/28/2013	9	4	Exhibit 29
2/28/2013	10	11	Exhibit 30
2/28/2013	11	12	Declaration in Opposition
2/28/2013	Main	3	Exhibit 32
2/28/2013	1	4	Exhibit 33
2/28/2013	2	2	Exhibit 34
2/28/2013	3	18	Exhibit 35
2/28/2013	4	26	Exhibit 36
2/28/2013	5	4	Exhibit 37
2/28/2013	6	3	Exhibit 38
2/28/2013	7	6	Exhibit 39
2/28/2013	8	5	Exhibit 40
2/28/2013	9	3	Exhibit 41
2/28/2013	10	6	Exhibit 42
2/28/2013	11	4	Exhibit 43
2/28/2013	12	14	Exhibit 44
2/28/2013	13	3	Exhibit 45
2/28/2013	14		

2/28/2013		15	3	Exhibit 46
2/28/2013		16	6	Exhibit 47
2/28/2013		17	4	Exhibit 48
2/28/2013		18	3	Exhibit 49
2/28/2013		19	5	Exhibit 50
2/28/2013	72	Main	23	Declaration in Opposition
2/28/2013		1	4	Exhibit 52
2/28/2013		2	3	Exhibit 53
2/28/2013		3	5	Exhibit 54
2/28/2013		4	6	Exhibit 55
2/28/2013		5	30	Exhibit 56
2/28/2013		6	3	Exhibit 57
2/28/2013		7	3	Exhibit 58
2/28/2013		8	3	Exhibit 59
2/28/2013		9	3	Exhibit 60
2/28/2013	73	Main	3	Declaration in Opposition
2/28/2013		1	3	Exhibit 62
2/28/2013		2	3	Exhibit 63
2/28/2013		3	5	Exhibit 64
2/28/2013		4	3	Exhibit 65
2/28/2013		5	15	Exhibit 66
2/28/2013		6	8	Exhibit 67
2/28/2013		7	12	Exhibit 68
2/28/2013		8	4	Exhibit 69
2/28/2013		9	5	Exhibit 70
2/28/2013		10	3	Exhibit 71
2/28/2013		11	3	Exhibit 72
2/28/2013		12	2	Exhibit 73
2/28/2013		13	5	Exhibit 74
2/28/2013		14	2	Exhibit 75
2/28/2013		15	2	Exhibit 76
2/28/2013		16	3	Exhibit 77
2/28/2013	74	Main	2	Opposition/Response to Motion
2/28/2013	75	Main	6	Opposition/Response to Motion

3/1/2013	76	Main	2	Supplemental Brief
3/1/2013		1	14	Exhibit A (Levine Dec)
3/1/2013		2	30	Exhibit B (Proposed TAC)
3/1/2013	77	Main	5	Order on Stipulation
3/4/2013	78	Main	5	Motion to Appear by Telephone
3/11/2013	79	Main	19	Reply to Opposition/Response
3/11/2013	80	Main	5	Reply to Opposition/Response
3/11/2013	81	Main	13	Case Management Statement
3/11/2013		1	12	Exhibit Joint Discovery Plan

