

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, May 20, 2013 6:00 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Bruce Beyaert
Vice-Chair

Joan Garrett
Chair

Paul Carman

Dorothy Gilbert

Jim Hite

Jeanne Kortz

Eduardo Martinez

Joseph Puleo

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** (6 min.)
 - a. CalTrans I-580 Scofield Ave. and Western Drive Bridge Decks Replacement Project
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (70 min.)
 - a. Overview of Presidio Trust and application of trust concepts to public/private development and park management. - Presentation by Craig Middleton, Executive Director, the Presidio Trust (20 min.) Q&A (5 min.)
 - b. Costing Estimates for cleanup of all of former NFD Pt. Molate to unrestricted use standards, including expenditures to date – Presentation by Bill Carson for Terraphase. (20 min.) Q&A (5 min.)
 - c. Review of proposed PMCAC first term summary report - Presentation by Joan Garrett. (15 min.) Q&A (5 min.)
8. **Staff Reports** (3 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account – (2 min.)
 - b. Committee Log for PMCAC inquiries to staff, contractors – (1 min.)
 - c. Review of proposed parking plan for Pt. Molate – (1 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 April 15, 2013

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 (21 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 (12 min.)

- Synopsis of Terraphase Monthly Status report of March 2013
- Synopsis of Q12013 PGWTP QMR
- Notice of Water Board meeting re: FS/RAP for IR Site 3 – June 11, 2013

b. Community Outreach (5 min.)

- Arts Night Status
- General Outreach Activities

c. Grant Development (2 min.)

- Grant App. Status

d. Beach (2 min.)

- Proposed beach park signage
- Baykeeper marine debris cleanup progress

e. Chair (1 min.)

- Appreciation of Service to first term committee members
- Identification of pending schedule conflicts

13. Adjournment of PMCAC regular meeting

Scheduled Meetings

Committee Meeting - Monday, June 17, 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. 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

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWQlZDQlNWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



PROJECT UPDATE

Date: May 10, 2013

District: 4 - Oakland

Contact: Allyn Amsk

Phone: 510/286-5445

FOR IMMEDIATE RELEASE

Interstate 580 Scofield Avenue and Western Drive Bridge Decks Replacement Project

Maximum Speed Limit Reduced to 45 MPH

Lane Closures Continue

Contra Costa County – Construction continues for the Interstate 580 Scofield Avenue and Western Drive Bridge Decks Replacement Project. Lane closures are scheduled for westbound and eastbound Interstate 580, in the vicinity of the Richmond-San Rafael Bridge Toll Plaza. At least one lane in each direction will remain open at all times. Drivers should expect delays and allow extra time in their daily commute.

- The speed limit was reduced to 45 MPH. The speed limit will be enforced by the California Highway Patrol.
- In general, at night, due to construction activities, lanes will be reduced to one lane. If you are travelling on eastbound I-580, week night closures begin at 7 p.m. If you are travelling westbound, week night closures begin at 9 p.m.
- In early May there will be structural work as well as roadway excavation as Caltrans begins to build the crossover in the median.
- The long term, 90-day closure of the eastbound Western Drive on-ramp is expected to begin in June 2013. There will be brief closures prior to that date when the contractor is working in the area. However, when possible a flagger will allow vehicles through the work area.

This work is weather dependent. If it is delayed due to weather conditions, work will be rescheduled. Please drive cautiously through the construction zone and leave a safe traveling distance between your vehicle and the vehicle ahead of you. Please remember to "Slow for the Cone Zone."





PROJECT UPDATE

Caltrans plans to begin replacement of the westbound bridge decks in early June 2013. During construction of the westbound bridge decks, the eastbound Western Drive on-ramp will be closed for approximately 90 days. Passenger vehicles that are 3/4 ton or less will use the existing bicycle facility that runs underneath I-580. During the hours between 5:30 a.m. and 9:30 p.m., there will be a flagger at the entrance of the bicycle path, and a pilot vehicle will lead vehicles to eastbound I-580. The pilot vehicle will then return to the entrance to the bike facility where the flagger is stationed. Larger vehicles and trucks, however, will travel westbound across the Richmond-San Rafael bridge, exit at the San Quentin interchange, turn left at the end of the off-ramp, and turn left at the on-ramp to eastbound I-580. The detour across the bridge and back is about 9 miles long, and the extra travel time will be about 10 minutes, regardless of the time of day.

Caltrans plans additional outreach to the Point Molate Community Advisory Committee, the Point Richmond Neighborhood Council, and residents on Western Drive.

For more information about the project, please call our **message line at (510) 286-5820** or visit the **Caltrans webpage at <http://www.dot.ca.gov/dist4/580scofieldave/>**

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PROJECT UPDATE

Date: May 2, 2013
District: 4 - Oakland
Contact: Allyn Amsk
Phone: 510/286-5445

FOR IMMEDIATE RELEASE

Interstate 580 Scofield Avenue and Western Drive Bridge Decks Replacement Project

Lane Closures Continue

Message Line Added for Public Outreach

Contra Costa County – Construction continues for the Interstate 580 Scofield Avenue and Western Drive Bridge Decks Replacement Project. Lane closures are scheduled for westbound and eastbound Interstate 580, in the vicinity of the Richmond-San Rafael Bridge Toll Plaza. At least one lane in each direction will remain open at all times. Drivers should expect delays and allow extra time in their daily commute.

- Tonight Caltrans will restripe the westbound lanes so that the three lanes are merged to two lanes prior to the westbound I-580 Richmond Parkway on-ramp. The restriping should help with merging at the Richmond Parkway on-ramp.
- In general, at night, due to construction activities, lanes will be reduced to one lane. If you are travelling on eastbound I-580, week night closures begin at 7 p.m. If you are travelling westbound, week night closures begin at 9 p.m.
- In early May there will be structural work as well as roadway excavation as Caltrans begins to build the crossover in the median.
- The long term, 90-day closure of the eastbound Western Drive on-ramp will begin in June 2013. There will be brief closures prior to that date when the contractor is working in the area. However, they intend to use a flagger and allow vehicles through the work area, when possible.

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For more information about the project, please call our **message line at (510) 286-5820** or visit the **Caltrans webpage at <http://www.dot.ca.gov/dist4/580scotlandave/>**

Below is a photo of the signs installed with information about the bike shuttle.



PROJECT UPDATE



PMCAC Meeting # 24 May 20, 2013

Item 7a

Presidio Trust - Craig Middleton

URL for the presidio trust:

www.presidio.gov

Pt. Molate FY2012-13 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
City Attorney's Office	01151014-400206	Legal Services	Morrison Foerster	\$ 70,000	\$ -	\$ 70,000
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 161,951	\$ 91,380
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 60,000	\$ 39,000
				<u>\$ 422,331</u>	<u>\$ 221,951</u>	<u>\$ 200,380</u>

As of April 8, 2013

B.A.1

**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 - July 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 As of 2/5/2013	Revenues As of 2/5/2013	Balance 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 As of 2/5/2013	Revenues As of 2/5/2013	Balance 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

B.A.S

**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
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		\$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	\$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		\$ 19,945,318.48
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40
Current as of 2/5/2013		\$ 8,767,502.28	\$ 189,328.68	
Remaining Balance				\$ 19,921,826.40

B.A.6

5-6-13

To: Craig Murray - PMCAC Staff Liaison

From: Joe Puleo - PMCAC member

Subject: Inclusion in material distributed with 5-20-13
Agenda package

Per Joan's request please include copies of the
enclosed 2 page letters in the package

Letter #1 dated 3-14-13 From US Navy
Letter #2 dated 4-15-13 From LaShonda White

RECEIVED

MAY 06 2013

CITY OF RICHMOND
ENGINEERING SERVICES DEPT

J. Puleo
510-230-4600

PS I've been told you were out of town!

3.4.8

B.A.7

5A.3

8.A.8

LaShonda White

From: LaShonda White
Sent: Monday, April 15, 2013 10:17 AM
To: 'Young, Lisa M CIV NAVFAC SW'
Cc: Macchiarella, Thomas L CIV NAVFACHQ, BRAC PMO; Lee, Alan K CIV NAVFACHQ, BRAC PMO; Liotta, Rita M CIV WEST Counsel; Bruce Goodmiller; Rhonda Jackson; Tracey Lovely; Clark, David J CIV NAVFAC SW; Rhonda Jackson; Carlos A. Privat; Bruce Goodmiller
Subject: RE: Request for Pt. Molate Related Information

Ms. Young,

I hope that this email finds you well. Here are responses to your questions and/or requests as written in your email dated March 14, 2013.

1. The access information for the FTP site is below. The FTP site currently contains all 33 disbursement requests sent to First American Fund Control for disbursement from the escrow account. Disbursement request #2 consists of the City's request to receive \$630,000 as reimbursement for administrative expenses pursuant to Section 503 of the PMRA. I included supporting documents that substantiate the \$630,000 request in a folder entitled "Inv. #2 - COR \$630K Back-up Docs". All invoices, which total over \$670,000, are for legal services arising out of the Navy's early transfer of Pt. Molate, including the preparation and execution of the necessary documentation pertaining to the transfer.

FP link: <ftp.ci.richmond.ca.us/ptmolate>

login: [REDACTED]

password: [REDACTED]

2. Per our Finance Department, the Business Money Market account (#2000011599) holds a partial investment of the original \$28.5M. The account was opened in June 2011 with an original balance of \$4,951,428.82. The account was opened with ETCA funds. The funds in this bank statement represent a portion of the \$28.5M Navy Grant

3. According to the auditor, finding 2010-08 was rectified. Finding 2010-09 still needs to be corrected. This finding is reported in the Single Audit Report and concerns the \$630,000 payment to the City and the \$170,000 payment to Upstream. As stated above, the City received \$630,000 as reimbursement for legal expenses, which totaled over \$670,000 and were incurred to help the City in facilitating the Navy's early transfer of Pt. Molate. In order for this finding to be removed, the auditor wants something in writing from the Navy stating that the expenses and reimbursements were allowable. Now that you have the disbursement request documents needed for review, we would greatly appreciate it if the appropriate staff person could assist us in clearing up this audit finding.

4. The monthly technical reports are being sent to Mr. Clark by Terraphase. First American Fund Control (the escrow account holder) has added Mr. Clark to their email distribution list for the financial reports. Please let me know if you fail to receive these emails.

Thank you for your patience and feel free to contact me with any questions.

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

[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]

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

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

From: Young, Lisa M CIV NAVFAC SW [mailto:lisa.m.young@navy.mil]

Sent: Thursday, March 14, 2013 8:56 AM

To: LaShonda White

Cc: Macchiarella, Thomas L CIV NAVFACHQ, BRAC PMO; Lee, Alan K CIV NAVFACHQ, BRAC PMO; Liotta, Rita M CIV WEST Counsel; Bruce Goodmiller; Rhonda Jackson; Tracey Lovely; Clark, David J CIV NAVFAC SW; Rhonda Jackson

Subject: RE: Request for Pt. Molate Related Information

Hi LaShonda,

Thank you for your email response of December 20, 2012 with the electronic copy of the Single Audit Report for the year ending June 30, 2011. We have the following questions and requests:

1. Please provide the current status for the FTP site and all site access information. It's difficult for the Navy to review the escrow activity report without any backup information.
2. You have been providing monthly bank statements for a Business Money Market account [REDACTED]. Please tell us what is the purpose of this account, when this account was opened and what was the original balance? Was this account opened with ETCA funds?
3. There are two findings reported in the Single Audit Report (ending June 30, 2011), and these are the same findings reported in the first Single Audit Report (ending June 30, 2010). Please provide the current status of Finding 2010-08 and Finding 2010-09. For Finding 2010-09, the City's management response was that "staff will review the expenditures to ensure that grant funds drawn down were allowable and will adjust the escrow account if necessary." Please let us know whether the City has completed this action. If not, why not and when is the anticipated completion date?
4. As previously requested, it is requested that you submit all future monthly technical and financial reports to the Navy Technical Representative, Mr. David Clark at david.j.clark2@navy.mil, as he is the first line reviewing official.

Thank you,
Lisa

Lisa M. Young
Contracting Officer
NAVFAC SW, Environmental Core, BRAC
Lisa.m.young@navy.mil
619-532-0777

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

From: LaShonda White [mailto:lashonda_white@ci.richmond.ca.us]

Sent: Thursday, December 20, 2012 10:02 AM

To: Young, Lisa M CIV NAVFAC SW

Cc: Macchiarella, Thomas L CIV NAVFACHQ, BRAC PMO; Lee, Alan K CIV NAVFACHQ, BRAC PMO; Liotta, Rita M CIV WEST Counsel; Bruce Goodmiller; Rhonda Jackson; Tracey Lovely; Clark, David J CIV NAVFAC SW

Subject: RE: Request for Pt. Molate Related Information

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.	REMEDIATION	1/5/2012	Proposed agenda approved	Closed
7	Request copies of back-up invoices for all charges to Navy Grant Fund by Terraphase and Arcadis	Garrett	1/4/2012	A. Miller		Finance	FINANCE	Some invoices received on 3/15/2012	Information provided by Lashonda Wilson	Closed

8	<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		<p>Inclusion of items in an agenda packet that support an agenda item are a courtesy and are not mandatory.</p>	Closed
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<p>9</p> <p>Secure copies of monthly remediation status reports submitted by Terraphase/Arcadis since inception</p>	<p>Garrett</p>	<p>1/13/2012</p>	<p>C. Murray</p>	<p>City Mgr.</p>	<p>REMEDATION</p>	<p>1/25/2012</p>	<p>Terraphase monthly remediation reports will be sent to all PM/CAC members and posted on PM/CAC repository</p>	<p>Closed</p>
<p>10</p> <p>Secure copies of all drafts of proposed plans, studies, surveys, and other submissions required by the Water Board - as submitted by Terraphase/Arcadis/Upstream</p>	<p>Beyaert</p>	<p>1/13/2012</p>	<p>C. Murray</p>	<p>City Mgr.</p>	<p>REMEDATION</p>	<p>6/30/2012</p>	<p>Terraphase with agreement by City Mgr. will supply copies of all drafts prior to presentation to the Water Board</p>	<p>Closed</p>
<p>11</p> <p>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.</p>	<p>Beyaert</p>	<p>1/13/2012</p>	<p>C. Murray</p>	<p>City Mgr.</p>	<p>REMEDATION</p>	<p>2/10/2012</p>	<p>Information supplied by Terraphase to CalTrans</p>	<p>Closed</p>
<p>12</p> <p>Interpretation of Upstream obligations if any under Item 6 contained in Appendix II of the FEIR as cited: 6. Program Management Upstream will provide overall project management including but not limited to subcontractor procurement and management, monthly progress reporting, monthly Clean-up Cost Progress Reports to the Insurer, real time schedule and budget tracking, assist in public outreach and public meetings, maintenance of a public repository of environmental documentation, site field office, site equipment storage, and financial project management.</p>	<p>Garrett</p>	<p>1/13/2012</p>	<p>C. Murray</p>	<p>Legal</p>	<p>COMPLIANCE</p>			<p>Open</p>

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 Pl. 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 #G2489658001 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		REMEDICATION	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		REMEDICATION			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		REMEDICATION	4/12/2012	GW and soil fuel level plans received and posted to Repository	Closed

B.B.S

21	Draft of internal review of proposed wetlands mitigation and monitoring plan	Beyaert	3/21/2012	C. Murray	W. Carson	REMEDIATION			Open
22	Copy of 2011 annual UST closure monitoring report submitted to RWQCB.	Beyaert	3/21/2012	C. Murray	W. Carson	REMEDIATION	4/12/2012	2011 Annual UST Monitoring report received and posted to repository	Closed
23	Site 4 Drum Lot 2 Interim Remedial Action Plan approved by RWQCB.	Beyaert	3/21/2012	C. Murray	W. Carson	REMEDIATION	4/12/2012	Received copies of RWQCB's Notes on proposed plan. Final approval remains.	Closed
24	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			Open

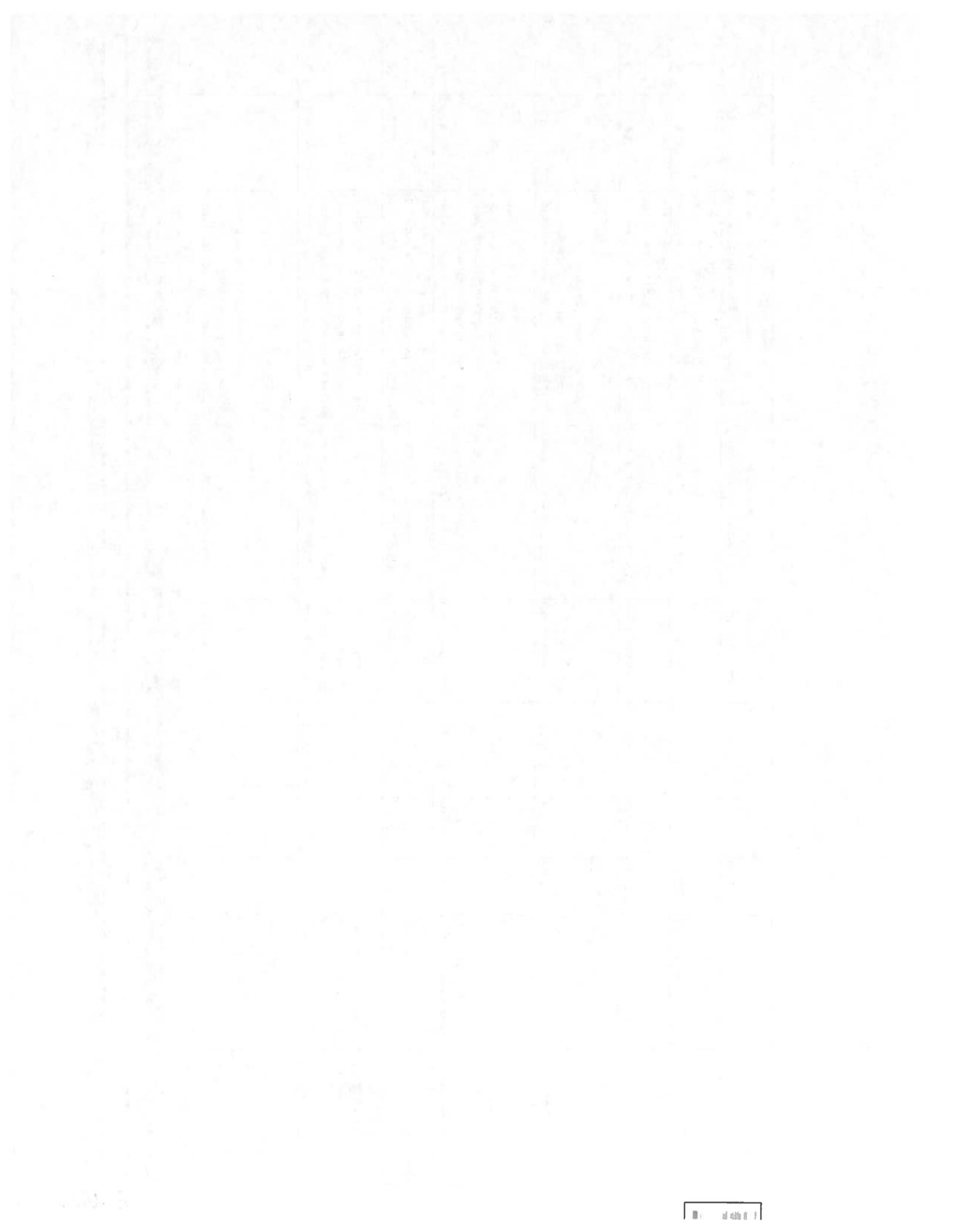
25	Copies of recently provided billings from Terraphase indicate that the "total authorized budget" for Terraphase engineering for Pt. Molate was \$498,200 on 1/30/11, \$1,290,918 on 7/5/11 and \$2,036,188 on 12/16/11. Please clarify if this is simply a total sum of billing amounts to date or an actual 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

B.B.7

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
32	Request to City Attorney's Office for copies of all court documents available on docket for Guidiville v. US and City of Richmond	Garrett	3/18/2013	C. Murray	C. Privat	Legal	LITIGATION	3/22/2013 Two CD's with all documents delivered	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								

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 coordinated	
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 NFD Pt. Molate	12 Years to 1 No. with 2 absences on 12/20/11 PMCAC regular meeting, item 73	City Council	12-Apr-12	e-mail letter	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 IR Site 3 Soil Cleanup Goals, and land use	Unanimously on 12/17/2012	Bill Lindsay, City Manager	6-Jan-13	e-mail	CLOSED	Meeting held on Jan 17, 2013	
7	REQUEST	Request to City Manager's Office for cost projections from Terraphase and NER to clean to unrestricted use levels	Follow up commitment to Jan 17, 2013 meeting.	Bill Lindsay, City Manager	7-Feb-13	e-mail	OPEN		



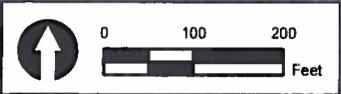
POINT MOLATE BEACH PARKING



Engineering Services Dept
450 Civic Center Plaza
Richmond, CA 94804
510-307-8091



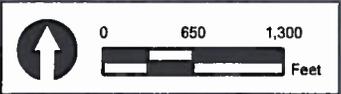
Map: P. Phelan

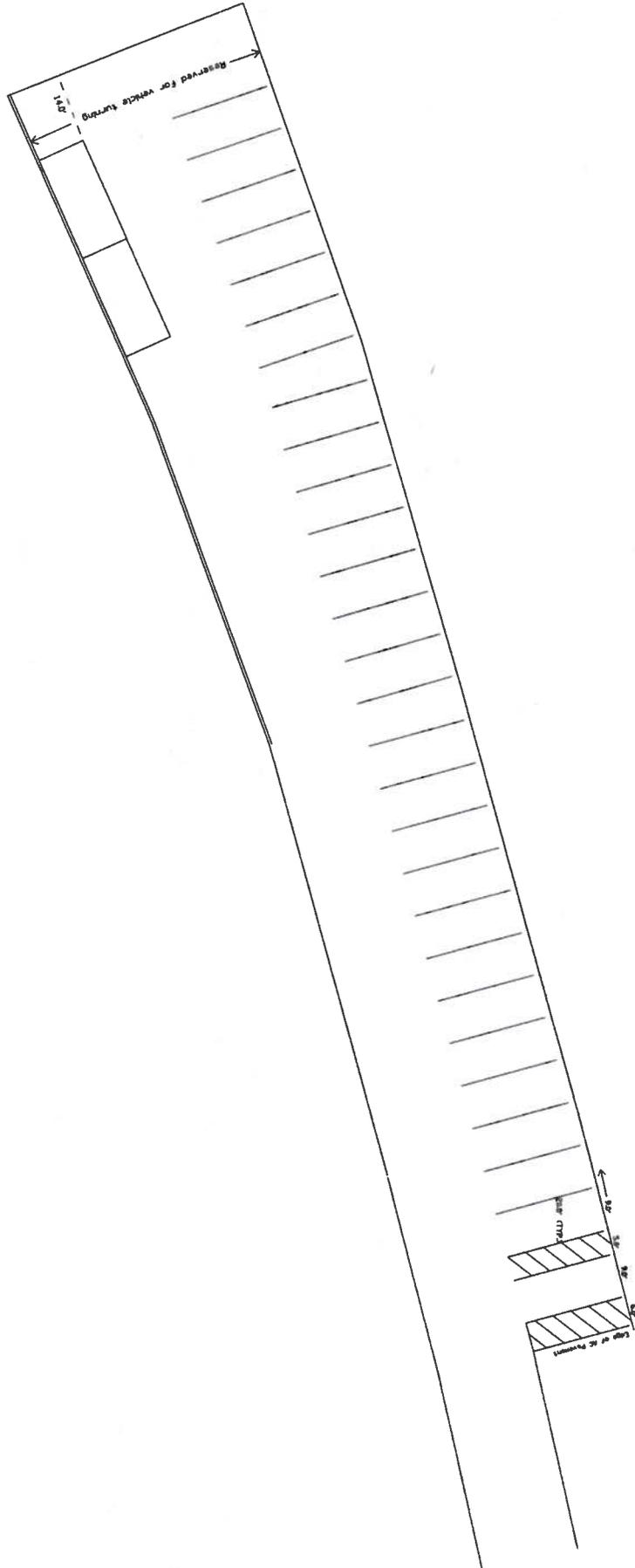


POINT MOLATE BEACH PARKING

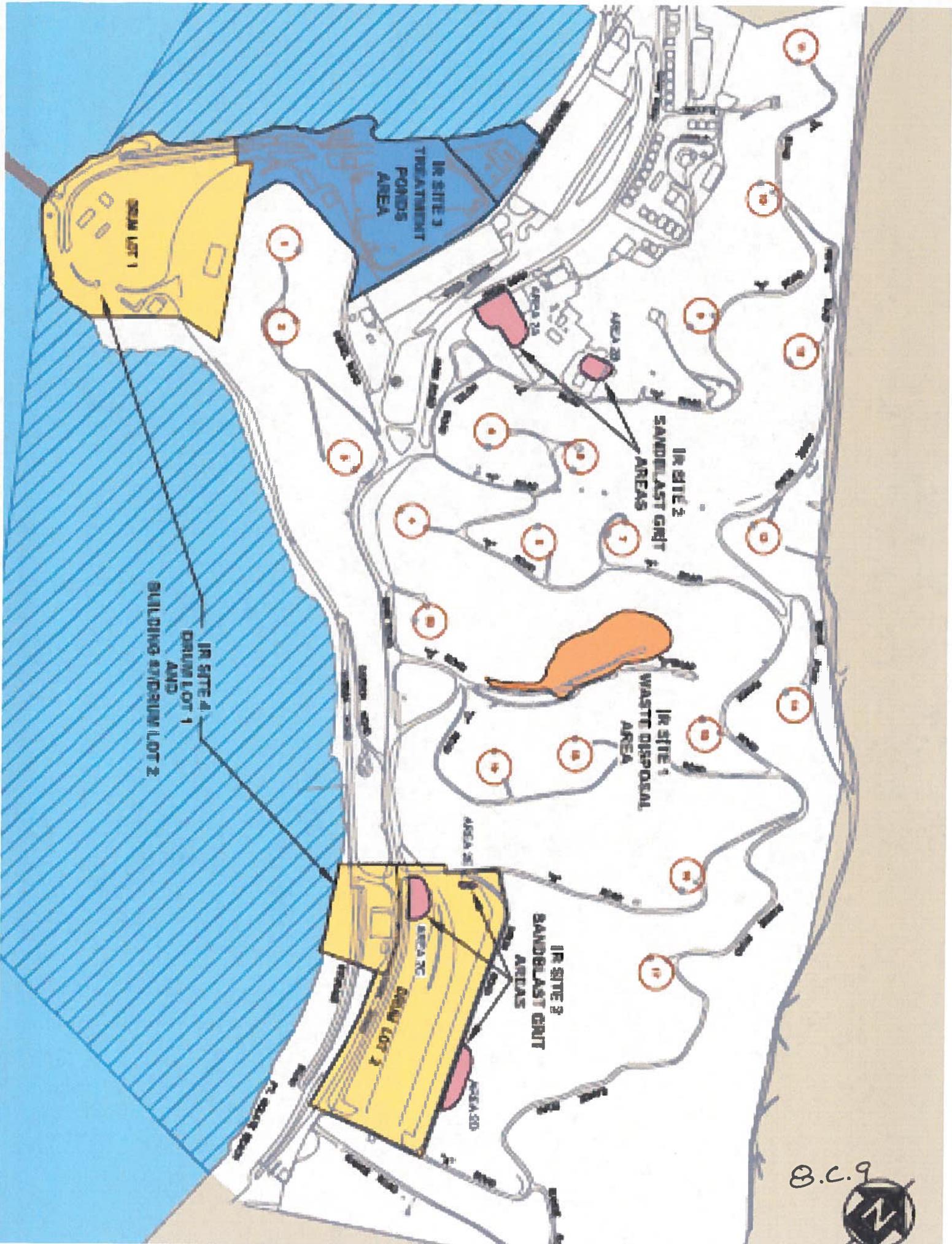


Engineering Services Dept
450 Civic Center Plaza
Richmond, CA 94804
510-307-8091









B.C. 9



City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, April 15, 2013, 6:00 PM**

1. CALL TO ORDER

Chair Beyaert called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Carman, Gilbert, Hite, Kortz, Martinez, Puleo, Smith, C., Stello (6:47), Sundance, Whitty.

Absent: Garrett. N.Smith

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

3. WELCOME AND MEETING PROCEDURES

Beyaert welcomed audience and explained that Chair Garrett is ill and won't be attending, Acting Chair Beyaert asked new Committee Member Carman to introduce himself. Beyaert then explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Beyaert reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Beyaert made motion to adopt the Agenda, Gilbert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair invited Committee Member C.Smith to provide announcement on Marine Debris and general Beach Area clean-up event. Beyaert provided information on the renewal of terms for Committee Members and to have applications in to City Clerk. Beyaert also noted that there will be a presentation from the Presidio Trust next meeting and noted Cal Trans has started the deck repair project.

6. OPEN FORUM

No speakers.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- a. Costing Estimates for cleanup of all of former NFD Pt. Molate to unrestricted use standards, including expenditures to date.

Beyaert indicated that this presentation by William Carson of Terraphase will need to be postponed.

- b. Proposal of Thermal Desorption IR Site 3.

Beyaert welcomed guest speakers from Minneapolis and Edmonton via phone and on screen slide presentation. Mr. Kirk Shellum from Minneapolis and Daryl Nelson, Firm CEO, from Edmonton, Alberta. Shellum noted last presentation from September, 2012 and summarized agenda of presentation. Nelson spoke about Nelson Environmental work in Canada, US, Europe and Africa. Nelson noted that work is focused on the problem and working with soil at its location. Nelson described goals of the Thermal Desorption process and contaminant is vaporized without burning the soil. Nelson explained that his family has 50 years of soil handling experience and Thermal Desorption is fairly Kinetic process and explained that the company is well versed in dealing with a variety of conditions and temperatures. Soil is heated in low oxygen environment in a rotary kiln and reaches a 400 to 900 degree Fahrenheit temperature. A minimum temperature is kept to maintain that clean soil criteria. Water is added, gets moisture back into soil and allows for it to be controlled.

Vaporized contaminants and moisture and dust goes to a vacose system and then into a final secondary oxygen chamber. A second chamber takes temperature to 1600 Fahrenheit with oxygen and converted to carbon dioxide and water vapor. There is no smoke or dust from the system. It is about 80% Nitrogen, 7% Oxygen and yield 7-9% Carbon Dioxide. Nelson showed pictures of color of clean soil that have been through the process. Nelson noted that end soil with uniform content, little rock, and moisture is nice to work with for other uses such as road building. Nelson showed Canada location where equipment works in 50 degree below freezing. Upstream oil sites with crude oil is much of the business and also location in Honolulu near Home Depot and Dole plant in urbanized area. Three diesel engines are part of process and process is quiet.

Shellum described the mobile thermal estimate. With a lot of variables in project, there is a ball park estimate because there is not a formal proposal request but a rough idea of what the cost would be. Shellum noted heat 450 to 1000 degrees Fahrenheit and noted that firm has success with long chain hydrocarbon treatment. Shellum noted DRE, Destruction Rate Efficiencies, within the system and proposal and it will be running at 35-40 Tons per hour. Type of soil if clay and moisture content and soil energy value of 1,000 BTUs per pound will determine speed of treatment and efficiencies to keep the cost down. Shellum noted that all workers on the site are OSHA and hazardous materials trained. A Remedial Action work Plan (RAP) will be written that is specific to the operation and site so everyone will know what and how it will be done prior to any work commencement. Shellum noted that work is performed on a 24 hour, 7 day a week basis, other than holidays, to get work done with personnel on the site at all times. Warren Nelson, Daryl's Brother and co-owner of the company, with about 20 years of experience will direct the operation, trained most of the staff and has done projects all over the world. NER has done work for ruptured pipelines, Military installations, Airports and Superfund sites. Shellum noted that a space of about 200 by 200 feet would be required for a large plant to set up on. Operations can include process of 20,40,45 Tons per hour. Not sure if will encounter seawater and telephone poles will need to be taken down and are included in the proposal number. Shellum described the SAP, an approved Sampling Plan, that will determine rate of testing per tons treated such as test at every 300 tons or 1,000 tons to make sure soil is clean and at City's choice it is tested by independent laboratory. Shellum summarized full cycle and return of site to City. Shellum described process for permits and noted that Water Board's George Leyva indicated that there will be no problem in receiving a air permit to treat the soil. Shellum stated that as a guarantee at this 500 ton site that if the soil does not pass after being treated that NER then it will reprocess the soil at its expense. Shellum described NER and City responsibilities such as City helping with delivery of utilities. Shellum stated that NER will not move the inorganics. When you run into metals in the soil, such as if there is 10 parts per million of Lead in soil going in, then there is 10 parts per million going out with soil. Excavation will be 20 feet below grade and seawater will not be encountered. Shellum noted that this is a good faith estimate with assumptions such as fuel, water, power will be available, and the estimate is provided as a benefit to the City for City planning purposes. Assumption is 75 tons as a minimum guaranteed quantity. If there is 50 tons, then will be paid for 75 at \$65. per ton with \$200,000. for equipment mobilization and about \$150,000. for equipment demobilization. NER will guarantee the success that each ton of soil treated will meet the clean-up objective. A Long Chain hydrocarbon treatment system is proposed. Shellum described the Pt Molate Fuel Product Action Levels (FPALs) for residential clean-up for gasoline residential PAHs for carcinogenic and non-carcenogenic and for park and recreational clean-ups. Shellum noted that for the TPH side that 500 parts per million can be reached easily rather than the goal established of 1,000 parts per million and PAHs below 1 part per million. Shellum noted a past project prior to Thermal treatment and after treatment with lower temperatures. Higher the number, the longer the hydrocarbon chain and the more difficult to treat. Sample was showed that at 500 degrees at 1,200 parts per million in and 8 parts per million residual and 30,000 ppm in and less 100 ppm out.

Shellum opened it up for questions. Kortz noted that in past meetings that PMCAC was told that it would not work with certain hydrocarbons and what are drawbacks of hauling rather than keeping on site. Shellum noted that NER has been in business 20 years and willing to bond the project, a guarantee that it will clean or remove it. Keeping it on site is soil is same and liability is severed at the site and US has a cradle to grave liability including if truck tips over, accident . Also, Generators of contaminated waste is still tied to it and if landfill needs to be capped in the future you, as a municipality, are tied to it. Issue is also that it is used as a daily cover over the garbage. Landfill uses contaminated soil as Alternate Daily Cover, with its hydrocarbons, and

9.A.2

when gets up to 120 degrees typically with smell and volatize to atmosphere. Puleo asked about excavation limit of 20 feet. Shellum noted that this was from Bill Carson and George Leyva. Puleo asked if NER was certain pump impacted water to Sewage plant. Shellum clarified that it is the existing Pt Molate Treatment Plant. Puleo asked if process has been performed in CA. Shellum indicated NER has not but he has worked in similar plant in southern California. C.Smith asked if soil is sterile. Nelson noted other projects with subsoils that are not that supportive and after thermal treatment have shown to have bio-nutrients, fertile and have supported vegetation. C.Smith asked how large is crew. Nelson indicated that hire about 10-20 people with about six key people brought to the site and buy supplies locally and hopefully local hires want to continue with NER. C. Smith asked about pay and Nelson indicated that pay is equivalent or higher especially with low unemployment with skill sets such as of oil rig workers. Whitty inquired about local utilities for six months. Shellum indicated that can certainly get pole and line in from the grid and also water with a meter and backflow preventer. Shellum 600 to 800 tons of 75,000 tons is 93 to 100 days to treat or about a 6 month process. Whitty indicated cost is about \$4M plus water, electricity, set up costs. Shellum indicated that within that number NER will pay for water and electricity. Sundance asked about the BP spill in the Gulf of Mexico and if this technology can be used there. Shellum that it is different application than primary application for pipeline ruptures and Thermal Desorption is primary application for this type of large scale releases. Carman inquired about site being very close to the SF Bay and inquired why so confident that there will not be Seawater. Shellum referenced the piling set up and discussion with Bill Carson of Terraphase. Carman inquired about processing unit price of Carbon numbers and affect on price. Shellum indicated more so factors are moisture content, soil type, fuel costs, and utility availability than particular contaminants. Puleo inquired about salt water intrusion. Nelson indicated that it is common that some soil will come from below ground water and having the site concrete working areas mitigates that extensively. Beyaert inquired about utility availability and Shellum asked if Natural Gas is available. Mayor inquired if this has been presented to high level City Staff such as City Manager. Shellum indicated no but was asked by Bill Carson to present directly to the Pt Molate Community Advisory Committee. Mayor indicated that she could set up a meeting for a presentation to the City Manager.

Beyaert opened it up to public. Rod Satre inquired about water use and through put estimate. Shellum indicated that there is no estimate at the time. Shellum noted that Carson noted that water could be handled at treatment plant. Satre inquired about noise. Shellum indicated 50 db within 100 yards of treatment equipment and back up beepers of trucks are loudest thing on site. Satre asked if air scrubbing and off gasses would be Air Board. Shellum indicated not in this air district but has worked with a number of the 41 different air districts within the State of California and have been permitted in other California Air Districts and noted that George Leyva indicated that permit would go quickly. Shellum noted that water is used as a rehydrant to soil. Beyaert thanked Mr. Shellum and Nelson for their presentation.

8. STAFF REPORTS

- a. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account.

Beyaert asked Staff Liaison to present the General Fund balance and the Pt Molate US Navy Escrow funds. Murray presented both reports as placed within the Board Agenda packet.

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

Murray noted that Chair Garrett reported at last meeting and City Manager was here last meeting with a few follow-up items and written report is provided in packet.

9. CONSENT CALENDAR

Puleo moved to approve, Whitty seconded that the Consent Calendar is approved. Passed unanimously.

10. FUTURE AGENDA ITEMS

9.A.3

Beyaert noted that the Executive Director of the Presidio Trust will be here next meeting. Beyaert will inquire if Bill Carson can attend the next meeting.

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

Mayor provided a Case Summary document of the status of the lawsuit with Upstream titled Guideville Rancheria of California v. United States.

Mayor encouraged all Committee Members to provide their applications for continuing with the Pt Molate Community Advisory Committee and expects that these will be heard on May 7 City Council Meeting. Mayor indicated that she has a Volunteer, a former staff member, doing interviews and these are occurring now.

12. CHAIR AND SUB-COMMITTEE REPORT

- a. Clean-Up and Restoration: Synopsis of UST Management Plan, Synopsis of QMRs for 1) USTs, 2) IR Site 1, 3) PGWTP.

Whitty reported on two both reports and summarized function of each report. All twenty structures look good and in the Underground Storage monitor tank noted that nine tanks have yet to pass but continue to show decreasing levels of product contamination. Beyaert noted concern of limit now for the City to maintain with just a wheeled lawnmower to be used and City is restrained and this is very different than with US Navy in past testing strength with voluminous amounts of water in tanks on top of the lids. Beyaert noted that the packaged groundwater treatment plant only removed 60 pounds, about 7 gallons, of 5.5m gallons of water over the year and City is paying a very high bill with very little contaminants being removed. Puleo asked why is it still being operated. Beyaert indicated that it is required by Regional Water Board. Satre added that if not operated that there would be pressure built up on the sheet pile dam. Beyaert summarized recommendations on Landfill site operations. Carman inquired about observed leakage. Beyaert indicated that this inquiry, if placed in an email, can be forwarded to Bill Carson.

- b. Community Outreach:

Beyaert asked Sundance to report. Sundance reported that East Richmond Heights Neighborhood Council is receiving a presentation tonight at Sierra with the presentation developed by the UC Berkeley students. Sundance noted that there is a beautiful new pamphlet developed. Gilbert noted that both Hite and Gilbert have this presentation on their laptops and offered to present to the Mayor in discussion with Chair Garrett. Mayor indicated that she didn't realize that it was received by the PMCAC already and noted that there is a screen in the City Manager Conference Room and invited Gilbert to call and schedule time to provide the presentation. Beyaert inquired if there's a date on the Art Night. Sundance indicated that this has not been determined yet.

- c. Grant Development:

Stello noted that the Citizens for a Sustainable Pt Molate is waiting to hear if a \$50,000. Grant request for Coastal Prairie Grass restoration will be awarded. Stello noted that if this is not awarded then there is another conservation grant due in May and the same request can be put forward for this grant with applications due in

May. Stello noted that Letters of Interest are being sent out to a couple of foundations. Finally, Stello noted that a request for the Urban Greening Grant from the City was not put forward.

d. Legal: Court Document Request

No report.

e. Chair:

Beyaert called if there were any conflicts next month. None stated. Beyaert asked if Carman is interested in serving on any of the four sub-committees of Clean Up and Restoration, Legal, Outreach and Grant Development. Carman indicated that he will review. Puleo reported on response from City Manager representative regarding amount of funds in amount of \$800,000 that City took out of escrow funds and auditors inquiry if these funds were paid out properly as questioned by audit and they are currently under review by US Navy.

13. ADJOURNMENT

Martinez moved to adjourn the meeting at 7:59 pm, seconded by Kortz. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .

Monday, May 20, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

9.A.5



April 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 Conducted in March 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 in this report. 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 March 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 April 2013:

None

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

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

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

Work completed in March 2013:

1. Developed the internal draft cost evaluation of additional remedial scenarios for IR Site 3 per RWQCB comment

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

Upcoming Work in April 2013:

1. Submit draft summary of the industrial waste area waste characterization to the City of Richmond and Upstream
2. Submit the internal draft cost evaluation of additional remedial scenarios for IR Site 3 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 March 2013:

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

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)
3. Oversaw disposal of investigation and injection derived waste

Upcoming Work in April 2013:

1. Complete post-treatment performance monitoring event

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 March 2013:

1. Submitted the Underground Storage Tank (UST) Management Plan to the City of Richmond, Upstream, and the RWQCB (Terraphase 2013j)

Major Work Items Previously Completed in 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 draft of the UST Management Plan

Upcoming Work in April 2013:

1. Respond to comments on the UST Management Plan from the RWQCB

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 March 2013:

1. Conducted the routine monthly UST closure monitoring inspections
2. Prepared the internal draft Five-Year UST Inspection Report
3. Maintenance on UST structural features
4. Prepared the internal draft first quarter 2013 UST monitoring report

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

1. Conduct routine monthly UST closure monitoring inspections
2. Submit the Five-Year UST Inspection Report to the RWQCB
3. Submit the first quarter 2013 UST monitoring report to the RWQCB

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

Not Applicable

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

Work completed in March 2013:

1. Submitted the monthly remediation status report for February 2013 to the RWQCB (Terraphase 2013i)
2. Submitted the insurance budget summary and project status update for January 2013 to Upstream, the City of Richmond, and ACE Group
3. Meeting with Upstream, City of Richmond, and ACE Group on March 19, 2013

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

Upcoming Work in April 2013:

1. Submit the monthly remediation status report for March 2013 to the RWQCB
2. Submit insurance budget summary and project status update for 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 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, startup and troubleshoot the permanent sand filter
4. Removal of the rental sand filter and characterization of the used sand for disposal
5. Prepare the internal draft first quarter 2013 IR Site 1 monitoring report

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. Installed a new discharge pump on the treatment system
5. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)

Upcoming Work in April 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Submit the first quarter 2013 monitoring report to the RWQCB

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

Not Applicable

IR Site 3: PGWTP

Terraphase, under the direction of Upstream and the City of Richmond, operates, maintains, monitors, and prepares the 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 March 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Repaired bio-reactor tank
3. Prepared the internal draft first quarter 2013 monitoring report

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

Upcoming Work in April 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Submit the first quarter 2013 monitoring report to the RWQCB

Site-wide Groundwater Monitoring

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

Work completed in March 2013:

1. Preparation for the semi-annual groundwater monitoring event

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

Upcoming Work in April 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.

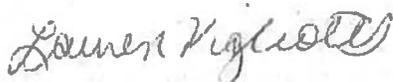
1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous 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. The site-wide, wet-season groundwater monitoring will be conducted in May 2013.

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: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond
LaShonda White, City of Richmond
Jim Levine, Upstream Point Molate LLC

John Salmon, Upstream Point Molate LLC
Michael Derry, Guidiville Pomo Indians
Michael Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: *Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County*. December 19.
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May 13, 2013

Ms. Lourdes Gonzales
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Attn: NPDES Wastewater Division
Fuel General NPDES No. CAG912002

Subject: First Quarter 2013 Self-Monitoring Report for the Packaged Groundwater Treatment Plant,
Former Naval Fuel Depot Point Molate, Richmond, California (Orders No. R2-2006-0075,
R2-2012-0012, NPDES Permit No. CAG912002)

Dear Ms. Gonzales:

The City of Richmond (the "City") and Upstream Point Molate LLC ("Upstream") entered into the Point Molate Remediation Agreement in 2008 (the "Remediation Agreement"). Upstream has assumed responsibility for certain remediation-related work at Point Molate, including the preparation of this report, pursuant to the Remediation Agreement. Upstream has retained qualified professionals to assist in carrying out the subject work, including Terraphase Engineering Inc. ("Terraphase"). In addition, the City has retained Nichols Consulting Engineers ("Nichols") to represent and advise regarding remediation-related matters at Point Molate, including this report. Based upon their qualifications and experience, the City has reasonably relied on Upstream, Terraphase and Nichols to prepare the report and other attached documents and to advise the City regarding its preparation and contents. Based upon the foregoing, the City makes the following certification:

I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with the system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



Craig K. Murray
Development Project Manager II

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May 15, 2013

Ms. Lourdes Gonzales
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Attn: NPDES Wastewater Division
Fuel General NPDES No. CAG912002

Subject: First Quarter 2013 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California (CIWQS 657165) Order No. R2-2012-0012, NPDES No. CAG912002

Dear Ms. Gonzales:

On behalf of the City of Richmond and under the direction of Upstream Point Molate, LLC, Terraphase Engineering Inc. (Terraphase) has prepared this National Pollutant Discharge Elimination System (NPDES) First Quarter 2013 Self-Monitoring Report for the Packaged Groundwater Treatment Plant (PGWTP) located at the Former Naval Fuel Depot Point Molate in Richmond, California ("the Site"). This letter report was prepared in accordance with the RWQCB Order No. R2-2012-0012, NPDES Permit No. CAG912002 (adopted March 15, 2012), titled "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)".

This report presents the data collected during the first quarter of 2013 ("the reporting period") in accordance with reporting requirements specified in Attachment E of the VOC and Fuel General Permit. This report presents flow rates, field water-quality measurements, and laboratory analytical results of the PGWTP influent and effluent for total petroleum hydrocarbons (TPH); benzene, toluene, ethylbenzene, and total xylenes (BTEX) compounds; and polycyclic aromatic hydrocarbon (PAH).

PGWTP Description

The PGWTP treats groundwater extracted from four screened wells that are set into a trench that extends below the water table and has been backfilled with gravel to minimize the resistance to groundwater flow into the wells. The groundwater is pumped from the extraction wells using submersible well pumps and conveyed to an oil-water separator (OWS). In the OWS, the small amounts of free petroleum product present in the extracted groundwater flow to an oil reservoir tank. The water is then pumped from the OWS to a flow control tank where it flows by gravity into the bioreactor. After exiting the bioreactor, the water is pumped through a two-pod sand filter (installed in January 2013) into a phase separation tank, to remove any biological matter and sediment, followed by three 2,000-

pound GAC units. The GAC units are plumbed in series to further reduce the concentrations of the chemicals of concern in the PGWTP's effluent discharge. Treated groundwater is discharged directly to San Francisco Bay under the requirements of the NPDES Permit.

PGWTP 2013 First Quarter Operations

The PGWTP operated continuously from January 1 through March 31, 2013. No bypasses or upsets occurred during the reporting period, and the PGWTP was not shutdown. The PGWTP was operated and maintained in accordance with the Operation and Maintenance (O&M) Manual, prepared by Terraphase, dated July 25, 2011. A copy of this O&M Manual is located at the PGWTP.

During the first quarter of 2013, the PGWTP treated approximately 653,000 gallons of groundwater with an average flow rate of approximately 5.0 gallons per minute (Table 1).

During the first quarter of 2013, approximately 0.3 kilograms of TPH were removed by the PGWTP (Table 2).

Summary of NPDES Sampling Results

Influent and effluent water samples from the PGWTP were collected and analyzed during the reporting period in accordance with the 2012 Order. Tables 3A and 4B summarize the analytical data for influent samples collected from the PGWTP. Tables 4A and 4B summarize data for the same analytes in effluent samples from the PGWTP collected during the reporting period. The following sections of this report summarize the sampling results.

TPH Analytical Results

Influent and effluent sampling for TPH as gasoline (TPHg), TPH as diesel (TPHd), and TPH as bunker fuel C (TPHbc) was performed on January 8, February 5, and March 7, 2013. The analytical results for these compounds are presented in Table 3A for influent samples and in Table 4A for effluent samples.

The concentrations of TPHg and TPHd in effluent samples were below their respective effluent limitations during the reporting period. The concentrations of TPHbc in effluent samples were below the reporting limit of 100 µg/L during the reporting period.

Historically, the influent and effluent samples at the PGWTP have contained concentrations of compounds that interfere with the analytical laboratory's performance of TPH analysis when using United States Environmental Protection Agency (EPA) Method 8015B. Interference of this type is typically caused by a biogenic source, usually carboxylic acids that have elution times similar to the range of TPHd and TPHbc compounds. When present in samples, these organic acids are interpreted by laboratory analytical machines to be TPH. The interference in site samples has led to false elevated analytical results for TPH. Subjecting the sample to a process referred to as a "silica gel cleanup" effectively removes the interfering compounds from a sample and allows the laboratory to separate out and quantify the true concentration of petroleum-related TPH compounds. Silica gel cleanups were performed on the TPHd and TPHbc samples collected from the PGWTP.

BTEX Analytical Results

Influent and effluent sampling for BTEX compounds was performed on January 8, February 5, and March 7, 2013. BTEX analytical results are presented in Table 3A for influent samples and in Table 4A for effluent samples.

The concentrations of BTEX compounds in the effluent samples were below their respective effluent limitations during the reporting period.

PAH Analytical Results

Influent and effluent sampling for PAH compounds was performed on January 8, February 5, and March 7, 2013. PAH analytical results are presented in Table 3B for influent samples and in Table 4B for effluent samples.

The concentrations of PAH compounds in the effluent samples were not detected above the analytical laboratory's reporting limit of 0.1 µg/L, which is the lowest reporting limit that the analytical laboratory can reach.

Visual Observations

Visual observations regarding floating materials, discoloration, turbidity, odor, evidence of beneficial use, hydrographic condition, and weather condition for the receiving water; and odor, weather condition, deposits, discoloration, clogging, and valve exercise regarding the PGWTP were recorded during the monthly sampling events. The visual observation forms for the first quarter of 2013 are provided as Attachment A.

Quality Assurance/Quality Control (QA/QC)

Standard QA/QC measures were implemented during the sample collection, transportation, and chemical analysis process. The primary objective of these QA/QC measures is to ensure that resulting analytical data are reproducible, are of adequate quality for their intended use, and are representative of actual conditions.

- January Trip Blank Detection:
 - TPHg was detected in the trip blank that accompanied the samples collected on January 8, 2013. The concentration was 13 J µg/L.
- January Method Blank Detection:
 - TPHg was detected in the method blank associated with the samples collected on January 8, 2013. The concentration was 24 J µg/L.
- February Trip Blank Detection:
 - TPHg was detected in the trip blank that accompanied the samples collected on February 5, 2013. The concentration was 19 J µg/L.

- February Method Blank Detection:
 - TPHg was detected in the method blank associated with the samples collected on February 5, 2013. The concentration was 16 J µg/L.
- March Trip Blank Detection:
 - TPHg was detected in the trip blank that accompanied the samples collected on March 7, 2013. The concentration was 16 J µg/L.
- March Method Blank Detection:
 - TPHg was detected in the method blank associated with the samples collected on March 7, 2013. The concentration was 14 J µg/L.

Estimated concentrations: Analytes that were present in samples above the laboratory method detection limit (MDL) but below the laboratory reporting limit (RL) are qualified with a "J" flag to indicate that the concentration is an estimated value.

No further qualification has been applied to the analytical results presented in this report because the concentrations of the analytes in the method and trip blank samples are below the analytical laboratory's reporting limit and the concentrations of the analytes in the effluent samples are below the Effluent Limitations.

Compliance Evaluation Summary

During the first quarter 2013 reporting period, the PGWTP complied with the applicable sampling requirements.

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

Sincerely,
For Terraphase Engineering Inc.



Ryan Janoch P.E. (C78735)
Senior Professional Engineer

cc: Carlos Privat, City of Richmond
Jim Levine, Upstream Point Molate, LLC
Venkat Puranapanda, ACE Group
David Clark, United States Navy BRAC
Michael Leacox, Nichols Consulting Engineers
George Levya, California RWQCB
Joan Garrett, PMCAC
Bruce Bayaert, PMCAC

Tables:

- 1 PGWTP Summary of Flow Data
- 2 PGWTP Summary of Total Petroleum Hydrocarbon Mass Removal Data
- 3A PGWTP Summary of Influent BTEX and Total Petroleum Hydrocarbons Sample Results
- 3B PGWTP Summary of Influent PAH Sample Results
- 4A PGWTP Summary of Effluent BTEX and Total Petroleum Hydrocarbons Sample Results
- 4B PGWTP Summary of Effluent PAH Sample Results

Attachments:

Attachment A Visual Observation Forms

Table 1
PGWTP Summary of Flow Data
Former Naval Fuel Depot Point Molate, Richmond, California



Month	Period of Operation ⁽¹⁾ (days)	Volume Per Period (gallons)	Volume Per Period (liters)	Average Flow Rate During Operation (gpm)
January	31	306,006	1,158,233	6.9
February	28	76,060	287,887	1.9
March	31	271,000	1,025,735	6.1

Notes:

(1) Number of days system is operating, which may not coincide with the number of days in the month.
 gpm = gallons per minute

Third Quarter 2012 Summary (7/1/2012 to 9/30/2012)	
Total days of operation	90
Total volume of groundwater treated (gallons)	653,066
Average flow rate (gpm)	5.0

Table 2
PGWTP Summary of TPH Mass Removal Data
Former Naval Fuel Depot Point Molate, Richmond, California



Month	Period of Operation ⁽¹⁾ (days)	Volume Per Period (gallons)	Volume Per Period (liters)	Total TPH Influent Concentration ⁽²⁾ (µg/l)	Total TPH Effluent Concentration ⁽²⁾ (µg/l)	Total TPH Removal Concentration (µg/l)	TPH Mass Removed Per Period ⁽³⁾ (kg)	TPH Mass Removal (kg/day) Rate
January	31	306,006	1,158,233	22	24	0	0.0	0.0
February	28	76,060	287,887	165	14	151	0.0	0.0
March	31	271,000	1,050,125	271	16	255	0.3	0.0

Notes:

(1) Number of days system is operating, which may not coincide with the number of days in the month.

(2) For total TPH concentration, non-detects are treated as zero.

(3) Total TPH concentration is based on addition of TPHg, TPHd, and TPHbc results. Because the range of hydrocarbons reported for each analyte overlaps, this mass removal may be biased high.

ND = Not Detected (Analyte was not detected above the RL.)

RL = Reporting Limit

TPH = Total Petroleum Hydrocarbons

kg = kilograms

µg/l = micrograms per liter

First Quarter 2013 Summary (1/1/2013 to 3/31/2013)	
TPH mass removed this period (kg)	0.3

Table 3A

PGWTP Summary of Influent BTEX and Total Petroleum Hydrocarbons Analytical Results
Former Naval Fuel Depot Point Molate, Richmond, California



Constituent	Analytical Method	Units	Sample Frequency	Sample Date											
				1/8/13				2/5/13				3/7/13			
				Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed
Benzene	EPA 8260B	µg/l	Q	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Toluene	EPA 8260B	µg/l	Q	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Ethylbenzene	EPA 8260B	µg/l	Q	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Total xylenes	EPA 8260B	µg/l	Q	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
TPHg	EPA 8015B	µg/l	Q	14 J ⁽²⁾	50	13	10-Jan	25 J ⁽²⁾	50	13	7-Feb	17 J ⁽²⁾	50	5.7	8-Mar
TPHd ⁽¹⁾	EPA 8015B	µg/l	Q	8.1 J	17	3.2	11-Jan	30 Y ⁽²⁾	17	4.1	7-Feb	44 Y	17	2.6	11-Mar
TPHbc ⁽¹⁾	EPA 8015B	µg/l	Q	ND	100	--	11-Jan	110 Y	100	--	7-Feb	210 Y	100	--	11-Mar

Notes:

- (1) Silica gel cleanup used for TPHd and TPHbc analysis
- (2) Analyte detected in Trip Blank and/or Method Blank
- = Not measured/Not applicable
- BOLD** = Analyte detected
- EPA = Environmental Protection Agency
- J = Estimated concentration. Compound detected at a concentration below its RL and above the MDL.
- MDL = Method Detection Limit
- ND = Not Detected (Analyte was not detected above the RL.)
- Q = Quarterly
- RL = Reporting Limit
- TPHbc = total petroleum hydrocarbons quantified as bunker C
- TPHd = total petroleum hydrocarbons quantified as diesel
- TPHg = total petroleum hydrocarbons quantified as gasoline
- µg/l = micrograms per liter
- Y = Sample exhibits chromatographic pattern, which does not resemble standard.

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Table 3B
PGWTP Summary of Influent PAHs Analytical Results
Former Naval Fuel Depot Point Molate, Richmond, California

Constituent	Analytical Method	Units	Sample Frequency	Sample Date											
				1/8/13			2/5/13			3/7/13					
				Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed
Naphthalene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	0.06 J	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Acenaphthylene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Acenaphthene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	0.05 J	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Fluorene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Phenanthrene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Anthracene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Fluoranthene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Pyrene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	0.02 J	0.09	0.02	8-Feb	0.07 J	0.09	0.02	12-Mar
Benzo(a)anthracene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Chrysene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(b)fluoranthene	EPA 8270C-SIM	µg/l	Q	0.02 J	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(k)fluoranthene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(a)pyrene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Indeno(1,2,3-cd)pyrene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Dibenz(a,h)anthracene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(g,h,i)perylene	EPA 8270C-SIM	µg/l	Q	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar

Notes:

- = Not measured/Not applicable
- BOLD** = Analyte detected
- EPA = Environmental Protection Agency
- J = Estimated concentration. Compound detected at a concentration below its RL and above the MDL.
- MDL = Method Detection Limit
- ND = Not Detected (Analyte was not detected above the RL.)
- Q = Quarterly
- RL = Reporting Limit
- µg/l = micrograms per liter

12A.2.10

Table 4A
PGWTP Summary of Effluent BTEX and Total Petroleum Hydrocarbons Analytical Results
Former Naval Fuel Depot Point Molate, Richmond, California

Constituent	Analytical Method	Units	Sample Freq.	Effluent Limit.	Sample Date											
					1/8/13			2/5/13			3/7/13					
					Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed
Benzene	EPA 8260B	µg/l	M	5	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Toluene	EPA 8260B	µg/l	M	5	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Ethylbenzene	EPA 8260B	µg/l	M	5	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
Total xylenes	EPA 8260B	µg/l	M	5	ND	0.5	0.1	10-Jan	ND	0.5	0.1	6-Feb	ND	0.5	0.1	8-Mar
TPH _g	EPA 8015B	µg/l	M	50	20 J ⁽²⁾	50	13	10-Jan	14 J ⁽²⁾	50	13	7-Feb	13 J ⁽²⁾	50	5.7	8-Mar
TPHd ⁽¹⁾	EPA 8015B	µg/l	M	50	3.6 J	17	3.2	11-Jan	ND ⁽²⁾	17	4.1	7-Feb	2.6 J	17	2.6	11-Mar
TPHbc ^(1,3)	EPA 8015B	µg/l	M	--	ND	100	--	11-Jan	ND	100	--	7-Feb	ND	100	--	11-Mar

Notes:

- (1) Silica gel cleanup used for TPHd and TPHbc analysis
- (2) Analyte detected in Trip Blank and/or Method Blank
- (3) TPHbc has a trigger limit of 50 µg/l. However, the analytical method reporting limit was 300 µg/l on January 10, 2012 and has been 100 µg/l since January 25, 2012.

-- = not measured/not applicable

BOLD = Analyte detected

EPA = Environmental Protection Agency

J = Estimated concentration. Compound detected at a concentration below its RL and above the MDL

M = Monthly

MDL = Method Detection Limit

ND = Not Detected (Analyte was not detected above the RL.)

RL = Reporting Limit

TPHbc = total petroleum hydrocarbons quantified as bunker C

TPHd = total petroleum hydrocarbons quantified as diesel

TPHg = total petroleum hydrocarbons quantified as gasoline

µg/l = micrograms per liter

Y = Sample exhibits chromatographic pattern, which does not resemble standard.

Table 4B
 PGWTP Summary of Effluent PAHs Analytical Results
 Former Naval Fuel Depot Point Molate, Richmond, California

Constituent	Analytical Method	Units	Sample Frequency	Trigger	Sample Date											
					1/8/13			2/5/13			3/7/13					
					Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed	Result	RL	MDL	Date Analyzed
Naphthalene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Acenaphthylene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Acenaphthene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Fluorene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Phenanthrene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Anthracene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Fluoranthene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Pyrene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(a)anthracene	EPA 8270C-SIM	µg/l	M	0.0044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Chrysene	EPA 8270C-SIM	µg/l	M	0.044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(b)fluoranthene	EPA 8270C-SIM	µg/l	M	0.0044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(k)fluoranthene	EPA 8270C-SIM	µg/l	M	0.0044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(a)pyrene	EPA 8270C-SIM	µg/l	M	0.0044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Indeno(1,2,3-cd)pyrene	EPA 8270C-SIM	µg/l	M	0.0044 ⁽¹⁾	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Dibenz(a,h)anthracene	EPA 8270C-SIM	µg/l	M	0.0044	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar
Benzo(g,h,i)perylene	EPA 8270C-SIM	µg/l	M	-	ND	0.09	0.02	11-Jan	ND	0.09	0.02	8-Feb	ND	0.09	0.02	12-Mar

Notes:

- (1) The RL is greater than the trigger concentration and the minimum level) listed in Appendix 4 of the 2005 State Water Resources Control Board, Policy for Implementation of Toxics Standards for Inland Surface Waters, Enclosed Bays.
- EPA = Environmental Protection Agency
- MDL = Method Detection Limit
- RL = Reporting Limit
- ND = Not Detected (Analyte was not detected above the RL)
- PAHs = Polycyclic aromatic hydrocarbons
- M = Monthly
- µg/l = micrograms per liter

12.A.2.12

ATTACHMENT A
VISUAL OBSERVATION FORMS

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Point Molate NPDES Compliance Visual Observations

Site Visit Date: 1/8/13 Personnel: Kelly Wong and Chris Jones	
Visual for Receiving waters	
None	Floating and suspended materials of waste origin (oil, grease, algae, and other macroscopic particulate matter): presence or absence, source, and
None	Discoloration and turbidity: Description of color, source, and size of affected area
None	Odor: presence or absence, characterization, source distance of travel, and wind direction
Yes, birds	Evidence of beneficial water use: presence of waterfowl or wildlife, people fishing, and other recreational activities in the vicinity of the site
N/A	Hydrographic condition, if relevant (Tidal conditions, depth of sample)
56, Wind 7.0 mph N, 0.71" total precipitation	Weather Conditions: air temperature, wind direction/velocity, Total precipitation in previous 5 days and on day of observation
Visual for Groundwater Treatment System	
None	Odor: presence or absence, characterization, source, distance of travel, and wind direction
7.0 mph N	Weather Conditions: Wind direction/velocity
None	Deposits, discolorations, and/or plugging in the treatment system that could adversely affect the system reliability and performance
Yes	Operation of the float and pressure shutoff valves installed to prevent system overflow or bypass

Site Visit Date: 2/5/13 Personnel: Kelly Wong and Chris Jones	
Visual for Receiving waters	
None	Floating and suspended materials of waste origin (oil, grease, algae, and other macroscopic particulate matter): presence or absence, source, and size of affected area
None	Discoloration and turbidity: Description of color, source, and size of affected area
None	Odor: presence or absence, characterization, source distance of travel, and wind direction
Yes, birds	Evidence of beneficial water use: presence of waterfowl or wildlife, people fishing, and other recreational activities in the vicinity of the site
N/A	Hydrographic condition, if relevant (Tidal conditions, depth of sample)
57, Wind 4.0 mph N, 0.0" total precipitation	Weather Conditions: air temperature, wind direction/velocity, Total precipitation in previous 5 days and on day of observation
Visual for Groundwater Treatment System	
None	Odor: presence or absence, characterization, source, distance of travel, and wind direction
4.0 mph N	Weather Conditions: Wind direction/velocity
None	Deposits, discolorations, and/or plugging in the treatment system that could adversely affect the system reliability and performance
Yes	Operation of the float and pressure shutoff valves installed to prevent system overflow or bypass

12.A.2.16

Site Visit Date: 3/7/13 Personnel: Chris Jones	
Visual for Receiving waters	
None	Floating and suspended materials of waste origin (oil, grease, algae, and other macroscopic particulate matter): presence or absence, source, and size of
None	Discoloration and turbidity: Description of color, source, and size of affected area
None	Odor: presence or absence, characterization, source distance of travel, and wind direction
Yes, birds	Evidence of beneficial water use: presence of waterfowl or wildlife, people fishing, and other recreational activities in the vicinity of the site
N/A	Hydrographic condition, if relevant (Tidal conditions, depth of sample)
53, Wind 5.0 mph N, 0.21" total precipitation	Weather Conditions: air temperature, wind direction/velocity, Total precipitation in previous 5 days and on day of observation
Visual for Groundwater Treatment System	
None	Odor: presence or absence, characterization, source, distance of travel, and wind direction
5.1 mph N	Weather Conditions: Wind direction/velocity
None	Deposits, discolorations, and/or plugging in the treatment system that could adversely affect the system reliability and performance
Yes	Operation of the float and pressure shutoff valves installed to prevent system overflow or bypass

12.A.2.17

Craig Murray

From: joan@vbsi.com
Sent: Friday, May 17, 2013 10:47 AM
To: Craig Murray
Subject: Fwd: Point Molate IR Site-3, revision to the FS/RAP

Hi Craig-

Pls. include the below email in the agenda packet for item 12(a) bullet 3

thank you

Joan Garrett

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

From: Leyva, George@Waterboards [<mailto:George.Leyva@waterboards.ca.gov>]

Sent: Tuesday, M

May 7, 2013 02:39 PM

To: 'Carlos A. Privat'

Cc: william.carson@terraphase.com, joan@vbsi.com, pointsanpablo@earthlink.net,

[Elias, David@Waterboards](mailto:Elias,David@Waterboards), Bruce_Goodmiller@ci.richmond.ca.us,

MLeacox@ncenet.com, [Seward, Terry@Waterboards](mailto:Seward,Terry@Waterboards)

Subject: RE: Point Molate IR Site-3, revision to the FS/RAP

Carlos,

Thank you for getting back to me and we look forward to meeting with you to discuss your proposal/status of the Site-3 Remediation. Dave Elias, Terry Seward, and I, are available on the following dates in mid-June:

June 10 am or pm (preferably with start times of either 10 am or 1:30 pm)

June 11 pm

June 17 am

June 19 pm

If you need additional potential days let me know and I'll check the calendars again.

G. Leyva

12.A.3.2

12.A.3.2

Craig Murray

From: joan@vbsi.com
Sent: Friday, May 17, 2013 10:43 AM
To: Craig Murray
Subject: Fwd: Point Molate IR Site-3, revision to the FS/RAP
Attachments: PMCACThermal Desorption062712.pdf

Craig -

please include the below email in the agenda packet under item 12(a) bullet 3, redacting and personally identifying information (with the exception of email addresses)

Thank You

Joan Garrett
510-235-8210

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

From: Leyva, George@Waterboards [<mailto:George.Leyva@waterboards.ca.gov>]
Sent: Tuesday, May 7, 2013 09:28 AM
To: carlos_privat@ci.richmond.ca.us
Cc: william.carson@terraphase.com, joan@vbsi.com,
Bruce Beyaert (pointsanpablo@earthlink.net), Elias, David@Waterboards
Subject: Point Molate IR Site-3, revision to the FS/RAP

Mr. Privat,

Last June we received the attached letter from the PMCAC, indicating that thermal treatment might be considered for the remediation of the Point Molate IR Site-3, but to date we do not have a definitive plan from the City indicating what direction you are taking the cleanup. Please provide us with a status on the Point Molate revision to the FS/RAP, required by Water Board Order R2-2011-0087, which was due on May 4, 2012 (about a year ago!). Thank you.

George V. Leyva, P.G.

San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
(510) 622-2379
gleyva@waterboards.ca.gov

12.4.3.4

Point Molate Community Advisory Committee

June 27, 2012

Via e-Mail

City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Attn: Mayor Gayle McLaughlin
Bill Lindsay, City Manager

cc: Craig Murray, Community Redevelopment Authority
George Leyva, SF Regional Water Quality Control Board
William Carson, Terraphase

Re: Potential for use of Mobile Thermal Desorption Process for soil remediation at IR Site 3, Pt. Molate
Dear Mayor and City Manager,

As you know, the Point Molate Community Advisory Committee (PMCAC) has been very concerned about management of funds to complete cleanup and monitoring of Point Molate site contamination in compliance with requirements of the Regional Water Quality Control Board. The City's \$28.5 million remediation escrow account already has been spent down to \$21.6 million (as of April 30) before undertaking any significant cleanup action, and the draft Feasibility Study/Remedial Action Plan for Site 3 recommends a \$20.6 million plan for meeting multi-family residential standards by hauling 114,000 cubic yards of contaminated soils to landfills and bringing in the same amount of clean backfill. For perspective, 114,000 cubic yards is equivalent to the area of an NFL football field piled 6' deep with contaminated soil.

During its June 18 meeting, the PMCAC received a presentation on using Mobile Thermal Desorption (MTD) to remediate Site 3 by the President and CEO of Nelson Environmental Remediation (NER) located in Edmonton, Alberta. MTD excavates and cleans soils contaminated with organic compounds on site and backfills them after testing. Based on this presentation, the answers to questions asked and pre-meeting investigations, the PMCAC adopted the following motion by unanimous vote:

"The PMCAC to send a letter to the City Manager, Regional Water Quality Control Board and Terraphase, recommending careful evaluation of mobile thermal desorption economics, permitting, etc. for Site 3 as it offers considerable promise for substantially reducing site cleanup costs."

It appears that MTD has the potential to lower the direct cost of remediating Site 3 by perhaps 50% while also eliminating ongoing potential liabilities the City would face for wastes placed in landfills operated by others. Cost savings of this magnitude would make it worth preparing a targeted amendment to the Pt. Molate FEIR, which assumed that these contaminated soils would be hauled away. While reducing haul truck emissions, MTD would require a permit from the Bay Area Air Quality District for onsite emissions of carbon dioxide. NER would be responsible for obtaining this permit, which could be made a condition of proceeding with a cleanup contract.

Letter to City Manager's Office - PMCAC Motion to Request/Advise of 6/18/12

Page 1 of 2



No Doubt!
www.nerglobal.com

→ Nelson Environmental Remediation Ltd.

- Mobile Thermal Soil Remediation
- Soil Thermal Systems Consulting
- Site Remediation / Reclamation Technologies



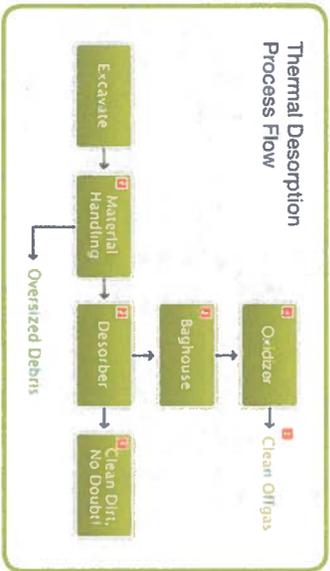
12.A.3.5

Clean Dirt, No Doubt!

Mobile, Thermal Soil Remediation (MTR)...

At NER, our mission is to safely and efficiently deliver Clean Dirt, No Doubt! NER employs technology that delivers the certainty of achieving remediation criteria, as well as destruction of extracted organic contaminants insuring no harmful emission to atmosphere

NER's Thermal Description Unit (TDU) technology delivers the Mobile Thermal Soil Remediation process, an Ex-Situ means of physically separating volatile and semi-volatile organic contaminants from soils. Contaminated soils is placed in the Primary Chamber (PC, Desorber or Kiln), and heated to volatilize the associated hydrocarbons, effectively removing the toxins from soil as a gas stream. At this stage the clean soil exits the PC and is re-hydrated and cooled. This gas stream is then passed through a high surface area baghouse/filtration unit, where dust and particulate is removed. In the final stage these gases further travel to a Secondary Chamber (SC, Afterburner or Oxidizer) where the toxic molecules are rendered harmless. The treated material can then be returned to the original excavation site as Clean Dirt, No Doubt!, thereby eliminating the need for costly backfill and, avoiding the often dangerous transportation of soil to landfill.



Site Remediation/Reclamation Technologies

Augmenting its flagship Thermal Description Units (TDUs), Nelson Environmental Remediation Ltd offers soil excavation, preparation (Mulching, Trommel screening) and re-compaction services via a fleet of Yellow Iron and mechanical reclamation/remediation equipment. From first bucket to final contouring, NER has the capability to offer its clientele cradle to grave environmental site management.



The NER Advantage...

- Liability Elimination:** On-site Extraction & Destruction of Toxic Organic Compounds
- Time:** Large Volume Processing, 24 hrs./day, Year-Round, Any Climate
- Cost:** Competitive & Predictable
- Experience:** 15 Years Thermal Operations
- Clean:** Meets or Exceeds Regulatory Emission Levels
- Guaranteed Results:** Per Tonne, Clean Dirt Invoicing

NER specializes in Mobile Thermal Soil Remediation, the most environmentally sound way of eliminating toxicity in contaminated soils. Using technologically advanced Thermal Description Units (TDUs), NER can quickly reclaim a site regardless of what type of soil is present. From contaminated 'gumbo' clay or sand, flare pit materials to crude oil from pipeline ruptures, NER can remove contaminants in even the most remote sites or extreme weather conditions.

1. Excavate
2. Material Handling
3. Oxidizer
4. Baghouse
5. Clean Offgas
6. Clean Dirt, No Doubt!

Treat with Heat!

Clean Dirt, No Doubt! NER

Blue Collar Professionalism...

Nelson Environmental Remediation, Ltd. (NER) is an Alberta, Canada-based environmental solutions corporation, formed in 1994 to diversify and extend the services of John Nelson Construction, Ltd. (est. 1960's). With over 40 years of earth moving experience, today's NER is continually poised to address the challenge of the world's increasing inventory of contaminated soil. By adapting to the widest range of weather and soil conditions and, operating 24 hours per day, 7 days per week, NER has successfully remediated over 1.5 million tonnes of material, on projects worldwide, ranging from the Arctic to the Tropics. From Operators and Administration, to Management and Sales, the ability of NER's team to adapt, work together and find solutions, is the backbone of the organization. NER learned long ago, that the successful operation of not only the flagship TDUs, but the Company itself, was largely dependent upon its ability to attract, and retain, quality people. Today, the NER family is strong, committed, experienced and ready to serve the challenging needs of its growing clientele.

Nelson Environmental Remediation Ltd.

Corporate Office:

26519 C. Township Road 530
Spruce Grove (Edmonton), Alberta,
T7X 3L5 Canada

Toll Free: 888-960-8222

Main: 780 960-3660

Fax: 780 962-6885

Email: info@nerglobal.com

Montreal, Quebec, Canada

(Sales Office) Ph: 866-711-7645

Weyburn, Saskatchewan, Canada

(Sales Office) Ph: 888-960-8222

Seattle, Washington, USA

(USA Headquarters)

Ph: 206-922-2129

Minneapolis, Minnesota, USA

(Sales Office) Ph: 612-969-1636

Chaumont, France

(European Headquarters)

Ph: 03-25-30-39-10

www.nerglobal.com



Clean Dirt,
NER
No Doubt!
www.nerglobal.com

It should be noted that the SFRMOCB was present at the June 18, 2012 PMCAC meeting and was instrumental in recommending that PMCAC review mobile thermal desorption technology. It should also be noted that Bill Carson of Terraphase was in attendance at the June 18, 2012 PMCAC meeting and advised that Terraphase is open to considering alternate remediation methods to excavation and backfill. As the City's appointed Advisory Committee, the PMCAC recommends that the FEIR be adjusted to incorporate the evaluation of mobile thermal treatment as a viable, competitive option. Costs and responsibility to amend the FEIR should be included in any contract undertaken for mobile thermal desorption.

Respectfully,

Joan Garrett
Chair, Point Molate Community Advisory Comte.

Bruce Bayaert
Vice Chair, Point Molate Community Advisory Comte.

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

12.A.3.8

Craig Murray

From: joan@vbsi.com
Sent: Friday, May 17, 2013 10:45 AM
To: Craig Murray
Subject: Fwd: Point Molate IR Site-3, revision to the FS/RAP

Hi Craig -

Pls. include the attached in the agenda packet in support of item 12 (a) bullet 3, removing any PID, except email addresses

Thank You
Joan Garrett

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

From: Carlos A. Privat [mailto:Carlos_Privat@ci.richmond.ca.us]
Sent: Tuesday, May 7, 2013 02:18 PM
To: Leyva, George@Waterboards
Cc: william.carson@terraphase.com, joan@vbsi.com, pointsanpablo@earthlink.net,
Elias, David@Waterboards, Bruce_Goodmiller@ci.richmond.ca.us,
MLeacox@ncenet.com
Subject: RE: Point Molate IR Site-3, revision to the FS/RAP

Mr. Leyva,

As you are aware, we are currently working on modifying the IR Site 3 remediation plan to address the extensive RWQCB comments to date, including from the meeting between RWQCB, Upstream, and Terraphase in November 2012. Since the RWQCB's comments have significant impact on the potential re-uses of the property and there is a limited budget available for remediation, we are carefully evaluating options for IR Site 3 that will meet both the RWQCB's expectations and the City's budgetary constraints, and at the same time, provide maximum flexibility for site re-use. We should be ready to discuss our proposed approach with the RWQCB by the middle of June. Please let us know your schedule and we will accommodate a meeting.

Sincerely,

Carlos A. Privat
Assistant City Attorney
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804-1630
510.620.6509 (Office)
510.620.6518 (Fax)

Confidentiality Notice: The contents of this message, together with any attachments, are intended only for the use of the individual or entity to which they are addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment, is strictly prohibited. If you are not the intended recipient or otherwise authorized to receive this message, please contact the sender by reply e-mail or phone at (510) 620-6509, and delete all copies of this message, along with any attachments. Thank you.

From: Leyva, George@Waterboards [<mailto:George.Leyva@waterboards.ca.gov>]

Sent: Tuesday, May 07, 2013 9:28 AM

To: Carlos A. Privat

Cc: william.carson@terraphase.com; joan@vbsi.com; Bruce Beyaert (pointsanpablo@earthlink.net); Elias, David@Waterboards

Subject: Point Molate IR Site-3, revision to the FS/RAP

Mr. Privat,

Last June we received the attached letter from the PMCAC, indicating that thermal treatment might be considered for the remediation of the Point Molate IR Site-3, but to date we do not have a definitive plan from the City indicating what direction you are taking the cleanup. Please provide us with a status on the Point Molate revision to the FS/RAP, required by Water Board Order R2-2011-0087, which was due on May 4, 2012 (about a year ago!). Thank you.

George V. Leyva, P.G.

San Francisco Bay Regional Water Quality Control Board

1515 Clay Street, Suite 1400

Oakland, CA 94612

(510) 622-2379

glevva@waterboards.ca.gov

Craig Murray

From: joan@vbsi.com
Sent: Friday, May 17, 2013 10:50 AM
To: Craig Murray
Subject: Fwd: the Point Molate Meeting

Hi Craig -

Pls include the below email in the agenda packet for May 20 in support of item 12(a) bullet 3

Thank You
Joan Garrett

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

From: Leyva, George@Waterboards [<mailto:George.Leyva@waterboards.ca.gov>]
Sent: Wednesday, May 8, 2013 09:49 AM
To: joan@vbsi.com
Cc: Elias, David@Waterboards
Subject: the Point Molate Meeting

Joan,

Carlos Privat called me to request that the meeting be an internal meeting to the City. I was under the impression that the PMCAC is working with the city hence I invited you. Given that Carlos would prefer to not have you there, would you be offended if I dis-invite you? I'll contact you afterwards to fill you in, but let me know. I was hoping to get to a decision everyone is satisfied with but it looks like there's issues I'm not aware of.

George V. Leyva, P.G.

San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
(510) 622-2379
gleyva@waterboards.ca.gov

Craig Murray

Subject: Fwd: Point Molate IR Site 3 remediation plan
Location: Conference Room 1411

Start: Tue 6/11/2013 1:00 PM
End: Tue 6/11/2013 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Leyva, George@Waterboards

Hi Craig-

Pls. include the below email in the agenda packet for May 20 in support of item 12(a) bullet 3

Thank You
Joan Garrett

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

From: Leyva, George@Waterboards [<mailto:George.Leyva@waterboards.ca.gov>]
Sent: Wednesday, May 8, 2013 08:21 AM
To: william.carson@terraphase.com, Bruce_Goodmiller@ci.richmond.ca.us,
MLeacox@ncenet.com, Sue_Kadlec@ci.richmond.ca.us, Seward, Terry@Waterboards,
Elias, David@Waterboards, 'WB-RB2-CR Pam Lloyd', Leyva, George@Waterboards,
'Carlos A. Privat', joan@vbsi.com
Subject: Point Molate IR Site 3 remediation plan

The City will provide an agenda prior to the meeting, but the primary purpose of this meeting is to discuss the status of the IR Site 3 remediation plan.

Please sign in at the receptionist area on the 14th floor. Doors open at 1pm. We can proceed with the meeting after sign-ins.

If you have questions prior to the meeting please contact George Leyva 510-622-2379 or email gleyva@waterboards.ca.gov.

Artist Tracker

SIGN IN

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Art of Pt. Molate Exhibit - Artist Participation Tracker

Art of Pt. Molate Exhibit - Artist Participation Tracker

Current No. of Entries Received 0 **TRACKING DATE:**

Exhibit No.	Artist	Medium	Category	Home	Call for Entry Sent:	Inviter:	Acknowledgement & disposition	Reminder Sent	Entry Form Received:
	Ellen Gailing	Photography	Professional	Richmond	5/7/2013	C. Smith	5/7/13 - Inclined	5/16/2013	
	Fletcher Oakes	Photography			??	E. Martinez			
	Lech Naumovich	Photography	Pro/Am	El Cerrito	5/4/2013	J. Garrett	will enter	5/16/2013	
	Nick Fullerton	Photography	Amateur	San Pablo	5/4/2013	J. Garrett	5/5/13 - Inclined	5/16/2013	
	Mike Oria	Photography	Amateur	S.F.	5/4/2013	J. Garrett		5/16/2013	
	Janelle Schneider	Photography	Professional	San Rafael	5/7/2013	J. Garrett	5/17/13 - declined - relocated to Oregon	5/16/2013	

Sheet1 - Sheet2 - Sheet3 -

12.B.1.1

12.B.1.2

Exhibit No.	Artist	Medium	Category	Home	Call for Entry S Inviter:	Acknowledgement & dispos	Reminder Sent
	Ellen Gailing	Photography	Professionist: Richmond		5/7/2013 C. Smith	5/7/13 - Inclined	5/16/2013
	Fletcher Oakes	Photography	Pro/Am	El Cerrito	5/4/2013 J. Garrett	will enter	5/16/2013
	Lech Naumovich	Photography	Amateur	San Pablo	5/4/2013 J. Garrett	5/5/13 - Inclined	5/16/2013
	Nick Fullerton	Photography	Amateur	S.F.	5/4/2013 J. Garrett		5/16/2013
	Mike Orta	Photography	Professionist: San Rafael		5/7/2013 J. Garrett	5/17/13 - declined - relocat	5/16/2013
	Janelle Schneider	Photography	Amateur	Oakland	5/7/2013 J. Garrett		5/16/2013
	David Reed Cohen	Photography	Amateur	S.F.	5/7/2013 J. Garrett	5/16/13 declined - lives in D	5/16/2013
	Orin Zebest	Photography	Professionist: S.F. - L.A.		5/7/2013 J. Garrett	5/8/2013 - Inclined	5/16/2013
	Hal Bergman	Photography	Amateur	S.F.	5/7/2013 J. Garrett		5/16/2013
	Reuben Greenwald	Photography	Professionist: El Cerrito		5/7/2013 J. Garrett	5/8/2013 - Inclined	5/16/2013
	Ron Rothbart	Photography	Pro/Am	Trinidad	5/7/2013 J. Garrett		5/16/2013
	Jen Fogg	Photography	Pro/Am	Oakland	5/7/2013 J. Garrett		5/16/2013
	Jonah Sharkey	Photography	Amateur	San Leandr	5/7/2013 J. Garrett	5/8/2013 - Inclined	5/16/2013
	Trisha Fawver	Photography	Amateur		5/7/2013 J. Garrett		5/16/2013
	Brian Imagawa	Photography	Amateur	S.F.	5/7/2013 J. Garrett		5/16/2013
	Felix Sargent	Watercolor	Amateur		5/2/2013 J. Garrett		5/16/2013
	Mike Dutton	Paint - var.	Amateur	East Bay	5/7/2013 J. Garrett	see below	5/16/2013
	East Bay Landscape Painters	Acrylic	Amateur		5/7/2013 J. Garrett	bad address	5/16/2013
	Mark Jezierny	Paint - var.	Amateur	Richmond	5/7/2013 J. Garrett		5/16/2013
	Linda Lee Calvan Drake	Acrylic	Pro/Am		5/7/2013 J. Garrett		5/16/2013
	Terry St. John	Photography	Amateur	Oakland	5/8/2013 J. Garrett	5/8/2013 - Inclined	5/16/2013
	Michael Mees	Photography	Amateur		5/8/2013 J. Garrett		5/16/2013
	Tony Soko	Acrylic	Amateur	Richmond	5/8/2013 J. Garrett		5/16/2013
	Rebeca Garcia-Gonzalez	Acrylic	Amateur		5/16/2013 J. Garrett		5/16/2013
	Karen Sherr	Acrylic	East Bay Landscape				

12.B.1.3

Entry Form Received:

12.B.1.4



12.0.1.2

glen-cove FNL-1.jpg

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4.1.0.1

12.0.1.3

8.1.0.1

12.0.1.4

Point Molate mock up.jpg

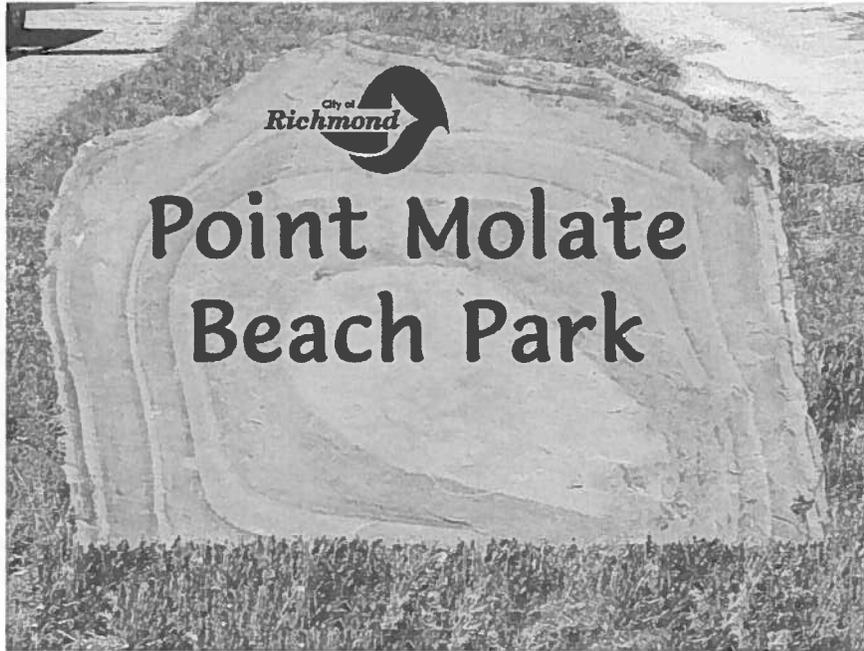
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SIGN IN

Comments

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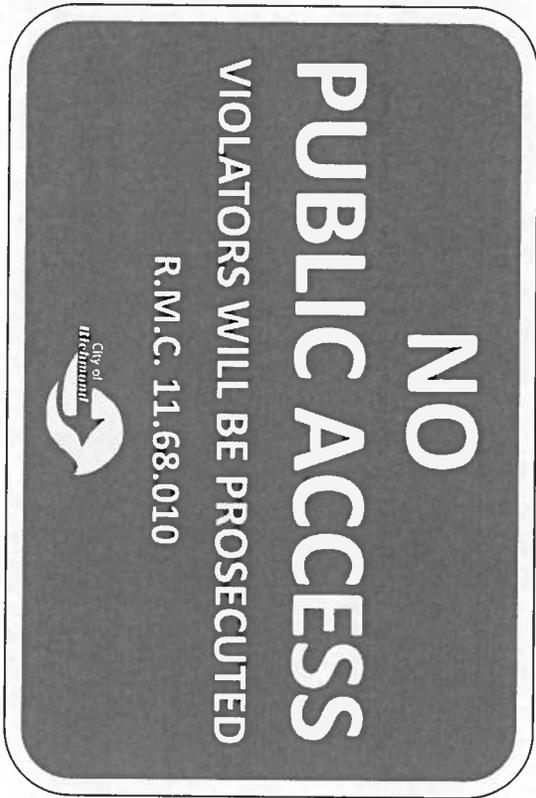


12.0.1.5

12.0.1.6

12.0.1.6

18" X 12"



12.0.1.7

12.0.1.8



12.D.1.8

12.D.1.8



18" X 12"

CITY OF RICHMOND PARK RULES:

**Park Closed
Sunset to Sunrise**

(except by permit)

*** No Alcoholic Beverages**

*** Dogs Must Be on
Leash**

*** Pick up After Your Dog**

*** No Motorized Vehicles**

*** Zone of Quiet**

- (No Amplified Sound May Be Heard
More Than 30 Feet From Source).

PD Dispatch 510-233-1214

RMC 10.24.020, 7.64.030

& 10.24.030



PROPERTY OF CITY OF RICHMOND Rev 04

12.D.1.11

15.D.1.15

11.8.21

12.01.12

Baykeeper - PMCAC May 20, 2013 Item 12d

Pt Molate Beach Marine Debris Clean-Up



