

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

Monday, June 17, 2013 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Joan Garrett**  
Chair

**Paul Carman**

**Dorothy Gilbert**

**Jim Hite**

**Jeanne Kortz**

**Eduardo Martinez**

**Joseph Puleo**

**Steven Rosing**

**Charles T. Smith**

**Pam Stello**

**Glenn Stephenson**

**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.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (62 min.)
  - a. Review Proposed Contract Renewal for Nichols Consulting Engineers (10 min.) Q&A (5 min.)
  - b. Second Reading Summary Report of PMCAC first term (20 min.) Q&A (5 min.)
  - c. Selection of a Committee Chair and Vice-Chair (11 min.)
  - d. Assignments to Sub-Committees: 1. Clean-Up and Restoration; 2. Finance; 3. Legal; 4. Grant Development; 5. Beach Park; 6. Community Outreach (11 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 – (1 min.)
  - b. Schedule for deliverables of PMCAC inquiries to staff, contractors – (1 min.)
  - c. Report on Notice from US Navy Escrow Fund Agent – (1 min.)

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**9. Consent Calendar (1 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 (11 min.)

1. Synopsis of Terraphase Monthly Status report of March, 2013
2. Synopsis of Terraphase Monthly Status report of April, 2013
3. Synopsis of ACE USA Monthly Status report of March, 2013
4. Synopsis of Q1 2013 IR Site 1 Landfill QMR

- b. Community Outreach (5 min.)

1. Arts Night Status
2. General Outreach Activities

- c. Grant Development (2 min.)

1. Grant App. Status

- d. Beach (2 min.)

1. Proposed beach park signage
2. Baykeeper marine debris cleanup progress

- e. Chair (1 min.)

1. Identification of pending schedule conflicts

**13. Adjournment of PMCAC regular meeting**

**Scheduled Meetings**

Committee Meeting - Monday, July 15, 2013, 6:30pm

This meeting is held in a building that is accessible to people with disabilities. Persons with disabilities, who require auxiliary aids of services using city facilities, services or programs or would like information of the city's compliance with the American Disabilities Act (ADA) of 1990, contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, [craig\\_murray@ci\\_richmond.ca.us](mailto:craig_murray@ci_richmond.ca.us)  
Agenda and minute information on the PMCAC can be found on the City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442> Additional correspondence can be directed to [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com)

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVfZWQ1ZDQ1NWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

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**Eileen Whitty**

## Craig Murray

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**From:** Lauren Vigliotti <lauren.vigliotti@terrphase.com>  
**Sent:** Thursday, May 30, 2013 11:36 AM  
**To:** Craig Murray  
**Cc:** William Carson; Ryan Janoch  
**Subject:** RE: status of Nichols contract

Great, thank you for the update, Craig!  
-Lauren

**Lauren Vigliotti, PG** Professional Geologist  
**Terraphase Engineering Inc.** 1404 Franklin Street, Suite 600, Oakland, California 94612  
[lauren.vigliotti@terrphase.com](mailto:lauren.vigliotti@terrphase.com)  
510.645.1850 x46 (o)  
925.321.3291 (c)  
[www.terrphase.com](http://www.terrphase.com)

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**From:** Craig Murray [mailto:Craig\_Murray@ci.richmond.ca.us]  
**Sent:** Thursday, May 30, 2013 11:32 AM  
**To:** Lauren Vigliotti  
**Subject:** RE: status of Nichols contract

Lauren:

City Council approved an amended NCE Contract for Pt Molate at their May 21 Mtg. Contract was limited to June 30 and limited to \$28,000. These changes are being incorporated now by City Manager's Office Staff. Here's summary of pending charges & Contract details:

Unpaid Invoices = \$1,046  
Unbilled Charges = \$8,610  
Expected Charges through end of June = \$18,000

Expected charges are for:

- Review of RWQCB Memo
- Attending RWQCB Meeting
- Preparing Evaluation of Nelson Remediation Memo (includes support by sub-contractor)
- Attending Meeting to discuss the Nelson Remediation Memo (includes support by sub-contractor)
- Attending and preparing for the PMAC Meeting
- Participating in conference calls
- Reviewing reports and status memos
- Advising City of matters that are identified with the above work



**DRAFT: PMCAC First Session Summary Report**  
**For 6/2011 through 5/2013**

**Section 1: Introduction**

This report covers key issues, accomplishments, findings and recommendations of the Pt. Molate Community Advisory Committee (PMCAC) during the Committee's 24 meetings over the period of June 2011 through May 2013, representing PMCAC's first term.

This report focuses on the primary areas of PMCAC's charter to provide advice and counsel to the City of Richmond; namely:

- environmental remediation of the Installation Restoration designated sites at the former NFD Pt. Molate
- land use policies for the property
- financial management of both General Funds allocated to Pt. Molate and expenditures from Navy provided remediation funding as per the Findings for Suitability for Early Transfer, and Early Transfer Cooperative Agreement related to the turnover of the remainder of the former Navy Fuel Depot property at Pt. Molate to the City of Richmond in 2010.

and is produced as required under the PMCAC's formative resolution.

**Section 2: Executive Summary**

< TBD >

**Section 3: Background**

The PMCAC was formulated to be a follow up Committee to the RAB which was in operation until the final portions of the former NFD Pt. Molate property were turned over to the City of Richmond, and in accordance with Section 720 of the Remediation Agreement between Upstream and the City of Richmond, With power and duties to (among others):

Serve as the primary conduit for residents to provide input on all Point Molate matters, including but not limited to the Point Molate clean-up, restoration, sustainable development and uses;

Review proposed Point Molate development budgets with City staff and make Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; all major decision-related documents shall be submitted to the Committee for review and recommendations, when feasible, before being presented to the City Council. Informational items may be submitted to the Committee and the City Council simultaneously.

Interact and cooperate with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate;

## **Section 4: Remediation Progress –**

### ***Discussion:***

At the commencement of PMCAC's first term no remediation had been undertaken at Pt. Molate and no remediation plans had been filed with the regulatory agency (SF Regional Water Quality Control Board) as the initial covering order issued by the Water Board had been rescinded under a technicality and remanded to the regional water board, who made a determination that they would re-issue the order once the FEIR/EIS had been certified by the City of Richmond.

The SFRWQCB issue a new order with essentially the same elements as the 2008 order in December 2011. Many of the called for remediation plans and monitoring tasks/protocols called for in the Water Board Order have been completed. The FS/RAP for IR Site 3 remains outstanding and is overdue by one year. At issue is coming to agreement on appropriate cleanup goals for the Site. The original Water Board order was based on CRUP values for the site of commercial/industrial land utilization. City staff has been pressing for cleanup levels to unrestricted use however agreement cannot be reached as of this writing between the Water Board, City Staff and Terraphase as to the scope of excavation commensurate with unrestricted use levels or method proposed for near shoreline remediation. This delay must be rapidly resolved keeping in mind the impact to available remediation funds for any accelerated cleanup levels. In order to avoid unnecessary billings, and avoid compliance fines from the Water Board an appropriate remediation level and method needs to be agreed upon ASAP.

### **Pt. Molate Environmental Remediation Key Accomplishments**

- Of the 20 Underground Storage Tanks closed and sealed by the Navy prior to their departure 11 regulatory closure prior to the inception of the PMCAC
  - 9 UST's remain open under regulatory oversight and currently under active monitoring with clarifications required for 3 of the 9 to determine if additional remediation (outside of natural attenuation) are required due to elevated hydrocarbon concentrations.
- Soil Gas Survey work plan for IR Site 3 approved in May 2012
- Interim FS/RAP for IR Site 4 approved May 2012
- Soil and Groundwater Management plan approved August 2012
- Addition step out investigation for IR Site 4 approved September 2012
- Reductive chlorination remediation methodology applied to IR Site 4 Drumlot 2 over the period November 2012 to February 2013
  - Testing for effectiveness to occur ~ 14 months after application

### **Pt. Molate Outstanding Tasks or near term tasks at risk under Water Board Order**

- IR Site 3 FS/RAP – was due May 4, 2012

### **Estimated time to Remediation Completion**

- IR Site 4 Drumlot 2 – April to May 2014
- IR Site 3 – If immediately implemented: October-November 2013
- Final UST Closure - unknown

**Recommendations:**

- 1) Schedule meeting w/City Staff to review NER proposal for thermal desorption remediation at IR Site 3
- 2) Receive budgetary costing from Terraphase for cleaning to unrestricted use levels at IR Site 3 (this has been requested, but not yet received)
- 3) PMCAC to provide recommendation of path to progress on IR Site 3, keeping in mind available remediation funds
- 4) City Staff direct submission of final FS/RAP for IR Site 3

**Section 5: Finances –**

**Discussion:**

In April 2010 the Navy’s Remediation Fund of \$28,500,000 (under terms agreed to under the Early Transfer Cooperative Agreement) was deposited in escrow. As of 4/4/13 \$ 8,767,502.28 has been spent with a remaining balance of \$ 19,921,862.40. Almost all of the required Water Board ordered remediation and monitoring plans have been completed and approved with the exception of the FS/RAP for IR Site 3. The remediation funds are also earmarked to cover Underground Storage Tank monitoring and closures, servicing of the Packaged Groundwater Treatment Plant, and groundwater monitoring. The remediation application to IR Site 4, Drumlot 2 has been complete. Remediation has not yet been undertaken for IR Site 3. Estimates for completion of remediation for IR Site 3 under the excavation remediation method vary from \$22M to \$26M creating a remediation fund deficit of between \$2M to \$6M. Invoices submitted for re-imbusement under the Navy’s Remediation Fund are not undergoing adequate vetting prior to payment with remediation invoices in many cases being paid prior to work being completed.

Over \$4M has already been expended on remediation consulting and associated county and state oversight fees and slightly more than \$700,000 has been spent on legal fees. Single audits have questioned the allocation of \$800,000 of the Remediation Fund. A reasonable portion of expenses related to the Water Board could have been avoided if the FS/RAP for IR Site 3 had been completed and agreed upon on schedule. A near year long delay in coming to an approved FS/RAP for Site 3 has also realized additional billings by Terraphase that could have been avoided.

Details of General Fund expenditures are discussed below. PMCAC has reviewed contracts for DP Security and Landscaping maintenance and finds them to be in order. The age of the power plant at Pt. Molate and deteriorated state of several buildings in the Winehaven district pose ongoing budget challenges.

**Navy Remediation Endowment Escrow Fund Expenditures as of April 4, 2013**

Environmental Remediation Liability and Cost Overrun Insurance	\$4,130,000.00
Remediation: Plan Development, environmental monitoring, and	\$3,362,469.97

environmental remediation (Arcadis and Terraphase)	
Environmental oversight consultant fees (Nichols Consulting)	\$50,616.89
RORE (construction services for treatment plant)	\$31,581.00
State Water Quality Control Board Fees	\$ 252,631.79
Contra Costa Environmental Health Fees	\$ 5,451.00
Morrison & Foerster Legal Fees	\$70,758.35
City Administrative Fees (assigned to legal/Morrison Foerster)	\$630,000.00
Escrow Account Bank Fees	\$14,269.15
Interest earned on Escrow Account	\$(189,014.63)
Audit Fees	\$10,614.35
Various Upstream and Winehaven LLC fees	\$186,982.74
Miscellaneous	\$12,704.25

Original Navy Endowment: \$28,500,000.00

Total Expenditures to 4/4/13: \$8,767,502.28      Balance Remaining: \$ 19,921,862.40

Business Money Market Fund imputed interest rate: .075%

**Pt. Molate FY2012-13 General Fund Budget expenditures as of 4/8/13**

<i>Department</i>	<i>Category</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual</i>	<i>Balance</i>
City Attorney's Office	Legal Services	Morrison Foerster	\$ 70,000	-	\$ 70,000
Public Works	Security	DP Security	\$ 253,331	\$ 161,951	\$ 91,380
Public Works	Landscape	D&H Landscaping	\$ 99,000	\$ 60,000	\$ 39,000
			<b>\$ 422,331</b>	<b>\$ 221,951</b>	<b>\$ 200,380</b>

**Additional key General Fund Budget Expenditures from FY 2010-2011 and FY 2011-2012**

Harris Electric for emergency repair of power service feeder to PGWTP: \$19,400

Building 1 and Building 6 Stabilization: ~\$303,000

**Recommendations:**

- 5) Vetting of all invoices submitted for payment prior to payment and payment supplied only after work associated with the invoice has been completed
- 6) Research availability of other escrow fund arrangements that would reduce bank fees and increase interest rate
- 7) Submit proposed contracts and contract renewals prior to placing consideration for same before the City's Finance Committee and City Council, to the PMCAC for review.
- 8) Review proposed alternate remediation methods for IR Site 3 that could be significantly less expensive than excavation and that could be funded through the available balance of the

Remediation Fund, and potentially could reduce the current Environmental Remediation Liability and Cost Overrun Insurance premium.

- 9) Accelerate remediation of IR Site 3 with a decision on remediation method and finalization of the associated FS/RAP.

## Section 6: Land Use Status

### *Discussion:*

While the 2030 General Plan for the City of Richmond was adopted in April 2012, the former NFD property was referred for further review, which once undertaken and completed, the proposed Land Use and Urban Design Element would come before City Council as a General Plan Amendment. Because of litigation begun in March 2012 surrounding the City's previous Land Disposition Agreement with Upstream, review and consideration of new projects has been suspended as has any work on developing an amendment to the General Plan for Pt. Molate.

### **Pt. Molate Land Use Key Accomplishments and Issues**

- City of Richmond 2030 General Plan adopted April 24, 2012
  - With proviso in Land Use and Urban Design Element that improvements to public areas should be guided for the most part by the 1997 Base Reuse Plan, except any references encouraging demolition of Building 6.
  - With proviso in Site Remediation Actions that property owners are to comply with and pay for state and federal requirements for site remediation as a condition for approving redevelopment on contaminated sites. In collaboration with other government agencies, utilize the DTSC Cortese List (in which former NFD Pt. Molate is included) to prioritize the remediation of city and non-city owned property to protect human and environmental health. Seek state and federal funds to implement the necessary level of clean up.
  - Proviso to refer the Pt. Molate land use designation to staff for further review on certain land use modifications, **consistent with remediation funding available**, with public input and an open process through the Planning Commission and City Council.
- Land Use Designation considered for the 2030 General Plan was the 1997 Base Reuse Plan calling for commercial/industrial designation for the previously developed footprint at former NFD Pt. Molate and park designation for shoreline areas and open space designation for undeveloped upland areas.
- The City of Richmond rejected the non-gaming proposals provided by Upstream for development at former NFD Pt. Molate on January 30, 2012.
- An alternate development scenario was delivered to City Council on May 22, 2012 as an informational item only.

- Pursuant to legal action commenced by Upstream vs. City of Richmond on March 16, 2012 further consideration of development projects and land use designation progress has been suspended.

**Recommendations:**

- 1) Evaluate successful redevelopments of similar properties or those with similar challenges in consideration of all of the Elements, Policies and Actions contained in the 2030 General Plan to develop a high level criteria and qualification list to use as guidance for review of future development proposals and for use in development of any RFP for development at Pt. Molate.

**Section 7: Property Improvement & Management**

**Discussion:**

The existing dwellings at former NFD Pt. Molate continue to deteriorate requiring periodic emergency maintenance measures, and generally increasing the cost of rehabilitation as time goes by. An emergency shoring project was required to stabilize Buildings 1 and 6, with minor additional shoring at Building 6 undertaken in early 2013. The current power plant is highly vulnerable to faults and outages, and the current Packaged Groundwater Treatment Plan is beyond its intended life time. While the stabilization of Buildings 1 and 6 has halted any further collapses, the anticipated life time of the shoring in place is estimated at 4 years.

Easements for furtherance of the Bay Trail onto the San Pablo peninsula have been provided by Chevron and an site assessment of trail routes to the south and north of the Pt. Molate property as well as through the Pt. Molate property were undertaken in early 2013 by EBRPD and Nichols Consulting.

- **Pt. Molate Property Management Accomplishments and Issues**
  - Shoring project for Bldgs 6 and 1 completed with estimated 5 year life span
  - New feeders and transformer repairs undertaken for power plant, however power plant remains vulnerable to weather exposure
  - Packaged Ground Water Treatment Plant is operational but is in use beyond its intended lifespan
  - In March 2013 the City of Richmond adopted a plan to rehabilitate and re-open Pt. Molate Beach Park with rehabilitation efforts currently underway and a planned opening of mid-summer 2013
  - Bay Trail easements from Chevron have been granted for running the Bay Trail along the San Pablo peninsula
  - Private Security patrols are provided for the former NFD Pt. Molate property 24/7 although protocol for contacting visitors is not consistent.

**Recommendations:**

- 1) Develop a uniform protocol for security contact with visitors with input from Chevron and train all DP Security
- 2) Accelerate the remediation of IR Site 3 so that the PGWTP can either be retired permanently or replaced with a more compact, and modern unit.

## **Section 8: PMCAC Operations.**

### ***Discussion:***

The first term of the PMCAC began with the June 20, 2011 meeting and 19 appointees. Due to voluntary and auto-resignations, the committee currently comprises 13 members. The PMCAC has sub-committees that focus on finances, community outreach, cleanup and restoration, legal, grant development, Pt. Molate Beach Park rehabilitation, and bylaws (which committee has been retired subsequent to the publication of the PMCAC bylaws).

The PMCAC has been greatly hampered in its ability to perform the tasks as outlined in the PMCAC's charter via the committee's formative resolution, due to lack of information or lack of timely information. Elements of the formative resolution requiring provision of contracts and proposals and/or other documents related to financial expenditures have not been complied with nor have areas of scope of service elements under various contracts that require presence at PMCAC meetings or consultation with the PMCAC.

Specific informational and document inquiries have in some cases not been responded to resorting the PMCAC to on occasion request already available, published, and/or non-confidential documentation to be requested formally under the Public Records Act.

The lack of co-operation in providing documentation and information has been instrumental in several of the PMCAC resignations. Delegates from the PMCAC have met with the City Manager and city staff to discuss the lack of information and have been assured repeatedly that non-confidential documentation will be delivered in a timely fashion; however, that has not come to pass. The PMCAC cannot be effective in its operation without full co-operation from city staff.

#### **• Key PMCAC Operations Issues**

- Multiple requests to staff for documentation have gone unanswered
- PMCAC does not timely receive:
  - Draft environmental remediation plans
  - Invoice copies for remediation activities and other expenditures
  - Copies of contracts for services at Pt. Molate
  - Escrow Fund balances
- The City's project manager has not attended a single PMCAC meeting save for Brown Act training provided early in the first term of the PMCAC
- PMCAC has been dis-invited by City staff from meeting called by the Water Board

- A request issued by a motion from PMCAC for city staff to meet with an alternative environmental remediation firm has gone unfulfilled for a year.

***Recommendations:***

- 1) Assign a new city staff person as project manager for Pt. Molate
- 2) Create and adhere to automatic/repetitive routines to supply the documentation required for PMCAC to perform under its charter in a timely fashion.

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	\$ 222,089	\$ 31,242
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 86,320	\$ 12,680
				<u>\$ 422,331</u>	<u>\$ 308,409</u>	<u>\$ 113,922</u>

As of June 14, 2013





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

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

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

Transactions	Date	Expenditures 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
<b>Current as of 2/5/2013</b>		<b>\$ 8,767,502.28</b>	<b>\$ 189,328.68</b>	
<b>Remaining Balance</b>				<b>\$ 19,921,826.40</b>

B.A.6

## PMCAC Document Reporting Schedule

City of Richmond, General Fund – Pt Molate Operations Balance – Quarterly on last day of quarter as follows:

<u>Qtr</u>	<u>Date</u>	<u>PMCAC Date</u>	<u>Due Date to CKM</u>
1st	March		
2nd	June	June. 17	Weds. June.12
3rd	Sept.	Sept. 16	Weds. Sept.11
4th	Dec.	Dec.16	Weds. Dec.11

Navy Escrow Account Balance – To be compiled on the last day of each month in xls format and available for the PMCAC meeting immediately following the date of compilation.

Terraphase Monthly Activity Reports – to be provided by Terraphase upon completion approximately mid-month covering activity of the prior month. To be made available to PMCAC immediately upon completion and reviewed at the subsequent PMCAC meeting.

DP Security incident reports – to be compiled on a monthly basis, made immediately available to PMCAC and reviewed at the subsequent PMCAC meeting

Monthly Insurance Report – to be provided directly by Terraphase to PMCAC upon completion and reviewed at the subsequent PMCAC meeting. All reports from Feb 2013 to present to be supplied.

Invoices – Invoice summary and/or disbursement summary sheet to be provided to PMCAC as each invoice is received by the City.



**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 an 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-carcinogenic 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

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 effect 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, however they provided an estimate to Terraphase a year and a half ago but was told by Carson to not directly approach the City of Richmond. It was through contact with Bruce Beyaert that arrangements were made to present to the PMCAC. 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**

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:

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Craig K. Murray, PMCAC Staff Liaison





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.

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12.A.1

**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.

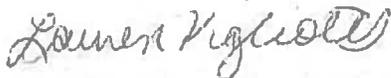
1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous 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**

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- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit).* June 6.
- RWQCB. 2010. Letter from Mr. George 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.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Levya to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County.* February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: *Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point Molate, Western Drive, City of Richmond, Contra Costa County under the Requirements of Order No. R2-2012-0012, NPDES Permit No. CAG912002 (VOC and Fuel General Permit).* March 22.

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- Terraphase. 2010b. Notice of Increased Flow through the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES No. CAG912002). November 17.
- Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.
- Terraphase. 2011b. Combined Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). February 15.
- Terraphase. 2011c. Response to Comments and Questions Regarding the Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California Order No. R2-2006-0075, NPDES Permit No. CAG912002). March 23.
- Terraphase. 2011d. First Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. April 22.
- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.
- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.

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- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.
- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.
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- Terraphase. 2012f. Combined Fourth Quarter and Annual 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). January 28.
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- Terraphase. 2012r. Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California. May 3.
- Terraphase. 2012s. First Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. May 3.
- Terraphase. 2012t. First Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012u. First Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
- Terraphase. 2012w. Soil Gas Survey Work Plan, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate, Richmond, California. May 22.
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May 15, 2013

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1515 Clay Street, Suite 1400  
Oakland, California 94612

*sent via: email*

**Subject:** Monthly Remediation Status Report for Work in April 2013, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Mr. Leyva:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) under the direction of Upstream Point Molate LLC (Upstream) on behalf of the City of Richmond at the former Naval Fuel Depot Point Molate (the Site). This remediation status report is intended to meet the requirements of Task 9 in the Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 (RWQCB 2011d). The requirements of Task 9 are as follows:

*The Discharger shall submit a report to the Regional Water Board, 30 days prior to the start of any onsite remediation activities, and then on a monthly basis beginning 30 days after the start of the remediation activities, outlining the onsite remediation activities accomplished during the past month and those planned for the following month. The first monthly report at the beginning of each quarter shall include monitoring and test results and any conclusions or proposed changes to the remediation process based on those results. If any changes to the remediation are proposed during any monthly report, applicable supporting monitoring or test data will be submitted at that time. The status report shall also verify that the Prohibitions in Section A, stipulated above, have been adhered to. Should any of those prohibitions be trespassed, the report shall propose a recommendation acceptable to the Executive Officer to correct the trespass.*

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are also included below. For major work tasks completed in 2012, please see the monthly status report for December 2012 (Terraphase 2013a). A reference list of reports and submittals is included as an attachment to this letter.

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

*Work completed in April 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 May 2013:*

None

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

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

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

*Work completed in April 2013:*

1. Submitted the internal draft summary of the industrial waste area waste characterization to the City of Richmond and Upstream
2. Submitted internal draft estimated costs of remedial alternatives to the City of Richmond and Upstream

*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)
3. Developed the internal draft summary of the industrial waste area waste characterization investigation for inclusion in the Waste Characterization Report (Terraphase 2012k) Developed the internal draft estimated costs of remedial alternatives for inclusion in the Waste Characterization Report (Terraphase 2012k)

*Upcoming Work in May 2013:*

1. Respond to comments from the City of Richmond and Upstream on the internal draft summary of the industrial waste area waste characterization
2. Submit the summary of the industrial waste area waste characterization to the RWQCB
3. Respond to comments from the City of Richmond and Upstream on the estimated costs of remedial alternatives

**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)**

Complete - *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 April 2013:*

1. Conduct post-treatment performance monitoring

*Major Work Items Previously Completed in 2013:*

1. Submitted the Interim Remedial Measures Implementation Report to the RWQCB (Terraphase 2013c)

*Upcoming Work in May 2013:*

1. Review results of post-treatment performance monitoring

**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 April 2013:*

1. Reviewed comments from the RWQCB on the UST Management Plan (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. Submitted the UST Management Plan to the City of Richmond, Upstream, and the RWQCB (Terraphase 2013j)

*Upcoming Work in May 2013:*

1. Respond to RWQCB comments on the UST Management Plan (Terraphase 2013j) and submit final UST Management Plan to 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 April 2013:*

1. Conducted the routine monthly UST closure monitoring inspections
2. Preparation of the first quarter 2013 monitoring report

*Major Work Items Previously Completed in 2013:*

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

*Upcoming Work in May 2013:*

1. Conduct routine monthly UST closure monitoring inspections
2. Submit the UST interior inspection report to the RWQCB
3. Submission of the first quarter 2013 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 April 2013:*

1. Submitted the monthly remediation status report for March 2013 to the RWQCB (Terraphase 2013k)
2. Submitted insurance budget summaries and project status updates for February 2013 to Upstream, the City of Richmond, and ACE Group

*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)
4. Submitted the monthly remediation status report for February 2013 to the RWQCB (Terraphase 2013i)
5. Submitted insurance budget summaries and project status updates for January 2013 to Upstream, the City of Richmond, and ACE Group

*Upcoming Work in May 2013:*

1. Submit the monthly remediation status report for April 2013 to the RWQCB
2. Submit insurance budget summary and project status update for March 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 April 2013:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation of the first quarter 2013 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. Installation and troubleshooting of a new discharge pump
5. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)
6. Installation and troubleshooting of the new sand filters

*Upcoming Work in May 2013:*

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

3. Submission of the 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 April 2013:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Repairs to the extraction well pumps and oil-water separator discharge pump
3. Preparation of the 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
7. Repaired bio-reactor tank

*Upcoming Work in May 2013:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Submission of the first quarter 2013 monitoring report to the RWQCB
3. Repair and troubleshoot bio-reactor and associated equipment

**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 April 2013:*

1. Preparation for the semi-annual wet season 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 May 2013:*

1. Perform the semi-annual wet season 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.

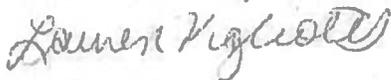
1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous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

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