

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, July 15, 2013 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Eileen Whitty
Acting Chair

Paul Carman
Acting Co-Chair

Joan Garrett

Dorothy Gilbert

Jim Hite

Jeanne Kortz

Eduardo Martinez

Joseph Puleo

Steven Rosing

Charles T. Smith

Pam Stello

Glenn Stephenson

Mary H. Sundance

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** (8 min.)
 - a. Appointment of Craig K. Murray, City Staff, former Community Redevelopment Agency as Pt. Molate Project Manager with opening address from Mr. Murray (7 min.)
 - b. Summation of 6/26/13 meeting with city staff, Nichols, NER and PMCAC (1 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (62 min.)
 - a. Review of costing for revised remediation proposals for IR Site 3 – Bill Carson, Terraphase (15 min.) Q&A (5 min.)
 - b. Executive summary Report of PMCAC first term (5 min.) Q&A (2 min.)
 - c. Selection of a Committee Chair and Vice-Chair (10 min.)
 - d. Assignments to Sub-Committees: 1. Clean-Up and Restoration; 2. Finance; 3. Legal; 4. Grant Development; 5. Beach Park; 6. Community Outreach (15 min.)
8. **Staff Reports** (22 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Report on Notice from US Navy Escrow Fund Agent – (1 min.)
 - b. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account – (1 min.)
 - c. Report on Upstream termination as Remediation Prime Contractor – (5 min.)
 - d. Report on Nichols Consulting Engineers Contract Extension and review of criteria (5 min.)
 - e. Review of ACE Submittal package for March 2013 (5 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 May 20, 2013
- b. APPROVE – PMCAC meeting minutes of June 17, 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. IR Site 4 Sampling Report
 2. Summary of Terraphase May 2013 monthly status report
 3. Summary of Terraphase June 2013 monthly status report
 4. Summary of revised remediation submissions to Water Board and meeting of 6/11/13 with Water Board
 5. Report out on 6/26/13 meeting with City staff, PMCAC, Nichols and NER
- b. Community Outreach (5 min.)
 1. Arts Night June 20th Report
 2. General Outreach Activities
- c. Grant Development (2 min.)
 1. Grant App. Status
- d. Beach (2 min.)
 1. Proposed beach park entry signage
- e. Chair (1 min.)
 1. Identification of pending schedule conflicts

13. Adjournment of PMCAC regular meeting

Scheduled Meetings

Committee Meeting - Monday, August 19, 2013, 6:30pm

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

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

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ1NW1wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

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June 2011 -
May 2013

First Term Summary Report



Pt. Molate
Community
Advisory
Committee

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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

Between the start of the first session of the Pt. Molate Community Advisory Committee in June of 2011 to its completion in June of 2013, a cleanup order has been issued by the S.F. Regional Water Quality Control Board for all of the IR sites included in the parcel transferred to the City in 2010. All plans required in that covering order have been submitted and approved with the exception of the FS/RAP for IR Site 3 which is still in draft, although nearing completion. Remediation has been implemented in IR Site 4.

The entirety of the former NFD property at Pt. Molate was referred out of the adopted 2030 General Plan awaiting further refinement and a public process for review.

Of the \$28,500,00.00 provided by the Navy for cleanup under the Early Transfer Co-operative Agreement, \$19,769,873 remains. The cleanup of IR Site 3 and all matters related to regulatory closure of the IR Sites for the 2010 property must be achieved within the remaining fund balance. Currently proposals to remediate IR

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Site 3 via excavation to an unrestricted use level exceed the amount of remaining funding and less expensive remediation alternatives and/or more restricted use levels must be considered for IR Site 3.

That the FS/RAP for IR Site 3 is a year overdue and that nearly 30% of the remediation fund has been spent before the largest site cleanup at Pt. Molate has been undertaken are indicators of somewhat lax oversight by the contracted 3rd party responsible for oversight.

PMCAC recommends assignment of city staff as Project Manager of Pt. Molate along with a review of scope of work and responsibilities and vendor selection for 3rd party oversight (current contract is up for renewal). PMCAC further recommends opening up an RFP to replace the prime remediation contractor who has recently issued notice and to broaden the scope of search for a replacement prime contractor well beyond Richmond.

In order for PMCAC to be pro-active and provide counsel and advice to City Council and staff, the committee must be provided with documents and information in a timely manner, requiring co-operation and an orderly process from city staff. ← TBD →

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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 PointMolate.

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Section 4: Remediation Progress

Discussion:

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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~~ April-May 2014
- Final UST Closure - unknown

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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
- 4)

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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.

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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 due to inability to come to resolution on proposed land uses and required cleanup for such land uses. This delay has also realized incurred additional billings by Terraphase that could have been avoided by timely action. This raises questions about the effectiveness.

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 June 3, 2013

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Environmental Remediation Liability and Cost Overrun Insurance	\$4,130,000.00
Remediation: Plan Development, environmental monitoring, and environmental remediation (Arcadis and Terraphase)	\$3,362,469.97
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	\$14,269.83
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: \$8,767,926,502.28
 19,921,862.40

Balance Remaining: \$

Business Money Market Fund imputed interest rate: .075%

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

Department	Category	Vendor	Budget	Actual	Balance
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
			\$ 422,331	\$ 221,951	\$ 200,380

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: \$581,000.00

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

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- 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.

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- 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.
- 2) City Staff to apprise PMCAC of all expressions of interest in Pt. Molate property
- 3) PMCAC should have capacity to solicit marketing level presentations from parties interested in Pt. Molate property.

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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 Plant 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

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- 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.

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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

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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.

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PMCAC Sub-Committees							
By-laws							
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status	
7/18/2011	David Helvarg Andres Soto Robert Ham	Chair	7/18/2011		4/17/2012 1/12/2012 9/00/2011	Dissolved - 11/21/2011	
Legal							
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status	
7/18/2011	Joan Garrett Pam Stello Nina Smith	Chair	7/18/2011 7/18/2011 7/18/2011		5/20/2013	Operational	
Finance							
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status	
7/18/2011	Charles Smith Robert Ham Eduardo Martinez Joseph Puleo		7/18/2011 7/18/2011 7/18/2011 3/19/2012		9/15/2011	Operational - All seats filled	
Cleanup & Restoration							

Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status
7/18/2011	Bruce Beyaert		7/18/2011		5/20/2013	Operational - Seats Open
	Stephen Clark		7/18/2011		6/18/2012	
	Jon Gordon		7/18/2011		8/15/2011	
	Toni Hanna		7/18/2011	9/00/2011	9/17/2012	
	Susan Glendening		7/18/2011		12/00/2011	
	Jeanne Kortz		7/18/2011			
	Steve Rosing		7/18/2011	3/19/2012		
	Mary Sundance		7/18/2011	4/16/2012		
	Eileen Whitty		7/18/2011			
	Roderick Satre	Chair	3/19/2012		10/15/2012	
Community Outreach						
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status
4/16/2012	Jim Hite		4/16/2012			Operational - All seats filled
	Steve Rosing		4/16/2012			
	Dorothy Gilbert		4/16/2012			
	Eduardo Martinez		4/16/2012			
	Mary Sundance	Chair	4/16/2012			
Grant Development						
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status
4/16/2012	Pam Stello	Chair	4/16/2012			Operational - additional seats potentially available

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Pt. Molate Beach						
Formed - Initial Elections	Members	Officers	Date of S-C Induction	Date of S-C Resignation	Date of PMCAC Resignation	Committee Status
	Pam Stello	Chair	4/16/2012			Operational - additional seats potentially available
	Bruce Bayaert				5/20/2013	
	Eduardo Martinez					
	Joan Garrett					

Election Scheduled
N/A
N/A
N/A
Election Scheduled
7/15/2013
Election Scheduled
7/15/2013

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Election Scheduled
7/15/2013

7.D.6

Pt. Molate Remediation Budget Report
As of July 9, 2013

Transactions	Date	Expenditures As of 7/9/2013	Revenues As of 7/9/2013	Balance As of 7/9/2013
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 July 9, 2013

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

Pt. Molate Remediation Budget Report
As of July 9, 2013

Transactions	Date	Expenditures	Revenues	Balance
		As of 7/9/2013	As of 7/9/2013	As of 7/9/2013
Savings Interest - Decemerr 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

Pt. Molate Remediation Budget Report
As of July 9, 2013

Transactions	Date	Expenditures As of 7/9/2013	Revenues As of 7/9/2013	Balance As of 7/9/2013
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		\$ 19,921,526.40
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	\$ 19,924,873.00
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		\$ 19,842,282.37
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		\$ 19,766,965.94
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		\$ 19,766,665.94
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	\$ 19,769,872.67
Savings Interest - May 2013	6/14/2013		\$ 3,287.38	\$ 19,773,160.05
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		\$ 19,729,604.04
Contra Costa Health Services	6/14/2013	\$ 348.00		\$ 19,729,256.04
Current as of 7/9/2013		\$ 8,969,913.35	\$ 199,169.39	
Remaining Balance				\$ 19,729,256.04



June 10, 2013

BY E-Mail
Mr. Bill Lindsay, City Manager
Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

RE: Point Molate Remediation Agreement

Dear Bill:

In follow up to our telephone conversation on June 4, and pursuant to Section 1003 of the September 10, 2008 Remediation Agreement between Upstream and the City, please consider this Upstream's thirty (30) days' written notice of termination of the Remediation Agreement. As we discussed, Upstream will continue to work with the City to help assure a smooth transition during the next 30 days, including attending the upcoming RWQCB meeting to discuss the amended Site 3 cleanup plan.

Although the remediation team which we assembled, and I have led, is working quite well together, we are terminating this Agreement because the City of Richmond has refused to provide Upstream any compensation or value for all of the work we have contributed to remediate Point Molate. As you know, we led the negotiations to secure the Early Transfer and the \$28.5 Million grant from the Navy; we secured the approval of the Water Board and the consent of the Governor to the transfer of more than half of the developable land at Point Molate to the City; and we have led the technical and regulatory work on this project for several years. Our only compensation for doing all of this work, as stated in the Remediation Agreement, was that we would receive the Point Molate land for redevelopment. Even after the City made clear it had no intention of following through on its contract to sell us the land, we approached the City over a year ago about finding a way to compensate us for working on the remediation of the site. Although we collaborated with City staff on some of the suggestions, your team told us that the City Council had no intent of compensating us for anything.

We now understand that this fits the culture of what we have experienced in dealing with this City... that it is OK to take from people without providing any balancing benefits, however we can no longer function in this arrangement.

Please call me if you have any questions or comments.

Sincerely,
Upstream Point Molate LLC



James D. Levine
Managing Member

CC: Bruce Goodmiller, City Attorney
John F. Salmon, Upstream Point Molate
Merlene Sanchez, Guidiville Band of Pomo Indians
Walter Gray, Guidiville Band of Pomo Indians
Michael Derry, Black Oak Development

(510) 350-4101
2000 Powell Street, Suite 920
Emeryville, CA 94608

B.c.1



June 20, 2013

Via email and US Mail

**James D. Levine
Managing Member
Upstream Point Molate LLC
2000 Powell St Ste 920
Emeryville CA 94608**

Re: Point Molate Remediation Agreement

Dear Jim

I am writing in response to your letter dated June 10, 2013 providing the City with thirty (30) days' notice of Upstream's termination of the Remediation Agreement. We look forward to coordinating with you to ensure a smooth transition. Let's talk soon to develop a plan for Terraphase's continued work on the project as well as other matters we need to address.

Very truly yours.

A handwritten signature in blue ink, appearing to read "William Lindsay".

**William Lindsay
City Manager**

**CC: Bruce Reed Goodmiller
John Salmon**

**REQUEST FOR QUALIFICATIONS
CITY OF RICHMOND
POINT MOLATE ENVIRONMENTAL REMEDIATION OVERSIGHT**

1. INTRODUCTION
- 2.

The City of Richmond (the "City") is seeking a qualified consultant (as described further in Section 3.0) to provide oversight of the environmental site remediation of the 413-acre former Point Molate Naval Fuel Depot ("Point Molate NFD"). In 2003, the Navy transferred the majority of the former Point Molate NFD to the City consisting of three hundred and seventy one (371) acres following the execution of a Finding of Suitability for Transfer. On July 29, 2008, the Navy and the City entered into an Early Transfer Cooperative Agreement (the "ETCA," attached hereto as Attachment A). The remaining 10 percent (roughly 41 acres) transferred from the Navy to the City in March of 2010 pursuant to a Finding of Suitability for Early Transfer and the Navy provided \$28,500,000 to the City to perform the remaining site remediation activities.

The City has entered into a Land Disposition Agreement with a development entity known as Upstream Pointe Molate LLC ("Upstream") concerning this site. Pursuant to a Remediation Agreement between the City and Upstream approved on September 2, 2008 (the "RA", attached hereto as Attachment B), Upstream will assume the City's remediation obligations under the ETCA. Specifically, the RA provides that:

Upstream will assume the City's responsibility for the environmental services required under the ETCA, including achieving regulatory closure in compliance with existing as well as any future cleanup orders, including obtaining necessary land use covenants.

Upstream will meet any obligations required by the environmental insurance policies in place. Upstream must provide quarterly reports to the City, insurance carrier and Navy regarding progress toward completing the required environmental services.

Upstream must pay any additional site remediation costs beyond the \$28,500,000 provided by the Navy.

Upstream must lead and manage all site remediation efforts.

On November 12, 2008, in light of the ETCA, the San Francisco Bay Regional Water Quality Control Board (the "Regional Board") issued Site Cleanup Requirements Order No. R2-2008-0095 ("Cleanup Order," attached hereto as Attachment C), which prescribed updated cleanup requirements and deadlines for the entire 413-acre Point Molate site. The Cleanup Order named both the City and the Navy as dischargers due to their current and previous ownership of the site respectively; it was anticipated that Upstream would be named on the Cleanup Order in the future if the site is transferred to it. The Cleanup Order was, at the time of its adoption, intended to rescind and replace three prior cleanup orders issued against the Navy: Regional Board Order Nos. 95-235, 97-124, and 97-125. However, on September 15, 2009, the State Water Control Resources Board vacated the Cleanup Order and remanded it to the Regional Board after granting a petition for review (File A-1972) that contended the Regional Board failed to comply with the California Environmental Quality Act ("CEQA") in conjunction with its adoption. The City, therefore, expects the Regional Board to revise and reissue the Cleanup Order after the City

of Richmond certifies the Environmental Impact Report/Environmental Impact Statement for the proposed Pt. Molate project.

2.0 SCOPE OF SERVICES

A variety of cleanup actions will be required to address residual contamination from military activities at the Point Molate site. These response actions will likely include additional source removal activities, groundwater monitoring, and adoption of institutional controls to assure that the cleanup is consistent with intended reuses of the site. Of particular concern are twenty historic underground storage tanks with a combined fuel and oil capacity of two million gallons. The remanded Cleanup Order required the submission of a number of studies, plans, and reports, but does not require specific cleanup actions. Specifically, the remanded Cleanup Order required the Navy and the City to:

- Establish certain saturated zone soil cleanup criteria for a certain portion of the site;
- Prepare a soil and groundwater management plan;
- Prepare Final Feasibility Studies and Remedial Action Plans for certain portions of the site;
- Prepare an underground storage tank (UST) management plan and schedule;
- Prepare quarterly UST status reports;
- Prepare site remedy completion reports for certain portions of the site;
- Prepare final land use controls;
- Prepare initial and monthly remediation status reports;
- Report discoveries of previously unknown pollution during site redevelopment;
- Prepare a sitewide groundwater monitoring plan;
- Review the Site-1 Landfill Post Closure Maintenance and Monitoring Plan and submit a revised plan.

Although the Cleanup Order issued in 2008 was remanded, the City and Upstream intend to comply with a schedule of deliverables for the tasks outlined above to be attached to the revised and restated Land Disposition Agreement between the City and Upstream Pt. Molate LLC.

Pursuant to the Remediation Agreement, Upstream will discharge the City's obligations under the ETCA and the Cleanup Order as it may be revised by the Regional Board. Upstream has contracted with the environmental consulting firm Arcadis to conduct ground water monitoring at the site, and prepare various engineering documents and work plans. It may contract with other firms as well.

With this Request for Qualifications (the "RFQ"), the City seeks a consultant who will assist in protecting the City's interests by overseeing Upstream's successful discharge of the tasks outlined above and any other imposed site remediation obligations. Essentially, the City consultant's role would be to monitor progress to ensure Upstream's deadlines are met, and review proposed technical documents before they are submitted to the Regional Board. The consultant may communicate with representatives of Upstream, Arcadis, other consultants, City staff and Regional Board staff as necessary to ensure that the City's obligations are being satisfied and the City's interests are being protected. The City Consultant will report to the City's Pt. Molate Project Manager and will make recommendations regarding remediation progress. The City Consultant will also review invoices submitted to the City for remediation activities and recommend whether the City's Project Manager should approve a disbursement from the Navy

grant monies. This work likely will require 15 to 25 hours per month. The scope of services will last for one year, with the potential for renewal.

3.0 QUALIFICATIONS AND EXPERIENCE

The City seeks a consultant qualified in environmental remediation and engineering, preferably with former military base closure experience, and preferably with experience working as an owner's representative, to oversee the satisfaction of the obligations described in Sections 1.0 and 2.0. An individual or small firm may be appropriate for this project. Please provide qualifications that contain, at a minimum, the following information:

Summary: Provide a summary of the firm's or individual's overall capabilities, history, recent and related experience, and expertise. The proposed relationships among all key personnel and support staff that are expected to provide consulting services should be identified. Provide information on the firm's experience related to this RFQ's scope of work. Provide information on the firm's current work load, facilities, resources, and experience that clearly demonstrate its ability to successfully complete the project.

Reference Projects: Provide a list of at least 3 similar projects to this scope of work that the proposed key personnel have completed. Two should have been completed in the last three years. For one of the projects listed provide a description in more technical detail demonstrating the firm's working knowledge and experience. Describe the approach and methodology used, including any equipment or special software. Describe any supplemental tasks that were deemed necessary or recommended, which enhanced outcome, reduced cost, or expedited delivery.

Quality Control: Identify how you would ensure adequate performance by Upstream and its contractors in terms of achieving regulatory compliance and quality control.

Potential Modifications: Based on your professional experience and lessons learned, suggest potential modifications to Section 2.0, Scope of Services, which may allow the City to be cost-effective in meeting its obligations.

Resumes: Provide a resume for each of the proposed key personnel focusing on relevant experience and the assigned function of each key person related to the contract's scope of work.

Pricing/Compensation: Please provide a proposed pricing/compensation structure/package. Please note the City's insurance requirements (Attachment D), which includes a \$5.0 million requirement for professional liability coverage.

4.0 QUESTIONS

Questions regarding this RFQ are to be directed by e-mail to:

Janet_Schneider@ci.richmond.ca.us. All questions should be in writing and such contact shall be for clarification purposes only. Any questions, which in the opinion of the City warrant a reply or material changes to the scope of services or proposal procedures will only be transmitted in writing to all parties receiving this RFQ.

5.0 SUBMITTAL

Please submit your qualifications electronically to soco_perez@ci.richmond.ca.us **no later than 5 p.m. on July 9, 2010**

Craig Murray

From: Lauren Vigliotti <lauren.vigliotti@terraphase.com>
Sent: Thursday, May 23, 2013 9:01 AM
To: Venkat Puranapanda
Cc: Carlos A. Privat; William Carson; Ryan Janoch; Craig Murray; LaShonda White; John Salmon (jcoho@aol.com); Jim Levine (Jim.Levine@upstream.us.com)
Subject: Remediation Project Update Report
Attachments: ACE-submittal package-March-2013.pdf

Hi Venkat,

Per your request, attached is the monthly remediation project update report and cost summary for the remediation of the former Naval Fuel Depot Point Molate. This monthly update and cost summary covers through March 31, 2013. Also included in the attachment (referenced in the status report) are the invoices with backup from March 2013, copies of waste manifests for the invoice period, the monthly remediation status report for March 2013 submitted to the San Francisco Bay Regional Water Quality Control Board.

Please let me know if you have any questions.

-Lauren

Lauren Vigliotti, PG Professional Geologist

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

lauren.vigliotti@terraphase.com

510.645.1850 x46 (o)

925.321.3291 (c)

www.terraphase.com

Please consider the environment before printing

This e-mail (including any attachments to it) is intended solely for the use of the individual(s) or entity named above. It may contain confidential or privileged information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately and delete the original message.

~~12.A.3.2~~
8.E.2



May 23, 2013

Mr. Venkat Puranapanda
ACE USA
10 Exchange Place, 9th Floor
Jersey City, New Jersey 07302

Sent via e-mail

Subject: Transmittal of the Remediation Project Update for the Former Naval Fuel Depot Point Molate Richmond, California (Policy RCC G2488965B 001)

Mr. Puranapanda:

As requested, this transmittal includes the Remediation Project Update monthly report and cost summary worksheet for the remediation work at the former Naval Fuel Depot Point Molate located in Richmond, California. These documents were prepared on behalf of Upstream Point Molate, LLC, the named insured.

If you have any question or comments regarding this transmittal, please contact Lauren Vigliotti or Ryan Janoch at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.

A handwritten signature in blue ink that reads "Lauren Vigliotti".

Lauren Vigliotti, PG (No. 8775)
Professional Geologist

A handwritten signature in blue ink that reads "Ryan Janoch".

Ryan Janoch, PE (C78735)
Professional Engineer

cc: Jim Levine, Upstream Point Molate LLC (by e-mail)
John Salmon, Upstream Point Molate LLC (by e-mail)
Carlos Privat, City of Richmond
Craig Murray, City of Richmond
LaShonda White, City of Richmond

**Attachments: Remediation Project Update (March 2013)
Cost Summary (March 2013 and Cost to Date)
March 2013 Monthly Remediation Status Report
Invoices for March 2013
Copies of Waste Manifests**

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

~~12.A.3.3~~
B.F.3

REMEDATION PROJECT UPDATE

Named Insured	Upstream Point Molate, LLC	Insured contact(s)	Jim Levine
Insured Location	2000 Powell St, Suite 920, Emeryville, CA	Other Insured Contact (Technical)	William Carson
Additional Site Location(s)	None	Other Insured Contact (Legal)	Bruce Goodmiller (City of Richmond)
Policy Number	RCC G2488965B 001	Insured's Lead Consultant/Contractor	Terraphase Engineering, Inc.
Policy Term	March 31, 2010 to March 31, 2020	Regulatory Contact	George Leyva (California RWQCB)
Policy Limit	\$20,000,000	Broker Contact	
Projected Remediation Cost	\$25,392,025	ACE Underwriter	Venkat Puranapanda
Self Insured Retention	\$29,500,000	ACE Cost Cap Monitoring Manager	Venkat Puranapanda
Date Submitted	May 22, 2013	Reporting Period	March 4, 2013 through March 31, 2013

Scope of Work Conducted in Reporting Period

List activities conducted in the reporting period in accordance with the scope of work in the Remediation Plan Schedule Endorsement No. _____ to the policy...

Scope of work

1. Brief description of project activities completed in the reporting period
See attached monthly status report.
2. List tasks completed since last update
See attached monthly status report.
3. List tasks which are at 100 % completion
IR Site 4 – Drum Lot 1 and 2 – Site Management Plan (Task 1.0)
Long-Term Groundwater Monitoring – Plans (Task 1.0).
IR Site 4 – Drum Lot 1 and 2 - Additional Investigation for TCE Plume at IR Site 4 Drum Lot 2 (Task 3.0)

Changes in Project Conditions

Please identify the following:

1. Changes in project assumptions (field conditions, regulatory changes; changes in site use, permit approvals/delays etc.)
None
2. Any increase/decrease in contamination.
None

Insured Name: Upstream Point Molate, LLC
Date: May 22, 2013

3. *Off-site migration of contaminant plume; impacts to sensitive receptors?*

None

Project Schedule

1. *Describe events/activities that may impact the project schedule including revised completion dates that may exceed the original estimates schedule, if any.*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status report for a breakdown of tasks and required completion dates).

Out of Scope Activities (if any)

Please identify any out of scope activities including those conducted due to the following:

1. *Changes in Regulatory conditions*
None
2. *Discovery of additional contamination*
None
3. *Discovery of new contaminants*
None
4. *Changes in site conditions*
None
5. *Changes in Project schedule*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status report for a breakdown of tasks and required completion dates).

6. *Other unanticipated changes*
None

Project Cost/Controls for Out of scope Activities

1. *Describe plans to address out of scope activities, actions undertaken to control project costs and to meet the project schedule.*

As required by the RWQCB, the out of scope activities will be completed as quickly as possible to allow for the remediation of IR Site 3. The work needs to be completed in accordance with compliance dates in the RWQCB Order R2-2011-0087.

Project Deliverables - Milestone Completion

Please identify project deliverables and scheduled date of completion.

Please see the attached monthly remediation status report

Insured Name: Upstream Point Molate, LLC
Date: May 22, 2013

Project Budget Report

USE ATTACHED EXCEL SPREADSHEET TEMPLATE (COST REPORT)

Please discuss the following:

1. *Changes if any to the anticipated costs incurred in comparison to the projected budgets*
None
2. *Backup provided for costs incurred.*
None
3. *Costs/tasks associated with items not included in the insured scope of work (Out of Scope items).*
None

Potential for Excess Remediation Costs

1. *Please provide a brief description of any issues that have arisen since the last update that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*
None
2. *Please provide a brief description/summary of issues that have arisen to date that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*
Sand filters will be installed at the IR Site 1 Landfill treatment system (approximately \$30,000).
Additional remediation on IR Site 4 Drum Lot 2.
Permitting and construction of compensatory mitigation wetlands on site (approximately \$500,000).
Evaluation of soil vapor and Title 27 requirements at IR Site 3 (approximately \$100,000).
Extended operation of the PGWTP for one additional year (approximately \$360,000).

Backup Documentation

The Insurer requires backup documentation that can substantiate all "Remediation Costs" and "Excess Remediation Costs" for which coverage may be afforded under the policy, including, but not limited to, the following:

1. *Copies of all invoices associated with implementation of remediation activities at the site. The invoices should include a listing of personnel, equipment and expenses along with unit rates, quantities and description of activities performed at the site.*
Invoices and backups provided for the invoice period March 4 through March 31, 2013.
2. *Copies of all subcontractor expenses associated with implementation of remediation activities at the site.*
Subcontractor expenses and invoices are included on the invoices and backups.
3. *Copies of daily field notes describing the activities conducted at the site.*
Field notes are incorporated into the reports (provided to ACE Group when they are submitted to the RWQCB), invoices (services), and monthly status reports (see attached).

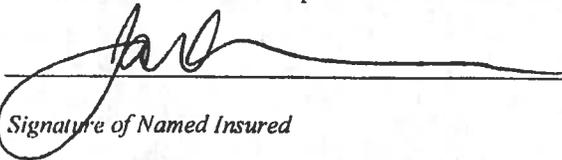
Insured Name: Upstream Point Molate, LLC
Date: May 22, 2013

4. Copies of subcontractor time sheets and equipment records.

Subcontractor expenses and invoices are included on the invoices and backups.

5. Copies of disposal manifests and bills of lading associated with the offsite disposal of remediation generated wastes at the site.

Copies of waste manifests for waste generated during remediation at IR Site 4 and well destruction activities are provided as an attachment to this submittal.



Signature of Named Insured

James D. Levine

Print Name

Manager

Title

5/21/13

Date

BY SIGNING THIS REMEDIATION PROJECT UPDATE ("UPDATE") THE NAMED INSURED WARRANTS TO THE INSURER THAT ALL STATEMENTS MADE IN THIS UPDATE INCLUDING ATTACHMENT(S), ARE TRUE AND COMPLETE AND THAT NO MATERIAL FACTS HAVE BEEN MISSTATED OR CONCEALED IN THIS UPDATE.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS INFORMATION FOR THE PURPOSE OF MISLEADING OR MISREPRESENTATION COMMITS A FRAUDELENT INSURANCE ACT AND IS POTENTIALLY SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

FOR USE BY ACE PERSONNEL ONLY			
Claim Number		ACE Claims Manager	Christopher Stella christopher.stella@acegroup.com
Date Received		ACE Cost Cap Monitoring Manager	Venkat Puranapanda venkat.puranapanda@acegroup.com
Date Reviewed			
Reviewed By		Distribution	

Named Insured	Upstream Front Malaise, LLC	Insured Contact	Jim Levine
Insured Location	2000 Powell Street, Suite 920 Emeryville, CA	Contractor	Terrachase Engineering Inc
Policy Number	RCC 02488963B 001	Contractor Address	Terrachase Engineering Inc 15000 Sycamore Blvd San Jose, CA 95128
Policy Term	March 31, 2010 to March 31, 2020	Date Submitted	3/22/2013
Policy Limit	\$20,000,000	Reporting Period	March 4, 2013 through March 31, 2013
Self Insured Retention	\$29,500,000		

Task Number	Description	Performance Measure (units)	Proposed Budget (\$)	Total This Period		Total to Date		Work completed (%)	Under/Over Budget Costs (\$)	Projected Cost to Complete (\$)	Total (Costs to date) + (cost to completion)	Comment
				Costs incurred (\$)	Work completed (%)	Costs incurred (\$)	Work completed (%)					
1.0	IR Site 1 - Closed Landfill	N/A	\$ 64,051	\$ 14,855	0.8%	\$ 214,023	24%	\$ 450,218	\$ 509,833	\$ 743,857		
2.0	Annual Operations and Monitoring	N/A	\$ 471,863	\$ 14,855	0.8%	\$ 214,023	24%	\$ 237,840	\$ 509,833	\$ 743,857	included in individual work orders	
3.0	Annual Maintenance	N/A	\$ 144,665	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
4.0	Close Out	N/A	\$ 67,563	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
5.0	Annual Project Management	N/A	\$ 20,449	\$ 11,326	0.1%	\$ 162,201	7%	\$ 183,792	\$ 19,059	\$ 20,928	included in individual work orders	
6.0	Regulatory Oversight	N/A	\$ 282,275	\$ 31,392	0.9%	\$ 1,652,801	7%	\$ 1,488,514	\$ 10,000	\$ 143,392		
7.0	Feasibility Study and Remedial Action Plan	N/A	\$ 195,990	\$ 661	0.3%	\$ 32,431	97%	\$ 169,485	\$ 25,000	\$ 275,006		
8.0	Remedial Design Implementation Plan	N/A	\$ 18,245	\$ -	0%	\$ 200,000	0%	\$ 183,090	\$ 200,000	\$ 1,254,440	Markup of subcontractors not covered	
9.0	Implementation of Remedial Plan	N/A	\$ 551,350	\$ 30,731	2.7%	\$ 1,134,440	80%	\$ 445,553	\$ 345,553	\$ 345,553	10 more months	
10.0	Long-Term Monitoring	N/A	\$ 141,321	\$ -	N/A	\$ 27,072	N/A	\$ 114,249	\$ 141,321	\$ 168,393		
11.0	Project Management	N/A	\$ 213,901	\$ 13,526	0.6%	\$ 727,387	33%	\$ 1,396,514	\$ 1,486,171	\$ 2,213,558	Not Covered	
12.0	Regulatory Oversight	N/A	\$ 159,485	\$ -	0%	\$ 64,944	100%	\$ 94,541	\$ -	\$ 64,944		
13.0	Site Management Plan	N/A	\$ 1,061,591	\$ -	0%	\$ 1,061,591	0%	\$ 1,061,591	\$ 1,061,591	\$ 1,061,591		
14.0	Contingency Excavation - Dream Lot 1	N/A	\$ 105,309	\$ -	0%	\$ 162,436	100%	\$ 157,127	\$ -	\$ 262,436		
15.0	Additional Investigation for TCE Plume Dream Lot 2	N/A	\$ 542,400	\$ 13,526	0%	\$ 372,935	69%	\$ 169,485	\$ 169,485	\$ 342,430		
16.0	Localized Remediation for TCE Plume Dream Lot 2	N/A	\$ 124,202	\$ -	0%	\$ -	0%	\$ 124,202	\$ 124,202	\$ 124,202		
17.0	Monitoring of Remediation at TCE Dream Lot 2	N/A	\$ 93,169	\$ -	0%	\$ -	0%	\$ 93,169	\$ 93,169	\$ 93,169		
18.0	Updated Risk Assessment and Reporting for Dream Lot 2	N/A	\$ 37,724	\$ -	0%	\$ 27,072	N/A	\$ 10,652	\$ 17,724	\$ 64,796		
19.0	Project Management	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
20.0	Regulatory Oversight	N/A	\$ 237,481	\$ -	0%	\$ -	0%	\$ 237,481	\$ 237,481	\$ 237,481	Not Covered	
21.0	Underground Storage Tanks	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
22.0	Annual Operations and Monitoring - Large USTs	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
23.0	5 Year Monitoring - Large USTs	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
24.0	Annual Maintenance - Large USTs	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
25.0	Large UST Environmental Closure Documentation	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
26.0	Remediation of Groundwater around Large USTs	N/A	\$ 169,918	\$ -	0%	\$ -	0%	\$ 169,918	\$ 169,918	\$ 169,918	Not Covered	
27.0	Smaller USTs Removal and Remediation	N/A	\$ 67,563	\$ -	0%	\$ -	0%	\$ 67,563	\$ 67,563	\$ 67,563	Not Covered	
28.0	Annual Project Management	N/A	\$ 1,430,715	\$ 16,795	1.0%	\$ 51,197	30%	\$ 311,518	\$ 1,203,199	\$ 1,716,596	Not Covered	
29.0	Regulatory Oversight	N/A	\$ 83,367	\$ -	0%	\$ 20,819	100%	\$ 15,777	\$ -	\$ 20,819		
30.0	New Wells	N/A	\$ 532,445	\$ 1,558	0.3%	\$ 258,092	50%	\$ 242,413	\$ 82,867	\$ 325,280		
31.0	Annual Sampling and Analysis (Year 1-4)	N/A	\$ 523,456	\$ -	0%	\$ -	0%	\$ 242,413	\$ 298,032	\$ 540,445		
32.0	Annual Sampling and Analysis (Year 5-8)	N/A	\$ 211,658	\$ -	0%	\$ -	0%	\$ 211,658	\$ 500,000	\$ 711,658		
33.0	Annual Sampling and Analysis (Year 9-12)	N/A	\$ -	\$ 15,227	6%	\$ 228,331	94%	\$ 228,331	\$ 290,000	\$ 518,331		
34.0	Monitoring Well Destruction	N/A	\$ 46,194	\$ -	0%	\$ 26,616	0%	\$ 46,178	\$ 98,000	\$ 144,178		
35.0	Annual Project Management	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
36.0	Regulatory Oversight	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
37.0	Program Management	N/A	\$ 24,025	\$ 76,568	3.5%	\$ 1,343,899	15%	\$ 38,452	\$ 22,436	\$ 23,800	included in above tasks	
38.0	Amended Land Use Controls	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
39.0	Remediation Status Reports	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
40.0	Due-overdue Drinking Facility Redevelopment	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
41.0	Construction Stormwater General Permit	N/A	\$ -	\$ -	N/A	\$ -	N/A	\$ -	\$ -	\$ -	Not Covered	
42.0	TOTAL											included in IR Site 3 Task 4.0

Please discuss the following:
1. Changes if any in the anticipated costs incurred in comparison to the projected budgets
2. Backlog provided for costs incurred
3. Costs/tasks associated with items not included in the insured scope of work.

Claim Number	
Date Received	
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Distribution	

12.A.3.B
B.F.B

Remediation Project Update Attachment: Monthly Remediation Status Report

~~12.A.3.9~~
8.E.9



April 15, 2013

Mr. George Leyva
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

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

Dear Mr. Leyva:

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

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

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

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

Work completed in March 2013:

None

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

None

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

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

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

Work completed in March 2013:

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

Major Work Items Previously Completed in 2013:

1. Discussion with the RWQCB regarding the draft IR Site 3 Feasibility Study and Remedial Action Plan (FSRAP; Terraphase 2011s)
2. Developed the internal draft summary of the industrial waste area waste characterization investigation for inclusion in the Waste Characterization Report (Terraphase 2012k)

Upcoming Work in April 2013:

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

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014)

Not Applicable

Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)

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

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

Work completed in March 2013:

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

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

1. Complete post-treatment performance monitoring event

Task 4c: IR Site 4 Human Health Risk Assessment (Compliance Date: November 4, 2013)

Not Applicable

Task 4d: IR Site 4 Feasibility Study and Remedial Action Plan (Compliance Date: February 3, 2014)

Not Applicable

Task 4e: IR Site 4 Remedial Action Completion Report (Compliance Date: February 3, 2015)

Not Applicable

Task 5: UST Management Plan (Compliance Date: March 4, 2013)

Work completed in March 2013:

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

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

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

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

Not Applicable

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

Work completed in March 2013:

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

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

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

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

Not Applicable

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

Work completed in March 2013:

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

Major Work Items Previously Completed in 2013:

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

Upcoming Work in April 2013:

1. Submit the monthly remediation status report for March 2013 to the RWQCB
2. Submit insurance budget summary and project status update for February 2013 to Upstream, the City of Richmond, and ACE Group

Task 10: Discoveries During Facility Redevelopment (Compliance Date: 60 days from initial discovery)

None

Task 11: IR Site 1 ROD (Compliance Date: None)

Work completed in March 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Installation, startup and troubleshoot the permanent sand filter
4. Removal of the rental sand filter and characterization of the used sand for disposal
5. Prepare the internal draft first quarter 2013 IR Site 1 monitoring report

Major Work Items Previously Completed in 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Installation and troubleshooting of new settling tank floats
4. Installed a new discharge pump on the treatment system
5. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)

Upcoming Work in April 2013:

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

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

Not Applicable

IR Site 3: PGWTP

Terraphase, under the direction of Upstream and the City of Richmond, operates, maintains, monitors, and prepares the quarterly and annual monitoring reports for the PGWTP under the existing General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit) (RWQCB 2012a). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in March 2013:

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

Major work items completed previously in 2013:

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

Upcoming Work in April 2013:

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

Site-wide Groundwater Monitoring

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

Work completed in March 2013:

1. Preparation for the semi-annual groundwater monitoring event

Major work items completed previously in 2013:

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

Upcoming Work in April 2013:

1. Preparation for the semi-annual groundwater monitoring event

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in February 2013, to the knowledge of Terraphase.

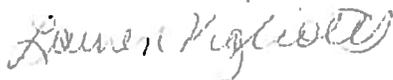
1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.
5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The most significant of which are the IR Site 3 FS/RAP and Waste Characterization Report. The RWQCB's comments on the FS/RAP and Waste Characterization Report (including soil cleanup goals) will be incorporated into the two documents with additional information collected during the soil gas investigation and industrial waste area investigation and re-submitted to the RWQCB as draft final in 2013. The draft final FS/RAP and Waste Characterization Report will be presented to the PMCAC prior to submittal to the RWQCB. In-situ groundwater remediation at IR Site 4 using Enhanced Reductive Dechlorination (ERD) was completed in December 2012 and monitoring of the remediation is on-going. The site-wide, wet-season groundwater monitoring will be conducted in May 2013.

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

Sincerely,
For Terraphase Engineering Inc.



Lauren Vigliotti, PG (No. 8775)
Professional Geologist



Ryan Janoch, PE (C78735)
Senior Professional Engineer

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

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

Attachments: Point Molate Bibliography

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, May 20, 2013, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:41 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Carman, Garrett, Gilbert (6:42), Hite, Kortz (6:57),
Martinez(6:47), Puleo, Smith, C., Stello (6:51), Sundance, Whitty.

Absent: N.Smith

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

3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience and explained that this is the end of the first two year terms for Committee Members. Garrett then explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Garrett read a statement about adding an Emergency Item on the Agenda. Garrett noted that the item was a proposed contract renewal with Nichols Consulting Engineers on the City Council Agenda for May 21, 2013 in their role as remediation and financial oversight. Garrett made motion to adopt the Agenda with this Emergency Item, Beyaert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair reviewed Cal Trans Notice and lane closures that will affect traffic. Garrett noted that East bound exit will be closed sometime in middle of June. Whitty made announcement from the Design Review Board of the approval of the HALO Gun Club remodel along Western Drive. This will also include a Fire Training Center that will be built. Whitty indicated that she invited Chevron representative to speak to the PMCAC.

6. OPEN FORUM

Cordell Hindler spoke regarding an Art Show for Pt. Molate and to re-enact war movie scenes at Pt Molate. Garrett mentioned that due in part to Mr. Hindler's comments, the PMCAC is hosting an Art of Pt. Molate event on June 20 at the Bridge Art Center.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- a. Overview of Presidio Trust and application of trust concepts to public/private development and park management

Garrett introduced Craig Middleton of the Presidio Trust. Middleton thanked PMCAC members for their service and noted that these redevelopment opportunities are exciting and challenging. Middleton referenced other similar projects such as New York's Governor Island in New York Harbor with military history and challenges. It has a 350,000 square foot building and he believed to be almost the size of the Winehaven (Building 1) Building. Middleton referenced representatives from Governors Island and Sydney Australia contacted Presidio on how to develop a Trust.

Middleton noted that he is Executive Director of a Federal Agency called the Presidio Trust. It was created in 1996 on what to do with the 1776 Military established Presidio. Trust is a Federal Agency that has to be financially self-sufficient, structured like a non-profit corporation with all proceeds earned by Presidio going back into the Presidio. This allows for reinvestment without having to go back to the Federal tax payer.

Middleton explained history of Presidio conversion and in 1972 it was destined to be part of the National Park System. United States Army was spending \$70M a year to maintain the Presidio. Presidio is a National Historic Landmark with 400 properties and is similar to Pt. Molate with believed to be 35 historic properties. Presidio has impressive natural resources with beautiful beaches, remnants of endangered species, part of the National Biosphere Reserve but had horrible infrastructure left by the Army, had no money, pretty much everything was degraded not only the buildings but Presidio has a 300 acre National Historic Forest planted in the 1890's that was degraded. Forest was degraded because everything was planted at the same time with about 7,000 trees dying at the same time.

A structure of the Trust was looked at first by looking at about 25-30 different structures including Non-Profits, government agencies, and hybrids of both. Settled on a Federal Corporation and got it passed by Congress. First priority was to stop the infrastructure from getting worse. It was expensive to fix up infrastructure and more expensive to let it go. Second was housing on base. This was quickest way to make money by fixing up some housing and gradually rent it out. Third thing was a significant environmental remediation and Army really just wanted to put use restrictions, fence on it. Army wanted to spend about \$6M over 20-30 years and Trust knew it would cost at least \$100M. Presidio Trust took over clean-up with a \$100M settlement and obtained an Insurance policy for another \$100M. 14-15 years later it is almost done and Presidio will be done next year.

Presidio Trust also thought it should do some planning and also include the public. Two years were spent doing planning and came up with various plans such as land use plan, vegetation management plan, bike and trail plan. Flexibility was key to all the plans because of uncertain elements to get into. Trust stabilized the assets, earned some money, completed the remediation challenge and did a lot of planning. Trust told United States Congress that it needed Seed Money and offered to make Presidio self-sufficient and if Presidio Trust did not then Congress can sell the property. Now, 15 years later, Presidio is self-sufficient. Guarantee was important to get seed money to fix up housing and other things Trust did.

Middleton shared conversation with Leslie Koch of Governors Island and they started with Qualitative Items first such as Art Shows to visit place. Presidio did opposite with financials and infrastructure. Qualitative items such as trails and raising money for Crissy Field, open spaces for public like Main Parade just recently, new buildings such as the Heritage Center at the Officers Club and things like this that don't generate revenue came later at Presidio. Middleton noted that there is a lot of money out there and Presidio Trust decided to be very aggressive to get and provided example of San Francisco Airport and runway problem with underground tanks excavated left there and became seasonal wetlands. Airport needed to re-do runways and fill the seasonal wetlands, and therefore was able to get money for Crissy Field and watershed from the SF Airport and without that money would not been able to do it. With this comes educational opportunities for kids to learn about a watershed and more bird species. Middleton stated an incredible amount of leverage from volunteers. Conundrum was how to get private investment without sacrificing the public nature of the place. A variety of assets such as housing was determined to be leased short-term but bigger buildings such as Hospital can be leased for longer term. Presidio has three hospitals. Leveraging was 4 private dollars for every public dollar and get rent. Investment in lease usually wears off in 20 years then rents jump to market and have more money to improvements such as trails.

Middleton noted that he was first employee of trust and been there for 17 years. A lot of the strategy was trial and error. Currently it is self-sufficient without taking any tax payer dollars with 350 historic buildings redone and about 80% of the Presidio, about 35 acres of native plant, animal habitat brought online and 24 miles of trail. Looking now at doing things it couldn't five years ago such as bringing in a National Center for Leadership Service as inspired by the Military history of the Presidio. Middleton closed the presentation with an advisory to PMCAC to not undersell the value of Pt. Molate to think "big", and realize that the property is a treasure to all of the Bay Area and warrants careful planning. While the easy path to redevelopment would be to select a single developer to build housing or other singular revenue generating projects, care should be taken to consider multi-participation development under an organized master plan.

PMCAC asked questions regarding structure and operation of the Presidio Trust.

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

Item held over since Bill Carson would not able to make meeting.

- c. Review of proposed PMCAC first term summary report

Beyaert suggested that PMCAC take it home, review and comment. Garrett suggested to comment now. Carman suggested spending fifteen minutes to speak and then PMCAC can come back with comments. Garrett presented structure of report and highlights:

- d. Review of Nichols Consulting Engineer Contract

Garrett presented this emergency item in the amended Agenda Packet. Contract amount is \$200,000. for two years and summarized items for Service Scope in the contract. Garrett noted that contract be reduced to \$100,000. and that Nichols Consulting Engineers is held to attend PMCAC meetings. Mayor spoke about a conversation with Carlos Privat in City Attorney Office and Mayor will be coordinating a meeting for the Thermal Desorption. Mayor further noted that Privat is not seen as the Project Manager and believes there is a current vacuum on that position. Beyaert noted that current contract is \$60,000. per year and concerned about new contract. Murray provided response to PMCAC questions relating to this contract. Public Speaker Don Gosney spoke regarding oversight of Terraphase. Garrett motioned to provide a recommendation to City Council to holdover this item until some questions be answered, C.Smith seconded, passed unanimously.

Beyaert motioned that NCE contract be limited to IR Site 3 FS RAP review, seconded by C.Smith. General discussion regarding role of Upstream and uncertainty. C.Smith inquired about procedure. Garrett noted difference between agenda item and a motion. Garrett called for vote. Item passed with Carman as no and inquired about substitute motion. Mayor commented that she wants oversight but not sure about what this Committee wants. Mayor noted to Committee that she will definitely be holding this item over. Garrett noted that Committee may make in future additional recommendations. Martinez motioned to rescind vote, seconded Garrett. Garrett called for a voice call vote. Vote as follows: Yea: Hite, Kortz, Gilbert, Carman, Martinez; Nay: Puleo, Rosing, Stello, Whitty, Beyaert, C.Smith; Abstain: Garrett, Sundance. Motion fails.

Beyaert motioned to extend Meeting to 9:20pm, seconded by C.Smith. No: Whitty. Yeah: Beyaert, Garrett, Carman, Gilbert, Hite, Kortz, Martinez, Puleo, C.Smith, Stello and Sundance. Motion passes.

8. STAFF REPORTS

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

Item carried over to next meeting.

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

Item carried over to next meeting.

- c. Review of proposed parking plan for Pt. Molate.

Item carried over to next meeting.

9. CONSENT CALENDAR

Garrett noted changes to page 3 in minutes to be changed regarding Shellum statement. Sundance moved to approve, Beyaert seconded that the Consent Calendar is approved. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett noted that Officers will vote next time, HALO range use will be discussed next time. Rosing inquired how SWAT and others use Pt Molate. Whitty noted that Terraphase costing to unrestricted use should be placed on next agenda and second reading of first term report.

11. CITY COUNCIL LIAISON REPORTS

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee
- b. PMCAC appointment status

Item moved to next meeting.

12. CHAIR AND SUB-COMMITTEE REPORT

- a. Clean-Up and Restoration: Synopsis of Terraphase Monthly Status report of March 2013; Synopsis of Q12013 PGWTP QMR; Notice of Water Board meeting e: FS/RAP for IR Site 3 – June 11, 2013

Item moved to next meeting. Garrett commented on Notice of Water Board Meeting and PMCAC can read in informational packet.

- b. Community Outreach: Arts Night Status, General Outreach Activities

Garrett commented on Arts Night with seven entries so far and other items to hold over to next meeting.

- c. Grant Development: Grant App.Status

Item held over to next meeting.

- d. Beach: Proposed beach park signage; Baykeeper marine debris cleanup progress

Item held over to next meeting.

- e. Chair: Appreciation of Service to first term committee members; Identification of pending schedule conflicts

Garrett provided appreciation to members with their two year terms expiring and provided a letter of appreciation. Garrett noted that there will be new Chair, Vice Chair and bid good bye to Beyaert and N.Smith and special thanks to Vice Chair Beyaert for assistance and support. Beyaert noted that he has worked on Pt Molate Committee since 1995 and this is a break but he is willing to come back in the future. C.Smith noted loss of Beyaert but not for Committee would not have done great things such as reopening of Pt Molate Beach Park. Rosing expressed great appreciation to Chair Garrett for amount of work performed in behalf of PMCAC.

13. ADJOURNMENT

Whitty moved to adjourn the meeting at 9:25 pm, seconded by Garrett. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .

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

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

9.A.5

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
TUESDAY, JUNE 17, 2013, 6:30 PM**

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:32 p.m.

2. ROLL CALL

Present: Committee Members Carman, Garrett, Gilbert, Hite, Kortz, Martinez, Smith, and Whitty.

Absent: Committee Member Puleo, Rosing, Stello, Stephenson and Sundance.

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

3. WELCOME AND MEETING PROCEDURES

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

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Whitty then motioned to approve the Agenda, Martinez seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced that there are no announcements and asked Murray to advise PMCAC on the status of the Pt Molate Prime Contractor. Murray reported that Upstream has advised pending transfer of duties to City of Richmond. Garrett briefed PMCAC regarding upcoming June 26 meeting on IR Site 3 with City staff, consultants, certain PMCAC members and NER.

6. OPEN FORUM

One speaker for Open Forum. Speaker Hindler stated Arts Night is coming up this Thursday and presented an idea on World War II films at Pt. Molate and to host another event to show non-art and traditional art.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Review Proposed Contract Renewal for Nichols Consulting Engineers

Garrett summarized duties by NCE to review Terraphase work and provided a summary of findings on current contract. Murray provided an update on recent City Council action on this contract and referenced materials in Board Packet regarding NCE service portion of contract. Garrett advised that NCE contract could change significantly pending duties and obligations released by the Prime Contractor in relation to US Navy obligations that will shift to City as part of early transfer agreements such as the Finding of Suitability for Early Transfer (FOSET) and Early Transfer Cooperative Agreement (ETCA).

B. Second Reading Summary Report of PMCAC first term

Garrett presented and asked each PMCAC member for their comments. Whitty provided suggested changes and inquired about information made available by Terraphase. Garrett noted that information on IR Site 3 is still pending and vital financial information is still pending and expressed it is taking too long. Carman provided his questions regarding land use. Martinez inquired about Water Board meetings and PMCAC should be invited to all meetings. Garrett noted that she would note it as a Protocol advisement. Garrett received thanks from PMCAC in ability to bring together and summarize findings of this first term of the PMCAC. Garrett noted that she would make changes and provide to Murray and Mayors Office.

9.B.1

C. Selection of a Committee Chair and Vice-Chair

Garrett indicated that it is time to elect new Chair and Vice-Chair. Murray presented basic nomination and election process and that he would be serving as the election official. General discussion on the Chair, Vice Chair positions. Garrett, Whitty, Martinez, C.Smith and Carman were asked by members if they were interested in serving. Each declined to serve. Whitty offered Co-Chair positions for this term. Garrett summarized duties of the Chair and Vice Chair. Martinez suggested that Whitty and Carman serve as Co-Chairs in that Whitty can support Carman with knowledge and C.Smith as Vice Chair with parliamentary process standing. Garrett emphasized that it is good for organization to have a Chair shift and new Committee leadership and challenged members that to be fair and agree to serve on Committee with its charter duties then each to consider sharing those duties as part of serving. Whitty stated that many members are missing tonight. Kortz suggested putting any action off until next meeting. Garrett expressed that she is willing to coach and help the new Chair and Vice Chair but will not continue to serve in either position. Mayor praised Garrett in that she has been very thorough and detail oriented and really moved this new Committee forward. Mayor noted that work could be minimized for Chair, Vice Chair by identification of new Agenda items with each prior meeting from the body of the Committee rather than from the Chair. Garrett agreed and noted new process developing to require required reporting documents to be delivered on identified, regular dates. C.Smith inquired if Beyaert could come back. Garrett summarized that Beyaert noted that perhaps in future with development of land use options. Carman expressed his concern on information background, agenda preparation and rules in conducting meetings. Carman brought up Interim Chair position. Whitty agreed to act as Interim Chair for July meeting but noted that her work also requires night evening meetings and she serves on the City's DRB. Carman agreed to be Interim Vice Chair. Garrett summarized that elections will be held over until July PMCAC with Whitty as Chair and Carman as Vice Chair, Hite seconded. Passed unanimously.

D. Assignments to Sub-Committees: 1.Clean-Up and Restoration; 2.Finance; 3.Legal; 4.Grant Development; 5. Beach Park; 6. Community Outreach

Garrett noted that this item will also be held over until the July PMCAC. Gilbert suggested email to all members particularly those that are not attending this meeting. Garrett agreed and noted that members to please recruit others such as their from their meetings they attend.

Public Speaker Hindler commented on Presidio use and if he served on this Committee it would need to be on the Community Outreach SubCommittee. Hindler expressed his interest in bringing art groups together. Hindler also stated that Beach Park could be open to fishing and opened up to visitors and tourism.

8. STAFF REPORTS

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

Garrett reviewed documents in packet and summarized fund balance status with approximately \$19.7M available.

B. Schedule for deliverables of PMCAC inquiries to staff, contractors

Garrett noted that series of documents are listed in packet for Committee review and suggested that there is standing deadline be implemented. Murray noted that these are regular basis documents and each will need to arrive in Murray's office to make the Agenda packet. Garrett noted that Murray can structure with due dates and draft documents to Water Board, Insurance Reports need to be regularly supplied and this will also need some work.

C. Report on Notice from US Escrow Fund Agent

Garrett noted that Escrow Agent has provided notice that they are resigning. Garrett noted that staff could go to a Trust Account and wouldn't necessarily need to go to an Escrow Agent. Murray provided summary to PMCAC on what duties this Escrow Agent provides for Pt Molate and City of Richmond's process. Trust, Escrow and third process identified in ETCA should be known to bidders. Murray noted that he is working with Tracey Lovely in Finance Department. Garrett noted that with current Escrow charge of \$300 a month then this new contract would not need to go to Finance Committee and City Council. Murray noted that this is correct. Garrett asked Murray to report back to Chairs and Committee as this item moves forward.

9. CONSENT CALENDAR

Whitty motioned to approve the Consent Calendar, Martinez seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett asked Bill Carson of Terraphase to report. Carson indicated that he can report out on both IR Site 3 and sample results for first two events for IR Site 4 and confirmed that he will attend and participate in July.

C. Smith asked for report out on Art Show.

Martinez inquired on Beach Park.

Whitty inquired about a Presidio Trust-type presentation. Garrett noted that PMCAC may want to search out an experienced municipal land use or special plan person to provide information on types of Special Districts. Garrett noted there are also private-investment examples that are not in a Trust.

Mayor indicated that she would speak with Planning Director and City Manager on different district options and can report.

11. CITY COUNCIL LIAISON REPORTS

a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee

Mayor reported out on the upcoming June 26 meeting and looking forward to NER and NCE and staff meeting and discussion.

b. PMCAC appointment status

No report.

12. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean Up and Restoration

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

Carson provided key changes to each of the Monthly Status Reports. Carson noted that he is waiting for Water Board feedback on the meeting minutes and feel that there is pretty much in agreement to move forward under IR Site 3 for March, April reports. Carson noted that IR Site 4 there are two rounds of reports and packaged ground water treatment plant (PGWTP) system continues, three or four tanks are proposed to be closed and as done in past individual reports will be provided on each proposed tank closure. Carson summarized closure thresholds to be used and review of monitor and natural attenuation is being reviewed. Whitty inquired on PGWTP. Carson noted that there is no

free product, it is pushing 20 years old, needs a lot of TLC and think can do Carbon and oil water filter off line and a different group at Water Board, the NPDES group, will need to review this plan. Carson noted ground water monitoring was performed in regular fashion. Whitty inquired about items in the ACE report. Carson summarized items and items that may be out of the original scope that need to be reported to insurance carrier. Carson provided an example regarding a tank pit in IR Site 3 that was not in original scope and a wetland area to be created in IR Site 4. Carson noted on last report show that there is not any Methane build up and below thresh hold and on IR Site 1 system was changed gravity system and is in compliance.

b. Community Outreach

1. Arts Night Status

Hite reported that event is scheduled for Thursday, June 20, 6-8pm, provided directions, and stated that all Artists commitments are in and finalizing food and beverage commitments to Bridge Art Studios location at 23 Main. Hite believed about sixty will attend. Garrett noted that brochures at meeting are being folded and provided back to the Community Outreach Committee.

2. General Outreach Activities

c. Grant Development

1. Grant

App. Status Garrett noted one grant not received and another grant has been applied for by the June 1 deadline.

d. Beach

Garrett reviewed proposed signs and current state of improved parking lot with pictures in packet. General discussion why no swimming and fishing on one of the signs. Garrett reviewed a similar entrance rock sign from Glen Cove Park and quality considerations. Mayor suggested that City Seal rather than City Logo may be more appealing. Additional review and discussion on the park rules signs. Garrett noted that there were April 20, May 11 Beach Clean Up days and April 20 high tide completely disbursed work. Garrett noted that Baykeeper will move with Bobcat larger pieces and also there will be process to separate timbers into two different piles and need someone to help mark clean wood for reuse.

e. Chair

1. Identification of pending schedule conflicts

13. ADJOURNMENT of PMCAC regular meeting

Garrett moved to adjourn the meeting at 8:34 pm, seconded by C.Smith. Passed unanimously.

SCHEDULED MEETINGS

Committee Meeting –

Monday, July 15, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



June 14, 2013

Mr. George Leyva
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in May 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 May 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 June 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 May 2013:

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

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

Upcoming Work in June 2013:

1. Meeting with the RWQCB to discuss the industrial waste area waste characterization and remedial alternatives
2. Revise the Waste Characterization Report and Feasibility Study/Remedial Action Plan

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 May 2013:

1. Review results of initial post-treatment performance monitoring

Major Work Items Previously Completed in 2013:

1. Submitted the Interim Remedial Measures Implementation Report to the RWQCB (Terraphase 2013c)
2. Conduct initial post-treatment performance monitoring

Upcoming Work in June 2013:

1. Planning for second round of post-treatment performance monitoring
2. Conduct second round 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 May 2013:

1. Reviewed comments from the RWQCB on the UST Management Plan (Terraphase 2013j)
2. Prepared internal draft of responses to RWQCB comments on the UST Management Plan

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 June 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 May 2013:

1. Conducted the routine monthly UST closure monitoring inspections
2. Submitted the first quarter UST monitoring report to the RWQCB (Terraphase 2013i)

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
5. Prepared the first quarter 2013 monitoring report (Terraphase 2013i)

Upcoming Work in June 2013:

1. Conduct routine monthly UST closure monitoring inspections
2. Submit the UST interior inspection 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 May 2013:

1. Submitted the monthly remediation status report for April 2013 to the RWQCB (Terraphase 2013m)
2. Submitted insurance budget summaries and project status updates for March 2013 to Upstream, the City of Richmond, the US Navy's Base Realignment and Closure (BRAC) Program, 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
6. Submitted the monthly remediation status report for March 2013 to the RWQCB (Terraphase 2013k)
7. Submitted insurance budget summaries and project status updates for February 2013 to Upstream, the City of Richmond, and ACE Group

Upcoming Work in June 2013:

1. Submit the monthly remediation status report for May 2013 to the RWQCB
2. Submit insurance budget summary and project status update for April 2013 to Upstream, the City of Richmond, the BRAC Program, and the 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 May 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation and submittal of the first quarter 2013 monitoring report (Terraphase 2013n)
4. Preparation of an addendum to the post-closure maintenance and monitoring plan (PMMP)

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 June 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Quarterly landfill inspection with Contra Costa County Environmental Health
4. Submittal of the PMMP addendum to the RWQCB, Upstream, and the City of Richmond

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 May 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Repairs to the extraction well pumps and oil-water separator discharge pump
3. Submitted the first quarter 2013 monitoring report to the RWQCB (Terraphase 2013o)
4. Emergency repairs to the bio-reactor and associated equipment

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
8. Preparation of the first quarter 2013 monitoring report (Terraphase 2013n)

Upcoming Work in June 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP

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 May 2013:

1. Completed 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)
5. Planning for the semi-annual wet season groundwater monitoring event

Upcoming Work in June 2013:

1. Review analytical results of the semi-annual wet season groundwater monitoring event
2. Prepare internal draft of the semi-annual wet season groundwater monitoring report

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 was completed in May 2013 and the semi-annual groundwater monitoring report will be submitted in July 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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- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond.* November 8.
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- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
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- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
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- Terraphase. 2013c. Interim Remedial Measures Implementation Report, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond, California. January 31.
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July 12, 2013

Mr. George Leyva
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in June 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 June 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 July 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 June 2013:

1. Meeting on June 11, 2013 with the RWQCB, Upstream and the City of Richmond to discuss the remedial alternatives
2. Preparation of June 11, 2013 meeting minutes
3. Preparation and submission of Revised Remediation Scenarios to the RWQCB (Terraphase 2013p)

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

Upcoming Work in July 2013:

1. Revise the Waste Characterization Report and Feasibility Study/Remedial Action Plan

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 June 2013:

1. Conducted the second round of post-treatment performance monitoring

Major Work Items Previously Completed in 2013:

1. Submitted the Interim Remedial Measures Implementation Report to the RWQCB (Terraphase 2013c)
2. Conducted initial post-treatment performance monitoring and evaluate data

Upcoming Work in July 2013:

1. Review results of the second round 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 June 2013:

1. Reviewed comments from the RWQCB on the UST Management Plan (Terraphase 2013j)
2. Prepared internal draft of responses to RWQCB comments on the UST Management Plan

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 July 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 June 2013:

1. Conducted the routine monthly UST closure monitoring inspections

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
5. Submitted the first quarter UST monitoring report to the RWQCB (Terraphase 2013I)

Upcoming Work in July 2013:

1. Conduct routine monthly UST closure monitoring inspections

2. Submit the UST interior inspection 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 June 2013:

1. Submitted the monthly remediation status report for May 2013 to the RWQCB (Terraphase 2013q)

Major Work Items Previously Completed in 2013:

1. Submitted the monthly remediation status report for December 2012 to the RWQCB (Terraphase 2013a)
2. Submitted the monthly remediation status report for January 2013 to the RWQCB (Terraphase 2013g)
3. Submitted the monthly remediation status report for February 2013 to the RWQCB (Terraphase 2013i)
4. Submitted the monthly remediation status report for March 2013 to the RWQCB (Terraphase 2013k)
5. Submitted insurance budget summaries and project status updates for December 2012, January, February, and March 2013 to Upstream, the City of Richmond, the US Navy's Base Realignment and Closure (BRAC) Program, and ACE Group
6. Submitted the monthly remediation status report for April 2013 to the RWQCB (Terraphase 2013m)

Upcoming Work in July 2013:

1. Submit the monthly remediation status report for June 2013 to the RWQCB
2. Submit insurance budget summary and project status update for April and May 2013 to Upstream, the City of Richmond, the BRAC Program, and the 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 June 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Quarterly landfill inspection with Contra Costa County Environmental Health
4. Preparation of an addendum to the post-closure maintenance and monitoring plan (PMMP)

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
7. Preparation and submittal of the first quarter 2013 monitoring report (Terraphase 2013n)

Upcoming Work in July 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Submittal of the PMMP addendum to the RWQCB, Upstream, and the City of Richmond

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 June 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Troubleshoot equipment

Major work items completed previously in 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Installation of a new compressor for the automatic influent valve
3. Preparation and submission of the combined annual and fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013d)
4. Installation of an alarm float on the secondary containment pad
5. Prepared an analysis of costs and designs for a replacement bio-reactor tank
6. Preparation and submittal of the first quarter 2013 monitoring report to the RWQCB (Terraphase 2013o)
7. Repairs to the extraction well pumps and oil-water separator discharge pump
8. Emergency repairs to the bio-reactor and associated equipment

Upcoming Work in July 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Optimize configuration of the PGWTP

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 June 2013:

1. Prepared the internal draft of the semi-annual wet season groundwater monitoring report
2. Preparation of figures for the semi-annual wet-season groundwater monitoring report

3. Review of groundwater data

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)
5. Completed the semi-annual wet season groundwater monitoring event

Upcoming Work in July 2013:

1. Submit the internal draft of the semi-annual wet season groundwater monitoring report to Upstream and the City of Richmond

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 June 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 was completed in May 2013 and the semi-annual groundwater monitoring report will be submitted to the RWQCB in July 2013.

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

Sincerely,
For Terraphase Engineering Inc.



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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- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit).* June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County.* November 30.
- RWQCB. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County.* August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County.* August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond.* November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: *Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County.* December 19.
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- 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.
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- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.
- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.

- Terraphase. 2011o. Third Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). October 18.
- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.
- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.
- Terraphase. 2011s. Draft Investigation Restoration Site 3 Feasibility Study/ Remedial Action Plan, Former NFD Point Molate, Richmond, California Installation Restoration Site 3. December 19.
- Terraphase. 2012a. Monthly Summary Report for Work through December 2011, Former Naval Fuel Depot Point Molate Richmond, California. January 9.
- Terraphase. 2012b. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
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- Terraphase. 2012e. Supplemental Information Regarding the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Tentative Order No. R2-2012-XXX NPDES No. CAG912002, VOC and Fuel General Permit). January 27.
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- Terraphase. 2012g. Application for 401 Water Quality Certification for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
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- Terraphase. 2012p. Wetland Mitigation and Monitoring Plan IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, California. April 23.
- Terraphase. 2012q. Response to Comments - Point Molate Community Advisory Committee Letter on Proposed Treatment and Study of IR Site 4 Drum Lot 2, Building 87 Area Point Molate. May 3.
- 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.
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- 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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- Terraphase. 2012ee. Data Summary for Soil Gas Survey at Former Naval Fuel Depot Point Molate, Richmond, California. August 13.
- Terraphase. 2012ff. Monthly Remediation Status Report for Work in July 2012, Former Naval Fuel Depot Point Molate Richmond, California. August 15.
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- Terraphase. 2012ii. Step Out Investigation, IR Site 4 Drum Lot 2, Building 87 Area Point Molate, Richmond, California. September 17.
- Terraphase. 2012jj. Soil and Groundwater Management Plan, Former Naval Fuel Depot Point Molate, Richmond, California. September 21.
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- Terraphase. 2013h. Well Abandonment Completion Report, Former Naval Fuel Depot Point Molate, Richmond, California. February 15.

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Terraphase. 2013j. Underground Storage Tank Management Plan, Former Naval Fuel Depot Point Molate, Richmond, California. March 22.

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Tetra Tech EM Inc. (TTEMI). 2002. Final Postclosure Maintenance and Monitoring Plan, Site 1, Final Cover, Naval Fuel Depot Point Molate, Richmond, California. August 30.

Craig Murray

Subject: Pt Molate Nelson Environmental In-Situ IR Site 3 Proposal
Location: City Manager Conf. Room, 450 Civic Center Plaza, 3rd Floor

Start: Wed 6/26/2013 2:30 PM
End: Wed 6/26/2013 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Craig Murray

Required Attendees: Carlos A. Privat; Bill Lindsay; Gayle McLaughlin; MLeacox@ncenet.com; joan@vbsi.com; kirk@nerglobal.com; dn@nerglobal.com; 'rdsatre@live.com' (rdsatre@live.com); Bruce Beyaert (pointsanpablo@earthlink.net); pamstello@gmail.com; 'umbrella27@hotmail.com' (umbrella27@hotmail.com); Paul Carman (paulcarman@comcast.net)

Optional Attendees: Sue Kadlec; Robert Ferry

Update 6/26: Enclosed 2 docs.: 1) RWQCB 6/11/13 Mtg. final minutes; 2) Final Tech.Memo.

Update 6/25: Enclosed is the Terraphase and NCE reviews of NER Proposal.

Update 6/18: PMCAC Interim Chair Paul Carman would also like to attend this meeting & is copied herein w/an invitation.

Update 6/17: PMCAC at its meeting tonight has asked if Committee Members Pam Stello & Jim Hite can also attend this meeting & both are copied herein.

Enclosed NER proposal, brochure documents.

    
NER Estimate for Thermal NCE LTTD mtg-notes_Pt memo on Point
City of Richm... Desorption me... Memorandum 6... Molate_0611201... Molate Site 3 al...

Agenda (tentative):

- I. Introductions (5 min.)
- II. Presentation PPT – NER (Shellum, Nelson) (30 min.)
- III. Summary of Analysis – NCE (Leacox)(CE2/Ferry) (15 min.)
- IV. Roundtable Q&A – (30 min.)
- V. Close – Next Steps – (10 min.)

Craig K. Murray, SR/WA
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Craig Murray

From: joan@vbsi.com
Sent: Thursday, July 11, 2013 10:03 AM
To: Craig Murray; 'ewhitty@ebmud.com' (ewhitty@ebmud.com); Paul Carman (paulcarman@comcast.net)
Cc: joan@vbsi.com
Subject: Re: PMCAC Minutes Mtg 25 June 17 2013
Attachments: PMCAC minutes mtg 25 June 17 2013.docx

Hi folks -

I met w/Chris on Tuesday and as FYI on the below items:

1) Beach park entrance sign. No alternate designs have been prepared other than the mockup we saw last month (or month before?). Chris is awaiting feedback from PMCAC on what they want prior to committing to getting another design done up.

2) No swimming, no fishing will be park rules - for liability reasons. Obviously some folks are going to ignore that sign. The thinking is to let the first season play out at the beach park noting visitor response to the park and usage of the park, then determine in the following season if any park rules should change/be amended. There is and will be no lifeguard at the beach park unless a private entity, NGO or charity wants to fund it. PM beach is far enough away from first responders to warrant a concern about allowing swimming.

3) Chris can probably provide a bulleted list of what has been accomplished so far, but in a nutshell

- a) parking lot repaved and striped
- b) signage
- c) ADA compliant pathway to crest of beach terminating at an ADA compliant picnic area
- d) six new picnic tables
- e) 2 new hot coal disposal bins
- f) BBQ's are pending
- g) chain link fence at northern border pending
- h) split rail stand off structure at storm water runoff drop is pending
- i) porta potties will be brought in when beach opens (beginning/mid-August)
- j) 14 tons of marine debris have been removed by Baykeeper with another 4 or so tons to be hauled out of the staging area.
- k) waste receptacles pending.

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

From: Craig Murray [mailto:Craig_Murray@ci.richmond.ca.us]
Sent: Thursday, July 11, 2013 09:13 AM
To: 'ewhitty@ebmud.com' (ewhitty@ebmud.com),
Paul Carman (paulcarman@comcast.net)
Cc: joan@vbsi.com
Subject: PMCAC Minutes Mtg 25 June 17 2013

Enclosed for your review/comment.

On Beach Park Item, I briefly spoke with Chris Chamberlain yesterday and he is N/A for Monday but can provide email update.

Please ID what you would like updated.

From minutes, I have following:

1. What are the alternative designs to review for the Rock sign at entrance (ie City Seal rather than logo, local materials?);
2. Sign says No Swimming, No Fishing and will the park continue to have these limits?
3. What is the status of the Beach Park Improvements w/Cosco Busan Funds?

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

Craig Murray

From: Chris Chamberlain
Sent: Thursday, July 11, 2013 10:37 AM
To: Craig Murray
Subject: RE: PMCAC July 15 Beach Park Item Update

My responses are below in Red.

Chris Chamberlain

Parks and Landscape Superintendent
City of Richmond, Ca
510-231-3073



From: Craig Murray
Sent: Thursday, July 11, 2013 9:51 AM
To: Chris Chamberlain
Subject: PMCAC July 15 Beach Park Item Update

1. What are the alternative designs to review for the Rock sign at entrance (ie City Seal rather than logo, local materials...); *Sky's the limit. I was merely making a suggestion. If the PMCAC has a preference that would at least give me a sense of direction to pursue then I will run with it.*
2. Sign says No Swimming, No Fishing and will the park continue to have these limits? *For the time being, yes. The strategy has been to reopen and program as it was prior to its closing. The No Swimming is significant because if we change that we may be required to provide lifeguards or other mitigation measures. As for the no fishing I think the key is beach access. There will likely be no enforcement of either but the sign merely limits risk exposure for the City. Once the park is reopened and we understand use patterns we can reevaluate the rules including dogs, swimming, and fishing.*
3. What is the status of the Beach Park Improvements w/Cosco Busan Funds? *½ of parking lot has been paved and striped. Vegetation clean-up has been completed. Signs installed or being installed in the near future (Warning steep drop, park rules and regs, etc.) Picnic tables and hot coal bins have been delivered to the park site and are awaiting installation. ADA pathway/picnic pad contract has been approved by City Council (it was delayed a few weeks as it was pulled of the consent calendar and carried forward to the next meeting). We are now routing for signatures. Bay Keepers beach clean-up project has been delayed and the debris removed from the beach has been staged right were we will be constructing the pathway so we will not be starting this project until bay Keeper has completed their debris removal. The Cal Trans project has made it very difficult to work out there as there is a 9-mile detour that we have to take anytime we are out there with our trucks/equipment too.*

All in all though the park is progressing but the actual opening date will likely need to be pushed back a few weeks to account for the delay. Let me know if you have any additional questions or concerns. Thanks!

Craig K. Murray, SR/WA
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