CITY OF RICHMOND

Pt. Molate Community Advisory Committee

Monday, September 16, 2013 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

Members:

Eileen Whitty
Chair

Paul Carman
Vice-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

AGENDA

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** (2 min.)
   a. I-580 Eastbound Western Drive On-Ramp Opening
   b. Committee Member Eduardo Martinez Re-Appointment

6. **Open Forum** (3 minutes per person limit)

7. **Presentations, Discussion & Action Items** (90 min.)

   a. Gun Range Improvements Presentation – Mark A.Piersante, Chevron Richmond Refinery (20 min.) Discussion (10 min.) Q&A
   b. Presentation of California Native Grassland Areas of Point San Pablo Peninsula, Jim Hanson, California Native Grasslands Association (10 min.) Discussion (10 min.) Q&A
   c. Pt Molate Security Presentation (10 min.) Discussion (10 min.)Q&A
   d. NCE Contract Renewal Scope of Services, Roles and Responsibilities, Terms (10 min.)
   e. Rename Western Drive North of I-580 to Stenmark Drive (10 min.)

8. **Staff Reports** (15 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.

   Project Manager's Staff Report (15 min.) - including
   a. Report on results from US Navy Escrow Fund Agent RFP - (5 min.).
   b. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account – (5 min.)
   c. Report on Nichols Consulting Engineers Contract Status Remediation Activities – (5 min.).

CITY OF RICHMOND

Pt. Molate Community Advisory Committee

Monday, September 16, 2013 6:30 PM

Multi-Purpose Room, 440 Civic Center Plaza

Members:

Eileen Whitty
Chair

Paul Carman
Vice-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

AGENDA

9. Consent Calendar (2 min.)

Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion

a. APPROVE – PMCAC meeting minutes of July 15, 2013
b. APPROVE – PMCAC meeting minutes of August 19, 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 (40 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 (20 min.)
   1. Summarization of wet season groundwater monitoring report covering period 1/1/13 to 6/30/13
   2. Report out on 7/23/13 Meeting with NER,NCE, Terraphase, PMCAC & City Staff
   3. Report out on 2nd Qtr SMR for PGWTP
   4. Report out on August Monthly Status Report
   5. Report on 8/15/13 2nd Qtr 2013 UST Monitoring Report

b. Community Outreach (5 min.)
   -

c. Grant Development (5 min.)
   - Grant App. Status

d. Pt. Molate Beach (8 min.)
   - Baykeeper Cleanup Completion and current rehabilitation status

e. Chair (2 min.)
   - Identification of pending schedule conflicts

13. Adjournment of PMCAC regular meeting

14. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, September 16, 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

State of California • Department of Transportation

TRAFFIC ADVISORY

Date: September 12, 2013
District: 4 - Oakland
Contact: Allyn Amsk
Phone: 510/286-5445
FOR IMMEDIATE RELEASE

Eastbound I-580 Western Drive On-Ramp to Reopen on Bridge Decks Replacement Project

Contra Costa County – On Saturday morning, September 14th, Caltrans will reopen the eastbound Interstate 580 (I-580) on-ramp at Western Drive, just east of the Richmond-San Rafael Bridge. The detour currently in place on the bike path will be discontinued and closed to vehicles.

Lane Closures

- In the construction zone east of the Richmond-San Rafael Bridge, one westbound lane for I-580 will be closed from 10 a.m. Friday, September 13th, to 5 a.m. Saturday, September 14th. Two westbound lanes will remain open.
- One westbound lane on the Richmond-San Rafael Bridge will be closed for painting Friday night, September 13th, from 9 p.m. to 5 a.m. One westbound lane will remain open during this work.

Ramp Closures

Construction continues on the eastbound bridge deck. At various times, activities such as concrete pours will require night closures of the eastbound Western Drive on-ramp. Caltrans has scheduled night closures of the eastbound on-ramp for Tuesday, September 17th, Thursday, September 19th, and Friday, September 20th, from 8 a.m. to 5 p.m. The on-ramp will remain open during the day, but the night closures will allow the contractor to continue replacing the eastbound Scofield Avenue bridge deck.

Detour: during eastbound Western Drive ramp closures, motorists will travel westbound across the Richmond-San Rafael bridge, exit at San Quentin, cross under the freeway and take the eastbound I-580 on-ramp.

Note: this ramp closure will not affect motorists traveling through the construction zone from Contra Costa County westbound across the Richmond-San Rafael Bridge, or motorists travelling eastbound from Marin County.

In general, during the days and weeks ahead, motorists can expect night time lane closures for eastbound I-580 from 7 p.m. to 6 a.m., as the contractor works on various construction activities. There may also be closures for westbound I-580 from 9 p.m. to

MOVE OVER

S.A.1

TRAFFIC ADVISORY

6 a.m. One lane in each direction will remain open at all times. In addition, the bicycle shuttle will remain in operation from 7 a.m. to 7 p.m.

This is an active construction site and the 45 MPH speed zone will be enforced by the California Highway Patrol. Drive cautiously through the construction zone and leave a safe traveling distance between your vehicle and the vehicle ahead of you. Please remember to "Slow for the Cone Zone."

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

#

California Native Grasslands Association

PO Box 72405
Davis, CA 95617
ph: 530-297-0500
fax: 530-297-0500
admin@cnga.org

- Home
- Donate to CNGA
- Join or Renew
- About Native Grasses
  - Grasslands Journal
  - Work in Progress
  - Species Highlight
  - Grass Facts
  - CA Coastal Prairies
- Events & Actions
  - 2013 Workshop Registration
  - Associate/Corp memberships
  - Submit Your Visual Art
- Resources
  - Image Gallery
  - Video
  - Research Archive - Introduction
  - Research Archive - Bibliography
  - Ask a Volunteer
  - Guide to Visiting California's Grasslands
  - Links
- About Us
  - Mission and Goals
  - Board of Directors
  - Committees
  - Bylaws and Minutes
- Sponsoring Businesses
- CNGA Store
- Board Log-in
- Contact Us

Mission and Goals

7.B.1

Mission and Goals

The Mission of the California Native Grasslands Association is to promote, preserve, and restore the diversity of California's native grasses and grassland ecosystems through education, advocacy, research, and stewardship.

CNGA Organizational Goals

1. Appropriate practices and techniques are used to evaluate, prepare, and plant native grasses and grasslands.

2. Members of the public understand the value of native grasses and grasslands and support the goals of CNGA.

3. Grasslands and other communities of which native grasses are a component are managed to benefit native grasses and associated species.

4. Native grasslands are protected from conversion or degradation.

5. Growers, wholesalers, and consumers of native grass seed and live plants have a clear set of purity, quality, and seed source standards that guide their actions.

6. Scientific research and the results of management are readily available to guide restoration and management of native grasses and grasslands.

7. Sites with restoration potential are planted with native grasses and associated species.

8. Native grasses are used as appropriate in the urban landscape to benefit habitat, aesthetics, and educational values.

9. CNGA has the resources including staffing, volunteers, and budget needed to effectively advance its mission.

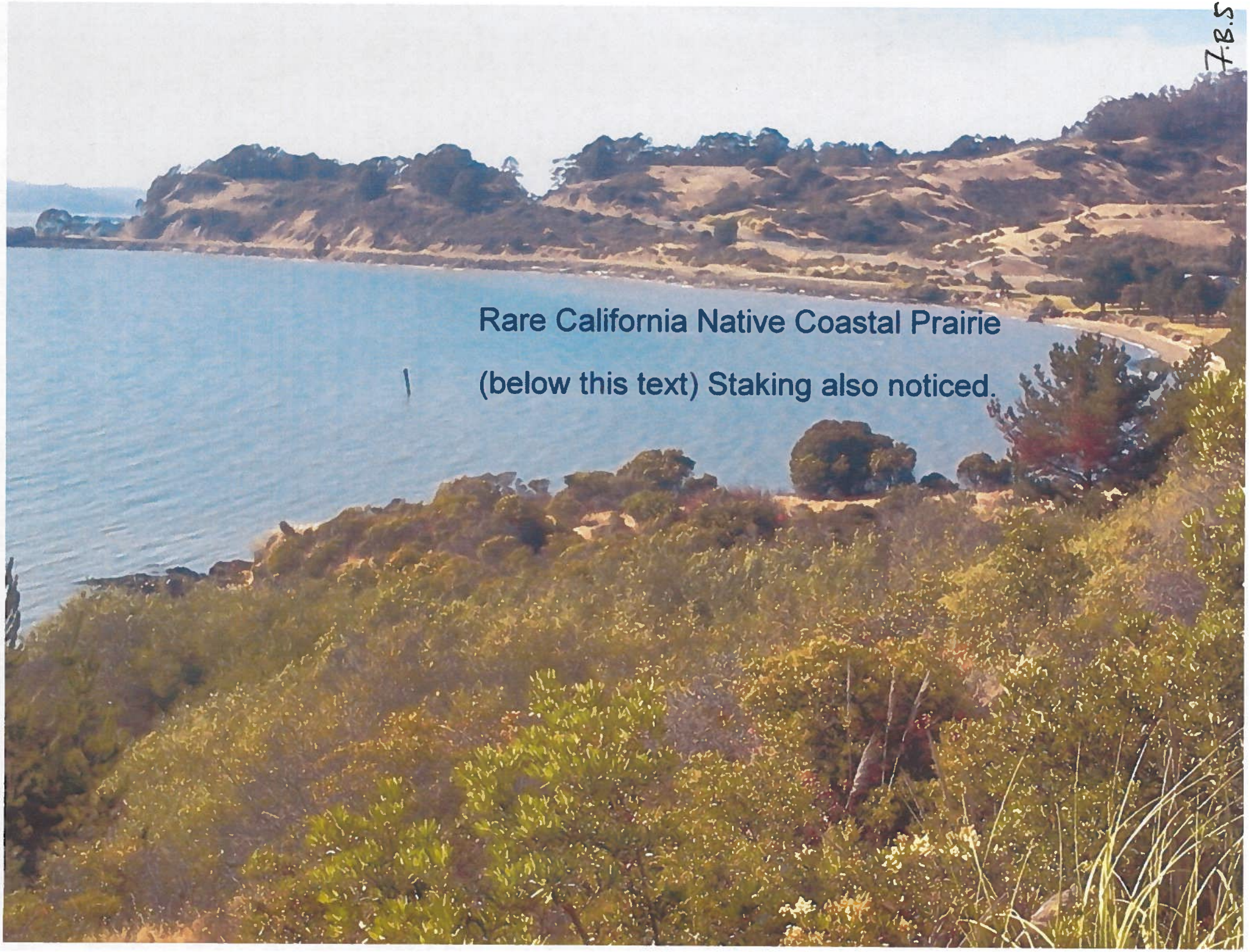
PO Box 72405
Davis, CA 95617
ph: 530-297-0500
fax: 530-297-0500
admin@cnga.org

close

7.B.2


Rare CA Native Grassland Prairie site
Richmond-San Rafael Bridge (Toll road)
Western
© 2013 Google
Image Landsat
1939
Imagery Date: 4/9/2013 37°56'08.63" N 122°24'38.45" W elev 98 ft

7.B.4


Rare California Native Coastal Prairie
(below this text) Staking also noticed.

7.8.5

7.B.6

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

February 5, 2013

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of January, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document contractor and visitor entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of January, 2013.

Primary Personnel Assigned: Perimeter Patrols: R. Duncan, J. Rideau
A. Reed
Rovers: R. Singleton, C. Ojeh
Relief: W. Demillion, O. Fordjar

D.P. Security personnel initiated 2024 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of January, 2013. There was one significant incident reported by security during the month.

January 24, 2013, 0900hrs, Security while on patrol was contacted by designated Caretaker Willie Agnew, concerning a broken lock at building #69. A check of the building door lock confirmed the damage to the door lock. No suspects were noted in the immediate area.

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

Contractors Contacted BY DP Security during the month of January, 2013.

Vironex – 1 contact
Harris Electric – 4 contacts
Terra Phase – 13 contacts
D&H Landscaping – 11 contacts
Richmond Camera Club – 1 contact
Richmond P.D. – 1 contact (Training Session Held in Area)

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President

7.c.2

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

March 8, 2013

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of February, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document contractor and visitor entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of February, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau
		A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2019 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of February, 2013. There were two significant incidents reported by security during the month.

February 7, 2013, 0805hrs, Security while on patrol was contacted by the owner of San Pablo Yacht Harbor. He reported that unlawful dumping was occurring on his property and it could flow over to Pt. Molate area. Possible suspect vehicle is a Dodge mini-van maroon in color. Security alerted all shifts of the problem and the possible vehicle.

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

February 13, 2013, 1455hrs, Security while patrolling the shoreline noted a suspicious vessel (power boat) trolling the water near the pier area. The vessel remained in the area for approximately 10-15 minutes and then exited the area.

Contractors Contacted BY DP Security during the month of February, 2013.

Terra Phase – 11 contacts
D&H Landscaping – 8 contacts
NRC INC – 2 contacts
NCE Survey Company – 1 contact
Karel Beach Clean-up Company – 1 contact
U.S. Customs – 1 contact

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

April 8, 2013

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of March, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of March, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau
		A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2026 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of March, 2013. There were two significant incidents reported by security during the month.

March 2, 2013, 1230hrs, Security during routine patrol located an open door at building #87. The interior was checked and there were no signs of a disturbance or vandalism. It was noted that the door was not secured by a lock and this was reported to the City of Richmond caretaker.

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

March 19, 2013, 0635hrs, Security during rounds near gate #23 noted that the gate was malfunctioning by opening and closing for unknown reason. Malfunction reported to City of Richmond caretaker.

Contractors Contacted BY DP Security during the month of March, 2013.

Terra Phase – 20 contacts
D&H Landscaping – 15 contacts
Border Patrol/Customs – 2 contacts
P.G.E. – 1 contact
Richmond Cannabis Club – 1 contact
Cresco Tools – 2 contacts
East Bay Center for the Performing Arts – 1 contact
Moss Rubber Co. – 1 contact
J.B. Trucks – 1 contact
Richmond Sanitation – 1 contact
Baker Inc. 2 contacts
In Bay Keepers – 2 contacts
Bay Crossings – 2 contacts

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

May 6, 2013

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of April, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of April, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau
		A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2029 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of April, 2013. There were four significant incidents reported by security during the month.

April 3, 2013, 0825hrs, Security during patrol near the shoreline noted two trespassers lying on the shoreline near bldg #132. The subjects identified as [redacted] and [redacted], were off a small boat in the area. They were contacted and informed that the area was private and that they were trespassing. The two subjects boarded their boat and left the area with no incident.

7.C.7

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

April 11, 2013, 1850hrs, Security located a small fire near the fence line in the park area. RFD was contacted and the fire was extinguished. There were no indicators of how the fire was started.

April 16, 2013, 0600hrs, Security noticed that gate #23 was malfunctioning opening and closing independently. Malfunction was reported to caretaker Mr. Agknew.

April 23, 2013, 0825hrs, Security noticed that the gate alarm and notification light for building #123 was not functioning properly. These problems were reported to City caretaker.

Contractors Contacted BY DP Security during the month of April, 2013.

Terra Phase – 12 contacts
D&H Landscaping – 17 contacts
Border Patrol/Customs – 18 contacts
P.G.E. – 1 contact
Cresco Tools – 2 contacts
In Bay Keepers – 2 contacts
Bay Crossings – 1 contact
Richmond Camera Club – 1 contact
ATT – 1 contact
San Francisco State University – 1 contact
R&S Erections – 2 contacts
Richmond City Employees – 10 contacts

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

June 14, 2013

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of May, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan, the following is the compiled information relating to activity at the Point Molate site during the month of May, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2018 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of May, 2013. There were three significant incidents reported by security during the month.

May 15, 2013, 0600hrs, Security during perimeter rounds noted that gate #23 was malfunctioning and not securing properly.

May 22, 2013, 1100hrs, Security during rounds located two white males and a dog near the Point Molate property in a vehicle Lic#[redacted] a chevy truck.

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

Their intentions were to utilize the shore and launch their kayaks. Security advised them that they could not trespass and would have to leave the area, they complied without incident.

May 23, 2013, 0700hrs, Security noted for a second time that gate #23 was again malfunctioning and not securing properly. Notification was forwarded to supervisory personnel.

Contractors Contacted BY DP Security during the month of May, 2013.

Terra Phase – 12 contacts
D&H Landscaping – 15 contacts
Border Patrol/Customs – 19 contacts
P.G.E. – 1 contact
Richmond Art Gallery – 1 contact
In Bay Keepers – 1 contact
Bradley Flech Inc. – 1 contact
Richmond Camera Club – 1 contact
Kinder Morgan – 3 contacts
San Francisco State University – 4 contacts
WBE Inc. – 1 contact
Richmond City Employees – 5 contacts
A&R Trucking – 1 contact
Walnut Creek & San Ramon P.D. -1 contact

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

July 12, 2013

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of June, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan, the following is the compiled information relating to activity at the Point Molate site during the month of June, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2011 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of June, 2013. There was one significant incident reported by security during the month.

June 26, 2013, 2015hrs, Security while on patrol on lower ridge area located a trespasser near building 132. The subject a white male when contacted stated that he was simply forging through the tress and was not aware of the area being restricted. He was driving a brown 1989 Ford F-150 Lic#[redacted]. He was informed that he would have to vacate the area and he complied without further incident.

7.c.11

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

Contractors Contacted at the Point Molate site by DP Security personnel during the month of June, 2013.

Terra Phase – 8 contacts
D&H Landscaping – 14 contacts
Border Patrol/Customs – 13 contacts
In Bay Keepers – 9 contacts
Richmond Camera Club – 2 contacts
Richmond City Employees – 5 contacts
Bay Crossings Group – 1 contact
Davey Tree Company – 4 contacts
Contra Costa County Employee – 1 contact
Valler Design – 1 contact

Administrative Action Taken:
No action taken this month.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

August 12, 2013

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of July, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan, the following is the compiled information relating to activity at the Point Molate site during the month of July, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2016 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of July, 2013. There were two significant incidents reported by security during the month.

July 1, 2013, 2030hrs; Security responded to the park area of Point Molate checking for a suspicious vehicle. Upon arrival security located a grey van Lic[redacted] unoccupied and parked. A few minutes later security located three subjects walking back to the van, upon contacting the subjects, the driver informed security, that an unknown black female gave them permission to park and walk through Point Molate. They were informed to leave the area immediately, they complied. No further incidents to report.

7.c.13

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

July 15, 2013,1645hrs; Security while conducting rounds near the area by gate #17 and while attempting to enter the area, determined that the lock securing the gate had been changed. As this was not reported to DP Security prior to the lock change access to that specific area was not achieved during this swing shift.

Contractors Contacted at the Point Molate site by DP Security personnel during the month of July, 2013.

Terra Phase – 3 contacts
D&H Landscaping – 11 contacts
Border Patrol/Customs – 13 contacts
Bay Keepers – 4 contacts
Richmond Camera Club – 1 contact
Richmond City Employees – 1 contact
Cresco Equipment – 1 contact
East Bay Performing Arts – 1 contact
RDP Swat Team – 1 contact

Administrative Action Taken:

On July 21, 2013, Security Officer Wanda DeMillion, was assigned to the Point Molate site conducting mobile patrol. At approximately, 0550hrs she was involved in a single vehicle accident, which after an investigation it was determined to be "driver error". Security Officer DeMillion has been removed from the Point Molate site.

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

_____
Michael Davenport, Owner/President

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

September 10, 2013

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of August, 2013, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.

2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan, the following is the compiled information relating to activity at the Point Molate site during the month of August, 2013.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau
		A. Reed
	Rovers:	R. Singleton, C. Ojeh
	Relief:	W. Demillion, O. Fordjar

D.P. Security personnel initiated 2019 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of August, 2013. There were three significant incidents reported by security during the month.

August 4, 2013, 1300hrs: Security while on patrol near the Point Molate Park, located a silver Mazda Lic# [redacted]. A quick check of the immediate area located two subject fishing off the beach area. They were contacted and informed that they were unauthorized and would have to leave immediately they complied with no further incidents.

DP Security Service, LLC
P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

August 14, 2013, 1340hrs: Security while on patrol near the winery noticed damaged to the fence line. A check of the fence revealed that the damage would allow potential access by unauthorized subjects under the fence. No subjects were detected and notification of the damage was initiated.

August 29, 2013, 1645hrs: Security while on patrol near the shoreline detected two W/M subjects in kayaks walking along the beach trail. The two subjects were contacted and informed of the unauthorized status and asked to leave, they complied with no further incidents.

Contractors Contacted at the Point Molate site by DP Security personnel during the month of August, 2013.

Terra Phase – 5 contacts
D&H Landscaping – 9 contacts
Border Patrol/Customs – 14 contacts
Bay Keepers – 5 contacts
S.F. State Univ. – 1 contact
Fish & Game – 1 contact
B.H.T. – 2 contacts

Administrative Action Taken:

Site Environmental Concerns:
None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President

7.C.16

✓ GARRETT 9/12/13

Pt. Molate
Nichols Consulting Engineers - Scope of Services
PMCAC Notes - August 19, 2013

Background

First para from existing contract is stet

Second para:

Contractor will assist the City's Point Molate Project Manager ("City's Project Manager") in protecting the City's Interests in the remediation of the Site.

Remove all existing text up to and including the bullet points related thereto in Para 2 in the existing contract in the "Background" section.

Services

In order to assist the City's Project Manager in protecting the City's interests in the remediation of the Site and overseeing ~~Upstream's~~ successful discharge of the tasks outlined in the RA and any other imposed site and successful discharge of City responsibilities and tasks of Water Board areas and ETCA and later imposed remediation obligations, Contractor shall as requested by the City:

- Monitor work progress to ensure regulatory~~Upstream's~~ deadlines are met, including review and analysis of the work schedule and budget.
- Review proposed technical documents before they are submitted to the Regional Board.
- Communicate with representatives of ~~Upstream~~, Terraphase, other consultants and contractors, City staff and Regional Board staff as necessary to ensure that the City's obligations are being satisfied and the City's environmental and financial interests are being protected. ✓
- Attend all City meetings with the Water Board and other meetings requested by the City's Project Manager.
- Review and m~~M~~ake recommendations regarding remediation methodologies, cost effectiveness, implementation effectiveness and monitor all remediation progress.
- Review and consult on invoices submitted to the City for remediation, compliance and planning activities and recommend whether the City's Project Manager should approve fora disbursement ~~fro the Navy grant monies.~~
- Provide a monthly status report to the City's Project Manager, PMCAC,including the status of work schedule, funding levels,anticipated outlays, recommendations and progress of project activities and next steps.
- Assist in any reporting required by City pursuant to the ETCA.
- Attend,upon request, Pt. Molate Citizens Advisory ~~Citizens~~ Committee meetings.
- Review financial status, financial control report, state of fund and income with balance percentages spent, accordingly with detailed exhibit on financial control services
- Provide financial control progress

7.D.1

7.D.2

✓ PMCAC

Pt. Molate
Nichols Consulting Engineers - Scope of Services
PMCAC Notes - August 19, 2013

Services

In order to assist the City's Project Manager in protecting the City's interests in the remediation of the Site and overseeing ~~Upstream's~~ successful discharge of the tasks outlined in the RA and any other imposed site and successful discharge of City responsibilities and tasks of Water Board areas and ETCA and later imposed remediation obligations, Contractor shall as requested by the City:

- Monitor work progress to ensure regulatory~~Upstream's~~ deadlines are met, including review and analysis of the work schedule and budget.
- Review proposed technical documents before they are submitted to the Regional Board.
- Communicate with representatives of ~~Upstream~~, Terraphase, other consultants, City staff and Regional Board staff as necessary to ensure that the City's obligations are being satisfied and the City's environmental and financial interests are being protected.
- Attend all City meetings with the Water Board and other meetings requested by the City's Project Manager.
- Review and m~~M~~ake recommendations regarding remediation methodologies, cost effectiveness, implementation effectiveness and monitor all remediation progress.
- Review and consult on invoices submitted to the City for remediation, compliance and planning activities and recommend whether the City's Project Manager should approve fora disbursement ~~fro the Navy grant monies.~~
- Provide a monthly status report to the City's Project Manager, PMCAC, including the status of work schedule, funding levels, anticipated outlays, recommendations and progress of project activities and next steps.
- Assist in any reporting required by City pursuant to the ETCA.
- Attend, upon request, Pt. Molate Citizens Advisory ~~Citizens~~ Committee meetings.
- Review financial status, financial control report, state of fund and income with balance percentages spent, accordingly with detailed exhibit on financial control services
- Provide financial control progress

7.D.3

7.D.4

Craig Murray

From:	Bruce Beyaert <pointsanpablo@earthlink.net>
Sent:	Wednesday, August 14, 2013 8:03 PM
To:	Craig Murray
Cc:	'ewhitty@ebmud.com' (ewhitty@ebmud.com); Paul Carman (paulcarman@comcast.net); joan@vbsi.com
Subject:	Re: item for 8/19/13 PMCAC
Attachments:	PSP_PlaceNames.pdf; StenmarkDriveCC071613.pdf

Craig,
Suggest cutting to the substance, rather than cluttering the agenda packet with some 15 to 20 confusing, chit chat emails about who would attend meeting, say what, etc. Way back when i was a member of PMCAC, I had to be very patient and diligent in sorting thru email trivia to find the substance. For this agenda item, the only two communications of substance are the two I've pasted immediately below.
Bruce

Bruce Beyaert

pointsanpablo@earthlink.net
phone/fax 510-235-2835

From: Bruce Beyaert <pointsanpablo@earthlink.net>
Subject: **Re: item for 8/19/13 PMCAC**
Date: August 14, 2013 6:28:35 PM PDT
To: Craig Murray <Craig_Murray@ci.richmond.ca.us>
Cc: 'ewhitty@ebmud.com' (ewhitty@ebmud.com) <ewhitty@ebmud.com>, Paul Carman (paulcarman@comcast.net) <paulcarman@comcast.net>, Joan Garrett <joan@vbsi.com>

Craig,

Please include that names are important: "To restore any place, we must also begin to re-story it, to make it the lesson of our legends, festivals, and seasonal rites. Story is the way we encode deep-seated values within our culture."
Gary Paul Nabhan
Cultures of Habitat, 1997

Bruce

Bruce Beyaert

pointsanpablo@earthlink.net
phone/fax 510-235-2835

From: Bruce Beyaert <pointsanpablo@earthlink.net>
Date: August 14, 2013 2:15:37 PM PDT

7.E.1
~~7.C.1~~

To: "Whitty, Eileen" <ewhitty@ebmud.com>
Cc: "Craig Murray (Craig_Murray@ci.richmond.ca.us)" <Craig_Murray@ci.richmond.ca.us>
Subject: Re: item for 8/19/13 PMCAC

Eileen,

As described in Tom Butt's email below and attached CC agenda report, the renaming of Western Drive north of I-580 as Stenmark Drive is his proposal made in response to a request from the Stenmark family. It's not my idea, so I shouldn't report on it to the PMCAC; and I'm not commenting to CC.

However, the PMCAC may wish to consider the alternative of renaming Western Drive as either Point Molate or Point San Pablo Drive. These alternatives would have the twin merits of respecting older, historic place names while also being much more useful in way finding for people in modern times. The name Point Molate Drive would bring increased visibility and recognition to the City's Point Molate property.

The attachment from California Place Names relates the naming of Point Molate in 1826 by Beechey when he misspelled the Spanish *Moleta* originally given to Red Rock Island.

Point San Pablo was named by Abella to honor Saint Paul while naming Point San Pedro on the opposite shore to honor Saint Peter during his 1811 expedition. From http://www.ebooksread.com/authors-eng/hubert-howe-bancroft/history-of-california-volume-19-hci/page-34-history-of-california-volume-19-hci.shtml :

> "1 Abella, Diario de un reyistro de los rios grandes, 1811, MS. The same ex
> pedition is briefly noticed by Mofras, Exploration, i. 450, who adds: Le jour
> nal manuscrit de cette exploration inte"rressante est entre nos mains. Oct.
> 15th from the presidio anchorage to Art ye I Island in A. M. and in p. M. as
> soon as the tide was favorable, to Pt Huchunes (name of the Indians there).
> Between Angel Island and points Huchones and Abastos is formed a bay twice
> as large as that at the port, with 8 islands, mostly small, one of which has to
> le passed on the way to Huchones. This island has a bar visible only at low
> water, and irmst be passed on the west at a little distance. Oct. IGth gave to
> Pt Huchones the name Pt San Pablo and to the opposite point (probably the
> one before called Abastos) that of San Pedro (both names still-retained). These

7.E.2

points, with two little islands between, close the first bay and begin another

HIST. GAL., VOL. II. 21 (321) "

Thus, Saints Peter and Paul now guard the San Pablo Straits separating San Francisco and San Pablo Bays.

I hope that this is helpful to the PMCAC.

Bruce

Bruce Beyaert

pointsanpablo@earthlink.net
phone/fax 510-235-2835

From: "Butt, Tom" <tom.butt@intres.com>
Date: July 25, 2013 7:59:14 AM PDT
Subject: TOM BUTT E-FORUM: Rename Western Drive (North of I-580) to Stenmark Drive

In 2001, the City Council passed Resolution 113-01, "*Statement of Policy and Guidelines for Naming and Renaming of Parks and Facilities and Renaming of Streets and Recognition of Citizen Contributions.*" Although the policy provides a process for processing a nomination through the Recreation and Parks Commission, that process has never been utilized. Since adoption of Resolution 113-01, at least three streets have been renamed by direct action of the City Council, including Fred Jackson Way (formerly Filbert), Juliga Woods (formerly Erlandson) and Village Lane (formerly 15th Street).

Nevertheless, when I suggested renaming a portion of Western Drive, the City Council insisted that the provisions of Resolution 113-01 be followed, so please consider this a formal nomination to change the name of Western Drive (north of I-80) to Stenmark Drive. This name change was requested by Rosemary Stenmark of Rodeo to recognize one of Richmond earliest and most colorful pioneers associated with what is now Richmond's oldest surviving structure, East Brother Lighthouse. East Brother Light Station is listed on the National Register of Historic Places and is a Registered California Historical Landmark. Stenmark is the best-known keeper and served in that position longer than any other person.

- A map is attached.
- The reason for the name change described in the attached draft resolution citing the life of Captain J.O. Stenmark.
- The Classifications under which the name is authorized includes A and C:
  - A.2. Deceased individual who was in a pay status for services. (a) Stenmark did not serve in the preceding three years. (b) His contributions were above and beyond regular duties. (c) His contribution exceeded 10 years in duration, and (d) his contributions had a direct positive effect on the quality of life for the citizens of Richmond. Stenmark's appointment as keeper of East Brother Light Station spanned the time from the final partition of Point San Pablo in 1894 through the incorporation of the City of Richmond in 1905 until Richmond was an established industrial city. During this time, the population of what is now Richmond grew from less than 100 to more than 20,000. The U.S. Government paid a teacher to operate Richmond's first public school for the exclusive use of the Stenmark family at East Brother. Stenmark oversaw numerous

E
7.C.3

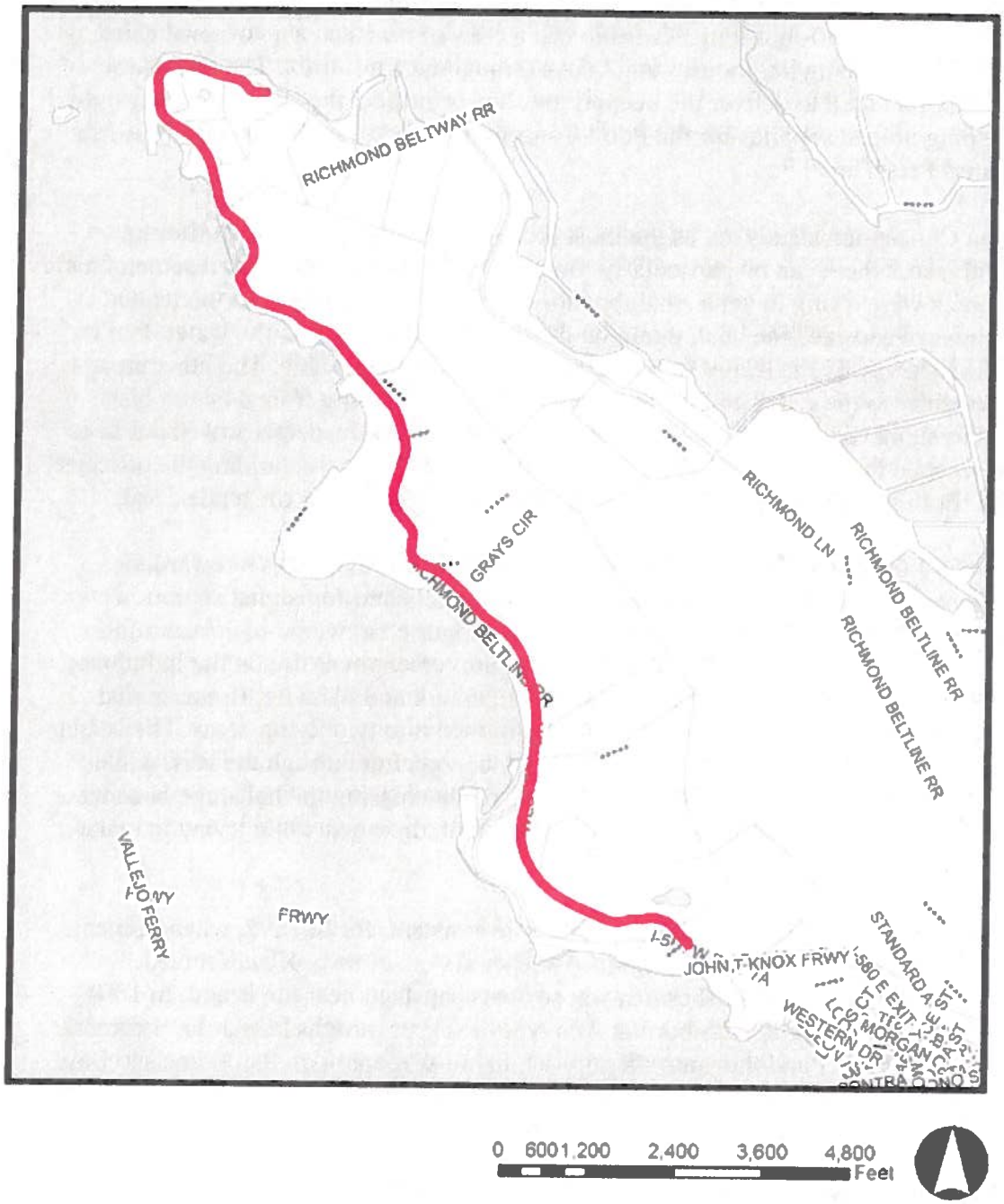
improvements at East Brother during his 20-year tenure, and his skilled operation of the light and fog signal prevented shipwrecks, a growing risk with the opening of the refinery and other industries in Richmond that depended on maritime transportation. See http://www.ebls.org/stenmark.html for more details.

  - C.2 National Hero. Stenmark's bravery in saving the life of Lighthouse Inspector Thomas Perry was highly commended by the U.S. Lighthouse Service, and he was rewarded by being appointed keeper at Ano Nuevo Island and later at East Brother.

- What is now Western Drive was designated as Road 27 when the partition of Rancho San Pablo occurred in 1894. The name Western Drive was adopted at a later date and has no reference to any unique geographic location.
- There are fewer than half a dozen addresses on this portion of Western Drive, minimizing the logistics of renaming.
- Legal notices have already been posted.

7.E.4

Location Map
Source: Richmond Planning Division



RESOLUTION NO.___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, RENAMING WESTERN DRIVE NORTH OF I-580 AS "STENMARK DRIVE"

WHEREAS, Captain J.O. Stenmark of the U.S. Lighthouse Service was keeper of East Brother Light Station from 1894 to 1914, longer than any other keeper in the 140-year history of the lighthouse, which is the oldest structure in the City of Richmond, and,

E
7.~~C~~.5

WHEREAS, Captain J.O. Stenmark was born in 1865 and emigrated to the United States at age twenty. In 1888 he joined the U.S. Lighthouse Service. His first job was working as a crewman aboard the lighthouse tender *Madroño*. At that time equipment and supplies for most lighthouses were delivered by ship. The 180-foot-long *Madroño* had a crew of nineteen and steamed about 10,000 miles each year servicing lighthouses and buoys throughout California. The lighthouse inspector was usually on board to deliver the keepers' pay and to inspect the station. It was while Stenmark was helping unload supplies for the Point Conception lighthouse that he saved the life of Inspector Thomas Perry, and

WHEREAS, Point Conception stands out as the most pronounced point along the California coast. Consequently, seas there can be particularly rough. Captian J.O. Stenmark and some of his fellow crew members were trying to get a small boatload of supplies to shore from the tender. Suddenly, a rough wave capsized the boat, dumping the men and supplies into the water. Perry was carried helplessly away by the heavy seas and was soon in serious trouble. The other crew members clung fearfully to the capsized boat as young Stenmark, bleeding from a cut on his head caused by a breaking oar, swam towards the inspector. Just as the inspector was about to go under, Stenmark reached him and struggled unsuccessfully to swim to shore, holding the officer's head above water. Both men nearly drowned before finally being rescued by the tender, and,

WHEREAS, Captain J.O. Stenmark was highly commended for his bravery. As a reward, on August 1, 1890, he was appointed assistant keeper at Año Nuevo Island fog signal station. Located forty-five miles south of San Francisco, the island supported a twelve-inch steam fog whistle and a small lens-lantern for a light. Although an improvement over life on the lighthouse tender, conditions on the tiny island were far from ideal. Stenmark and his wife, Breta, shared with the principal keeper a tiny cottage that had been partitioned into two living areas. The island residents could only get to and from the island by rowboat. Navigating through the surf, while trying to avoid the rocks around Año Nuevo Point, always made crossing the half-mile channel dangerous. In 1883 four men, including the keeper and assistant, drowned while trying to make the crossing, and,

WHEREAS Captain J.O. Stenmark must have been an able assistant, for in 1892, when keeper Henry Hall was transferred, Stenmark was appointed keeper at Año Nuevo. He continued helping others, several times rescuing fishermen whose boats capsized near the island. In 1894 the Stenmarks' first daughter, Annie, was born at Año Nuevo. Three months later John Stenmark was transferred to East Brother and the young family set up housekeeping on San Francisco Bay. The island was smaller, but the house was bigger, and bay waters usually calmer. The Stenmarks quickly grew to like their new home and stayed almost twenty years, and

WHEREAS, Captain J.O. Stenmark and Breta made the most of the small piece of land. They bought soil from the mainland and grew vegetables in a tiny garden in front of the lighthouse. In pens they raised goats, pigs, rabbits, and chickens. During his first few years as keeper, Stenmark, like his predecessors, rowed the 2 miles to Point San Quentin to do shopping and get mail. Prior to the birth of each of his two sons he rowed all the way to San Quentin and back to fetch the doctor, and

WHEREAS, The Stenmarks had four children: Annie, Ruby, Phillip, and Folke. For several years when the children were young the government paid for a teacher to live at East Brother part of each year and tutor the children. Later, when a road was built from Point San Pablo to the town of Point Richmond, the children attended school there. By that time, mail and provisions were picked up at Point Richmond instead of Point San Quentin, and,

E
7.E.6

WHEREAS, Daughter Annie lived for the first twenty years of her life on the island until she met and married Charles Morisette. Morisette worked a short distance from the lighthouse at the Standard Oil refinery. "My hubby, Charlie, used to come courting to the island," she recalled fondly in later years. "He couldn't row very good at first, but we soon taught him." When the couple got married in June, 1914, the newspaper announced "Cupid Ends Lighthouse Romance:"

> A romance that had its beginning beneath the tall, gray tower of the Brothers Lighthouse, located [off] Point Orient, culminated in a happy marriage at Oakland yesterday when Charles Morisette, a foreman at the Standard Oil wharf, claimed Miss Annie E. Stenmark as his bride.
>
> Miss Stenmark is the daughter of John O. Stenmark, lighthouse keeper [off] that point, and it was while assisting her father about his duties of caring for the great white light that flashes across the treacherous waters of the upper San Pablo bay that she became acquainted with Morisette.

WHEREAS, Despite living on an island, the Stenmarks had many friends in the surrounding bay area. They sometimes entertained as many as fifty friends and relatives at the lighthouse. On the occasion of their nineteenth wedding anniversary, the local newspaper described the gathering:

> The guests were carried across to the light house from Bailey's wharf in row boats, and as the bay was calm everyone enjoyed the trip immensely.
>
> The rooms were very prettily decorated for the occasion and the evening was spent with music and dancing. Dainty refreshments were served at the proper time, after which hearty congratulations and best wishes were extended to the host and hostess

WHEREAS, Captain J.O. Stenmark retired as keeper of East Brother in July, 1914. The family moved to Richmond, where they owned and operated the Stenmark Hotel on Fifteenth Street. Stenmark died only a year later in 1915 while on board the steamer, *City of Topeka*, traveling up the coast from San Francisco, and

WHEREAS, East Brother Light Station benefited from numerous improvements during the two decades the Stenmarks served as keepers. The lighthouse and fog signal gained renewed importance following construction of the Standard Oil refinery in Richmond in 1901. Docks for tankers were built along the San Pablo shoreline only a few hundred yards from the station. In 1909 the California Wine Association also established its huge aging and bottling plant just south of Point San Pablo. The plant had a storage capacity of 12 million gallons and a 1,800-foot wharf where grapes were unloaded and barrels of wine shipped out. With these and other developments, the town of Richmond ballooned in population from 200 in 1901 to 23,000 by 1917.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, AS FOLLOWS:

Because of Captain J.O. Stenmark's illustrious life and recognition of the colorful contribution to the early history of Richmond by him and his family, Western Drive north of I-580 is hereby renamed "Stenmark Drive."

A detailed account of the Stenmark years at East Brother may be found at http://www.ebls.org/stenmark.html.

E
7.2.7

BY ORDER OF THE CITY COUNCIL OF THE CITY OF RICHMOND

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held on July _, 2013, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____

Clerk of the City of Richmond

(SEAL)

E
7.C.8

California Place Names

The Origin and Etymology of Current Geographical Names

ERWIN G. GUDDE

FOURTH EDITION, REVISED AND ENLARGED

by WILLIAM BRIGHT

UNIVERSITY OF CALIFORNIA PRESS

Berkeley Los Angeles London

University of California Press
Berkeley and Los Angeles, California

University of California Press, Ltd.
London, England

Printed in the United States of America
9 8 7 6 5 4 3 2 1

The paper used in this publication meets the minimum requirements of American National Standards for Information Sciences—Permanence of Paper for Printed Library Materials, ANSI Z 39 48–1984.

Library of Congress Cataloging-in-Publication Data

Gudde, Erwin Gustav, 1889–1969.
California place names : the origin and etymology of current geographical names / Erwin G. Gudde. — 4th ed., rev. and enl. / by William Bright.
p. cm.
Includes bibliographical references (p.).
ISBN 0-520-21316-5 (cloth : alk. paper)
1. Names, Geographical—California.
2. California—History, Local. I. Bright, William, 1928–
II. Title.
F859.G79 1998
917.94'001'4—dc21 97-43168

and subsequently I heard it called by the Spaniards the Río de las Ánimas, but on the map we have called it the Mohahve river" (*Expl. exp.*, p. 377). Frémont's reason for applying this name to the river in the Great Basin, separated by several mountain ranges from the territory of the Mojave Indians, has been a puzzle to scholars. Kroeber believes that it arose from the "erroneous impression that this [river] drained into the Colorado in the habitat of the Mohave." The explorer, however, applied the name although he knew the river was not in Mojave territory. On the day he named the stream, he had met a party of six roving Mojaves, one of whom told him that "a short distance below, this river finally disappeared" (ibid.) and also gave him interesting information about his tribe. This meeting induced Frémont to name the stream Mohahve. Mojave River had been called Inconstant River by Jedediah Smith in 1826 (*Travels*, p. 15), and it is thus designated on the maps of Burr 1839 and Wilkes 1841. Mojave Valley is repeatedly mentioned in the Pac. R.R. *Reports*. The term Sink of Mohave is recorded on Goddard's map (1860); it is now also known as Soda Sink. The term Mohave Desert seems to have been applied by the Wheeler Survey in 1875 (atlas sheet 73-C), although it was doubtless used before that date. The town in Kern Co. came into existence when the Southern Pacific reached the place on Aug. 8, 1876, and called the station Mojave because it was at the western end of the Mojave Desert. The names of the places straddling the Colorado in San Bernardino Co. and in Mohave Co. (Arizona) arose because they were all in or near the habitat of the Mojave Indians. The mountains east of the Colorado are called "Hamook Häbi" on the Whipple-Ives map (1854). The BGN (6th Report) decided for the spelling Mojave for the California names in the Great Basin but left the spelling Mohave for the names on the Colorado, thus accentuating the difference in the origin and application of the two name clusters, despite their common source. The spelling with the *j* is official in the use of the Mojave Tribe, but *h* is official for the Arizona county.

Mokelumne (mō kel′ə mi, mō kol′ə mē): **River** [San Joaquin Co.]; **Hill** [Calaveras Co.]; **Peak** [Amador Co.]. According to Barrett (*Miwok* 1908:340), the name is derived from a Plains Miwok village near Lockeford. The ending *-umne* means 'people' (see Cosumnes, Tuolumne); the stem may be related to Plains Miwok *moke* 'fish net', or perhaps Central Sierra Miwok *moke* 'red paint' or *mokólkine* 'manzanita berry' (Callaghan). The Indians are called Muquelemnes by Durán on May 23, 1817, and their name appears with similar spellings elsewhere (Arch. Arz. SF 3:2.83–84, 104, etc.). On the *Plano topográfico de la Misión de San José* (about 1824) a village of "heathen Indians," Muguelemnes, is indicated near the site of the present city of Lodi. The name was applied to the river by the Wilkes party, probably at the suggestion of Sutter: Rio Mokellemos (Eld), Mogneles River (Wilkes map, 1841). The name Sanjón ('ditch') de los Moquelemes was used for a land grant on Jan. 24, 1844, and the name of the river appears in the titles of several other grants. The present spelling, Mokelumne River, was used by Frémont (*Geog. memoir*, p. 16). Mokelumne Hill, first called Big Bar, then known as Mok Hill or The Hill, developed as a mining camp in 1848 and became one of the important centers of the southern mines. The post office was established on July 10, 1851. **Mokelumne City** [San Joaquin Co.] became deserted after the Central Pacific built a station about 10 miles southeast, which it called Mokelumne until 1874, when the name was changed to Lodi.

Molaine Corrals [Trinity Co.]. The place has been known by this name since 1887, when Jim Molaine had a holding pasture here for his cattle (W. E. Hotelling).

Molasky (mə las′ kē) **Creek** [Santa Cruz Co.]. Probably for Henry Molaskey, who lived in the area in the 1870s (Clark 1986).

Molate (mō lä′ tē): **Point, Reef** [Contra Costa Co.]. The name Moleta was applied in Mexican times to the island now known as Red Rock, probably because its shape resembles the muller (called *moleta* in Spanish) used for grinding pigments. Beechey misspelled the word as Molate in 1826, and this version was adopted in 1851 by the Coast Survey when it used the island as a secondary triangulation station. Molate Point was named by the Survey in 1854, and Molate Reef in 1864. *See* Red: Red Rock.

Moleta. *See* Molate; Red.

Molino (mō lē′ nō, mə lē′ nō). The Spanish word for 'mill' was repeatedly used as a geograph-

E
7.2.11

Ravenswood: Point, Slough [San Mateo Co.]. The names preserve the name of the town of Ravenswood, which had been laid out in the 1850s when the Central Pacific was expected to cross lower San Francisco Bay, and which was probably named after one of the several Ravenswoods in the East. When the railroad bridge was finally built in 1920, the town had disappeared, but it left its name in a railroad siding.

Rawhide [Tuolumne Co.]. The place west of Jamestown seems to be the only survivor of the once-popular name for California gold mines. The rich mining town of the 19th century was earlier called Rawhide Ranch.

Raymond [Madera Co.]. The name was applied to the terminal of the Southern Pacific spur from Berenda about 1885, for Walter Raymond of the Raymond-Whitcomb Yosemite Tours, which started at this point (F. E. Knowles).

Raymond, Mount [Yosemite NP]. Named by the Whitney Survey in 1863 for Israel W. Raymond (1811–87), one of the chief proponents in the campaign to set aside Yosemite Valley for public enjoyment. For many years he was a member of the state commission that managed Yosemite Valley before it became a national park (Farquhar).

Raymond Peak [Alpine Co.]. Named in 1865 by the Whitney Survey for Rossiter W. Raymond, a graduate of the famous mining school of Freiberg, Germany, and commissioner of mining statistics in the U.S. Treasury Dept. Reed's map of the county, 1865, shows a Raymond City north of the peak.

Raymundo, Cañada de. *See* Raimundo.

Raza de Buena Gente, Isla. *See* Terminal Island.

Read. *See* Mill. Mill Valley.

Reading (red′ ing) **Peak** [Lassen NP], earlier known as White Mountain, was named in memory of Maj. Pierson B. Reading by the BGN in 1943 (*See also* Redding; Shasta). Next to John Bidwell and John Marshall, Reading was the best known of Sutter's men and was the real pioneer of Shasta Co. He was grantee of Rancho Buenaventura in 1844, participated in the Bear Flag Revolt, and discovered gold in the Trinity region in July 1848. He is still commemorated by Reading Peak, Reading Adobe, Readings Bar, and Fort Reading; Readings Springs and Diggings have vanished. **Reading Rock** [Humboldt Co.] was also named after Major Reading, by the Coast Survey in 1849 or 1850 (*Report* 1862:341). The present spelling was confirmed by the BGN in 1970 (list 7004).

Real de las Aguilas. *See* Las Aguilas.

Recess Peak [Fresno Co.]. Named because of its proximity to the First Recess of Mono Creek, which was discovered with the other three Recesses by Theodore S. Solomons in 1894 (Farquhar).

Reche (rech′ē): **Canyon, Mountain, Wells** [San Bernardino Co.]. The places were named for Charles L. Reche, an early homesteader who dug the first well in the area (BGN, 1960).

Reconnaissance Peak [Plumas Co.]. The peak was so named because of the timber reconnaissance work done there in 1914–15 (D. N. Rogers).

Rector Canyon [Napa Co.]. Named for a man who settled here before 1847 (Doyle), possibly John Potter Rector, whose name is recorded in the Great Register of Napa Co., 1867–68.

Red. Next to "black," "red" is the most common adjective of color used in place names. The maps of the state have more than 550 names that include this adjective, and many more are used locally. Usually the word is found to describe hills, peaks, cliffs, and points. Most of the Red Lakes and Creeks (unless they contain the nickname of a person) are doubtless named after red orographic features or because the soil looks red, but there are notable exceptions: the Red River of California, as the Colorado River was sometimes called, was so named because its water appears "reddish." Often the adjective does not describe the feature but modifies another term: Redrock Mountain, etc. [Los Angeles Co. and elsewhere]; Red Bridge Slough [San Joaquin Co.]; Red Fox Canyon and Red Rover Canyon [Los Angeles Co.]; Red Reef Canyon [Ventura Co.]; Red Pass Lake [San Bernardino Co.]; Red Clover Creek [Plumas Co.]; Redbird Creek [El Dorado Co.]; and many others. **Red Rock** [San Francisco Bay] was known in Spanish times as Moleta for its conical shape, referring to a 'muller' (a type of stone pestle) —misspelled "Molate" by Beechey in 1826. It was also known as Golden Rock because pirates were supposed to have buried vast treasures there. It was possibly the island mentioned by Padre Payeras in 1819 (Docs. Hist. Cal. 4:341 ff.): *otra mucho más chica* [isla] *cerca Sn. Rafael llamada del oro* 'another much

smaller island near San Rafael called golden'. The name Golden Rock is the official name (*Statutes* 1850:60), but as early as 1848 the present name was in use (Ord's map). The Coast Survey kept the name Molate Rock until 1897. **Red Bank Creek** [Tehama Co.] is shown as Baranca Colorada on Bidwell's map of 1844, a name also applied to the land grant Barranca Colorada 'red ravine' dated Dec. 24, 1844. In the 1850s the creek was sometimes called Red Bluff Creek (*Statutes*, 1851; Gibbes's map, 1852). *For* Red Bank Creek [Butte, Yuba Cos.], *see* Honcut Creek. **Red Cap: Bar, Creek** [Humboldt Co.] were named by Gibbs's party after an Indian elder who wore a red woolen cap (1851; Schoolcraft 3:148–49). **Red Lassic Peak** and **Creek** [Trinity Co.]: The color refers to the peak—not to Lassik, the last chief of an Athabaskan tribe—and is used to distinguish it from Lassik and Black Lassik Peaks (*see* Lassic). **Red Lake Peak** [Alpine Co.] was formerly called Red Mountain, and the small, marshy, half-dry lake at its foot was named Red Lake after the mountain (Surveyor General, *Report*, 1856: 105). The name of the mountain was apparently lost, but it stuck to the lake, which was made into a reservoir. When it became necessary to have a name for the mountain, it was named after the lake: Red Lake Peak! However, according to George Stewart, the lake was originally Reed Lake (*see* Reed). There is another Red Lake and a Red Lake Mountain in Shasta Co. **Red Slate Mountain** [Mono Co.] was named by the Whitney Survey and recorded on Hoffmann's map of 1873. **Red and White Mountain** [Fresno Co.] was named by Theodore S. Solomons in 1894. When Lincoln Hutchinson and his party made the first ascent on July 18, 1902, they kept the name because "it is peculiarly descriptive of the great peak of red slate fantastically streaked with seams of white granite" (*SCB* 4:201). **Red Box Divide** [Los Angeles Co.] marks the boundary between the watersheds of Arroyo Seco and San Gabriel River; it was given this name because a large red box used by forest rangers for storing firefighting equipment was visible from the road (AGS: Los Angeles, p. 298). Many communities have been named after nearby "red" physical features, e.g. **Red Bluff** [Tehama Co.]: Early in May 1850, Bruff (pp. 789, 794) refers to the plans of Sashel Woods and Charles L. Wilson to lay out the town at Red Bluffs or "the Bluffs." In the same year, the town Red Bluffs is mentioned in the *Statutes* (p. 62). According to Bancroft (6:496), the earlier name was Leodocia. In 1853 it was known as Covertsburg (*San Francisco Alta California*, Jan. 15, 1853), but Eddy's map of 1854 shows the town as Red Bluffs. **Redlands** [San Bernardino Co.]: The district formerly known as Lugonia was developed after the California Southern built a line to connect with the Santa Fe in 1885 (*see* Lugo). The present name, descriptive of the soil, was given to the town, which was platted in 1887 by E. G. Judson and Frank E. Brown. **Redbanks** [Tulare Co.] was named by the Santa Fe in 1914 after the Redbanks Orchard Company, so called because the soil in the district was red. **Red Mountain** [San Bernardino Co.]: The post office was named in 1929 after the nearby reddish-colored mountain; *see* Osdick. *For* Red Mountain [Kings Canyon NP], *see* Pinchot, Mount. *For* Red Rock [San Bernardino Co.], *see* Topock.

Redding [Shasta Co.]. A town laid out south of the present city was first called Latona, and later Reading, in honor of Pierson B. Reading (*see* Reading Peak, Reading Rock): "While upon this matter we have to record an objection to the name 'Latona.' It is not a proper name for a town or anything else that we know of. As well as we can remember, Latona was the name of one of the high old goddesses of Grecian mythology, who conducted herself in a very improper manner. We would take the liberty of suggesting the name of 'Reading' as by far the more appropriate" (*Shasta Courier*, Nov. 2, 1861; Boggs, p. 397). After the Central Pacific acquired the right-of-way, the present town was laid out in 1872 by B. B. Redding—land agent of the company, former secretary of state of California, and future state fish commissioner—and named for him. The local people, however, wished to keep the pioneer name, and in Jan. 1874 the legislature enacted solemnly: "That the name of the Town of Redding, Shasta County, shall hereafter be known and spelled Reading, in honor of the late Maj. Pearson [*sic*] B. Reading, the pioneer of Shasta County" (Boggs, p. 595). This did not end the confusion, for the railroad refused to recognize the change. In the end the friends of the living railroad official were more influential than those of

San Francisquito; Santa Anita.) The name is preserved in modern geography in San Miguelito (mig ə lē′ tō) Creek, an intermittent stream in Santa Barbara Co.

San Nicolas (nik′ ə ləs) **Island** [Ventura Co.]. The island was evidently given this name by the crew of Vizcaíno's launch *Tres Reyes* on Dec. 6, 1602, the feast day of St. Nicholas of Myra, the prototype of Santa Claus (Wagner, p. 412). It is also known as Passing Island because the sand is gradually being blown away and the island will eventually be reclaimed by the sea (Doyle).

San Onofre (ō nō′ frē): **Creek, Canyon, Mountain, Hill, Bluff**, post office [San Diego Co.]. The name of St. Onuphrius, an Egyptian, is mentioned as the name of a rancho of San Juan Capistrano Mission in 1828 (Registro, p. 41). It appears in the name of the Santa Margarita y San Onofre grant, dated Feb. 23, 1836, and May 10, 1841, but it does not appear on early American maps or on the charts of the Coast Survey. It was given to the station when the Santa Fe built the coast line from Los Angeles to Oceanside in the late 1880s (*see* Flores, Santa Margarita). **Cañada San Onofre** [Santa Barbara Co.], shown as Cañada de San Onofre on the Lompoc atlas sheet, is probably the San Onofre mentioned in 1795 (PSP 14:62) and was doubtless named for the same saint.

San Pablo (pab′ lō): **Point, Strait, Bay, Creek**, town, **Reservoir** [Contra Costa Co.]. The names San Pedro and San Pablo (Peter and Paul) for the points on opposite shores of San Pablo Strait probably originated at the same time. They are mentioned in Abella's diary in Oct. 1811, and Punta de San Pablo is recorded by Durán on May 13, 1817. The name San Pablo was used for a land grant, dated Apr. 15 and 23, 1823. On the *Plano topográfico de la Misión de San José* (about 1824) the narrows are called Estrecho de San Pablo, and Rancho San Pablo is shown. The name of the bay itself had been called Bahía Redonda by Crespí in 1772 and by Cañizares in 1776: on the *Plano topográfico* it is called Bahía de Sonoma. The two points are mentioned by Beechey (2:425); on Duflot de Mofras's plan 16, the name San Pablo appears also for the bay. The town of San Pablo is shown on Butler's map of 1851; the post office was established on Nov. 15, 1854. *For* San Pablo in Imperial Co., *see* Pilot: Pilot Knob; in Kern Co., *see* Castac: Castaic.

San Pascual (pas kwäl′) [Los Angeles Co.]. Rancho San Pascual is mentioned on Dec. 27, 1833 (Arch. LA 4:74). The land, which had belonged to Mission San Gabriel, became public property with secularization of the mission; one part was made into a land grant dated July 27, 1838, and another, Sept. 24, 1840, and July 10, 1843. This grant and the places called San Pasqual in San Diego Co. were probably all named for St. Pascal Baylon (1540–92), a Spanish Franciscan. After the American occupation the spelling San Pasqual was ordinarily used in official reports and in land grant records. **San Pasqual**: town, **Valley** [San Diego Co.]: The name was evidently applied to an Indian village under the jurisdiction of San Diego Mission. It appears as S. Pascual on Bancroft's map of the San Diego district, 1800–1830 (2:105), and was applied in 1835 to the pueblo composed of former neophytes of Mission San Luis Rey (San Diego Public Library). The present spelling was used in army reports after the "battle of San Pasqual" between Kearny's and Andrés Pico's forces on Dec. 6, 1846.

San Pedro. The Spanish form of the name St. Peter was very popular for place names in Spanish times. It was given to five land grants, and about twelve geographic features still bear it. Not all the names honor the apostle; some honor other saints named Peter. **San Pedro** (pē′ drō, pā′ drō): **Bay, Channel, Hill, Hills**, post office [Los Angeles Co.]: The bay had been named Bahía de los Fumos or Fuegos by Cabrillo on Oct. 8, 1542, because smoke from numerous fires was visible. According to Wagner (p. 412), the name San Pedro was applied to the bay by one of Vizcaíno's men, probably because it was sighted on Nov. 26, 1602, the feast day of the St. Peter who was martyred in Constantinople. It appears in the Bolaños Ascensión *derrotero* and on the maps based upon Vizcaíno's discoveries. Bahía de San Pedro is mentioned in Vila's diary on Apr. 26, 1769 (*APCH:P* 2:86), and repeatedly in the *Reports* of the Anza expedition. Later the name San Pedro was applied to one of the land grants bordering the bay on the north, granted before Nov. 20, 1784, to Juan José Domínguez and regranted at various times to other members of the Domínguez family. Narváez's Plano of 1830 shows an Ensenada and a Punta San Pedro. On Duflot de Mofras's map (1844) San Pedro

City of Richmond

CITY COUNCIL

AGENDA REPORT

DATE: July 16, 2013

TO: Mayor McLaughlin and Members of the City Council

FROM: Councilmember Butt

SUBJECT: RENAME WESTERN DRIVE NORTH OF I-580 STENMARK DRIVE

STATEMENT OF THE ISSUE:

Because of Captain J.O. Stenmark's illustrious life and recognition of the colorful contribution to the early history of Richmond by him and his family, it is recommended that Western Drive north of I-580 be renamed "Stenmark Drive."

RECOMMENDED ACTION:

ADOPT Resolution of Intention No. 908 and set a public hearing for July 30, 2013, to rename Western Drive north of I-580 to "Stenmark Drive" in recognition of Captain J. O. Stenmark's colorful contribution to the early history of Richmond, and setting the public hearing on the matter for July 30, 2013.

FINANCIAL IMPACT OF RECOMMENDATION:

There is no financial impact related to this item.

DISCUSSION:

Captain J.O. Stenmark of the U.S. Lighthouse Service was keeper of East Brother Light Station from 1894 to 1914, longer than any other keeper in the 140-year history of the lighthouse, which is said to be the oldest structure in the City of Richmond.

Captain Stenmark was an experienced seaman that was well known and commended for his bravery and skill. He served as keeper of the Nuevo Ano Fog Signal Station and was later transferred to East Brother where he and his young family made their home while serving as keepers of the lighthouse for twenty years.

7.E.15

Captain J.O. Stenmark retired as keeper of East Brother in July, 1914. The family moved to Richmond, where they owned and operated the Stenmark Hotel on Fifteenth Street. Stenmark died only a year later in 1915 while on board the steamer, City of Topeka, traveling up the coast from San Francisco.

East Brother Light Station benefited from numerous improvements during the two decades the Stenmarks served as keepers. The lighthouse and fog signal gained renewed importance following construction of the Standard Oil refinery in Richmond in 1901. Docks for tankers were built along the San Pablo shoreline only a few hundred yards from the station. In 1909 the California Wine Association also established its huge aging and bottling plant just south of Point San Pablo. The plant had a storage capacity of 12 million gallons and a 1,800-foot wharf where grapes were unloaded and barrels of wine shipped out. With these and other developments, the town of Richmond ballooned in population from 200 in 1901 to 23,000 by 1917.

A detailed account of the Stenmark years at East Brother may be found at http://www.ebls.org/stenmark.html.

DOCUMENTS ATTACHED:

Attachment 1: Resolution of Intention
Attachment 2: Location Map of Western Drive north of I-580

E
7.E.16

Pt Molate Report

PMCAC #28 Sept.16, 2013

Security: Security Reports to date for 2013 are enclosed for this meeting. Security provider DP Security will also be attending and presenting. Concerns about Security and Department of Homeland Security concerns expressed at last PMCAC were provided to both DP Security and DHS. DHS Chief Ho indicated that he would speak with DHS representatives at Pt Molate as well as travelling in excess of posted speed limit. Chief Ho was interested in attending a future PMCAC meeting if invited.

Parks: Chris Chamberlain provided the enclosed Pt Molate Beach Park Report. I discussed briefly today with Mr. Chamberlain the significant improvements that have been made with tables, bbqs and trash receptacles. Decomposed Granite (DG) has been placed around the tables. I will attempt to tour Park with Chris, as our time permits, on Monday, Sept. 16. Contracted landscaping crews have assisted Pt Molate Caretaker in removing large amount of vegetation that were clogged in the area drains in and around Bldg. 123.

Public Works/Caretaker: I visited with Caretaker last week to explain recent request to tour and identify use of space in each structure at Pt Molate. This tour will be scheduled. Caretaker Mr. Willie Agnew provided a simple tour around immediate grounds and Bldg.123 and identified some areas of concern. Each Department or organizational representative would need to be responsible for their inventory and maintenance of their storage areas. In the past, we have had a storage container placed over monitoring well, electrical infrastructure parts placed over area drain and there currently is a build up of spent fluorescent light tubes and building maintenance liquids and former US Navy workshop oils, materials that could be reorganized and/or removed.

Committee Member Succession: One of the PMCAC requests last meeting was to seek new members and a request to the Staff Liaison to contact Contra Costa Times about an announcement and to check with City Clerk regarding a City of Richmond website posting. I have enclosed my request to CC Times in behalf of PMCAC. I also checked with City Clerk's Office. Clerk does have information posted on the Committee and it allows a maximum of 19 members. Note that unique or special requests for one Committee has created some concern and could be precedent for other Commissions. One example provided is that one Committee wanted photographs and biographies of their representative Committee members posted. This was rejected. Representatives from PMCAC may want to draft a request with any specific language, content and forward it directly to the City Clerk.

Fiscal Agent: City has signed a Fiscal Services Agreement with Union Bank. Union Bank will receive Escrow Funds from former Agent First American and commence service Monday, Sept.16. Four proposals were received from the Escrow Services solicitation. Reviewers ranked the proposals as follows: 1.Union Bank; 2. US Bank; 3. Zions Bank, Corporate Trust; 4.Dixieline Builders Fund Control, Inc..

8.2

Craig Murray

From: Craig Murray
Sent: Tuesday, August 27, 2013 5:34 PM
To: ctreadway@bayareanewsgroup.com
Subject: Richmond PMCAC Needs Members
Attachments: PMCAC Auth.Reso. 8-11.pdf; AGENDA Pt Molate CAC Aug 19 2013.doc

Hello Chris:

I hope things are well for you.
Biking activities are at a period of subsidence at the moment.

I serve as Staff Liaison to the Pt Molate Community Advisory Committee (PMCAC).
PMCAC, via the Richmond Mayor's Office and Richmond City Clerk, is looking for more interested residents to serve.
Enclosed is a copy of the authorizing resolution and what the PMCAC is charged to do.

I am also enclosing a copy of the last Agenda with links at the end of the document for further information.
Is it possible to see if an announcement can be made in the Contra Costa Times to see if there are interested residents to serve on the PMCAC for City of Richmond.

Thanks.

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

8.3

Craig Murray

From: Chris Chamberlain
Sent: Thursday, September 12, 2013 9:17 PM
To: Craig Murray
Subject: Re: PMCAC - Beach Park Update

ADA pad installed. Picnic tables, DG pads and bbq's installed. Majority of signage installed. Additional tree work and landscape clean up completed. Some finish grading needed around ADA picnic area. Installation of split rail fence and warning signs at drainage outfall to be competed next week. Recreation and Parks commission would like to participate in some type of celebration/ribbon cutting in early October.

Chris Chamberlain
Parks and Landscape Supt.
City of Richmond
510-231-3073

On Sep 12, 2013, at 11:43 AM, "Craig Murray" <Craig_Murray@ci.richmond.ca.us> wrote:

> Chris:
> Can you provide a brief status update for the Beach Park. I can put this into the Agenda packet tomorrow.
> I understand all the debris is gone, some park furniture is in (benches, bbqs ?, trash cans?) and PMCAC would be interested to know when ADA path will start/finish and est. date of park opening.
> Thanks.
> = CKM =

8.5

8.6

Pt. Molate Remediation Budget Report
As of September 5, 2013

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

8.B.1

Pt. Molate Remediation Budget Report
As of September 5, 2013

Transactions	Date	Expenditures As of 9/5/2013	Revenues As of 9/5/2013	Balance As of 9/5/2013
State Water Resources Control Board	12/3/2010	$ 3,553.88		$ 23,297,717.97
Savings Interest - November 2010	12/15/2010		$ 5,110.49	$ 23,302,828.46
Savings Interest - November 2010	12/15/2010		$ 760.49	$ 23,303,588.95
Arcadis US Inc.	1/5/2011	$ 105,245.30	.	$ 23,198,343.65
RORE, Inc.	1/5/2011	$ 31,581.00		$ 23,166,762.65
Terraphase Engineering, Inc.	1/5/2011	$ 37,142.09		$ 23,129,620.56
Winehaven Partners, LLC	1/5/2011	$ 5,418.11		$ 23,124,202.45
Contra Costa Environmental Health	1/5/2011	$ 474.00		$ 23,123,728.45
City of Richmond - MoFo Reimbursement	1/5/2011	$ 446.25		$ 23,123,282.20
FAFC Fee Slip - November 2010	1/5/2011	$ 300.00		$ 23,122,982.20
Savings Interest - December 2010	1/26/2011		$ 654.76	$ 23,123,636.96
Savings Interest - December 2010	1/26/2011		$ 4,621.71	$ 23,128,258.67
Savings Interest - December 2010	1/26/2011		$ 4,951.46	$ 23,133,210.13
FAFC Fee Slip - December 2010	2/8/2011	$ 300.00		$ 23,132,910.13
FAFC Fee Slip - January 2011	2/8/2011	$ 300.00		$ 23,132,610.13
Terraphase Engineering, Inc.	2/16/2011	$ 63,617.92		$ 23,068,992.21
Winehaven Partners, LLC	2/16/2011	$ 2,753.49		$ 23,066,238.72
Contra Costa Environmental Health	2/16/2011	$ 474.00		$ 23,065,764.72
Savings Interest - January 2011	2/28/2011		$ 567.29	$ 23,066,332.01
Savings Interest - January 2011	2/28/2011		$ 2,056.91	$ 23,068,388.92
Savings Interest - January 2011	2/28/2011		$ 4,918.91	$ 23,073,307.83
Savings Interest - February 2011	3/1/2011		$ 1,795.24	$ 23,075,103.07
Bank Charges - February 2011	3/2/2011	$ 35.00		$ 23,075,068.07
Savings Interest Adjustment - February 2011	3/3/2011		$ 411.38	$ 23,075,479.45
Savings Interest - February 2011	3/3/2011		$ 504.17	$ 23,075,983.62
Savings Interest - June 2010	3/7/2011		$ (493.14)	$ 23,075,490.48
Bank Charge	3/7/2011		$ 20.00	$ 23,075,510.48
Savings Interest - July 2010	3/7/2011		$ (732.37)	$ 23,074,778.11
Savings Interest - August 2010	3/7/2011		$ (773.33)	$ 23,074,004.78
Savings Interest - September 2010	3/7/2011		$ (725.31)	$ 23,073,279.47
Savings Interest	3/7/2011		$ 2,704.15	$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		$ -	$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		$ 4,435.35	$ 23,080,418.97
Bank Charges - February 2010	3/28/2011	$ 35.00		$ 23,080,383.97
Savings Interest - March 2011	4/11/2011		$ 1,150.69	$ 23,081,534.66
Savings Interest - March 2011	4/11/2011		$ 1,150.69	$ 23,082,685.35
Terraphase Engineering, Inc. c/o Bookkeeping	4/18/2011	$ 168,063.37		$ 22,914,621.98
Winehaven Partners, LLC	4/18/2011	$ 2,680.76		$ 22,911,941.22
State Water Resources Control Board	4/18/2011	$ 7,765.81		$ 22,904,175.41
FAFC Fee Slip - Feb. to April 2011	4/18/2011	$ 900.00		$ 22,903,275.41
Bank Charges - March 2011	4/25/2011	$ (35.00)		$ 22,903,310.41
Savings Interest - March 2011	4/25/2011		$ 4,904.82	$ 22,908,215.23
Savings Interest - March 2011	4/25/2011		$ 430.34	$ 22,908,645.57
Savings Interest - March 2011	4/25/2011		$ 82.19	$ 22,908,727.76
FAFC Fee Slip - May 2011	5/6/2011	$ 300.00		$ 22,908,427.76
Savings Interest - April 2011	5/18/2011		$ 4,575.58	$ 22,913,003.34
Savings Interest - April 2011	5/18/2011		$ 1,024.62	$ 22,914,027.96
Savings Interest - April 2011	5/18/2011		$ 1,025.75	$ 22,915,053.71
Savings Interest - April 2011	5/18/2011		$ 415.61	$ 22,915,469.32
Savings Interest - March 2011	5/25/2011		$ 2,058.59	$ 22,917,527.91
Savings Interest - April 2011	5/25/2011		$ 2,180.76	$ 22,919,708.67
Terraphase Engineering, Inc	6/6/2011	$ 78,656.54		$ 22,841,052.13
Winehaven Partners, LLC	6/6/2011	$ 362.75		$ 22,840,689.38
FAFC Fee Slip - June 2011	6/6/2011	$ 300.00		$ 22,840,389.38
Savings Interest - May 2011	6/22/2011		$ 1,710.88	$ 22,842,100.26
Savings Interest - May 2011	6/22/2011		$ 5,027.83	$ 22,847,128.09

Pt. Molate Remediation Budget Report
As of September 5, 2013

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

8.B.3

Pt. Molate Remediation Budget Report
As of September 5, 2013

Transactions	Date	Expenditures As of 9/5/2013	Revenues As of 9/5/2013	Balance As of 9/5/2013
Savings Interest - Decemberr 2011	1/30/2012		$ 2,005.79	$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		$ 1,997.55	$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	$ 600.00		$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	$ 300.00		$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	$ 300.00		$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		$ 1,860.86	$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	$ 61,726.26		$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	$ 145,489.51		$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	$ 5,801.25		$ 21,833,014.83
State Water Resources Control Board	3/15/2012	$ 48,269.05		$ 21,784,745.78
PG&E	3/15/2012	$ 3,026.91		$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	$ 300.00		$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	$ 121,263.22		$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	$ 137.42		$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		$ 127.42	$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	$ 1,611.25		$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		$ 1,979.63	$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	$ 300.00		$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	$ 154,907.80		$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	$ 297.50		$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		$ 1,900.11	$ 21,506,908.84
FAFC Fee Slip - May 2012	6/7/2012	$ 290.00		$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		$ 1,950.31	$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	$ 129,899.78		$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	$ 1,041.25		$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	$ 10,614.35		$ 21,367,013.77
AT&T	7/9/2012	$ 34.16		$ 21,366,979.61
State Water Resources Control Board	7/9/2012	$ 40,507.27		$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	$ 10,234.00		$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	$ 22,670.75		$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		$ 1,879.15	$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	$ 133,279.02		$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		$ 1,929.33	$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	$ 70,585.19		$ 21,093,511.86
Contra Costa Health Services	8/29/2012	$ 632.00		$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		$ 1,923.15	$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	$ 68,665.72		$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	$ 900.00		$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	$ 300.00		$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		$ 1,853.35	$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	$ 103,672.81		$ 20,923,117.83
Contra Costa Health Services	10/30/2012	$ 316.00		$ 20,922,801.83
State Water Resources Control Board	10/30/2012	$ 31,116.76		$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		$ 1,911.44	$ 20,893,596.51
State Water Resources Control Board	12/6/2012	$ 11,195.00		$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	$ 12,945.00		$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	$ 174,878.31		$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	$ 300.00		$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	$ 300.00		$ 20,693,978.20
Savings Interest - Novemeber 2012	12/19/2012		$ 1,838.75	$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	$ 2,016.64		$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	$ 269,077.05		$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	$ 300.00		$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		$ 1,885.68	$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	$ 1,905.00		$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	$ 300.00		$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	$ 281,577.64		$ 20,142,526.30
Contra Costa Health Services	2/12/2013	$ 316.00		$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		$ 3,340.54	$ 20,145,550.84
FAFC Fee Slip - March 2013	3/4/2013	$ 300.00		$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		$ 3,040.52	$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	$ 202,972.88		$ 19,945,318.48
State Water Resources Control Board	4/2/2013	$ 23,492.08		$ 19,921,826.40

Pt. Molate Remediation Budget Report
As of September 5, 2013

Transactions	Date	Expenditures As of 9/5/2013	Revenues As of 9/5/2013	Balance As of 9/5/2013
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
Savings Interest - June 2013	7/10/2013		$ 3,180.04	$ 19,732,436.08
FAFC Fee Slip - June & July 2013	8/2/2013	$ 600.00		$ 19,731,836.08
Terraphase Engineering, Inc.	8/8/2013	$ 44,555.23		$ 19,687,280.85
Contra Costa Health Services	8/8/2013	$ 348.00		$ 19,686,932.85
State Water Resources Control Board	8/8/2013	$ 10,078.39		$ 19,676,854.46
Terraphase Engineering, Inc.	8/8/2013	$ 60,528.86		$ 19,616,325.60
Nichols Consulting Engineers, CHTD	8/8/2013	$ 1,046.00		$ 19,615,279.60
Savings Interest - July 2013			$ 1,824.74	$ 19,617,104.34
Current as of 9/5/2013		**$ 9,087,069.83**	**$ 204,174.17**	
Remaining Balance				**$ 19,617,104.34**

8.B.6

NICHOLS CONSULTING ENGINEERS, Chtd.
Engineering and Environmental Services

501 Canal Blvd., Suite I • Pt. Richmond, CA 94804 • 510.215.3620 • FAX 510.215.2898

MEMORANDUM

Date: September 12, 2013 **Project #:** A477.09.20

To: Carlos Privat, Esquire, City of Richmond

From: Michael Leacox, CEG
Principal
Nichols Consulting Engineers

Subject: Site IR 3 - Point Molate
Comparison of Anticipated Costs for Excavation and Haul vs. Thermal Desorption for Installation Restoration Site 3 Soil Impacted by Bunker C (Fuel Oil No. 6).

Nichols Consulting Engineers (NCE) was requested by the City of Richmond (City) to evaluate the engineer's estimates prepared by Terraphase for two remedial technologies for clean-up of Installation Restoration (IR) Site 3 located at Point Molate: 1) excavation and disposal and 2) thermal desorption. The initial evaluation was focused on whether thermal desorption was viable (cost wise) as an alternative to implement the recently developed clean-up scenario that included a reduced footprint of a Waste Management Unit (WMU) at IR Site 3. This reduced footprint WMU alternative was developed by Terraphase and the City in coordination with the California Regional Water Quality Control Board (RWQCB). The comparison of the engineer's estimates for the two remedial technologies was presented to City staff and certain members of the Point Molate Community Advisory Committee (PMCAC) on June 26, 2013.

At the conclusion of that meeting, NCE was requested to re-evaluate the engineer's estimates and compare the two remedial technologies for two clean-up scenarios that included 1) the reduced footprint WMU and 2) clean closure of IR Site 3. It was also requested that the evaluation reflect the revised per ton cost "good faith estimate" for thermal desorption that Nelson Environmental Remediation (NER) indicated was possible based on their further refinement of the their proposal. The additional evaluation was presented on July 23. 2013.

At the conclusion of the July 23, 2013 meeting, the City requested that NCE provide a final, refined update to our evaluation in order to incorporate known recurring costs that were not included in the July 23, 2013 evaluation and to make any necessary adjustments for completeness and clarity. Recurring costs directly tied to the project schedule will increase if the alternative selected is thermal desorption; the addition of one year to the schedule to address CEQA and other upfront planning related matters will add cost to the project. It is also noted here that the schedule plays an important factor in the costing with respect to the length

of time to implement excavation and disposal verses thermal desorption. These points are explained further below.

This final update also incorporates a revised "good faith estimate" for thermal desorption that was provided by NER on August 30, 2013, along with clarification regarding the scope included within that estimate. We requested that NER do this to provide for a better understanding of the anticipated remedial costs for IR Site 3.

Considering that the members in attendance at the July 23 meeting have seen the prior estimate and are familiar with many of the details, this memo focuses primarily on the items in the spreadsheet that were significant changes from what was previously presented or where it appeared additional clarity would be beneficial. For ease and simplicity, we numbered the line items in the attached spreadsheet and refer to those numbers as described below:

Phase 1 Line Items

Line items 1.1, 1.2 and 1.3 were not previously included and reflect operation of the packaged groundwater treatment system, ongoing groundwater monitoring and RWQCB oversight. These costs will occur until construction at IR Site 3 ends. The quantities vary for each scenario and for each remedial method but the unit costs stay the same. This is discussed further as follows:

Line Item 1.1 Packaged GW Treatment System O&M

The duration of operation is tied to the completion of construction. Construction completion for excavation and disposal and clean closure is estimated to be one year and one and half years, respectively. For thermal desorption, the completion times are estimated to be two and half and three and half years, respectively. The longer times for thermal desorption are linked to the one year time period assumed necessary to complete the air permitting and re-opening of CEQA. The additional time for thermal desorption is also linked to the longer time frame required to treat the soil using that method.

The unit rate for operation of the package groundwater treatment system is based on typical annual costs that were provided by Terraphase. These costs were reviewed and appear reasonable for estimating purposes.

Line Items 1.2 and 1.3 – Semi-Annual Groundwater Monitoring/RWQCB Oversight

The durations for both these line items are linked to the beginning of construction. As noted above, the beginning of construction for excavation and disposal is assumed to begin in approximately one year, hence the one year duration. Similarly, it is expected that if thermal desorption is selected it will not start for two years.

The unit rate for RWQCB oversight is based on the costs listed in the Point Molate Remediation Budget Report. Using the data in that report it appears that the RWQCB has been billing the City approximately $140,000 per year. We estimate that 50 percent of RWQCB oversight fees would apply to IR Site 3 and accordingly, allocated half the annual amount to IR Site 3.

The unit rate for groundwater monitoring is based on typical annual costs provided by Terraphase for the current monitoring program at IR Site 3. These costs appear reasonable for estimating purposes.

One additional item of note is that for the RWQCB oversight it is presumed that the level of oversight by the RWQCB will remain similar to what it has been in the past couple of years until construction starts, and will change (increase) during the construction phase, followed by a decrease post-onstruction. This is discussed and accounted for later.

Line Item 1.5 - CEQA

The line item for CEQA did not change from the previous spreadsheet but it is noted here that the estimate of $100,000 has uncertainty associated with it because of the level of review (Addendum, MND or EIR) required by regulatory agencies, as well as the potential for litigation. There is also uncertainty regarding the time frame to re-open and complete the CEQA process depending on the required review. These uncertainties stem from potential significant impacts from emissions, including greenhouse gases that are associated with the thermal desorption technology. For these reasons, our estimate may be low.

Line Item 1.6 – Treatability Study

This line item was included in previous spreadsheets. For clarity, this line item represents the performance of a pilot study to demonstrate that thermal desorption will work as a remedy. Based on our review of various information it appears that thermal desorption may be effective at treating the contaminants present at IR Site 3. It is noted here that NER has provided data in the form of lab reports, data tables and comparisons, including recent data provided on September 5, 2013; however, NER has not provided any engineering reports or studies endorsed by a licensed engineer or regulatory agency to support what is represented in their "good faith estimate".

Phase 2 Line Items

There were no additions to these line items. For clarity, Line Item 2.5 reflects the anticipated need to bring in electrical power to a location onsite and in a form that can be used by the thermal desorption equipment. This power drop could include installation of an overhead power line with power poles, a transformer, switching gear, etc. According to NER, the cost of power to run the equipment during treatment of the soil is included in their per ton estimate to treat the soil as listed in the costing table.

Phase 3 Line Items

Line Item 3.5 – RCRA Class 1 Excavation

This line item was added as it was not accounted for in the previous spreadsheet.

Line Items 3.3, 3.4 and 3.16 – Overburden Excavation, Overburden Loading and Backfill

These line items reflect the costs to excavate, move, and stockpile the overburden required to be removed to reach the contaminated soils, as well as replace, moisture condition and compact the overburden once the contaminated soils have been removed. Previously, it was

unclear whether these tasks were included in the per ton estimate from NER. NER was contacted and requested to provide an estimate for these line items as well as to revise their per ton treatment cost to only include excavating, treating and replacing the contaminated soils. NER provided a $2 per ton and/or cubic yard (they were not specific as to the unit of measurement) estimate to excavate, move, stockpile and re-compact the overburden. NCE reviewed this estimate and based on our professional judgment, do not believe the estimate to be reflective of the range of typical costs to perform this type of work. Accordingly, we did not change the unit rates for these tasks. The rationale is discussed further.

Prior to preparation of the previous spreadsheet, and again for this spreadsheet, we evaluated the cost to perform those common construction related tasks using our experience on recent (2102) construction projects in the Bay Area and available construction cost data published by RSMeans. Our estimate for excavation, stockpiling, and backfilling of approximately 90,000 loose cubic yards of soil (common earth) is in the range of $4.50/cy to $8.00/cy. The unit rates shown for the three line items add up to $7.23.

Line Item 3.15 –Thermal Desorption Treatment

As noted previously, it was unclear if removal and replacement of the overburden soils were included in NER's per ton estimate for thermal treatment. Accordingly, we contacted NER and asked them to provide a unit rate for this line item that is reflective of only the tasks of excavating, treating and replacing the contaminated soils. NER provided revised good faith estimates with unit rates for both clean up scenarios. The unit rate was changed from $65 per ton for both scenarios to $45 and $42 per ton for the WMU and clean close scenarios, respectively.

It is noted here with emphasis that NER's estimate is a good faith estimate and not a bid. While all construction costs are impacted by fuel costs, NER is very careful to point out that their cost to treat is very sensitive to the price of the power source used to operate the equipment and treat the soil. This is reasonable considering that thermal desorption is an extremely power/fuel intensive remedy. In discussions with NER, they indicated that changes in their good faith estimate from the original $65 per ton to $45 and $42 per ton is largely related to their ability to identify fuel sources with aggressive pricing. It presumed that at the time of actual bidding – two years from now assuming current time tables – that the actual per ton cost will be reflective of fuel prices at that time. The uncertainty in fuel prices suggest that NER's good faith estimate is likely to change in the two year interim before work is anticipated to begin, and given that uncertainty, it also seems reasonable to expect that that estimate will most likely increase.

Line Item 3.16 – Backfill (replace overburden)

This item was corrected to convert the 73,400 bank cubic yards (BCY) which is the amount of overburden soil excavated into loose cubic yards (LCY) for loading.

Phase 4 Line Items

Line Items 4.3 and 4.4 – Construction Oversight and Sampling and Construction Project Management

The hours for these two tasks were changed as follows:

Construction oversight and sampling hours for the excavation and disposal approach were changed to reflect one person onsite throughout construction, with a construction day presumed to be 10 hours in duration. The total hours are based on the time frames estimated to complete construction for each clean up scenario. The project management hours were assumed to be 35 percent of the field hours, a common estimate used for project management.

Construction oversight and sampling hours for the thermal desorption approach were changed to reflect one person onsite for 50 percent of each day of construction activities, with a construction day presumed to be 24 hours per NERs good faith estimate. This results in a 12 hour work day. The total hours are based on the time frames estimated to complete each clean up scenario using thermal desorption.

Line Item 4.8 – Regulatory Oversight

This line item was changed to reflect the expected higher level of involvement by the RWQCB during the construction phase of the project as compared to current spending levels. A unit rate of $150,000 per year was used for each scenario. However, the duration of each scenario was changed for each scenario to be reflective of the construction duration.

Ongoing Activities

Line Item A6 - Annual RWQCB Oversight Post Construction was changed to reflect ongoing RWQCB oversight upon completion of construction. It was presumed that the level of oversight would be relatively minor when compared to current spending levels and was changed to $15,000 per year.

Summary

Schedule: It is our understanding that the use of thermal desorption technology was not considered during the CEQA process. If this technology is considered, it will likely require re-opening of the CEQA process with the focus likely to be on the emissions, including GHGs related to the technology, which are expected to have a significant impact on the environment. It is also unclear the time frame to actually obtain a permit from BAAQMD to use the thermal desorption equipment. On the attached schedule we have shown an additional year on the schedule to address the CEQA process. The additional time results in additional recurring costs.

Recurring Costs: The recurring costs are associated with O&M and monitoring that are extended out each quarter that the project is delayed. These recurring costs are factored into the final spreadsheet.

Treatability Study: Thermal desorption will likely work on the contaminants at Point Molate but there is enough uncertainty that we believe a pilot test should be conducted. The backup data provided by NER has not allowed us to conclude with absolute certainty that the technology will absolutely work.

Uncertainty in an Engineer's Estimate: There is always uncertainty in an engineer's estimate. Uncertainty is a result of many factors that include an increase or decrease in the actual volume of soil to be treated, cost of materials, cost of fuel, contractor availability, etc. Based on discussions with NER their "good faith estimate" is significantly linked to the price of fuel because of the large amounts of fuel used.

Conclusion

The two initial evaluations of the engineer's estimate for thermal desorption were several million dollars more that the estimate using excavation and disposal. The continued downward revision of the cost per ton estimate provided by NER has brought the difference much closer although total estimate for excavation and disposal is still lower. The lower cost for excavation and disposal is largely tied to recurring costs resulting from the additional time required to attain regulatory approval for thermal desorption, including under CEQA.

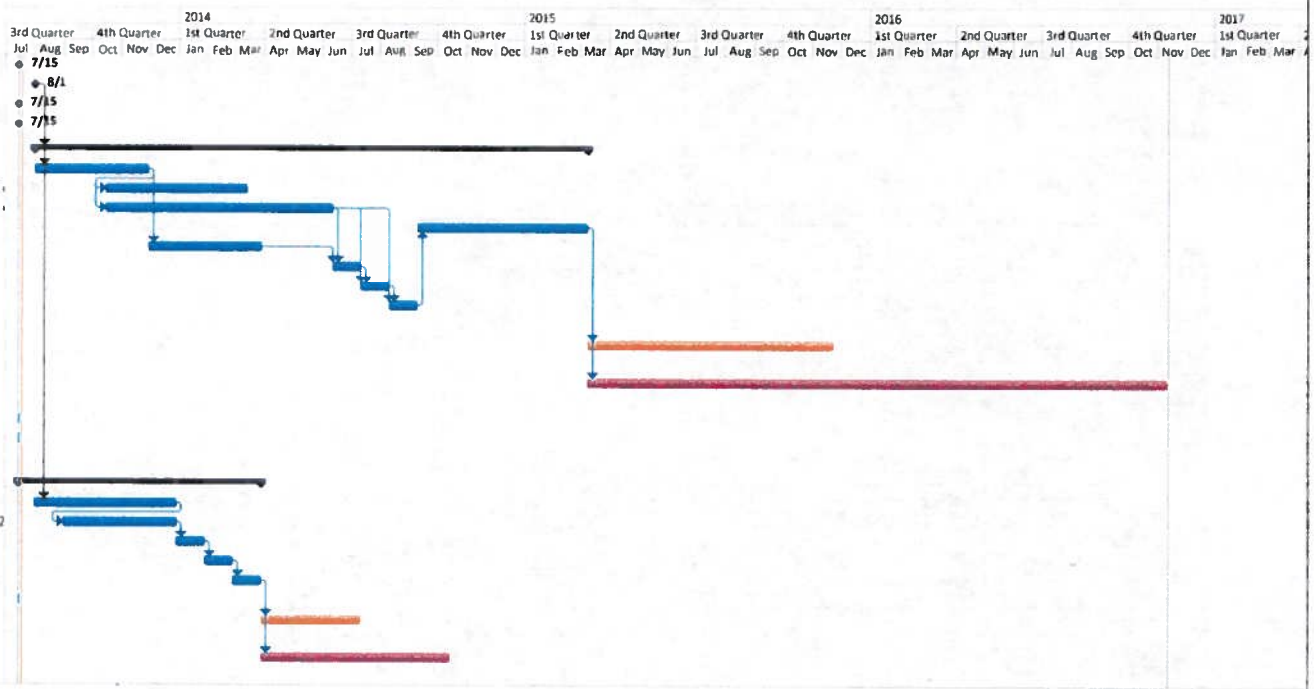
There are many benefits to the thermal desorption technology that include significantly reduced trucking of soil to the landfill and clean soil to the site and no long-term exposure to the City for the contaminated soil residing at the landfill. However, there are uncertainties with thermal desorption that should be considered that include the time associated to attain regulatory approval, including under CEQA and the cost of fuel. Increases in fuel prices will impact the costs of both technologies, but it will likely have a more significant impact on the actual bid cost for treating the soil using thermal desorption because of the considerable amount of fuel required for that technology. Since excavation and haul would mitigate uncertainties,be completed much sooner and would cost less than thermal desorption, it is our opinion that it is a more prudent remedial choice at this time.

Attachments:

Cost Comparison – Class II Disposal to Thermal Desorption

Time Line

ID	Task Name	Duration	Start	Finish	Predece
1		0 days	Mon 7/15/13	Mon 7/15/13	
2	**DECISION TO PROCEED**	0 days	Thu 8/1/13	Thu 8/1/13	
3		0 days	Mon 7/15/13	Mon 7/15/13	
4	**Thermal Desorption**	0 days	Mon 7/15/13	Mon 7/15/13	
5	**Design**	**585 days?**	**Thu 8/1/13**	**Sun 3/8/15**	**2**
6	Treatability Study	120 days?	Thu 8/1/13	Thu 11/28/13	2
7	FS/RAP	150 days	Tue 10/15/13	Thu 3/13/14	6FS-45
8	CEQA	240 days	Tue 10/15/13	Wed 6/11/14	6FS-45
9	Air Permit	180 days	Wed 9/10/14	Sun 3/8/15	13
10	Prepare Design & Bid Docs	120 days	Fri 11/29/13	Fri 3/28/14	6
11	Public Solicitation	30 days	Thu 6/12/14	Fri 7/11/14	10,8
12	Contractor Bid Period	30 days	Sat 7/12/14	Sun 8/10/14	11,8
13	Evaluate Bids/Contract	30 days	Mon 8/11/14	Tue 9/9/14	12,8
14					
15	**WMU Scenario - Site Work, Demo, Remediation & OS**	260 days	Mon 3/9/15	Mon 11/23/15	9
16	**Unrestricted Scenario - Site Work, Demo, Remediation & OS**	615 days	Mon 3/9/15	Sat 11/12/16	9
17		1.13 days?	Mon 7/15/13	Tue 7/16/13	
18	**Class II Disposal**	1 day?	Mon 7/15/13	Mon 7/15/13	
19					
20	**Design**	**257 days?**	**Mon 7/15/13**	**Fri 3/28/14**	
21	FS/Rap	150 days	Thu 8/1/13	Sat 12/28/13	2
22	Prepare Design & Bid Docs	120 days	Sat 8/31/13	Sat 12/28/13	21FS-12
23	Public Solicitation	30 days	Sun 12/29/13	Mon 1/27/14	22
24	Contractor Bid Period	30 days	Tue 1/28/14	Wed 2/26/14	23
25	Evaluate Bids/Contract	30 days	Thu 2/27/14	Fri 3/28/14	24
26		1.13 days?	Mon 7/15/13	Tue 7/16/13	
27	**WMU Scenario - Site Work, Demo, Remediation & OS**	105 days	Sat 3/29/14	Fri 7/11/14	25
28	**Unrestricted Scenario - Site Work, Demo, Remediation & OS**	200 days	Sat 3/29/14	Tue 10/14/14	25



Project: Molate Project Time Line
Date: Fri 7/19/13

Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Deadline	
Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Progress	

Please see electronic version for larger text

8.2.08

Cost Comparison
Class II Disposal to Thermal Desorption
Point Molate IR Site 3
Reduced Footprint WMU And Unrestricted Land Use (Clean Closure)
September 12, 2013

		Reduced Foot Print with WMU								Clean Closure							
		WMU with Offsite Disposal of Class II Soil				WMU with LTTD Treatment of Class II Soil				Unrestricted with Offsite Disposal of Class II Soil				Unrestricted with LTTD Treatment of Class II Soil			
Phase	Description	Quantity	Units	Unit Cost	Extended Cost	Quantity	Units	Unit Cost	Extended Cost	Quantity	Units	Unit Cost	Extended Cost	Quantity	Units	Unit Cost	Extended Cost
1.0	Ongoing O&M, Permitting and Design																
1.1	Packaged GW Treatment Plant O&M	1	Year	$375,500	$375,500	2.5	Year	$375,500	$938,750	1.5	Year	$375,500	$563,250	3.5	Year	$375,500	$1,314,250
1.2	Semi-Annual GW Monitoring	1	Year	$35,000	$35,000	2	Year	$35,000	$70,000	1	Year	$35,000	$35,000	2	Year	$35,000	$70,000
1.3	RWQCB Oversight	1	Year	$70,000	$70,000	2	Year	$70,000	$140,000	1	Year	$70,000	$70,000	2	Year	$70,000	$140,000
1.4	FS/RAP	1	LS	$150,000	$150,000	1	LS	$150,000	$150,000	1	LS	$150,000	$150,000	1	LS	$150,000	$150,000
1.5	CEQA	0	LS	$100,000	$0	1	LS	$100,000	$100,000	0	LS	$100,000	$0	1	LS	$100,000	$100,000
1.6	Treatability Study	0	LS	$75,000	$0	1	LS	$75,000	$75,000	0	LS	$75,000	$0	1	LS	$75,000	$75,000
1.7	Air Permit	0	LS		$0	1	LS		$0	0	LS		$0	1	LS		$0
1.8	Design Plan/Bid Documents/Bidding	1	LS	$100,000	$100,000	1	LS	$100,000	$100,000	1	LS	$100,000	$100,000	1	LS	$100,000	$100,000
	Subtotal				$730,500				$1,573,750				$918,250				$1,949,250
2.0	Site Work and Demolition																
2.1	Temporary Fencing During Excavation	3,800	LF	$6	$22,800	3,800	LF	$6	$22,800	3,800	LF	$6	$22,800	3,800	LF	$6	$22,800
2.2	Remove Fuel Reclamation Facility (FRF) and Berm	1	LS	$185,160	$185,160	1	LS	$185,160	$185,160	1	LS	$185,160	$185,160	1	LS	$185,160	$185,160
2.3	Building Demolition	1	LS	$99,983	$99,983	1	LS	$99,983	$99,983	1	LS	$99,983	$99,983	1	LS	$99,983	$99,983
2.4	Electrical Removal and Replacement	1	LS	$34,677	$34,677	1	LS	$34,677	$34,677	1	LS	$34,677	$34,677	1	LS	$34,677	$34,677
2.5	LTTD Infrastructure (power)	0	LS	$25,000	$0	1	LS	$25,000	$25,000	0	LS	$25,000	$0	1	LS	$25,000	$25,000
2.6	Clear and Grub	11	Acre	$6,548	$72,028	0	Acre	$6,548	$0	11	Acre	$6,548	$72,028	0	Acre	$6,548	$0
	Subtotal				$414,648				$367,620				$414,648				$367,620
3.0	Remediation Activities																
3.1	Mob/Demob	1	LS	$50,000	$50,000	1	LS	$350,000	$350,000	1	LS	$50,000	$50,000	1	LS	$350,000	$350,000
3.2	Dewatering	1	LS	$49,425	$49,425	0	LS	$49,425	$0	1	LS	$49,425	$49,425	0	LS	$49,425	$0
3.3	Overburden Excavation	73,400	BCY	$2.60	$190,840	73,400	BCY	$2.60	$190,840	175,200	BCY	$2.60	$455,520	175,200	BCY	$2.60	$455,520
3.4	Overburden Loading	91,750	LCY	$1.00	$91,750	91,750	LCY	$1.00	$91,750	219,000	LCY	$1.00	$219,000	219,000	LCY	$1.00	$219,000
3.5	RCRA Class 1 Excavation	300	BCY	$3.00	$900	300	BCY	$3.00	$900	300	BCY	$3.00	$900	300	BCY	$3.00	$900
3.6	RCRA Class I Trans & Disposal	504	Ton	$200	$100,800	504	Ton	$200	$100,800	504	Ton	$200	$100,800	504	Ton	$200	$100,800
3.7	Cal Haz Class I Excavation	2,200	BCY	$3.00	$6,600	2,200	BCY	$3.00	$6,600	2,200	BCY	$2.60	$5,720	2,200	BCY	$2.60	$5,720
3.8	Cal Haz Class I Disposal	3,693	Ton	$70	$258,510	3,693	Ton	$70	$258,510	3,693	Ton	$70	$258,510	3,693	Ton	$70	$258,510
3.9	Cal Haz Class I Transportation	3,693	Ton	$60	$221,580	3,693	Ton	$60	$221,580	3,693	Ton	$60	$221,580	3,693	Ton	$60	$221,580
3.10	RCRA Class I and Cal Haz Loading	2,750	LCY	$2.00	$5,500	2,750	LCY	$2.00	$5,500	2,750	LCY	$2.00	$5,500	2,750	LCY	$2.00	$5,500
3.11	Class II Excavation	73,422	BCY	$3.00	$220,266	0	BCY	$3.00	$0	177,030	BCY	$3.00	$531,090	0	BCY	$3.00	$0
3.12	Class II Loading	91,777	LCY	$1.00	$91,777	0	LCY	$1.00	$0	221,287	LCY	$1.00	$221,287	0	LCY	$1.00	$0
3.13	Class II Transportation	123,863	Ton	$20	$2,477,260	0	Ton	$20	$0	295,650	Ton	$20	$5,913,000	0	Ton	$20	$0
3.14	Class II Disposal	123,863	Ton	$20	$2,477,260	0	Ton	$20	$0	295,650	Ton	$20	$5,913,000	0	Ton	$20	$0
3.15	Thermal Desorption Treatment (Exc+Treat+Backfill)	0	Ton	$0	$0	123,863	Ton	$46	$5,697,675	0	Ton	$0	$0	295,650	Ton	$42	$12,417,300
3.16	Backfill (replace overburden)	91,750	LCY	$3.63	$333,053	91,750	LCY	$3.63	$333,053	219,000	LCY	$3.63	$794,970	219,000	LCY	$3.63	$794,970
3.17	Clean Fill Material to replace Class I & Cal Haz	4,583	Ton	$10	$45,830	4,583	Ton	$10	$45,830	4,583	Ton	$10	$45,830	4,583	Ton	$10	$45,830
3.18	Clean Fill Material to replace Class II	123,863	Ton	$10	$1,238,630	0	Ton	$10	$0	295,650	Ton	$10	$2,956,500	0	Ton	$10	$0
3.19	Special Material	340	Ton	$1,500	$510,000	340	Ton	$1,500	$510,000	0	Ton	$1,500	$0	0	Ton	$1,500	$0
3.20	Slurry Wall	25,000	SF	$10	$250,000	25,000	SF	$10	$250,000	0	SF	$10	$0	0	SF	$10	$0
3.21	French Drain	15,000	SF	$10	$150,000	15,000	SF	$10	$150,000	0	SF	$10	$0	0	SF	$10	$0
3.22	Aeration Contingency Trench	10,000	SF	$15	$150,000	10,000	SF	$15	$150,000	10,000	SF	$15	$150,000	10,000	SF	$15	$150,000
3.23	Aeration System	1	LS	$250,000	$250,000	1	LS	$250,000	$250,000	0	LS	$250,000	$0	0	LS	$250,000	$0
3.24	Remove Existing Sheet Pile	1	LS	$210,500	$210,500	1	LS	$210,500	$210,500	1	LS	$210,500	$210,500	1	LS	$210,500	$210,500
3.25	Reseeding	49,500	SY	$4.00	$198,000	49,500	SY	$4.00	$198,000	49,500	SY	$4.00	$198,000	49,500	SY	$4.00	$198,000
	Subtotal				$9,978,481				$9,021,538				$18,301,132				$18,434,138
4.0	Oversight and Sampling																
4.1	Soil Profiling for Disposal/Treatment	680	Each	$250	$170,000	298	Each	$250	$67,000	1596	Each	$250	$399,000	610	Each	$250	$152,500
4.2	Confirmation Soil Sampling and Analysis Post-Excavation	414	Each	$250	$103,500	414	Each	$250	$103,500	624	Each	$250	$156,000	624	Each	$250	$156,000
4.3	Construction Oversight and Sampling	1,000	Hour	$108	$108,000	3,100	Hour	$108	$334,800	2,000	Hour	$108	$216,000	7,500	Hour	$108	$810,000
4.4	Construction Project Management	350	Hour	$180	$63,000	1,085	Hour	$180	$195,300	700	Hour	$180	$126,000	2,625	Hour	$180	$472,500
4.5	Excavation Report	250	Hour	$108	$27,000	250	Hour	$108	$27,000	250	Hour	$108	$27,000	250	Hour	$108	$27,000
4.6	Install Monitoring Wells	1	LS	$45,012	$45,012	1	LS	$45,012	$45,012	1	LS	$45,012	$45,012	1	LS	$45,012	$45,012
4.7	Implement Land Use Controls (LUC) Mechanisms	1	LS	$50,000	$50,000	1	LS	$50,000	$50,000	1	LS	$50,000	$50,000	1	LS	$50,000	$50,000
4.8	Regulatory Oversight	0.5	Year	$150,000	$75,000	0.75	Year	$150,000	$112,500	0.75	Year	$150,000	$112,500	1.75	Year	$150,000	$262,500
	Subtotal				$641,512				$935,112				$1,131,512				$1,975,512
	Total of Phases 1 through 4				$11,365,140				$11,898,019				$20,765,542				$19,726,512
A1	Contingency	15%	percent	$10,634,640	$1,596,000	15%	percent	$12,837,000	$1,941,000	15%	percent	$20,765,542	$3,115,000	15%	percent	$19,726,512	$2,959,000
	Total Estimated Cost Without O&M				$12,961,140				$13,839,019				$23,880,542				$22,685,512
	Annual																
A2	LUC Oversight	20	Year	$10,000	$200,000	20	Year	$10,000	$200,000	5	Year	$10,000	$50,000	5	Year	$10,000	$50,000
A3	Annual Groundwater Monitoring	20	Year	$15,480	$310,000	20	Year	$15,480	$310,000	5	Year	$15,480	$78,000	5	Year	$15,480	$78,000
A4	Annual Monitoring Reports	20	Year	$19,508	$391,000	20	Year	$19,508	$391,000	5	Year	$19,508	$98,000	5	Year	$19,508	$98,000
A5	O&M of Aeration System	5	Year	$75,000	$375,000	5	Year	$75,000	$375,000	0	Year	$75,000	$0	0	Year	$75,000	$0
A6	Annual RWQCB Oversight Post Construction	20	Year	$15,000	$300,000	20	Year	$15,000	$300,000	5	Year	$15,000	$75,000	5	Year	$15,000	$75,000
	O&M Subtotal				$1,576,000				$1,576,000				$301,000				$301,000
	Periodic Reporting																
A7	Five Year Review	4	LS	$46,000	$184,000	4	LS	$46,000	$184,000	1	LS	$46,000	$46,000	1	LS	$46,000	$46,000
A8	Close Out Report	1	LS	$61,400	$62,000	1	LS	$61,400	$62,000	1	LS	$61,400	$62,000	1	LS	$61,400	$62,000
	Total				$14,783,140				$15,661,019				$24,289,542				$23,094,512

Please see electronic version for larger text

B.C.7

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

PROPOSED MINUTES
MONDAY, July 15, 2013, 6:30 PM

1. **CALL TO ORDER**
Chair Whitty called the meeting to order at 6:39 p.m.

2. **ROLL CALL**
Present: Committee Members Carman, Garrett, Gilbert (6:45), Hite, Kortz, Martinez (6:43), Stello, Stephenson (7:04), Sundance, Whitty.
Absent: Puleo, Rosing, Smith, C.
Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II

3. **WELCOME AND MEETING PROCEDURES**
Whitty welcomed audience and explained the meeting procedures and discussed the Speaker Card process.

4. **AGENDA REVIEW AND ADOPTION**
Whitty reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Whitty noted the large Agenda and called from Committee if there are any changes and encouraged Committee members to consider their interests in Sub-Committees. Sundance made motion to adopt the Agenda, Kortz seconded. Passed unanimously.

5. **ANNOUNCEMENTS THROUGH THE CHAIR**
Chair Whitty introduced Craig K. Murray as newly appointed Pt. Molate Project Manager.
   a. Appointment of Craig K. Murray, City Staff, former Community Redevelopment Agency as Pt. Molate Project Manager . Murray noted that he was appointed by City Manager to this position and it was formerly held by CED Director Steve Duran and Administrative Chief Janet Schneider but the position was not filled since Mr. Duran left. Murray presented draft Organizational Chart showing team of City Staff members and how PMCAC and others interact in relation to Pt Molate. Murray summarized some of the immediate tasks in relation to Pt. Molate. Garrett noted that roles of Schneider was really support of the property transfer and how would Murray's role mirror what Steve Duran did in terms of overseeing contracts, filing one page status reports, reports such as environmental remediation, contracts and items going into RFP and inquired if Murray's new role would mirror Steve Duran's role or is it seen differently. Garrett and Stello noted that financial review including review and validation of requests would be of interest. Carman asked roles of Craig K. Murray as PMCAC Staff Liaison and as Project Manager. Murray presented additional document related to Committee attendance.
   b. Summation of 6/26/13 meeting with city staff, Nichols, NER and PMCAC
   Whitty noted that this item is also listed at 12a.5. Murray summarized that this item was special meeting with NER to present their proposal and information to NCE, certain PMCAC members, Mayor and City Staff. Meeting was to review different clean-up scenarios. Garrett noted that more information is needed on costing, its comparison and a full clean process.

6. **OPEN FORUM**
No public speakers.

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

   a. Review of costing for revised remediation proposals for IR Site 3

Whitty introduced Bill Carson of Terraphase to speak on this item and inquired if this is in relation to the June 11 Water Board meeting. Carson noted it is this meeting, summarized those attending meeting and that this

was a presentatio n to the water board of their primary concern was that of a Risk Based approach and that of what risks are in the top ten feet and human health and looked at the site from that of mobile free product at IR Site 3 and if that can make it to the SF Bay and this was presented in 2008. Carson compared to the new Water Board staff and has a concern that the site has a Waste Management Unit and has different regulations for its management under CA Code of Regulations Title 27 and Water Board noted that it has to be managed under this regulation and will not allow any sort of residential housing such as high rises, condominiums, podium and nothing on top of the Waste Management Unit that is IR Site 3.
Carson noted that the output from this Water Board meeting in December, 2012 was the cost implications to shrink the Waste Management Unit to a smaller footprint. Garrett asked Carson to clarify the language in Title 27 so that everyone understands what is meant by Waste Management Unit and that it is not a machine. Carson stated that it is not a machine but a physical location where waste has been discharged to land and noted that it is debatable in its application of the timing of the regulations. Carson noted if it really is a Waste Management Unit because regulations didn't come into effect until the big waste oil sump was already buried. Garrett noted that Water Board views Pt Molate as a Landfill because Title 27 regulations regulate Landfills and sumps; however, Pt Molate Sump Pond was built in the 70's before the time when Title 27 came into effect in 1984 but City should be very clear that it no longer needs to be treated and stay as a Waste Management Unit particularly if it is completely cleaned up to unrestricted use levels then it would no longer need to be treated under Title 27 as a Waste Management Unit .
Carson noted that there are two ways to close under Title 27 including a clean close, to remove anything regulators define as waste and an engineered alternative such as the Waste Management Unit. Stello inquired if the closure to a smaller footprint was so it could afford residential levels. Carson agreed and noted that it really isn't about risk but it is about Water Board's not wanting to set a precedent of allowing residential over a Waste Management Unit than about a risk based decision making process.
Carson noted that these are the elements in Alternative 5c in the draft FS RAP. It includes demolition of the structures, removal of soil of the top three feet to residential FPAL, three to ten feet for the maintenance worker FPAL, any soil greater than ten feet of the surface, where most of the oil is, and within 100 feet of the Bay excavate that to the Bay mud and where it exceeds the maintenance worker FPAL. Greater than 100 feet from the Bay look at a mobility number and remove that soil too and replace with clean backfill soil and organo-clay that can take more oil if oil does move on the water table. Carson further describes long term monitoring efforts. Stello inquired to who in City is directing that it should be housing. Carson noted that City wants the maximum flexibility of the land. Carson described modifications made within the Waste Management Unit area and how it would allow for residential in the non-Waste Management Areas.
Carson showed locations on displayed map. Carman asked for location of slurry wall and if area could be an area of liquefaction. Carson noted that backfill is engineered and OK but it is what is underneath it and residential over three stories would be on piles due to Bay Mud underneath. Carson answered additional questions from Committee. Carson explained that Bentonite is in slurry wall with a French drain behind it so it does not build up pressure. Carson showed on map where Waste Management Unit features would be located.
Garrret inquired as to different classifications of Hazardous Waste. Carson noted that Hazardous Waste is defined in the RCRA law, Federal law, and the CA Code of Federal Regulations. This site Cal Haz is lead and its leachability and some samples fail for that. RCRA uses a t cup analysis and it is not as aggressive. Carson noted that Nichols had a good suggestion to test at different levels and that would save a lot of money. Committee discussed costs of waste disposals at various facilities. Carman inquired if Class II is just petroleum and Carson agreed and it would typically go to landfill as Alternate Daily Cover.
Garrett inquired about detail for Scenario 3 and if Carson can provide same as in Scenario 4 and 1. Whitty explained to Committee that there are side meetings going on, two meetings so far, and another coming up to discuss these matters and all Committee members are invited. Carson explained that Scenario 2 was pitched June 11 to Water Board. Scenario 4 is get all of it. Carman summarized that we are really deciding from 2, 3 and 4. Carson agreed. Discussion about what is needed for each scenario. Carson explained that Nichols asked about Scenario 4. Garrett noted that need to look at gross figures on transport and 1.7 saturation figure. Carson noted 1.685 was found. NER had 1.3 and it is way too low such as a super light Bay Mud and 1.8 is too high. 170,000 cubic yards at 1.685 will give tonnage and to do math in advance of meeting. Carson noted it would be about 300,000. Carson noted in the 1940's Navy put in big oil sump and in 1970's Navy thought

was not such a good idea because big oil slicks were going out to the Bay and Navy said they pumped out some of the the sludges and filled hole with dirt, then built three ponds on top and used for two things. One, Navy would bring water down from the tanks, run it through the facility to get the most oil out of it as they could, then put it in location and bubble it with air trying to destroy the petroleum and put in wastewater from adjacent buildings and it was disinfected first and treat it. Three ponds functioned that way from 1973 until 1998 to 2002. Then they were dug out to two feet of each of the pond edges so bottom of ponds went down to 12 feet and those areas where have clean soil. Carson noted that this is compacted and probably more dense than 1.6. Whitty concluded item and thanked Carson.

b. Executive summary Report of PMCAC first term

Garrett reported out on item and called for any changes. Hite noted changes for readability of document. Whitty moved to adopt, Carman seconded. Passed unanimously. Carman thanked Garrett for a great job pulling document together and inquired how it will be transmitted to City Council.

c. Selection of Committee Chair and Vice Chair

Whitty described process and opened up for nominations. Carman nominated Whitty and Whitty accepted. Garrett nominated Carman and Carman accepted until proviso that Garrett continue to assist. Whitty called for vote. 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

Whitty called for Committee members to fill each Sub-Committee. Legal would be Garrett and Stello and operational and chairless. Finance would be Martinez, C.Smith, Stephenson and Puleo also operational and chairless. Garrett noted that this Committee really needs help and Puleo will be out until October and soon auto resigned. Carman asked Martinez to describe what the Committee does. Carman offered to join the Finance Sub Committee. Whitty noted past and current members for Clean-Up and Restoration and Stello proposed Garrett as Chair. Whitty noted that Garrett will be added to Committee and thanked Garrett as Chair along with Kortz, Rosing, Sundance and Whitty. Community Outreach will be Hite as Chair, with Sundance, Rosing, Gilbert and Martinez. Grant Development will be Stello as the Chair and member. Beach Park will be Stello as Chair with Martinez, Garrett and Hite.

8. STAFF REPORTS

a. Report on Notice from US Navy Escrow Fund Agent.

Murray noted that City has received notice from its agent First American that it will not be in this business anymore, City would look for new group, with proposals out and new firm target by mid August. Garrett inquired about looking for others than just Escrow Firms and Murray explained that City Finance staff will assist.

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

Murray explained the two funds with the Navy fund and the general fund.

c. Report on Upstream termination as Remediation Prime Contractor

Murray noted that there are two letters included with Upstream Termination Letter and acceptance letter from the City Manager. Garrett inquired about process to replace Prime Contractor and turning all items over to Terraphase and it is a good idea to have an external set of eyes. With Upstream replacement, Garrett noted it

may be good time to review responsibilities and particularly noted the first $5M insurance that Upstream would take responsibility to take on and doubted that this $5M of self-insurance would be taken on by clean up firm and inquired what is process to replace prime contractor.

d. Report on Nichols Consulting Engineers Contract Extension and review of criteria

Murray reported that the Contract was approved at City Council to terminate at June, 2013 and limit contract to $28,000. Murray noted that contract was extended for time administratively. Garrett inquired why this happened and did not come to PMCAC and further noted that PMCAC would rather have reviewed Nichols scope of work. Carman additionally noted that in particular at the IR Site 3 meeting the draft of the comparison was not facilitating any understanding. Garrett noted that the City needs responsible financial review of environmental remediation such as a Geosynch. Murray explained the progress of meetings and an intial scoping meeting with Nichols and Nichols work product is to provide a clear work product of the remediation proposals. Garrett noted that just need a costing framework numbers, compared apples to apples and need it by July 17 for the meeting of July 23 and this is necessary to take this to the Water Board.

e. Review of ACE Submittal package for March 2013

Murray noted that this item was carried over from prior meeting. Garrett stated that this was desired to be a standing monthly item. Whitty stated it is a Terraphase report and Garrett clarified it may point out items that could be a cost overrun and future items.

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF MAY 20, 2013
B. APPROVE – PMCAC MEETING MINUTES OF JUNE 17, 2013

WHITTY CALLED MAY 20 MINUTES APPROVAL. MOVED BY GARRETT, SECONDED BY CARMAN.
WHITTY CALLED FOR JUNE 17 MINUTES APPROVAL, MOVED BY WHITTY, SECONDED BY GARRETT.
BOTH ITEMS PASSED UNANIMOUSLY.

10. FUTURE AGENDA ITEMS

None stated.

11. CITY COUNCIL LIAISON REPORTS

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

Garrett read statement from Mayor that she is tripled booked and not able to attend. Message also reads that she has information from Carlos Privat in the City Attorney's Office that the City has filed a motion on pleadings for Federal action. This motion on pleadings is unusual and what is said is not pliable.

b. PMCAC appointment status

Whitty noted that there are up to 19 seats available so advise those professionals and those interested in applying to be a member.

12. CHAIR AND SUB-COMMITTEE REPORT

a. Clean-Up and Restoration:

1. IR Site 4 Sampling Report

Garrett suggested to skip item since Carson already reported on this item. Carson reported PCE reduction to TCE to Vinyl Chloride levels at this location and it seems to be working well at this location. Carson responded to questions from Committee.

2. Summary of Terraphase May 2013 monthly status report

Carson noted that Terraphase is not doing anything non-routine out there, little bit on costing on IR Site 3, and noted that the BioReactor is costing more money than it is worth and feel that the Site 3 Treatment System can just be treated with Carbon and Sand. Garrett asked April 9 Hazardous Waste Characterization Report and if it can be provided to the Committee. Carson indicated that it is part of FS RAP and is still in draft but will just get revised into new report. Discussion about underground drains.

3. Summary of Terraphase June 2013 monthly status report

Item was discussed with above report.

4. Summary of revised remediation submissions to Water Board and meeting of 6/11/13 with Water Board

Item dropped.

5. Report out on 6/26/13 meeting with City staff, PMCAC, Nichols and NER

Item discussed previously.

b. Community Outreach:

1. Arts Night June 20th Report

Hite reported on event. Committee expressed appreciation to Hite. Garrett noted about 200 people and reviewed donations solicited by Gilbert, Martinez, Hite and Garrett. Hite noted that Ellen Gailing will be improving the Outreach brochures. Garrett loaded up photos as event photos/art night and are on PMCAC repository.

2. General Outreach Activities

Report same as above.

c. Grant Development:

1. Grant App. Status

Stello reported on Coastal Conservancy for sign grant that still waiting for and that Garrett has applied for a National Park Service Grant for a landscape architect to work on design of the park that can contribute to a Master Plan and a parks design archaeological landscaper will be assigned on two week basis.

d. Beach:

1. Proposed beach park entry signage

Review of color rock sign. Committee provided comments that it doesn't like rock such as too corporate and not reflecting Richmond. Carman inquired about City Seal use. Hite inquired if Parks could conduct a school contest for the design. Garrett noted that Parks is trying to open Beach Park in August. Whitty referred this to the Beach Sub Committee. Garrett noted that Beach Sub Committee can meet over email and report out. Whitty noted to use a standard sign. Martinez stated that the Chair of Parks and Recreation Connie Portrero does not want Pt Molate Beach Park to open and any monies should go to Shield-Reed improvements. Martinez noted that there's a concern that Pt Molate will take money out of the Park and Rec. budget and this north Richmond Park needs $3m and Chair is looking at all funds. Garrett noted that Pt Molate Park is drawing $40,000 and O&M has to be paid by Parks and Rec. and can't be paid by grants. Garrett inquired if the 2014 budget will be amended. Whitty inquired what would happen if opened Beach in August, then it would have to close again and noted it could happen.

e. Chair:

1. Identification of pending schedule conflicts

Whitty inquired if there were any conflicts and none were stated.

13. ADJOURNMENT

Whitty moved to adjourn the meeting at 8:57 pm, seconded by Sundance. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .
Monday, August 19, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by: _____

Craig K. Murray, PMCAC Staff Liaison

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

PROPOSED MINUTES
MONDAY, August 19, 2013, 6:30 PM

1. **CALL TO ORDER**
Chair Whitty called the meeting to order at 6:43 p.m.

2. **ROLL CALL**
Present: Committee Members Carman, Garrett, Gilbert, Hite (6:50 left), Martinez (8:45 left), Smith, C.,Stephenson, Sundance, Whitty.
Absent: Kortz, Puleo, Stello
Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II

3. **WELCOME AND MEETING PROCEDURES**
Whitty welcomed audience. Whitty then explained meeting procedures, and discussed the Speaker Card process.

4. **AGENDA REVIEW AND ADOPTION**
Whitty reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Garrett made motion to adopt the Agenda, Martinez seconded. Passed unanimously.

5. **ANNOUNCEMENTS THROUGH THE CHAIR**
Chair reviewed Cal Trans Notice and lane closures that will affect traffic with west bound three lanes of traffic now open and east bound remains under construction. Garrett noted there was a backup in middle of the 6 am commute by Cal Trans when the lanes were switched over.

6. **OPEN FORUM**
No Speakers.

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

a. NCE Contract Renewal Scope of Services, Roles and Responsibilities, Terms

Whitty introduced item and noted that there is attachment with the Service Plan.Whitty noted that former Chair Garrett wrote a letter to City Council regarding to extend the contract for only a month and for only $28,000. Garrett stated that this includes 8C and will frame discussion of the item. Garrett reviewed history of contract and noted that Upstream vacated the Remediation Agreement and their obligation for remediation work and reporting from ARCADIS originally and now with Terraphase and now this will move from Upstream to the City. Garrett reviewed the selection process from 2010 that selected NCE and indicated concern of the Scope of Services currently is identical to Scope of Services from 2010. Garrett noted mission of PMCAC is to provide feedback to Murray to update the Scope of Services for NCE. Garrett indicated that roles of both NCE and Terraphase could also be considered to be shifted because all of this is now on the City to fulfill the Early Transfer obligations. Garrett noted that PMCAC wants to review NCE roles and responsibilities and their performance.

Whitty asked PMCAC to review the Scope of Work for NCE in the Board packet. Garrett suggested to use Water Board Order and Early Transfer Agreement and any other imposed site remediation responsibilities especially since there is no longer a Remediation Agreement. PMCAC members discussed particular tasks within the Scope of Services. Garrett wanted financial oversight within the remaining remediation funds and remediation effectiveness. Smith asked to bring a summary of tonight's PMCAC Scope of work review for NCE be brought back to the next PMCAC meeting.

Whitty discussed a 12 month contract with $100,000. Garrett noted no problem going to one or two year but spend rate has been about $50,000. Whitty called Mike Leacox of NCE to speak to PMCAC and asked Leacox what kind of contract does NCE envision and why. Leacox summarized prior contract and those were only items as requested by the City and not all items were requested by the City. Leacox noted that want the flexibility in contract and Whitty agreed that is what PMCAC is recomendations too. Carman cautioned about reactive requests rather than City looking for technical in advance support. Leacox noted that can go to a schedule and activities needed for each month and each quarter. Leacox noted that Terraphase in past provided debrief and City was pretty happy in technical oversight with ways things have been going but IR Site 3 review has consumed a year and a half. Leacox noted that NCE helped steer IR Site 4 that saved time and funds. Leacox noted also reviews related to RCRA Haz versus Cal Haz waste as best options. Leacox noted that some things should be considered quarterly or bi-monthly versus monthly reports without significant changes during that last month. Leacox noted 20-40 hours/month seems low now but be considered high later on. Whitty was concerned overlap of Scope of NCE and Terraphase and Leacox said there is not from regulatory or technical perspective and NCE will keep this in the forefront to not overlap responsibilities. Martinez inquired if NCE asked City to do things that had not been asked of them. Leacox said yes and reflected on when Upstream said they would not be involved and would review spending. NCE noted that prior review related to drillers invoice and if it was bid out and Terraphase said yes and provided three bids. Garrett noted that PMCAC is looking for upfront processes such as putting work to bid. Whitty inquired if NCE and Terraphase would meet more. Garrett noted that Engineering Estimate is needed upfront and an entire Engineering Estimate. Garrett noted that NCE charges $900./hour. Leacox noted that $190 to $200./hour is bill rate. Carson noted that 40 hours month at 12 months at $190./hour is $91,000. Year. Whitty recommended that it be a July 1, 2013 to June 20, 2014 contract at $100,000. Carman stated that he wanted a sales pitch.
Leacox noted that NCE has vested interest in City, is a local vendor, and provide technical and financial services and wants the City to succeed but was not asked to prepare a powerpoint presentation to PMCAC. Garrett stated that NCE has very little original work that was prepared and it was Terraphase work. Garrett noted that NCE went out of its way to piss on Desorption and it has taken a year to review. Smith agreed that City wants services that City needs and PMCAC is here to oversee contractors like NCE. Garrett and Carman asked why NER and its references were not consulted in a prior meeting. Leacox summarized efforts and technical discussion with NER and noted that NER lacked a third party engineering verification. Carson noted that there is always a third party review and NER should have those reports and Carson noted that he personally asked for this four times. Garrett summarized that NCE did not do work as independent and procedural items that would like to see. Garrett requested a City Performance Review of NCE. Martinez noted that things NCE did was what was requested by City and inquired what reports does City have related to work performed by NCE. Murray indicated that the requested monthly summary reports from NCE can be provided as go forward basis. Garrett requested that NCE work be put out to RFP. Murray summarized process included about 135 firms. Garrett noted a problem with those only registered in the Richmond Bids Online database. Garrett motioned in addition to Scope changes, a performance review be done with NCE and a RFP be done prior to contract extension to NCE. Smith seconded. Whitty asked for clarification of motion. Garrett noted that Performance Review, if bad, would let it go to RFP. Murray inquired who does Performance Review and noted this is pretty unique. Garrett inquired what do you do if you have a vendor that is not working out. Murray said terminate the vendor. PMCAC further discussed concerns. Garrett amended motion to put forward PMCAC recommended changes for NCE Scope. Smith seconded. Rosing said put forward to RFP if not satisfied and there is a downside to putting it out in regards to starting over with someone else rather than working out with who you have and also stated that he liked the Canadian firm as well. Martinez inquired about NCE suggested items to City to work on within the contract. Leacox stated this was occurring with Carlos Privat starting on Pt Molate. Garrett indicated that it is good to have a process for NCE to redeem themselves. Rosing noted that this process is in effect a Performance Review and NCE now knows that PMCAC will hold NCE accountable in behalf of the City Council and felt it was good to hash these items out. Whitty noted that there is a motion on floor and time extension. Garrett amended motion to recommend to City Council to extend NCE for a six month contract and an amount not to exceed $50,000 and separate letter to City Council to recommend to put it out to RFP but this could also be withdrawn. Whitty seconded and noted that she can draft the letter. Smith inquired if Chair could second motion. Carman abstained. Balance of PMCAC in favor.
Rosing motioned to move Western Drive to next month, reduce Staff Reports to 3 minutes each and extend for twenty minutes to 9:00pm maximum and hold over any other items. Stephenson seconded. Passed unanimously.

b. Presentation of California Native Grassland Areas of Point San Pablo Peninsula

Jim Hanson noted that he can report at next month. Stephenson inquired what was going to be reported. Hanson summarized.

c. Rename Western Drive North of I-580 to Stenmark Drive

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:

8. STAFF REPORTS

PROJECT MANAGER'S STAFF REPORT INCLUDING

a. Report on results from US Navy Escrow Fund Agent RFP
b. Review of fund balances for Pt Molate General Fund budget and Navy Escrow Account
c. Report on Nichols Consulting Engineers Contract Status Remediation Activities

Murray reported and noted four proposals received, reviewed and one firm is under negotiation with City. Murray noted that he would bring back to PMCAC further report as it progresses. Garrett inquired if all proposals can be provided to PMCAC. Murray noted City process that this is under negotiation and not available. Garrett inquired if Navy Escrow can be provided and sorted by vendor. Garrett inquired if Murray can provide a monthly report such as Security, ACE and Leasing activity/revenue.

9. CONSENT CALENDAR

a. APPROVE – PMCAC meeting minutes of July 15, 2013

Murray noted that one change that Mayor did not attend and request to carry over to September this consent item.

10. FUTURE AGENDA ITEMS

Garrett noted items from this meeting to be finished in September.

11. CITY COUNCIL LIAISON REPORTS

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

Whitty reported that Mayor could not attend. Murray noted no litigation report from Goodmiller and Rachel Somavilla in City Attorney's Office.

b. PMCAC appointment status

Murray noted that Nicole Valentino that no applications received. Whitty asked if Murray can check to see if a call for PMCAC Commissioners is posted on the City's website. Garrett asked if Murray can contact Contra Costa Times could be contacted and run an announcement.

12. CHAIR AND SUB-COMMITTEE REPORT

a. Clean-Up and Restoration:
   1. Summarization of wet season groundwater monitoring report covering period 1/1/13 to 6/30/13
   2. Report out on 7/23/13 Meeting with NER, NCE, Terraphase, PMCAC & City Staff
   3. Report out on 7/30/13 City Council Meeting Item I-19, Assignment and Assumption of Master Consulting Services agreement by Upstream to Terraphase
   4. Report on extension request to Water Board Order/IR Site 3

Whitty requested to extend meeting another 15 minutes to 9:20pm, second Gilbert. Martinez No. Rosing Abstain. Balance of PMCAC Approve. Garrett noted 12a3 done, 12a1 and Item 12a2 NCE spreadsheet take in September PMAC Meeting.

b. Community Outreach:

Smith noted that a Community Outreach performed with Art show and Solano Stroll will be in about 3 weeks and HomeFront Festival will have a table. Smith welcomed anyone on PMCAC to sit at table with CFSPM members. General discussion on uses at Pt Molate and security. Whitty discussed improvements approved by Design Review for the Shooting Range.

c. Grant Development: Grant App.Status

Garrett noted no reports.

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

Garrett reported and that the Baykeeper marine debris cleanup program finished week ago tomorrow with 80 Tons removed, ADA path could not progress because all of the creosote was lined up at the gate and they are now done and out of there and waiting for Parks to start construction work. Garrett noted that park improvement work now looks like it will not be able to be done until end of September and season will effectively be done. Garrett noted that a clean up will need to be done in September and Citizens for a Sustainable Pt Molate (CFSPM) has done all the clean ups there and invited The Watershed Project in 2012.

e. Chair: Identification of pending schedule conflicts

No report.

13. ADJOURNMENT

Whitty moved to adjourn the meeting at 9:08 pm, seconded by Rosing. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .
Monday, September 16, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

9.B.4

Minutes respectfully submitted by: _____

Craig K. Murray, PMCAC Staff Liaison

9.B.6