

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, October 21, 2013 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

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

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** (5 min.)
 - a. I-580 Eastbound Western Drive Status Update
 - b. Western Drive, North of I-580, Renamed Stenmark Drive at October 15, 2013 City Council Meeting
 - c. Resignation of PMCAC Committee Member Steven Rosing

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

7. **Presentations, Discussion & Action Items** (55 min.)

- a. All One Ocean – Pamela Comstock, Lauren W. Weiner (20 min.) Discussion (10 min.) Q&A
- b. Review IR Site 3 NER Correspondence, Final Numbers, NER- Kirk Shellum (5 min.), NCE – Mike Leacox (5 min.), Terraphase – Bill Carson (5 min.), (10 min.) Q&A

8. **Staff Reports** (45 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 new US Navy Escrow Fund Agent - (5 min.)
 - b. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account – (5 min.)
 - c. Report on Facility Survey with City of Richmond Caretaker – (5 min.)
 - d. Inquiry of Use of Goats for Vegetation Management – (5 min.)
 - e. Information from David Rosenberg, Esq. Presentation on Rosenberg Rules (5 min.)
 - f. PMCAC Establishment Resolution No. 8-11 Review – (5 min.)

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9. Consent Calendar (2 min.)

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

- a. APPROVE – PMCAC meeting minutes of September 16, 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 (47 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 of 1/1/13 to 6/30/13
 2. Report out on August Monthly Status Report
 3. Report out on September Monthly Status Report
- b. Community Outreach (5 min.)
 1. Review of previous month's activities and plans for next month
 2. Review of current draft of PMCAC brochure
- c. Grant Development (5 min.)
 - Grant App. Status
- d. Pt. Molate Beach (15 min.)
 - Beach Park Re-Opening – Monday, October 14, 2013, 0630 Hours
- 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, November 18, 2013, 6:30pm

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

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

Additional correspondence can be directed to PtMolateCAC@gmail.com

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWO1ZDOtNWlwNC00ZjE4LTgxYjctOTOyMDk4Y2FjNDYw>

Craig Murray

From: Amsk, Allyn@DOT <allyn.amsk@dot.ca.gov>
Sent: Wednesday, October 16, 2013 4:27 PM
To: Craig Murray
Cc: El-Nakhal, Dina@DOT
Subject: RE: Lane and Ramp Closures Continue Tonight and Next Week for I-580 Construction East of Richmond-San Rafael Bridge

Craig,

Eastbound traffic will be shifted next Thursday, October 24, if the good weather continues. Lanes will be shifted to the left so that the contractor can rebuild the right side of the bridge deck. The following week the contractor will start the demolition of the final portion of the eastbound bridge deck. Caltrans will still have nightly lane closures, but for the most part, there should not be very many closures of the eastbound Western Drive on-ramp. Final paving remains for eastbound I-580 at the toll plaza and other locations. Depending on weather conditions, we may be able to complete paving in November, or wait until next spring. The Department also wants to pave at night in the area near the Western Drive off-ramp, and eastbound Western Drive on-ramp. Due to the potential impact on local traffic, additional outreach to residents will be required for this work.

Thanks,

Allyn Amsk
Public Information Officer
Caltrans, District 4, Office of Public Affairs
Office (510) 286-5445

Slow or Move Over for Workers—It's the Law

From: Craig Murray [mailto:Craig_Murray@ci.richmond.ca.us]
Sent: Tuesday, October 15, 2013 10:09 AM
To: Amsk, Allyn@DOT
Subject: RE: Lane and Ramp Closures Continue Tonight and Next Week for I-580 Construction East of Richmond-San Rafael Bridge

Hello Allyn:

I have our PMCAC Agenda coming due at the end of this week.
I appreciate receiving any Advisory/Updates that I can share by Fri. am.
It looks like the project is progressing nicely.
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



TRAFFIC ADVISORY

Date: October 18, 2013
District: 4 - Oakland
Contact: Allyn Amsk
Phone: (510) 286-5445 (o)

FOR IMMEDIATE RELEASE

Interstate 580 Scofield Avenue and Western Drive Bridge Decks Replacement Project

Eastbound Lane and Ramp Closures Continue Next Thursday, October 24

Contra Costa County – Eastbound lane and ramp closures continue for the Interstate 580 construction project east of the Richmond-San Rafael Bridge.

- On Thursday, October 24th, Caltrans will close one **eastbound lane** from 8 p.m. to 6 a.m.
- The **eastbound on-ramp** from Western Drive to Interstate 580 will also be closed from 8 p.m. to 5 a.m.

On Thursday night, October 24, Caltrans will shift eastbound lanes to the left side of the Scofield Avenue Bridge, and lanes will no longer be in a split traffic configuration.. Construction will take place on the right side of the bridge. Bridge deck construction is expected to be complete in December 2013. Depending on weather conditions, some paving may remain to be completed next spring.

Eastbound traffic is currently in a split traffic configuration, with one left lane, one right lane, and construction taking place in an island between the lanes. Caltrans has observed that during the day, some drivers are confused about the eastbound lane configuration. Please be aware that when both lanes are open, either lane will take motorists through the construction zone. They will remain on eastbound I-580. Due to narrower lanes and concrete barriers on both sides of the lane, drivers are slowing down in the construction site. Please allow at least an additional 20 minutes for the eastbound afternoon commute.

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."





TRAFFIC ADVISORY

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/>**

#



Craig Murray

From: Whitty, Eileen <ewhitty@ebmud.com>
Sent: Wednesday, October 16, 2013 1:20 PM
To: 'Joan Garrett'; Craig Murray; Paul Carman (paulcarman@comcast.net)
Subject: RE: PMCAC AGENDA - Mon. Oct.21 - Item 7(b)

Will do – thank you.

From: Joan Garrett [mailto:joan@vbsi.com]
Sent: Wednesday, October 16, 2013 1:16 PM
To: Whitty, Eileen; Craig Murray; Paul Carman (paulcarman@comcast.net)
Subject: PMCAC AGENDA - Mon. Oct.21 - Item 7(b)

Hi folks -

The public hearing re: resolution to rename Western Dr. to Stenmark Dr. was held last evening as item H-1 on the City Council agenda.

The matter has been decided.

The city council voted to rename Western Dr. north of I-580 Stenmark Dr.

The Mayor supported PMCAC's preference to hold off on a rename until future plans for Pt. Molate are crystallized, however the motion to rename to Stenmark was passed with a mollification that the drive can be renamed at any point in the future.

I'd recommend item 7(b) be removed as untimely and instead an announcement from the Chair be provided at the 10/21/13 as to the outcome of last nite's City Council meeting.

Thank You
Joan Garrett
510-235-8210

On October 15, 2013 at 6:16 PM Craig Murray <Craig_Murray@ci.richmond.ca.us> wrote:

Eileen
Paul
Joan

Enclosed.
Pls. review/comment.

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

Craig Murray

From: Craig Murray
Sent: Thursday, October 17, 2013 12:32 PM
To: Chris Chamberlain
Subject: RE: Point Molate Status Report - September 2013

Chris:

Thanks for update. I will include this in PMCAC Agenda Packet for this presentation item by All One Ocean.

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

From: Chris Chamberlain
Sent: Thursday, October 17, 2013 12:18 PM
To: Craig Murray
Subject: RE: Point Molate Status Report - September 2013

The discussion of the all one ocean beach clean-up boxes has not yet gone before the Recreation and parks commission. It has gone before the Marina Bay Landscape and Lighting District Advisory Committee and the committee has agreed to try one of the cleanup stations along the bay trail in the marina adjacent to promontory point. The Committee had some reservations as far as the servicing of the boxes and any necessary vandalism repairs/graffiti removal work that arises. The concern is that the box will become dilapidated and an eyesore as opposed to an educational point. This trial will allow us to get a feel for the box and the associated maintenance or services needed. The City would definitely reserve the right to remove the box at any time if it becomes a nuisance or safety issue. The committee did acknowledge that the concept of beach cleanup is important as is the education of the community.

Chris Chamberlain

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

**Parks
Make
Life
Better!**

ALL ONE OCEAN

www.alloneocean.org



Beach CleanUp Stations

Welcome to All One Ocean

Did you know that about a million seabirds, turtles, whales and dolphins die each year from eating ocean plastic? About one out of every ten fish from the North Pacific has chemical-laden plastic in its body. It's a big problem and here's how you can be a part of the solution to help save ocean and human lives!



Join All One Ocean

- Ask AOO's help to set up Beach CleanUp Stations providing repurposed bags for litter beachcombing.
- Take the All One Ocean Pledge to reduce your plastic use and participate in beach clean up, every little bit counts.
- Use reusable bottles, bags and food containers.
- Bring awareness of AOO's programs to classrooms-- for the children and the planet's future.
- Support All One Ocean's programs by giving a tax deductible donation.
- Volunteer for All One Ocean.

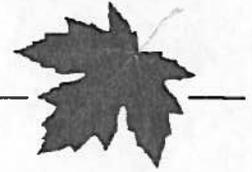
The Ocean Thanks You!

www.alloneocean.org  Look for us on Facebook!

100% recycled paper



Nelson Environmental Remediation Ltd.



8-30-13

Mr. Michael J. Lecox
Nichols Consulting Engineers
501 Canal Blvd., Suite 1
Pt. Richmond, CA 94804

Re: City of Richmond, CA Point Molate IR3 Remediation Project Estimate.

Dear Mike:

Per your request, NER is pleased to provide you with the following good faith Estimate for soil handling and thermal treatment of TPH & PAH impacted soil at the Point Molate, Richmond, CA site. The quantities are based on the spreadsheet as provided by Nichols Consulting Engineers.

Thermal treatment costs based on current market fuel pricing 8/30/2013

Description of Service	Quantity	Price Per Ton/CY	Cost
Excavate Clean Overburden, Stock Pile, Replace & Compact (bcy)	73,400	\$2.00	\$146,800.00
Excavate Clean Overburden, Stock Pile, Replace & Compact (bcy)	175,200	\$2.00	\$350,400.00
Clearing & Grubbing (Per Acre)		Per Acre	\$5,500.00
Excavate impacted soil, thermally treat, backfill and compact	123,863	\$46.00	\$5,697,698.00
Excavate impacted soil, thermally treat, backfill and compact	295,650	\$42.00	\$12,417,300.00

NER will provide you with a couple of thermal treatment project examples next week. We are awaiting our client's approval for sharing the project descriptions and analytical reports.

We look forward to the opportunity of serving your thermal remediation needs further. If you have questions or concerns on this information, please feel free to contact me directly.

Best regards,

Electronic transmission no signature

Kirk Shellum
President NER-USA

C: File



Pt Molate Report

PMCAC #29 Oct. 21, 2013

Security: No unusual security events to report. DP Security reported that a few of the stationary security cars within the Bldg. 123 area have been removed. With the Beach Park opening this month, Security will need to provide service with gates and egress on a daily basis. Security will also need to actively patrol beach park area and work with RPD if there are any incidents in this City Park land area. It is expected that increased activity and public visitors at the Beach Park will help with any prior problems of homeless campers and drug users within a remote location. Landscaping Contractor's limbing up of trees and continuous vegetation removal work has assisted in providing better viewpoints into the park from Western/Stenmark Drive.

Parks: Chris Chamberlain and Parks crews have provided focused dedication to open the Beach Park by this Fall. Work by many members of PMCAC and prior organized clean up days have helped ready the park. The Pt Molate Beach Park opening just could not wait for Cal Trans to complete their work at the Western/Stenmark Drive interchange and repairs to the Scofield deck approach to the Richmond San Rafael Bridge. The Beach Park opened on Columbus Day/Indigenous Peoples Day, Monday, October 14 at 0630 Hours. Several of our hearty PMCAC Committee Members were there to welcome in the new day and the new park for City of Richmond. There have been some really appreciative and complimentary articles, emails and photographs of new park users. Parks crews will be installing three to four 6x6 timber steps to help those transition from the park to the beach. Also, something that may be of interest and challenge is how to use Goats within Pt Molate for vegetation clearance. This month's PMCAC Agenda packet includes some discussion on the use of Goats for vegetation management. This dialogue includes analysis from our Environmental Remediation provider Terraphase and summary analysis from the City of Richmond Parks Superintendent. PMCAC will also finally hear from All One Oceans on its education campaign, ongoing beach clean-up effort and desire to work with Richmond.

Public Works/Caretaker: I scheduled some time between last PMCAC meeting to visit with the Pt Molate Caretaker. This is a follow-up from the initial visit last month and the recent request to tour and identify use of space in each structure at Pt Molate. Many of the PMCAC members have been on tour of Pt Molate and I have conducted tours with various groups including potential contractors such as Security Vendors when the Security RFP was due. Each time it takes a little over two hours just to quickly travel around Pt Molate and see highlighted areas. Measuring space, identifying users and writing up initial results and findings will be even more time demanding. Caretaker Mr. Willie Agnew provided an initial tour with Bldg. 123 and adjacent locations. Space was measured, users identified and concerns noted. I will continue to meet with Caretaker and take space measurements and make notes. A goal of this process as mentioned in last report is that 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. One of the items observed in this first tour that should be of interest is refreshing/repainting US Navy signs with the building numbers so records to assist visitors as well as staff and emergency responders. Most of these signs are

faded and difficult to see and old masters of the knowledge of the base are familiar with these locations but it would be important to have this sign information updated for visitors and emergency responders.

Committee Member Training and Education: This month's Agenda packet includes a copy of the establishing Resolution from 2011. A Committee Member requested a copy to be included to help PMAC refresh its goals. Additionally, I recently attended a Statewide meeting of the California Association of Local Agency Formation Commission Officials. We were honored with none other than David Rosenberg, Esq. himself to provide a presentation of his skillful work of conducting public meetings and some interesting information that should help all and I wish to share with PMCAC.

Fiscal Agent: City has signed a Fiscal Services Agreement with Union Bank. A copy of the agreement has been transferred to the US Navy Counsel Ms. Rita Liotta. Union Bank has received its first payment request and this is number 39 of all requests against US Navy Fund.



Pt. Molate FY2013-14 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
City Attorney's Office	01151014-400206	Legal Services	Morrison Foerster	\$ 70,000	\$ -	\$ 70,000
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 50,554	\$ 202,777
Public Works	01233631-400537	Landscaping	D&H Landscaping	\$ 99,000	\$ 15,000	\$ 84,000
				<u>\$ 422,331</u>	<u>\$ 65,554</u>	<u>\$ 356,777</u>

As of September 30, 2013

B.B.1

8.B.2

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

Transactions	Date	Expenditures	Revenues	Balance
		As of 9/5/2013	As of 9/5/2013	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

B.B.4

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

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

B.B.6

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

Transactions	Date	Expenditures	Revenues	Balance
		As of 9/5/2013	As of 9/5/2013	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 10/18/2013		\$ 9,087,069.83	\$ 204,174.17	
Remaining Balance				\$ 19,617,104.34

Craig Murray

From: Chris Chamberlain
Sent: Wednesday, October 16, 2013 7:54 AM
To: Craig Murray
Subject: RE: Goats!

The separation of the herder and the herd was where we ran into issues last time, they want the trailer in the same area as the herd. We had them parking across the street next to the kwanza hut and the goats were across the way in the drum lot. Based on Ryan's comments the situation is the same but now even more constrained since the park site is now open to the public. Area 7 appears to be the only option. Any issues with me forwarding on your email to Councilmember Butt?

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

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

From: Craig Murray
Sent: Tuesday, October 15, 2013 3:03 PM
To: Chris Chamberlain
Cc: ryan.janoch@terrphase.com; william.carson@terrphase.com
Subject: FW: Goats!

Chris:

Area 1, Area 4 and northern portion of Area 2 could be priority goat vegetation clearing areas under needs of the Very High Severity Zone and protection of former base property.
See comments from Ryan regarding the Goat Herder occupancy of Pt Molate and areas for his trailer. Not sure if he can be separated from the location that the goats get to devour.

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

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

From: Ryan Janoch [mailto:ryan.janoch@terrphase.com]
Sent: Tuesday, October 15, 2013 1:34 PM
To: Craig Murray
Cc: William Carson
Subject: RE: Goats!

Hi Craig,

Per the Covenant to Restrict Use of Property (CRUP; recorded March 29, 2010), which replaces the 2003 CRUP (recorded March 30, 2003) for Point Molate, the disposal areas #1, 2, 3, 5, 6, 10, 11, 12, and 13 have restrictions on residences. A figure showing the Disposal Areas is attached.

- Disposal Areas 3, 5, 10, and 13 (FOSET Property)
- Disposal Areas 1, 2, 6, 11, and 12 (2003 CRUP Property)
- Disposal Areas 4, 7, 8, and 9 not subject to the CRUP – however, Disposal Areas 8 and 9 are submerged lands

The following is from the 2010 CRUP (page 9):

"Prohibited Uses. The FOSET Property and the 2003 CRUP Property shall not be used for any of the following purposes:

- (a) A residence, including any mobile home or factory built housing constructed or installed for use as residential human habitation"

In addition, Disposal Area 10 (IR Site 1 Landfill) has the restriction to not "engage in any activity which disturbs, breaches, or otherwise affects the integrity of the soil cover"

In summary, the only areas a goat herder could place his trailer (residence) without a variance from the Water Board would be Disposal Area 4 (Shoreline Park) or Area 7. The goats could go on other parts of Point Molate so long as remedial activities are not impacted (we can coordinate depending on the location). However, the trailer would have to remain at the above mentioned areas (Area 4 or 7). The goats should be prohibited from Disposal Area #10 (landfill) so as not to disturb the landfill cover.

Please let me know if you have any questions.

Thanks, Ryan

Ryan Janoch, PE (C78735)
Terraphase Engineering Inc.
510-645-1850 ext. *35 (office)
978-821-4302 (cell)

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL, and/or may contain information that was prepared IN ANTICIPATION OF LITIGATION and/or AT THE DIRECTION OF COUNSEL. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, destroy any hard copies you may have created and notify the sender immediately.

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

From: Craig Murray [mailto:Craig_Murray@ci.richmond.ca.us]
Sent: Tuesday, October 15, 2013 12:49 PM
To: William Carson; Ryan Janoch
Subject: FW: Goats!

Bill
Ryan

I was up behind building 123 and there is a heavy undergrowth incl. poison oak that could use goats. We had a problem in the past with the caretaker living on site. I believe there was some leeway if it was a trailer with wheels.

Most important concern was to stay away from any active or monitored IR Site. We did not want goats eating wires, etc. important for the environmental remediation.

Can you express any concerns, cautions.

I imagine that goats could be effective in certain areas IF they can be contained and IF goatherder can follow proper regulations.

I also have a contact on Marin County side working with Co. Parks & Open Space if it turns out to be undesirable for Pt Molate.

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

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

From: Chris Chamberlain
Sent: Thursday, October 10, 2013 7:49 AM
To: Craig Murray
Subject: FW: Goats!

I am certain you recall the goats r us experience in Point Molate. Councilman Butt would like us to have them back. My response will be we tried and I ran into all kinds of red tape that made it to complicated and time consuming to deal with. Would you have a better response?

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

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

From: Butt, Tom [mailto:tom.butt@intres.com]
Sent: Wednesday, October 09, 2013 6:30 PM
To: Chris Chamberlain
Subject: Fwd: Goats!

Chris,

Free goats for Point Molate! Call them.

Sent from my iPad

Begin forwarded message:

From: "Powers, Tom" <tompowers@alhambravalley.com<mailto:tompowers@alhambravalley.com>>
Date: October 9, 2013 at 5:17:47 PM PDT
To: "Butt, Tom" <tom.butt@intres.com<mailto:tom.butt@intres.com>>
Subject: FW: Goats!

Tom: This is the contact for Goats R Us to do the Pt Molate grazing. tom Powers

From: quizet@aol.com<mailto:quizet@aol.com> [mailto:quizet@aol.com]
Sent: Wednesday, October 9, 2013 4:51 PM
To: tompowers@alhambravalley.com<mailto:tompowers@alhambravalley.com>
Subject: Goats!

Hi Tom! This is from my personal email: quizet@aol.com<mailto:quizet@aol.com>.
My cell is 510-504-0007
Office is 510-526-3337
Mailing address: P O Box 37, Orinda, CA 94563

THANKS! Terri

Parliamentary Procedure Self-Test

Circle the correct response to each statement:

1. You are a city councilmember at a meeting of your city council and you can't hear the discussion due to noise made by the ancient heating system. You should raise your hand and when recognized state "point of order - I can't hear what's being discussed."

TRUE

FALSE

2. A vote on hotly contested Agenda Item #5 has been taken and it passed by a vote of 3-2. You were one of the 2 votes against the item. You just can't get the item out of your mind. Later in the meeting, you ask for reconsideration of Agenda Item #5 because you have thought of something which you believe will convince one of the majority votes to change his/her mind. The Mayor rules you out of order and refuses to allow a vote on reconsideration. The Mayor's ruling is:

CORRECT

INCORRECT

3. It's 11 p.m. When the city council reaches Agenda Item 25, the Mayor asks for a show of hands of how many members of the public wish to speak on the item and 32 people raise their hands. The Mayor announces that he will limit each speaker to 2 minutes each. Can the Mayor properly do so?

YES

NO

4. Joe makes a motion to hold a city council retreat in May, and Mary seconds the motion. Sally then moves an amendment to have the retreat in June, and Fred seconds the motion. Esteban then moves a substitute motion to have no retreat this year, and Fred seconds the motion. The Mayor announces that discussion will first begin on the motion to amend. Is this the correct ruling?

YES

NO

5. On a hotly contested agenda item, attended by many members of the public, the audience becomes very engaged in the discussion and members of the audience applaud in support or hiss in opposition following the remarks of the first speaker who addresses the city council. The Mayor states that no vocal expressions of support or opposition will be tolerated at the meeting and asks the public not to applaud or hiss after speakers conclude their remarks. May the Mayor do so?

YES

NO

6. A member of the city council continually interrupts other members of the council while they are speaking on agenda items. The Mayor refuses to stop the interrupting council member from interrupting. You, as a member of the city council, have the right to make a motion to challenge the ruling of the Mayor and to have that motion voted on by the council.

TRUE

FALSE

7. After a very long discussion and debate on a motion you made, and duly seconded, to approve the street repair schedule, you want to get on with the vote on the item and so you say, "I call the question." The Mayor then says, "OK, let's proceed with the vote on the pending motion to approve the proposed street repair schedule." Did the Mayor handle your "call for the question" properly?

YES

NO

8. If the maker of a pending motion accepts a proposed change and incorporates the change into his/her motion (and the person who seconded the motion also accepts the change) this is called a "friendly amendment."

TRUE

FALSE

9. Sam moves and receives a second on a motion to create a 7-member Police Oversight Commission. Mariko moves and receives a second on a motion to make the Police Oversight Commission 15 members. Helen moves and receives a second on a motion to create an Ombudsman in lieu of Police Oversight Commission. The Mayor schedules discussion and a vote on the third motion (Helen's motion) which passes. The Mayor then should schedule discussion and a vote on the second motion (Mariko's motion).

TRUE

FALSE

10. In the middle of the meeting, Xenophobia, a member of the city council, is recognized by the Mayor and moves to adjourn the meeting. Her motion is seconded by Frank. The Mayor calls for discussion prior to the vote. Xenophobia raises a point of order and says that the motion should be voted on immediately. Who is correct?

THE MAYOR

XENOPHOBIA

David Rosenberg, Superior Court Judge of Yolo County

Speaker: General Session – Rosenberg's Rules of Order for Commissioners, Thursday, 2:45 pm

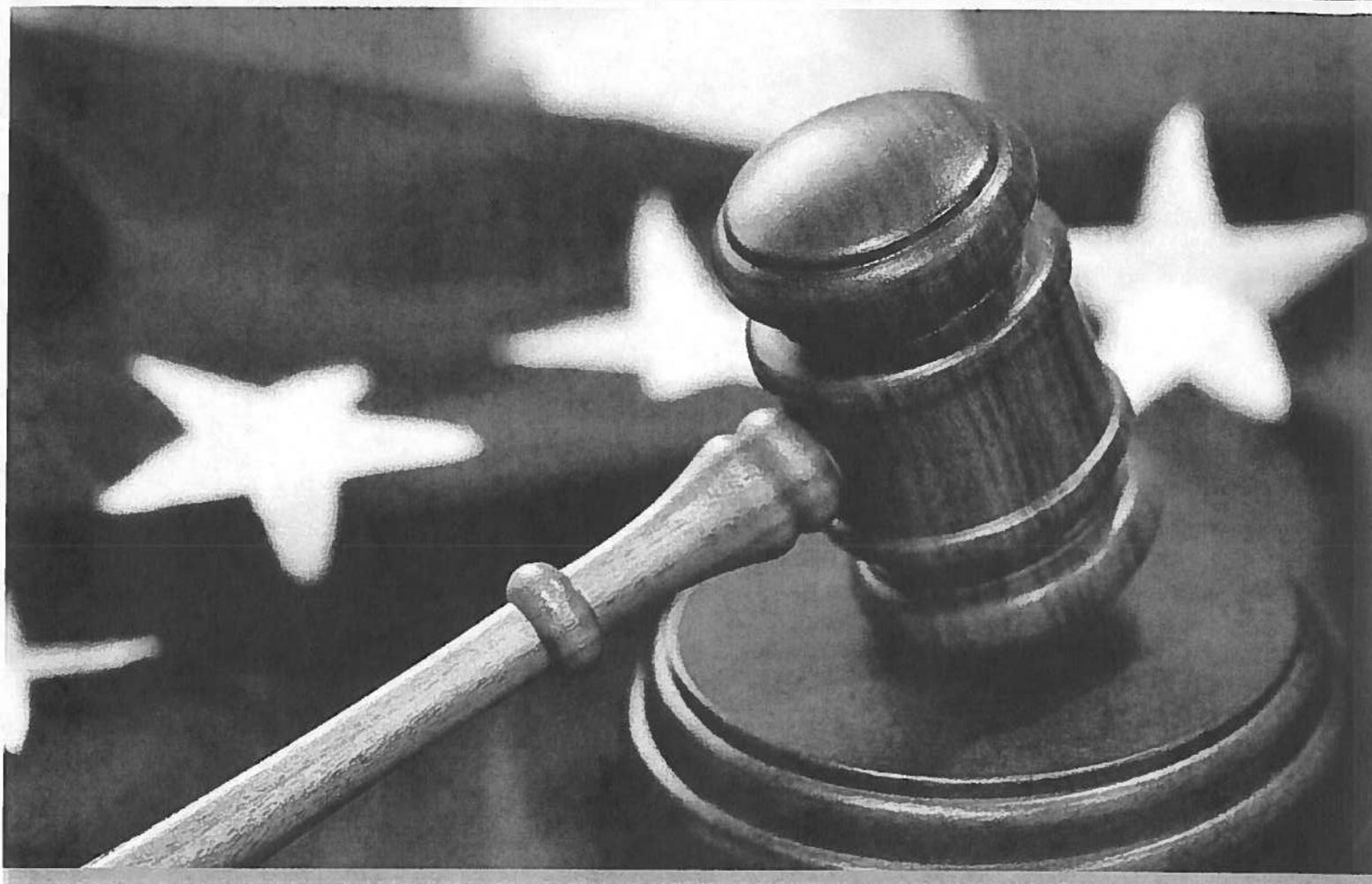
Judge Rosenberg is the author of the Rosenberg's Rules of Order, which have been adopted by hundreds of cities, counties, special districts, school boards, committees, boards and commissions, corporations, neighborhood associations and others across the USA.

Judge Rosenberg previously served as a City Mayor, a City Councilman, a member of a County Board of Supervisors, and as Chairman of the Board of Supervisors. He served as Chair of numerous local and regional boards and commissions. He served as Chairman of the California Lottery Commission, as Chairman of the California Victim Compensation and Government Claims Board and as Chairman of the California Law Revision Commission. He also worked on the Senior Staffs of two California Governors.

Judge Rosenberg has been a Superior Court Judge for close to 10 years and served three terms as Presiding Judge of the Superior Court. He served as Chair of all 58 California Presiding Judges. He currently serves as a member of the California Judicial Council, and is on the Executive Committee of the Council. He is Chairman of the Governmental Relations Committee of the California Judges Association. He was recently chosen as Humanitarian of the Year by the California Judges Association. He is very active in his community through the Davis Odd Fellows Lodge, and serves as President of the Davis Odd Fellows Hall Board Association. He also serves as Chairman of the Board of two large retirement communities – one in Napa and one in Saratoga.

Parliamentary Procedure Self-Test Answers:

1. False. Point of Order is a Parliamentary Procedure. Point of Personal Privilege is proper statement.
2. Correct. Only a member of the Majority has right to change his/her mind.
3. Yes. Mayor has right to control meeting & time given to speakers.
4. No. Typical procedure is that Mayor would deal with the last motion first. Rosenberg's personal rule is to entertain no more than 3 motions.
5. Yes. Mayor can control the decorum of the meeting.
6. True. This is something that is available to a Board but is rarely used.
7. Yes. Yes is a better answer. When there's a call for the question (really Motion) Mayor can ask for second important Motion to stop debate.
8. True. One of the best tools, real time saver.
9. False. This is a substitute motion (last motion) when that happens and passed, then all other motions are moot.
10. Xenophobia. Motion to adjourn is not debatable and must be voted on immediately.



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg

B.E.5



MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes *Western City* magazine.

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ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

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INTRODUCTION

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move ...”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be

as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold." The motion can contain a specific time in which the item can come back to the body. "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, "I move the previous question" or "I move the question" or "I call the question" or sometimes someone simply shouts out "question." As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a "request" rather than as a formal motion. The chair can simply inquire of the body, "any further discussion?" If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the "question" as a formal motion, and proceed to it.

When a member of the body makes such a motion ("I move the previous question"), the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," or "I move the question," or "I call the question," or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it's pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the "no" votes and double that count to determine how many "yes" votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote "no" then the "yes" vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote "abstain" or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of "those present" then you treat abstentions one way. However, if the rules of the body say that you count the votes of those "present and voting," then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are "present and voting."

Accordingly, under the "present and voting" system, you would NOT count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are "present"), but you treat the abstention votes on the motion as if they did not exist (they are not "voting"). On the other hand, if the rules of the body specifically say that you count votes of those "present" then you DO count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like "no" votes.

*How does this work in practice?
Here are a few examples.*

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are "present and voting." If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three "yes," one "no" and one "abstain" also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body DOES have a specific rule requiring a two-thirds vote of members "present." Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a "no" vote. Accordingly, if the votes were three "yes," one "no" and one "abstain," then the motion fails. The abstention in this case is treated like a "no" vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an "abstention" vote? Any time a member votes "abstain" or says, "I abstain," that is an abstention. However, if a member votes "present" that is also treated as an abstention (the member is essentially saying, "Count me for purposes of a quorum, but my vote on the issue is abstain.") In fact, any manifestation of intention to vote either "yes" or "no" on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote "absent" or "count me as absent?" Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually "absent." That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is "no." There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, "point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be, "point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.



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RESOLUTION NO. 8-11

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND,
CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF THE POINT MOLATE
COMMUNITY ADVISORY COMMITTEE**

WHEREAS, on March 29, 2010, the U.S. Navy transferred the Point Molate property to the City of Richmond; and

WHEREAS, pursuant to the Point Molate Remediation Agreement of September 2, 2008 by and between the City of Richmond and Upstream Point Molate LLC, the parties agreed in Section 720 that either the Navy Point Molate Restoration Advisory Board (RAB), or a successor entity serving a substantially similar advisory function, should exist after the Navy no longer owns an interest in Point Molate; and

WHEREAS, the City of Richmond has benefited, and continues to benefit, from the community input provided by officially recognized committees such as the Historical Preservation Advisory Committee and the General Plan Advisory Committee; and

WHEREAS, the Point Molate property is considered a key asset of the City of Richmond and its residents, as well as a cornerstone of its future sustainable development; and

WHEREAS, the City of Richmond recognizes that the community of its residents, and other interested parties, should have a primary channel for input to the City Council on all matters related to the Point Molate area of Richmond, including clean-up, restoration, sustainable development and use; and

WHEREAS, the City of Richmond will benefit from having a community advisory committee that works with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters; that reviews proposed Point Molate development budgets with City staff; and that makes Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; and

WHEREAS, a community advisory committee will provide Richmond residents with a vehicle for interacting and cooperating with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Richmond, California, hereby authorizes the creation of the POINT MOLATE COMMUNITY ADVISORY COMMITTEE, as a successor to the former Navy RAB, continuing its restoration advisory function and expanding the advisory role to work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate;

BE IT FURTHER RESOLVED, that the POINT MOLATE COMMUNITY ADVISORY COMMITTEE shall have nineteen (19) members, who shall be residents of the City of Richmond, and who shall not be officers and employees of the City of Richmond, and who shall be appointed by the Mayor with concurrence of at least three (3) members of the City Council, and who shall serve without compensation for no more than four consecutive two-year terms, and whose appointment to the Committee does not preclude serving on other City Commissions; and

BE IT FURTHER RESOLVED, that regular meetings of the Committee shall be held monthly at such day, time and place as designated by the Committee. All meetings of the Committee shall be open to the public.

BE IT FURTHER RESOLVED, that the Committee shall be subject to the Brown Act, including the requirement that the public will be an opportunity to speak on all items and during the Open Forum portion of the meetings of the Committee.

BE IT FURTHER RESOLVED, that attendance at all regular and special meetings of the Committee is required, and absence from more than three (3) meetings in any twelve (12) month period shall be deemed an automatic resignation from the Committee.

BE IT FURTHER RESOLVED, that in order to allow the Committee members to begin meeting in the shortest possible time after their appointments, the Committee shall begin meeting under the following basic rules, which the Committee may eventually revise.

- The Committee shall elect a chair and vice-chair who shall serve in such capacity for a one (1) year term.
- The first subject to be addressed by the Committee at each meeting shall be any actions related to the clean-up and restoration of Point Molate. Subsequently all other Point Molate-related issues may be addressed.
- The meetings will be conducted by the chair or vice-chair under Rosenberg's Rules of Order. Items for discussions must be agendized in advance and any member may agendize any Pt. Molate-related item. The chair and vice-chair will prepare the agenda and make it public one week before each regularly scheduled meeting. For the purpose of conducting the business of the Committee, a quorum of fifty percent plus one (50% + 1) of the appointed membership of the Committee shall be necessary. A majority vote of the Committee members present shall be necessary to make decisions on behalf of the Committee.
- Minutes, including the names of attendees, shall be kept for each meeting by the designated staff, and disseminated to all Committee members. Minutes shall be made available for public review on the City's web site and elsewhere.
- The Committee shall work to accommodate presentations by all current and future developers of Point Molate and facilitate the general public's understanding of projects and encourage the community to comment and provide input to the City Council.

BE IT FURTHER RESOLVED, that the specific powers and duties of the Committee are as follows:

- (1) Serve as the primary conduit for residents to provide input on all Point Molate matters, including but not limited to the Point Molate clean-up, restoration, sustainable development and uses;
- (2) Work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters;
- (3) Review proposed Point Molate development budgets with City staff and make Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; all major decision-related documents shall be submitted to the Committee for review and recommendations, when feasible, before being presented to the City Council. Informational items may be submitted to the Committee and the City Council simultaneously.
- (4) Organize, with the help of staff, processes by which residents can provide input into programs and studies undertaken on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate; the City Manager shall assign a City department to provide staff support to the Committee.
- (5) Interact and cooperate with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate;
- (6) The first task and priority of the Committee shall be to prepare, with the help of staff, a report to the City Council that includes a summary of the state of the clean-up, a complete budget including all revenues and expenses, an updated schedule, and any comments or

recommendations about clean-up and restoration. This priority does not prohibit the Committee from addressing other matters related to Point Molate.

(7) Perform other duties as requested by the City Council.

I certify that the foregoing resolution was passed and adopted by the members of the Richmond City Council at a joint meeting held on Tuesday, January 18, 2011, by the following vote:

AYES: Councilmembers Bates, Beckles, Booze, Butt, Rogers, Vice Mayor Ritterman, and Mayor McLaughlin

NOES: None

ABSTENTIONS: None

ABSENT: None.

DIANE HOLMES
Clerk of the City of Richmond

[SEAL]

Approved:

GAYLE MCLAUGHLIN
Mayor

Approved as to form:

RANDY RIDDLE
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 8-11**, finally passed and adopted by the City Council of the City of Richmond at a joint meeting held on January 18, 2011.

Craig Murray

From: joan@vbsi.com
Sent: Thursday, August 08, 2013 1:57 PM
To: Craig Murray
Cc: ewhitty@ebmud.com; paulcarman@comcast.net
Subject: Review of wet season groundwater monitoring report for 8/19/PMCAC meeting
Attachments: Summary- 2013 Wet Season Groundwater Monitoring Report 7-31-13.pdf

Hi Craig -

I'd like to request that an item be placed on the 8/18/13 PMCAC agenda under section 12a:

Summarization of wet season groundwater monitoring report covering period 1/1/13 to 6/30/13

The attached document is an extract of the full report and contains the summary data. It should be included in the agenda packet for this item with a note on the agenda that the complete document can be found at: <https://docs.google.com/file/d/0B9WXrZeb-72bkcydE5ib3hbbGM/edit?usp=sharing>

Thank You
Joan Garrett

3.0 ACTIVITIES COMPLETED DURING THE REPORTING PERIOD

The following section discusses the groundwater monitoring activities completed at the Site during the Reporting Period.

3.1 Groundwater Monitoring Well Network

The current groundwater monitoring well network is based on an evaluation of the monitoring conducted to date and historical data trends. Past data indicate that the spatial distribution and concentrations of COPCs in groundwater have been well-characterized through past groundwater monitoring activities (Terraphase 2011b). Groundwater quality trends have been documented over approximately a decade of groundwater monitoring in most parts of the Site. Therefore, the groundwater monitoring well network includes wells that were selected to monitor groundwater conditions along the perimeter of the Site along the San Francisco Bay, and additional groundwater monitoring wells in selected parts of the Site.

The current monitoring well network comprises four categories of wells:

- Perimeter wells: wells located near the San Francisco Bay shoreline and, in the case of IR Site 3, downgradient of the groundwater extraction trench;
- UST wells: wells near "open" underground storage tanks, i.e., tanks for which regulatory closure has not yet been obtained;
- Drainage area wells: wells located at the base of major drainages that contain an open tank site or other sites; and,
- Drum Lot 2 wells: wells located in the northern portion of former Drum Lot 2, where volatile organic compounds (VOCs) are present in groundwater

The groundwater monitoring well network is presented on Figure 3. Construction details for groundwater monitoring wells are presented in Table 2.

3.2 Groundwater Elevation and Fuel Product Thickness Measurements

Depth-to-groundwater and fuel product thickness measurements were made on May 6, 2013.

Depth-to-groundwater and fuel product thickness were measured using an oil-water interface probe. The data were collected to assess groundwater elevation and flow direction, and the potential presence of free product.

3.3 Groundwater Sampling

Groundwater samples were collected from the groundwater monitoring wells and piezometers listed in Table 2, with the exception of wells MWT03-02, MWT05-02,

MWT06-02, MWT13-02, MWT18-01, MWT19-01, and MW03-02, which had insufficient water for sampling. Groundwater samples were collected using low-flow purging techniques in all wells, except in wells MW13+27,, PZ11-76R, MW10-21, MW10-23, MWTC-01R, MW29-01, MW29-03, MW30-08, and MW04-04, which were sampled using disposable bailers, following either the three-well-volume purge method or the purge-and-recharge method (Table 4).

The field sampling methods and procedures used during groundwater sampling were consistent with the GWMP.

Equilibration parameters, including water temperature, pH, turbidity, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were measured during well purging. Observations were made regarding sample color, odor, and turbidity. Copies of the water-quality sampling log sheets completed during the Reporting Period are included in Appendix C.

Groundwater samples were collected in sample containers provided by the analytical laboratory and were stored in an ice-chilled cooler for transport to the laboratory. Sample containers were labeled with the collector's initials, sample identification number (well identification), time of sample collection, date, location, sample type, analytical method, and preservative used. Complete chain-of-custody (COC) forms accompanied the samples to Curtis & Tompkins, Ltd. (C&T), a California-certified analytical laboratory located in Berkeley, California.

3.4 Visual Inspection of Shoreline Area and Free Product Skimming

The shoreline area downgradient of wells containing free product was inspected at low tide for the potential presence of seeps and sheens. Neither seeps nor sheens were observed. After groundwater sampling was completed, free product was skimmed from wells which met the following criteria:

- contain more than 0.1 foot of free product;
- are within 150 feet of the shoreline; and
- are not in an area of active remediation, e.g., near the IR Site 3 extraction trench.

Monitoring well MW10-24 previously met the above criteria, although the well did not contain free product during the measurement on May 6, 2013. An absorbent sock was previously installed in well MW10-24 to skim the free product. The sock was slowly lowered into the well to maximize exposure to the product layer, and was set to accommodate seasonal water level fluctuations. The absorbent sock was inspected monthly and replaced as needed, i.e., until free product was no longer observed in

excess of 0.1 foot thickness. Monthly absorbent sock monitoring logs from the Reporting Period are presented in Appendix G.

3.5 Sample Analysis

Groundwater samples were tested for the following analytes:

- TPH compounds, using EPA Method 8015B:
 - o TPH as diesel (TPH-diesel)
 - o TPH as bunker fuel (TPH-bunker)
 - o TPH as jet fuel (TPH-jet-fuel)
- Selected chlorinated VOCs, using EPA Method 8260B:
 - o chlorobenzene
 - o 1,1-dichloroethane
 - o 1,1-dichloroethene
 - o 1,2-dichloroethane
 - o cis-1,2-dichloroethene
 - o trans-1,2-dichloroethene
 - o tetrachloroethene
 - o trichloroethene
 - o vinyl chloride

A settling/filtering process and silica-gel cleanup were used on samples prior to the analysis of TPH compounds. These steps were taken to reduce the effects of turbidity, which is relatively high in Site samples. These processes were described in the *Final Addendum #1 to the Final Sampling and Analysis Plan* (Jonas and Associates 2006) and approved by the RWQCB in a letter dated November 1, 2006.

3.6 Drum Lot 2 Interim Remedial Measure Performance Monitoring Wells

Seven groundwater monitoring wells were installed in the Drum Lot 2/Building 87 Area between April and October 2012, to provide performance monitoring data for the interim remedial measure (IRM) implemented in this area to reduce concentrations of VOCs in groundwater (Terraphase 2013). Well construction details for these

performance monitoring wells are presented in Table 2. These wells are not part of the RWQCB-approved groundwater monitoring network. The IRM performance monitoring wells were sampled during the Reporting Period (March and June 2013) to provide post-IRM groundwater data. The groundwater elevation and quality data collected at the Drum Lot 2 wells are not included in this SMR, and will be provided under separate cover.

4.0 GROUNDWATER MONITORING RESULTS FOR THE REPORTING PERIOD

This section provides a summary and discussion of the groundwater monitoring results for the Reporting Period, including groundwater elevations, groundwater flow direction, and groundwater analytical data.

4.1 Groundwater Elevations and Flow Direction

Site-wide groundwater elevation data are presented in Table 3 and on Figure 4. Table 3 also includes historical groundwater elevation data. Groundwater elevation data and contours for the Drum Lot 2 area are shown on Figure 5.

Groundwater elevation in the perimeter wells ranged from 2.45 to 16.59 feet AMSL. Groundwater elevation in other wells varied substantially (from 12.95 to 367.94 feet AMSL) and generally reflected the Site topography. Wet-season 2013 groundwater elevations were compared with wet-season 2012 groundwater elevations. Out of 44 wells for which wet-season groundwater elevation data are available from both 2012 and 2013, 16 wells exhibited a decrease in groundwater elevation of more than 0.5 foot while another 10 wells exhibited an increase of more than 0.5 foot. The groundwater elevation measurements in the remaining 19 wells were within 0.5 feet of the 2012 measurements. By far the largest relative changes in groundwater elevation were observed in well MW16+25, which is located along the groundwater extraction trench in IR Site 4 (Figure 3), and in well MW29-01. The relative decrease in groundwater elevation in well MW16+25 was 4.31 feet. The large decrease is the result of an increased rate of groundwater extraction from the trench, beginning in October 2011. The groundwater elevation in well MW29-01, located in Drum Lot 2, increased by 7.92 feet relative to May 2012. The reason for this change is unknown.

Based on the measured groundwater elevations, the predominant groundwater flow direction follows site topography, with groundwater moving from the hillside ridges, toward the axes of drainage areas, and ultimately toward the Bay. Groundwater gradients vary depending on the proximity to the Bay shoreline, with highest gradients between wells situated on hillside ridges and wells in the axis of the drainages (i.e., drainage wells).

4.2 Presence of Free Product

Free product was observed in five out of 47 wells (Table 4 and 5; Figure 6). The thickness of free product was measurable in wells MW13+27, MW11-88, MWT05-02, MWT08-01, and MWTB-01R. The greatest thickness of free product (1.21 feet) was observed in well MWT05-02, which is adjacent to former UST 5. The thickness of free product in well

MW11-88 was 0.21 foot, and the other three wells contained less than one inch of free product.

None of the five wells that contained free product met criteria for the installation of absorbent socks. However, an absorbent sock has been previously installed in well MW10-24 due to past presence of free product. Results of field monitoring and change-outs of absorbent socks in this well are presented in Appendix G.

4.3 Groundwater Analytical Results

Analytical results for groundwater samples collected during the Reporting Period are presented below, by well type. Data collected during the Reporting Period are presented on Figures 7, 8, and 9. Recent and historical analytical data for wells within the current monitoring network are summarized in Appendix A. Analytical data reports are presented in Appendix B.

4.3.1 Total Petroleum Hydrocarbons in Perimeter Wells

Total petroleum hydrocarbons were detected above reporting limits (RLs) in six out of 26 perimeter wells (Figure 7). The RLs for TPH-bunker, TPH-diesel, and TPH-jet fuel were 300, 50, and 50 ug/L, respectively.

Groundwater samples from the following six perimeter wells contained TPH-bunker, based on the chromatograms matching the bunker standard:

- MW13+27
- MW11-88
- MW10-23
- MW10-24
- MW11-104
- MW11-118

TPH-bunker concentrations in these wells ranged from 480 to 1,100 ug/L. These concentrations are all below FPALs for wells within 150 feet of the shoreline.

Groundwater samples from the following six perimeter wells contained TPH-diesel and potentially TPH-jet fuel, based on the chromatograms matching the respective standards:

- MW13+27
- MW11-88

- MW10-23
- MW10-24
- MW11-104
- MW11-118

TPH-diesel concentrations in wells MW13+27, MW11-88, MW10-23, MW10-24, MW-11-19, MW11-104, and MW11-118 ranged from 70 to 600 ug/L, well below the FPALs for wells within 150 feet of the shoreline. The TPH-jet fuel concentrations in wells MW13+27, MW11-88, MW10-23, MW10-24, MW11-104, and MW11-118 ranged from 52 to 650 ug/L, well below the FPALs for wells within 150 feet of the shoreline.

4.3.2 Total Petroleum Hydrocarbons in UST Wells

Groundwater samples were collected from five out of 11 UST wells. Six UST wells (MWT03-02, MWT05-02, MWT06-02, MWT13-02, MWT18-01, and MWT19-01) contained insufficient water for sampling. Total petroleum hydrocarbons were detected above RLs in three out of the six UST wells that were sampled (Figure 8).

Based on a comparison of chromatograms with the bunker standard, groundwater samples from the UST wells did not contain TPH-bunker, although TPH-bunker was quantified based on the analytical procedures set forth in the GWMP.

Groundwater samples from the following three UST wells contained TPH-diesel and potentially TPH-jet fuel, based on the chromatograms matching the respective standards:

- MWT08-01
- MWT15-02
- MWTB-01R

TPH-diesel and TPH-jet fuel concentrations in these wells ranged from 150 to 760 ug/L, well below the FPALs for wells that are located more than 150 feet from the shoreline.

4.3.3 Total Petroleum Hydrocarbons in Drainage Area Wells

Groundwater samples were collected from two out of three drainage area wells. Well MW03-02 was not sampled due to insufficient water. Total petroleum hydrocarbons were detected above RLs in one drainage area well, MW02-07 (Figure 8).

Based on a comparison of chromatograms with the TPH standards, groundwater samples from drainage area well MW02-07 contained TPH-jet fuel, rather than TPH-bunker or TPH-diesel.

TPH-jet fuel concentrations in the primary and duplicate samples from well MW02-07 were 440 ug/L and 650 ug/L, respectively. These concentrations are below the FPALs for wells located more than 150 feet from the shoreline.

4.3.4 Volatile Organic Compounds in Drum Lot 2 Area

VOCs were analyzed in samples collected from seven wells in the Drum Lot 2 area, including two perimeter wells (MW10-11 and MW10-12). VOCs were detected above RLs in three out of seven wells in the Drum Lot 2 area: MW01-03, MW29-01, and MW30-08 (Figure 9). The predominant VOC present in these wells was trichloroethene (TCE), with lower concentrations of TCE degradation products, including cis-1,2-dichloroethene (cis-1,2-DCE), 1,1-dichloroethene (1,1-DCE), and vinyl chloride (VC). The highest concentration of TCE (31 ug/L) was measured in the groundwater sample from well MW29-01. The highest concentrations of cis-1,2-DCE, 1,1-DCE, and VC were measured in groundwater from well MW30-08, which is approximately 150 feet downgradient from well MW29-01.

5.0 SUMMARY OF FINDINGS AND DISCUSSION OF TEMPORAL TRENDS

Data collected during the Reporting Period are summarized in the following sections and compared with historical data. A comprehensive summary of historical and Reporting Period data is presented in Appendix A.

5.1 Free Product

Historical and Reporting Period free product thickness data are presented in Table 5. This table only includes wells that (a) are part of the current monitoring network, and (b) contain, or have in the past contained, free product. Temporal graphs of free product thickness were prepared for wells which contained free product during the Reporting Period (Appendix E).

As presented in Section 4.2, free product was detected in five out of 47 wells during the Reporting Period.

- Free product was measured in well MW13+27 at a thickness of 0.05 foot during the reporting period. A trace of free product was measured in this well in October 2012. Measureable free product had not been detected in well MW13+27 since July 2011, when 0.01 foot was measured.
- Free product thickness measured in well MW11-88 during the Reporting Period (0.21 feet) was lower than was measured in October 2012 (0.22 feet) and May 2012 (0.27 feet). Free product thickness in this well has been steadily decreasing since 2011. There are no historical free product thickness measurements for this well prior to 2011.
- Free product has been detected in well MWT05-02 from 1999 onward. The minimum thickness detected was 0.005 feet in August 1999 and the maximum thickness detected was 1.37 feet measured in May 2012. A free product thickness of 1.21 feet was measured during the reporting period, which is greater than the thickness measured in October 2012 (1.08 feet). The average free product thickness detected in well MWT05-02 during the past 13 years is 0.43 feet.
- Free product thickness measured in well MWT08-01 during the Reporting Period (0.06 feet) is within the range of the measurements over the last few years. Free product has been detected in this well during most events from August 1999 onward, at thicknesses as low as 0.005 feet and as high as 0.34 feet in October 2000. The average thickness of free product detected during the past 12 years is 0.07 feet.

- Free product was measured in well MWTB-01R at a thickness of 0.04 foot, which is slightly greater than the thicknesses measured during the last three reporting periods. Historical free product thicknesses in this well range from a trace to 0.15 feet.

Of the current monitoring network wells, wells MW11-100A, MW11-104, MW16+25, MW10-23, MW10-24, MWT03-02, MWT06-02, MWT13-02, MWT15-02, MWT18-01, MWT19-01, MWTB-01, MWTC-01R, MW02-07, and MW03-02 previously contained free product but did not contain free product during the Reporting Period. Overall, the number of wells that contained free product during the Reporting Period (5) was slightly higher than the number of wells containing free product during the previous wet-season monitoring event (4).

5.2 Total Petroleum Hydrocarbons

In total, 45 wells were scheduled to be sampled for TPH during the Reporting Period. Seven of those 45 wells contained insufficient water for sampling (MWT03-02, MWT05-02, MWT06-02, MWT13-02, MWT18-01, MWT19-01, and MW03-02). Therefore, 38 wells were sampled site-wide for TPH. TPH concentrations were below FPALS.

A qualitative evaluation of temporal trends in TPH concentrations is presented in Table 6. The evaluation is based on a comparison of TPH concentrations measured during the Reporting Period with TPH concentrations measured since 2011.

TPH concentrations either decreased or remained stable relative to 2012 sampling results, except for wells MW11-104, MW11-118, MW11-88, MW10-23, and MWTB-01R.

5.3 Volatile Organic Compounds

Seven wells in the Drum Lot 2 Area were sampled for VOCs during the Reporting Period. VOCs were detected in three of these wells, with TCE being the VOC present at highest concentrations, ranging from 0.2 J (J indicates analyte was detected at a concentration below the RL) to 31 ug/L. The TCE concentration in well MW29-01 was lower during the Reporting Period than during all previous monitoring events. The concentration measured during the Reporting Period is an order of magnitude lower than previous reported concentrations. TCE concentrations reported for this well indicate a long-term decreasing trend observed since 2001, when the TCE concentration was as high as 770 ug/L.

The TCE concentration in well MW30-08 (2.4 ug/L) was lower during the Reporting Period than during the previous wet-season event in 2012, when it was 77 ug/L. The concentration measured during the reporting Period is the lowest measured in this well since 1999.

The presence of TCE degradation products in Drum Lot 2 wells indicates that reductive dechlorination is taking place in the aquifer. The ratio of cis-1,2-DCE to TCE in well MW30-08 increased to 26.25 during the Reporting Period, as compared with a ratio of 0.1 during the previous wet-season sampling event.

The decreases in VOC concentrations in Drum Lot 2 Area wells and the large increase of the cis-1,2-DCE to TCE ratio are indicative of enhanced reductive dechlorination, resulting from the implementation of the IRM completed between November 5 and January 4, 2013 (Terraphase 2013).

Table 1
Comparison of Reporting Limits and Fuel Product Action Levels
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Analysis	RL (µg/L)	FPAL Greater than 150 feet from the shoreline (ug/L)	FPAL Less than 150 feet from the shoreline (ug/L)	RL at or below FPAL?
TPH (EPA Method 8015B)				
Diesel	50	15,000	2,200	yes
Bunker Fuel	300	21,000	2,200	yes
JP-5	50	21,000	2,200	yes
VOCs (EPA Method 8260B)				
1,1-Dichloroethane	0.5	NE	NE	NE
1,2-Dichloroethane	0.5	NE	NE	NE
1,1-Dichloroethene	0.5	NE	NE	NE
cis-1,2-Dichloroethene	0.5	NE	NE	NE
trans-1,2-Dichloroethene	0.5	NE	NE	NE
Tetrachloroethene	0.5	NE	NE	NE
Trichloroethene	0.5	NE	NE	NE
1,1,1-Trichloroethane	0.5	NE	NE	NE
1,1,2-Trichloroethane	0.5	NE	NE	NE
Vinyl chloride	0.5	NE	NE	NE

Notes:

- FPAL = fuel product action level
- TPH = total petroleum hydrocarbons
- VOCs = volatile organic compounds
- EPA = Environmental Protection Agency
- ug/L = micrograms per liter
- NE = not established
- RL = Reporting Limit

Table 4

Summary of Water Level, Free Product Thickness, and Well Purging Data
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Well Number	Area	Date of Measurement	Top of Casing Elevation (feet amsl)	Depth to Water (feet below top of casing)	Groundwater Elevation (feet amsl)	Free Product Thickness (feet)	Volume Purged (liters)	Purge Method	Recharge	Flow Rate (milliliters/minute)
MW11-02	North Shoreline	5/6/2013	24.30	17.76	6.54	ND	4.1	low-flow	good	120
MW11-04	North Shoreline	5/6/2013	23.47	15.34	8.13	ND	2.5	low-flow	good	110
MW11-05	North Shoreline	5/6/2013	22.91	15.46	7.45	ND	4.6	low-flow	good	150
MW11-06	North Shoreline	5/6/2013	22.60	16.42	6.18	ND	8.5	low-flow	good	220
MW11-100A	IR Site 3	5/6/2013	21.04	16.82	4.22	ND	4.8	low-flow	good	200
MW11-104	IR Site 3	5/6/2013	19.27	16.50	2.77	ND	5.1	low-flow	good	160
MW11-118	IR Site 3	5/6/2013	19.69	14.87	4.82	ND	5.1	low-flow	good	110
MW13+27	IR Site 3	5/6/2013	19.64	15.70	3.94	0.05	8.5	three-well-volumes	poor	100
MW16+25	IR Site 3	5/6/2013	20.80	18.35	2.45	ND	3.6	low-flow	poor	120
MW11-19	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	20.33	15.98	4.35	ND	5.8	low-flow	good	200
MW11-55R	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	16.16	11.97	4.19	ND	4.1	low-flow	good	100
MW11-85	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	16.23	11.52	4.71	ND	8.6	low-flow	good	270
MW11-88	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	19.30	15.17	4.13	0.21	5.5	low-flow	good	180
PZ11-74	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	14.99	10.59	4.40	ND	5.8	low-flow	good	190
PZ11-76R	IRS4 Drum Lot 1 (Drainage Area 9)	5/6/2013	17.40	13.25	4.15	ND	6.1	purge-and-recharge	poor	NA
MW10-04	South Shoreline Area	5/6/2013	21.43	15.99	5.44	ND	6.5	low-flow	good	200
MW10-05	South Shoreline Area	5/6/2013	21.79	16.36	5.43	ND	3.7	low-flow	good	85
MW10-08	South Shoreline Area	5/6/2013	21.98	11.55	10.43	ND	2.2	low-flow	good	95
MW10-09	South Shoreline Area	5/6/2013	22.24	8.70	13.54	ND	3.2	low-flow	good	90
MW10-10	South Shoreline Area	5/6/2013	20.56	12.92	7.64	ND	3.5	low-flow	good	90
MW10-21	South Shoreline Area	5/6/2013	23.62	18.21	5.41	ND	5.1	purge-and-recharge	poor	NA
MW10-23	South Shoreline Area	5/6/2013	23.18	6.59	16.59	ND	15.3	purge-and-recharge	poor	NA
MW10-24	South Shoreline Area	5/6/2013	19.24	16.24	3.00	ND	3.5	low-flow	good	85
MW10-25	South Shoreline Area	5/6/2013	19.13	16.30	2.83	ND	8.4	low-flow	good	340
MW10-11	IR Site 1 Drum Lot 2	5/6/2013	19.41	6.37	13.04	ND	3.9	low-flow	good	110
MW10-12	IR Site 1 Drum Lot 2	5/6/2013	16.90	3.95	12.95	ND	1.8	low-flow	good	85
MWT02-03	Tank 2 (Drainage Area 10)	5/6/2013	140.63	26.83	113.80	ND	5.8	low-flow	good	200
MWT03-02	Tank 3 (Drainage Area 10)	5/6/2013	146.53	dry	NM	ND	NS	NA	NA	NA
MWT05-02	Tank 5 (Drainage Area 3)	5/6/2013	213.55	28.97	184.58	1.21	NS	NA	NA	NA
MWT06-02	Tank 6 (Drainage Area 3)	5/6/2013	159.92	dry	NM	ND	NS	NA	NA	NA
MWT08-01	Tank 8 (Drainage Area 3)	5/6/2013	188.78	20.77	168.01	0.06	5.3	low-flow	good	150
MWT13-02	Tank 13 (Drainage Areas 2, 3, 4)	5/6/2013	399.72	31.78	367.94	ND	NS	NA	NA	NA
MWT15-02	Tank 15 (Drainage Area 2)	5/6/2013	281.35	26.87	254.48	ND	7.1	low-flow	good	85
MWT18-01	Tank 18 (Drainage Area 2)	5/6/2013	174.40	26.29	148.11	ND	NS	NA	NA	NA
MWT19-01	Tank 19 (Drainage Area 2)	5/6/2013	126.68	27.41	99.27	ND	NS	NA	NA	NA
MWTB-01R	Tank B (Drainage Area 3)	5/6/2013	93.45	16.26	77.19	0.04	4.2	low-flow	good	120
MWTC-01R	Tank C (Drainage Area 3)	5/6/2013	50.07	19.54	30.53	ND	8.3	purge-and-recharge	NA	NA
MW01-03	IR Site 1 Drum Lot 2 / Bldg 87	5/6/2013	35.07	7.40	27.67	ND	3.8	low-flow	good	100
MW29-01	IR Site 1 Drum Lot 2 / Bldg 87	5/6/2013	32.15	12.30	19.85	ND	16.4	purge-and-recharge	poor	NA

12.4.15

Table 4

Summary of Water Level, Free Product Thickness, and Well Purging Data
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Well Number	Area	Date of Measurement	Top of Casing Elevation (feet amsl)	Depth to Water (feet below top of casing)	Groundwater Elevation (feet amsl)	Free Product Thickness (feet)	Volume Purged (liters)	Purge Method	Recharge	Flow Rate (milliliters/minute)
MW29-02	IR Site 1 Drum Lot 2 / Bldg 87	5/6/2013	29.62	5.23	24.39	ND	2.9	low-flow	good	110
MW29-03	IR Site 1 Drum Lot 2 / Bldg 87	5/6/2013	41.55	9.36	32.19	ND	32.2	low-flow	good	110
MW30-08	IR Site 1 Drum Lot 2 / Bldg 87	5/6/2013	23.60	1.38	22.22	ND	12.3	low-flow	poor	NA
MW02-07	Drainage Area 2	5/6/2013	50.89	19.00	31.89	ND	5.8	low-flow	poor	NA
MW03-02	Drainage Area 3	5/6/2013	74.96	18.70	56.26	ND	NS	low-flow	good	180
MW04-04	Drainage Area 4	5/6/2013	73.80	21.65	52.15	ND	12.0	three-well-volumes	NA	NA

Notes:

P = Free product was detected but thickness could not be quantified due to smearing on probe
 NIM = not measurable

ND = not detected

NS = not sampled, due to the well being dry or containing insufficient water for sampling

NA = not applicable

amsl = above mean sea level

* = Wells are not part of the current Groundwater Monitoring Network

Table 5

Historical Free Product Thickness
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Well Number	Jan-99	Mar-99	Aug-99	Sep-99	Oct-99	Nov-99	Dec-99	Jan-00	Feb-00	Mar-00	Apr-00	May-00	Jun-00	Jul-00	Aug-00	Sep-00	Oct-00	Nov-00	Dec-00	Jan-01	Feb-01	Mar-01
Perimeter Wells																						
MW11-100A	NM																					
MW13+27	NM																					
MW16+25	NM																					
MW11-88	NM																					
MW10-23	NM																					
MW10-24	NM																					
Open UST Wells																						
MW102-03	NM	0	0	0	NM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MW103-02	NM	0	0	0	0	0.02	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MW105-02	NM	0.49	0.005	0.84	NM	1.29	0.37	0.26	0.39	0.49	0.28	0.22	0.32	0.22	0.25	0.21	0.25	0.1	0.13	0.04	0.08	0.13
MW108-01	NM	0	0.04	0.29	0.27	0.24	0.29	0.33	0.81	0.23	0.17	0.11	0.22	0.11	0.38	0.33	0.53	0.42	0.52	0.56	0	0
MW113-02	NM	NM	0.5	0.5	0.43	0.48	0.45	0.05	0.02	0.01	0.02	0.005	0.15	0.005	0.25	0.26	0.34	0.1	0.09	NM	0.01	NM
MW115-02	NM	NM	0	0	NM	0.00	0	0	0	0	0.2	0.01	0.04	0.01	0.015	0.03	0.09	0.21	0.25	0.24	0.23	NM
MW118-01	NM	0	0.01	0	NM	0.00	0.01	0.01	3.73	0.9	0.64	1.17	2.43	1.17	1.97	1.73	0.01	0	NM	0	0	0
MW119-01	NM	0.03	0.01	0.29	NM	0.10	0.01	NM	NM	0.01	NM	0.015	NM	0.015	0.005	0.01	NM	0.36	1.09	0.71	NM	0
MW120-01	NM	NM	0.28	0.22	NM	0.00	0.01	0	NM	0.005	NM	0.01	0.14	0.01	0.02	0.43	0.61	0.55	0.54	0.47	0.25	0.2
MW121-01	NM																					
MW122-01	NM	0	0	0	NM	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01	0.01
Drainage Area Wells																						
MW102-07	0	0.02	0.02	0.02	NM	0.05	0.02	NM	0.005	NM	0	0	0	0	0	0	0	0	0	0	0	0
MW103-02	0	0	0	0	NM	0	0	0	0	0	0	0	0	0	0	0	0.01	0	NM	0	0	0

Notes:
 NM = not measured
 P = Free product was detected but thickness could not be quantified
 bold = signifies the presence of free-product

124.17

Table 5
 Historical Free Product Thickness
 2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Well Number	Apr-01	May-01	Jun-01	Jan-02	Oct-02	Jul-03	Jan-04	Jul-04	Jan-05	Jul-05	May-06	Sep-06	Sep-07	Mar-08	Sep-08	Apr-09	Jul-11	Oct-11	May-12	Oct-12
Perimeter Wells																				
MW11-100A	NM	0.01	0.00	0.00	0	0	0	0												
MW13-27	NM	0.01	0	0	0	0														
MW16-25	NM	0.01	0.01	0.02	0.01	0	0	0												
MW11-88	NM	0.01	0.01	0	0	0	0													
MW10-23	NM	0.64	0.64	0.27	0.22															
MW10-24	NM	0.01	NM	NM	NM	NM	NM	NM	0.01	0.01	P	0	0	0						
Open UST Wells																				
MW702-03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	P	0	0	0
MW703-02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MW705-02	0.13	0.23	0.21	NM	0.14	NM	NM	0.86	NM	0.05	0.12	0.86	0.35	0.5	0.01	0.03	0	0	0	0
MW706-02	0.01	0	0	NM	0.01	0	0.02	0.14	0.01	0.06	0	0.03	0.08	0.04	0.02	0.20	1.35	1.06	1.37	1.08
MW708-01	0.01	0.03	0.1	NM	0.11	0.09	0.2	0.1	NM	0.01	0	0	0	0	0.02	0.01	P	0.01	0.03	0
MW713-02	0.52	0.18	0.15	NM	0.27	NM	NM	0.15	0.12	0.33	0	0.01	0.11	0.04	0.2	0.05	0	0.01	0.01	0.01
MW715-02	0	0	0	NM	0.01	0	0	0	0	0	0	0	0.01	0	0.01	0.01	0	0	0	0
MW718-01	NM	NM	NM	NM	NM	0.03	0.03	0.03	0.03	0.06	0.04	0.06	0.01	0	0.01	0.01	0	0	0	0
MW719-01	0.01	0.01	0.01	NM	0.005	0	0	0	0	0	0	0	0	0	0.01	0.01	0	0	0	0
MW7B-01	0.34	0.39	0.33	NM	0.34	NM	0	0.00	0	0	0	0								
MW7B-01R	NM																			
MW7C-01	0.01	0	0	NM	0	0	0	0	0	0	NM	NM	NM	0.15	0.02	0.05	0	P	0.01	0.01
Drainage Area Wells																				
MW02-07	0	0	0	NM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MW03-02	0	0	0	NM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:
 NM = not measured
 P = Free product was detected but thickness could not be quantified
 bold = signifies the presence of free-product

Table 6

Evaluation of Qualitative Temporal Trends in Concentrations of TPH Compounds and TCE
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate

Well Number	Concentration Trends			
	TPH-bunker	TPH-diesel	TPH-jet-fuel	TCE
Perimeter Wells				
MW11-02	NC (ND) 2013	NC (ND) 2013	NC (ND) 2013	NA
MW11-04	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MW11-05	NC (ND)	NC (ND)	NC (ND)	NA
MW11-06	NC (ND)	NC (ND)	NC (ND)	NA
MW11-100A	NC (ND) 2013	NC (ND) 2013	NC (ND) 2013	NA
MW11-104	Increase	< M 2012, > O 2012	< M 2012, > O 2012	NA
MW11-118	Increase	< M 2012, > O 2012	< M 2012, > O 2012	NA
MW13+27	> M 2012, < O 2012	> M 2012, < O 2012	> M 2012, < O 2012	NA
MW16+25	NC (ND) O 2012	NC (ND) O 2012	NC (ND) O 2012	NA
MW11-19	NC (ND) 2011-2013	NC (ND) O 2012	NC (ND) 2013	NA
MW11-55R	NC (ND) 2013	NC (ND) 2013	NC (ND) 2013	NA
MW11-85	NC (ND) 2013	NC (ND) 2013	NC (ND) 2013	NA
MW11-88	Increase	Increase	Increase	NA
PZ11-74	NC (ND)	NC (ND)	NC (ND)	NA
PZ11-76R	NC (ND)	NC (ND)	NC (ND)	NA
MW10-04	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MW10-05	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MW10-08	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MW10-09	NC (ND)	NC (ND)	NC (ND)	NA
MW10-10	NC (ND)	NC (ND)	NC (ND)	NA
MW10-21	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MW10-23	< M 2012, > O 2012	< O 2012	Increase	NA
MW10-24	< M 2012, > O 2012	Decrease	NC O 2012	NA
MW10-25	NC (ND) 2013	NC (ND) 2013	NC (ND) 2013	NA
MW10-11	NC (ND)	NC (ND)	NC (ND)	NC (ND)
MW10-12	NC (ND)	NC (ND)	NC (ND)	NC (ND)
Open UST Wells				
MWT02-03	NC (ND) 2011-2013	NC (ND) 2011-2013	NC (ND) 2011-2013	NA
MWT03-02	NS	NS	NS	NA
MWT05-02	NS	NS	NS	NA
MWT06-02	NS	NS	NS	NA
MWT08-01	> M 2012	> M 2012	> M 2012	NA
MWT13-02	NS	NS	NS	NA
MWT15-02	Decrease	Decrease	Decrease	NA
MWT18-01	NS	NS	NS	NA
MWT19-01	NS	NS	NS	NA
MWTB-01R	> M 2012	> M 2012	> M 2012	NA
MWTC-01R	NC (ND)	NC (ND)	NC (ND)	NA
Drum Lot 2 Wells				
MW01-03	NA	NA	NA	Decrease
MW29-01	NA	NA	NA	Decrease
MW29-02	NA	NA	NA	NC (ND)
MW29-03	NA	NA	NA	NC (ND)
MW30-08	NA	NA	NA	Decrease
MW10-11	NA	NA	NA	NC (ND)
MW10-12	NA	NA	NA	NC (ND)

Table 6**Evaluation of Qualitative Temporal Trends in Concentrations of TPH Compounds and TCE
2013 Wet Season Groundwater Monitoring, Former Naval Fuel Depot Point Molate**

Well Number	Concentration Trends			
	TPH-bunker	TPH-diesel	TPH-jet-fuel	TCE
Drainage Area Wells				
MW02-07	> M 2012	< M 2012	NC M 2012	NA
MW03-02	NS	NS	NS	NA
MW04-04	NC (ND)	NC (ND)	NC (ND)	NA

Notes:

TPH = total petroleum hydrocarbons; analyzed with silica-gel cleanup

TCE = trichloroethene

UST = underground storage tank

NS = not sampled

ND = not detected

NC = no change

NC (ND) = no change, not detected above reporting limits in 2008, 2009, 2011, and 2012

NC N 2012 = no change relative to concentrations in October 2012

NC M 2012 = no change relative to concentrations in May 2012

NA = not analyzed

NC (ND) O 2012 = no change, not detected above reporting limits in October 2012 and May 2013

< M 2012 = decrease relative to concentrations in May 2012

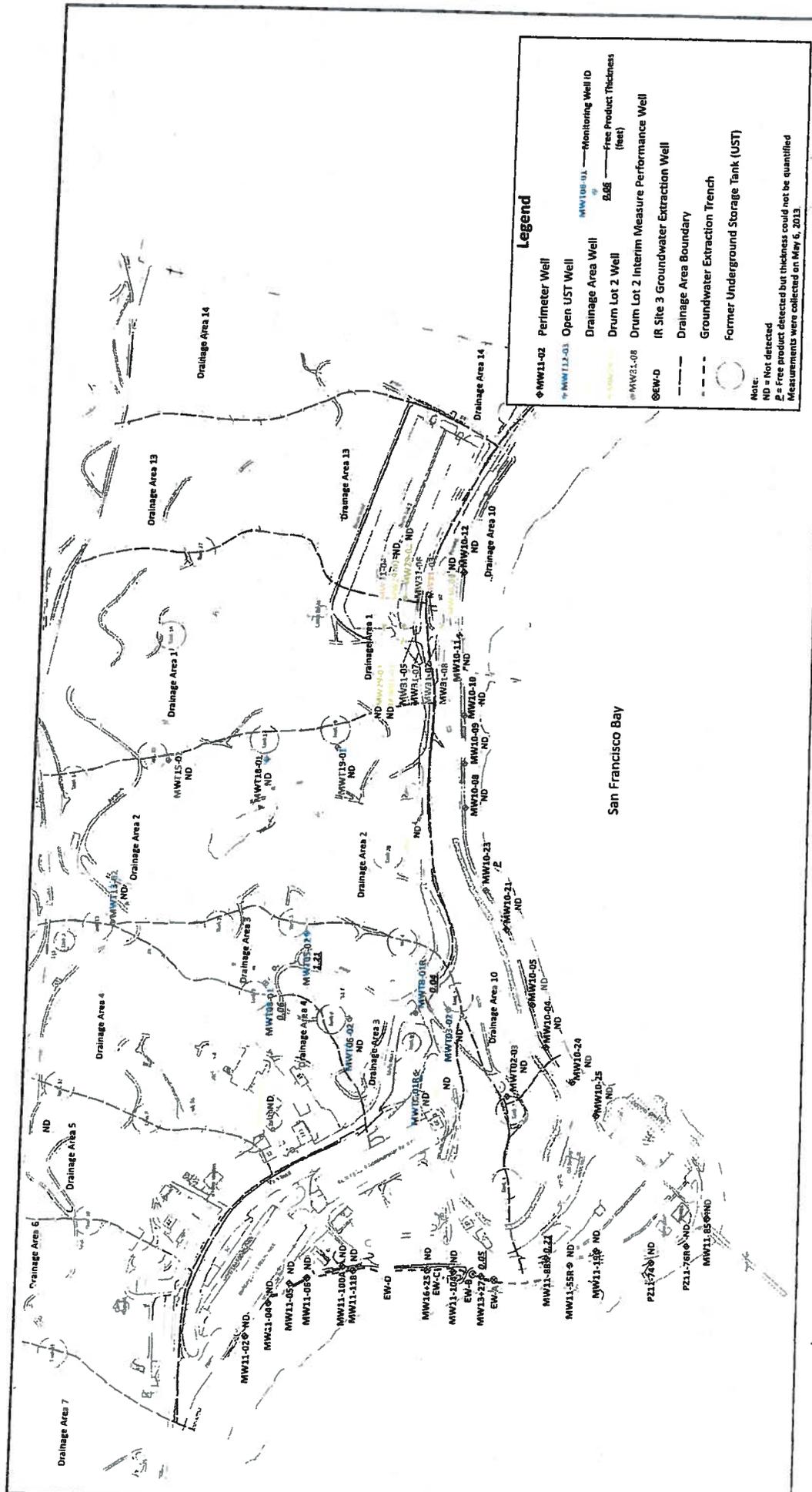
> M 2012 = increase relative to concentrations in May 2012

< O 2012 = decrease relative to concentrations in October 2012

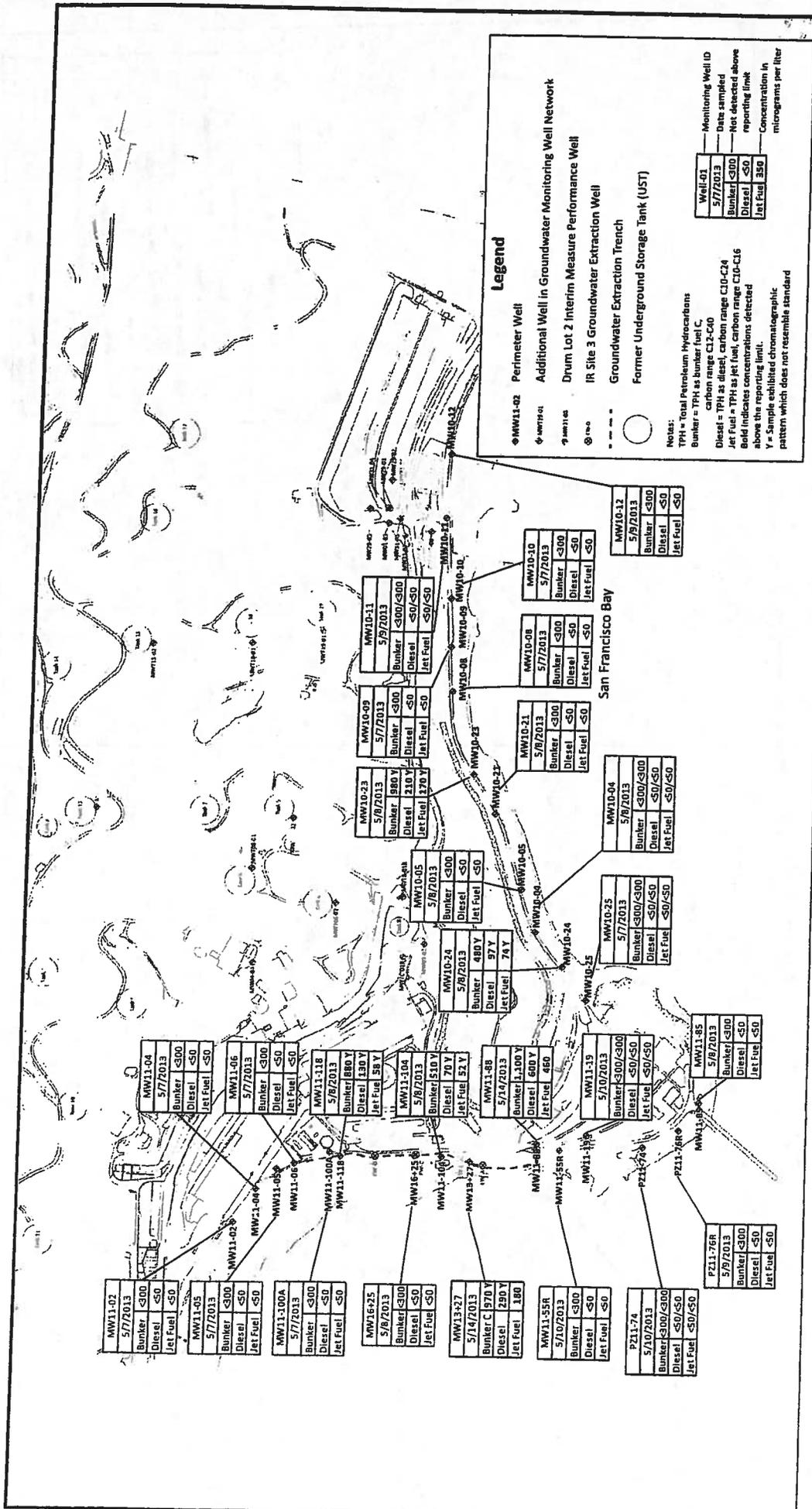
> O 2012 = increase relative to concentrations in October 2012

NC (ND) 2013 = not detected above reporting limits in 2012 or 2013

NC (ND) 2011-2013 = no change, not detected above reporting limits in 2011, 2012, and 2013



	CLIENT	Upstream Point Mole, LLC	Free Product Thickness
	PROJECT	Site-Wide Groundwater Monitoring	May 2013
	PROJECT NUMBER	0001.001.029	FIGURE 6



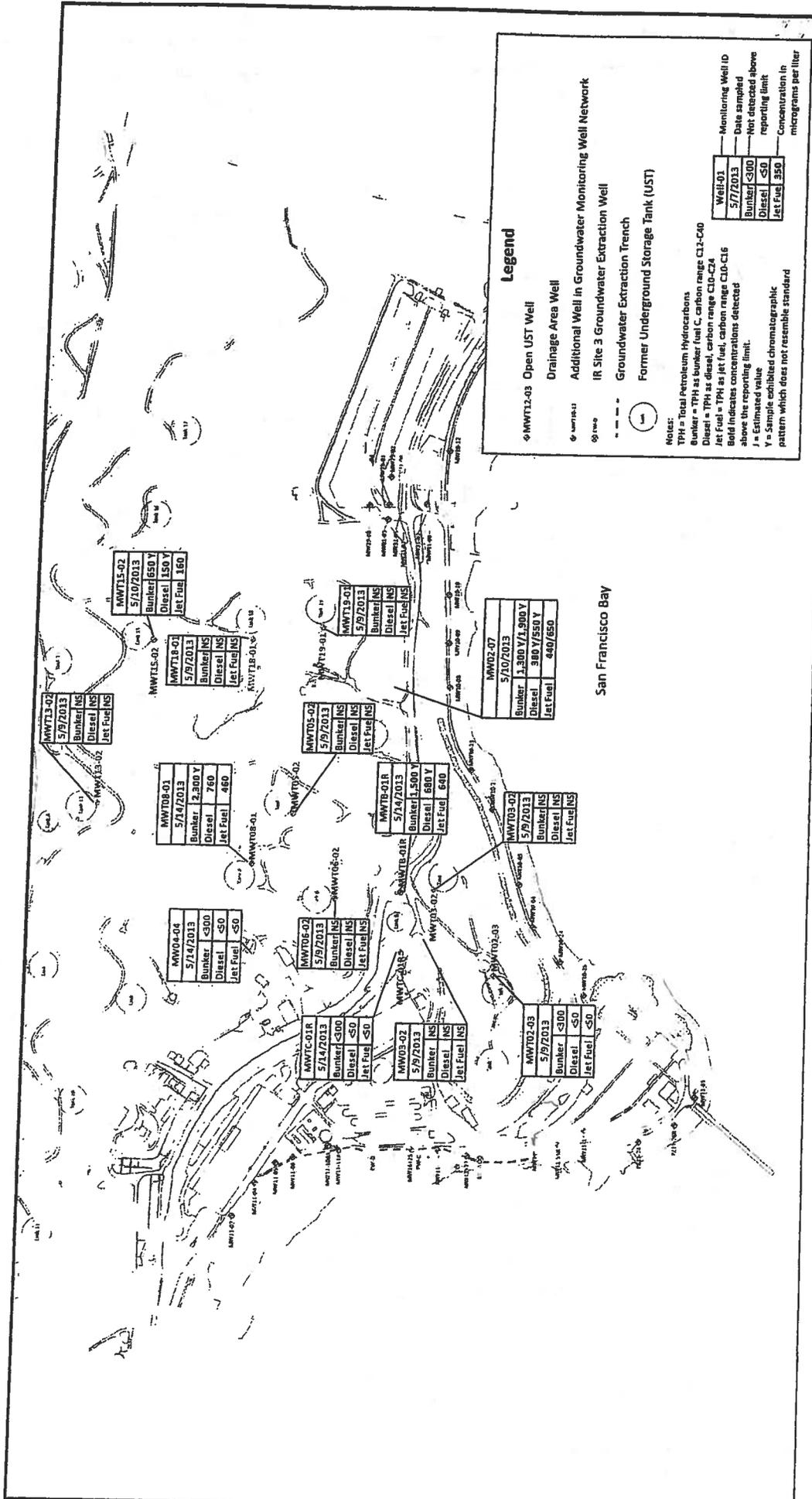
SAFETY FIRST

terraphase engineering

CLIENT: Upstream Point Molate, LLC
 PROJECT: Site-Wide Groundwater Monitoring
 PROJECT NUMBER: 0001.001.029

Concentrations of Total Petroleum Hydrocarbons in Perimeter Wells
 May 2013

FIGURE 7



CLIENT: Upstream Point Molar, LLC

PROJECT: Site-Wide Groundwater Monitoring

PROJECT NUMBER: 0001.001.029

SAFETY FIRST

terrapphase engineering

Concentrations of Total Petroleum Hydrocarbons in UST and Drainage Area Wells - May 2013

FIGURE 8

File: J:\GIS Backup\GIS Data\0001 Point Molate\029 2013 GWM\Wet Season\Fig 9 VOCs DrumLot2 0001.001.029.mxd Created by: EM Checked by: PTZ

Legend

- ◊ MW29-03 Drum Lot 2 Well
- ◆ MW11-02 Perimeter Well
- ◊ MW29-03 Drum Lot 2 Interim Measure Performance Well

Notes:

J = Estimated value
 9.3/9.1 = Primary and duplicate sample results
 <0.5 = Not detected above the indicated laboratory reporting limit
Bold font indicates concentrations detected above the reporting limit.

	MW29-01	Monitoring Well ID
	5/9/2013	Date sampled
1,1-Dichloroethene	1,1-DCE	0.5
cis-1,2-Dichloroethene	cis-1,2-DCE	8
Trichloroethene	TCE	31
Vinyl Chloride	VC	0.6

MW01-03	
5/9/2013	
1,1-DCE	<0.5/<0.5
cis-1,2-DCE	9.3/9.1
TCE	5/5.2
VC	0.2 J/0.1 J

MW29-03	
5/9/2013	
1,1-DCE	<0.5
cis-1,2-DCE	<0.5
TCE	<0.5
VC	<0.5

MW29-01	
5/9/2013	
1,1-DCE	0.5
cis-1,2-DCE	8
TCE	31
VC	0.6

MW29-02	
5/9/2013	
1,1-DCE	<0.5
cis-1,2-DCE	<0.5
TCE	<0.5
VC	<0.5

MW30-08	
5/9/2013	
1,1-DCE	0.5 J
cis-1,2-DCE	63
TCE	2.4
VC	2.7

MW10-11	
5/9/2013	
1,1-DCE	<0.5
cis-1,2-DCE	<0.5
TCE	0.2 J
VC	<0.5

MW10-12	
5/9/2013	
1,1-DCE	<0.5
cis-1,2-DCE	<0.5
TCE	<0.5
VC	<0.5

0 25 50 75 100
 1 Inch = 100 Feet



	SAFETY FIRST	CLIENT: Upstream Point Molate, LLC	Concentrations of Volatile Organic Compounds in Drum Lot 2 Wells May 2013
		PROJECT: Site-Wide Groundwater Monitoring	
		PROJECT NUMBER: 0001.001.029	FIGURE 9

12.A.24



September 15, 2013

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

sent via: email

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

Dear Mr. Leyva:

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

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

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

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

Work completed in August 2013:

None

Major Work Items Previously Completed in 2013:

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

Upcoming Work in September 2013:

None

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

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

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

Work completed in August 2013:

1. Pre-project planning for IR Site 3 remediation approach

Major Work Items Previously Completed in 2013:

1. Discussion with the RWQCB regarding the draft IR Site 3 Feasibility Study and Remedial Action Plan (FSRAP; Terraphase 2011s)
Developed the internal draft summary of the industrial waste area waste characterization investigation for inclusion in the Waste Characterization Report (Terraphase 2012k) Developed the internal draft estimated costs of remedial alternatives for inclusion in the Waste Characterization Report (Terraphase 2012k)
2. Submitted the internal draft summary of the industrial waste area waste characterization to the City of Richmond and Upstream Point Molate (Upstream)
3. Submitted internal draft estimated costs of remedial alternatives to the City of Richmond and Upstream
4. Meeting on June 11, 2013 with the RWQCB, Upstream and the City of Richmond to discuss the remedial alternatives
5. Preparation and submission of Revised Remediation Scenarios to the RWQCB (Terraphase 2013p)
6. Meeting on July 23, 2013 with the RWQCB, City of Richmond, PMCAC, Nichols Consulting Engineering, and Nelson Environmental Remediation

Upcoming Work in September 2013:

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

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

Not Applicable

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

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

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

Work completed in August 2013:

1. Pre-project planning for the third round of post-treatment performance monitoring

Major Work Items Previously Completed in 2013:

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

Upcoming Work in September 2013:

1. Conduct the third round of post-treatment performance monitoring

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Work completed in August 2013:

1. Prepared internal draft of responses to RWQCB comments on the UST Management Plan

Major Work Items Previously Completed in 2013:

1. Reviewed the current environmental closure status of the USTs
2. Reviewed the current UST Post-Closure Monitoring and Maintenance Plan (ITSI 2005)
3. Submitted the UST Management Plan to the City of Richmond, Upstream, and the RWQCB (Terraphase 2013j)
4. Reviewed comments from the RWQCB on the UST Management Plan (Terraphase 2013j)

Upcoming Work in September 2013:

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

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

Not Applicable

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

Work completed in August 2013:

1. Conducted the routine monthly UST closure monitoring inspections
2. Preparation and submittal of the 2nd Quarter 2013 UST monitoring report to the RWQCB (Terraphase 2013v)

Major Work Items Previously Completed in 2013:

1. Conducted the routine monthly UST closure monitoring inspections

2. Preparation of the combined fourth quarter and annual 2012 monitoring report (Terraphase 2013e).
3. Conducted the biennial UST interior monitoring inspections
4. Prepared the draft five-year UST inspection report
5. Submitted the first quarter UST monitoring report to the RWQCB (Terraphase 2013l)

Upcoming Work in September 2013:

1. Conduct routine monthly UST closure monitoring inspections
2. Submit the UST interior inspection report to the RWQCB

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

Not Applicable

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

Work completed in August 2013:

1. Submitted the monthly remediation status report for July 2013 to the RWQCB (Terraphase 2013t)

Major Work Items Previously Completed in 2013:

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

Upcoming Work in September 2013:

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

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

None

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

Work completed in August 2013:

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

3. Preparation and submittal of the second quarter 2013 monitoring report to the RWQCB (Terraphase 2013w)

Major Work Items Previously Completed in 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Installation and troubleshooting of new settling tank floats
4. Installation and troubleshooting of a new discharge pump
5. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)
6. Installation and troubleshooting of the new sand filters
7. Preparation and submittal of the first quarter 2013 monitoring report (Terraphase 2013n)
8. Quarterly landfill inspection with Contra Costa County Environmental Health
9. Preparation of an addendum to the post-closure maintenance and monitoring plan (PMMP)

Upcoming Work in September 2013:

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

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

Not Applicable

IR Site 3: PGWTP

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

Work completed in August 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Troubleshoot equipment/bioreactor
3. Preparation and submittal of the second quarter 2013 monitoring report to the RWQCB (Terraphase 2013u)

Major work items completed previously in 2013:

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

Upcoming Work in September 2013:

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

Site-wide Groundwater Monitoring

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

Work completed in August 2013:

1. Pre-project planning for the semi-annual dry season groundwater monitoring event

Major work items completed previously in 2013:

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

Upcoming Work in September 2013:

1. Pre-project planning for the semi-annual dry season groundwater monitoring event

Prohibitions Verification

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

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

Summary

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

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

Sincerely,
For Terraphase Engineering Inc.

DRAFT

Ryan Janoch, PE (C78735)
Senior Professional Engineer

cc: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond
LaShonda White, City of Richmond
Michael Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Eileen Whittey, PMCAC
Paul Carman, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

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12.A.4.14²



October 14, 2013

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

sent via: email

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

Dear Mr. Leyva:

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

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

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

Terraphase Engineering Inc.
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Oakland, California 94612
www.terrphase.com

12.A.3.1

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

Work completed in September 2013:

None

Major Work Items Previously Completed in 2013:

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

Upcoming Work in October 2013:

None

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

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

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

Work completed in September 2013:

1. Discussions with City of Richmond and Nichols Consulting Engineering

Major Work Items Previously Completed in 2013:

1. Discussion with the RWQCB regarding the draft IR Site 3 Feasibility Study and Remedial Action Plan (FSRAP; Terraphase 2011s)
Developed the internal draft summary of the industrial waste area waste characterization investigation for inclusion in the Waste Characterization Report (Terraphase 2012k) Developed the internal draft estimated costs of remedial alternatives for inclusion in the Waste Characterization Report (Terraphase 2012k)
2. Submitted the internal draft summary of the industrial waste area waste characterization to the City of Richmond and Upstream Point Molate (Upstream)
3. Submitted internal draft estimated costs of remedial alternatives to the City of Richmond and Upstream
4. Meeting on June 11, 2013 with the RWQCB, Upstream and the City of Richmond to discuss the remedial alternatives
5. Preparation and submission of Revised Remediation Scenarios to the RWQCB (Terraphase 2013p)
6. Meeting on July 23, 2013 with the RWQCB, City of Richmond, PMCAC, Nichols Consulting Engineering, and Nelson Environmental Remediation

Upcoming Work in October 2013:

1. Discussions with the City of Richmond
2. Revise the Waste Characterization Report and Feasibility Study/Remedial Action Plan (FS/RAP)

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

Not Applicable

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

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

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

Work completed in September 2013:

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

Major Work Items Previously Completed in 2013:

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

Upcoming Work in October 2013:

1. Post-treatment performance monitoring data analysis

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Work completed in September 2013:

1. None

Major Work Items Previously Completed in 2013:

1. Reviewed the current environmental closure status of the USTs
2. Reviewed the current UST Post-Closure Monitoring and Maintenance Plan (ITSI 2005)
3. Submitted the UST Management Plan to the City of Richmond, Upstream, and the RWQCB (Terraphase 2013j)
4. Reviewed comments from the RWQCB on the UST Management Plan (Terraphase 2013j)

Upcoming Work in October 2013:

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

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

Not Applicable

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

Work completed in September 2013:

1. Conducted the routine monthly UST closure monitoring inspections

Major Work Items Previously Completed in 2013:

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

3. Conducted the biennial UST interior monitoring inspections
4. Prepared the internal draft five-year UST inspection report
5. Submitted the first quarter UST monitoring report to the RWQCB (Terraphase 2013l)
6. Submitted the second quarter UST monitoring report to the RWQCB (Terraphase 2013v)

Upcoming Work in October 2013:

1. Conduct routine monthly UST closure monitoring inspections
2. Submit the UST interior inspection report to the RWQCB
3. Prepare the third quarter UST monitoring report

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

Not Applicable

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

Work completed in September 2013:

1. Submitted the monthly remediation status report for August 2013 to the RWQCB (Terraphase 2013x)

Major Work Items Previously Completed in 2013:

1. Submitted the monthly remediation status report for December 2012 to the RWQCB (Terraphase 2013a)
2. Submitted the monthly remediation status report for January 2013 to the RWQCB (Terraphase 2013g)
3. Submitted the monthly remediation status report for February 2013 to the RWQCB (Terraphase 2013i)
4. Submitted the monthly remediation status report for March 2013 to the RWQCB (Terraphase 2013k)
5. Submitted insurance budget summaries and project status updates for December 2012, January, February, and March 2013 to Upstream, the City of Richmond, the US Navy's Base Realignment and Closure (BRAC) Program, and ACE Group
6. Submitted the monthly remediation status report for April 2013 to the RWQCB (Terraphase 2013m)
7. Submitted the monthly remediation status report for May 2013 to the RWQCB (Terraphase 2013q)
8. Submitted the monthly remediation status report for June 2013 to the RWQCB (Terraphase 2013r)
9. Submitted the monthly remediation status report for July 2013 to the RWQCB (Terraphase 2013t)

Upcoming Work in October 2013:

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

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

None

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

Work completed in September 2013:

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

Major Work Items Previously Completed in 2013:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Installation and troubleshooting of new settling tank floats
4. Installation and troubleshooting of a new discharge pump
5. Submission of the fourth quarter 2012 monitoring report to the RWQCB (Terraphase 2013f)
6. Installation and troubleshooting of the new sand filters
7. Preparation and submittal of the first quarter 2013 monitoring report (Terraphase 2013n)
8. Quarterly landfill inspection with Contra Costa County Environmental Health
9. Preparation of an addendum to the post-closure maintenance and monitoring plan (PMMP)
10. Preparation and submittal of the second quarter 2013 monitoring report to the RWQCB (Terraphase 2013w)

Upcoming Work in October 2013:

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

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

Not Applicable

IR Site 3: PGWTP

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

Work completed in September 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Troubleshoot equipment/sand filter
3. Optimized configuration of the PGWTP
4. Communication with the RWQCB and City of Richmond regarding system optimization

Major work items completed previously in 2013:

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

6. Preparation and submittal of the first quarter 2013 monitoring report to the RWQCB (Terraphase 2013o)
7. Repairs to the extraction well pumps and oil-water separator discharge pump
8. Emergency repairs to the bio-reactor and associated equipment
9. Preparation and submittal of the second quarter 2013 monitoring report to the RWQCB (Terraphase 2013u)

Upcoming Work in October 2013:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Site maintenance
3. Optimization of the treatment system

Site-wide Groundwater Monitoring

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

Work completed in September 2013:

1. Pre-project planning for the semi-annual dry season groundwater monitoring event

Major work items completed previously in 2013:

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

Upcoming Work in October 2013:

1. Conduct semi-annual dry season groundwater monitoring

Prohibitions Verification

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

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

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

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The most significant of which are the IR Site 3 FS/RAP and Waste Characterization Report. The RWQCB's comments on the FS/RAP and Waste Characterization Report (including soil cleanup goals) will be incorporated into the two documents with additional information collected during the soil gas investigation and industrial waste area investigation and re-submitted to the RWQCB as draft final in early 2014. The draft final FS/RAP and Waste Characterization Report will be presented to the PMCAC prior to submittal to the RWQCB. The semi-annual dry season groundwater monitoring is scheduled for October 2013.

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

Sincerely,
For Terraphase Engineering Inc.



Ryan Janoch, PE (C78735)
Senior Professional Engineer



Tomer Schetrit, PE (C81411)
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Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

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Contact us:

Point Molate Community Advisory Committee

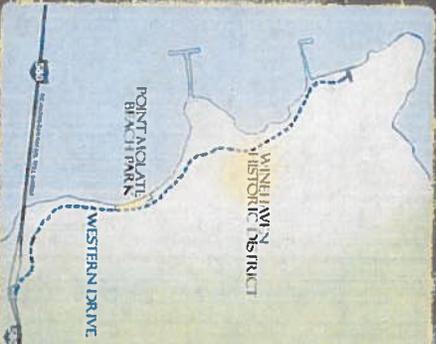
www.ci.richmond.ca.us/city_commissions

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Point Molate

Shoreline Rediscovered



From 1580 West, take the Western Drive exit just before the Richmond-San Rafael Bridge toll plaza

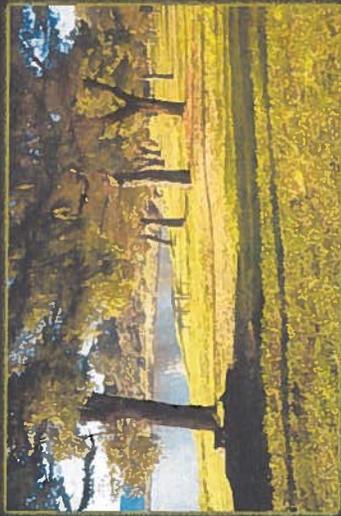
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Point Molate Community Advisory Committee

Discover

Point Molate is many things.

It is home to historic landmarks, remnant native grasslands, local wildlife, and a nature preserve.



Point Molate offers sweeping bay views, open space, a public beach, and a place for recreation.



Point Molate contains 1.5 miles of shoreline plus 290 acres of upland open space. It is currently vacant City of Richmond property.

Explore



Participate

Point Molate Community Advisory Committee (PMCAC)



Primary forum for residents to provide ideas regarding the future of Point Molate

Reviews Point Molate restoration and development proposals and makes recommendations

Provides advice to the Richmond City Council and other citizen advisory boards

Join our meetings:
3rd Monday of Each Month
440 Civic Center Plaza
6:30 - 8:30 PM



Share your vision, ideas & hopes!