

**CITY OF RICHMOND**  
**Pt. Molate Community Advisory Committee**  
Monday, February 24, 2014 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Paul Carman**  
Chair

**Joan Garrett**  
Vice-Chair

**Dorothy Gilbert**

**Jim Hite**

**Jeanne Kortz**

**Eduardo Martinez**

**Joseph Puleo**

**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** (2 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (87 min.)
  - a. Presentation of Osprey Observations – Tony Brake (10 min.) (5 min. Q&A)
  - b. Discussion of proposed final FS/RAP for IR Site 3 – Bill Carson, Terraphase (10 min.) (5 min. Q&A)
  - c. Discussion of DP Security Protocols and Recommendations on how to conduct Security – Paul Carman (10 min.)(5 min. Q&A)
  - d. Presentation of Broom Removal Work Party – Jim Hanson, CA Native Grasslands Association (5 min.), (2 min.) Q&A
  - e. Discussion of monitoring entries to Pt Molate Beach Park and taking Head Counts – Mary Sundance (5 min.), (5 min.) Q&A
  - f. Discussion of noxious smells coming over Ridge from Chevron –Jeanne Kortz (10 min.),(5 min.) Q&A
  - g. Action Item - Cal Trans I-580 Scofield Ave. and RSR Bridge Deck Replacement Project – Craig Murray (5 min.) (5 min.) Q&A
8. **Staff Reports** (10 min.)  
*Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.*
  - a. Project Manager's Staff Report (5 min.) – including
    1. Expenditures and balance from the Navy Escrow Fund
    2. Expenditures and balance from the General Fund
    3. Insurance Reporting filings
    4. Lease/occupation status for all Pt Molate users
    5. Monthly summary of security incidents

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

Monday, January 27, 2014 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Paul Carman**  
Chair

**Joan Garrett**  
Vice-Chair

**Dorothy Gilbert**

**Jim Hite**

**Jeanne Kortz**

**Eduardo Martinez**

**Joseph Puleo**

**Charles T. Smith**

**Pam Stello**

**Glenn Stephenson**

**Mary H. Sundance**

**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 November 18, 2013
- b. APPROVE – PMCAC meeting minutes of January 27, 2013

**10. PMCAC Quarterly Report to City Council (5 min.)**

**11. Future Agenda Items (5 min.)**

- a. Presentation Hungry Owl Project

**12. City Council Liaison Reports (12 min.)**

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (10 min.)
- b. PMCAC appointment status – TBD (2 min.)

**13. Chair and Sub-Committee Reports (13 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 (3 min.)
  1. Report on Jan.2014 Monthly Report (2 min.)
- b. Community Outreach (3 min.)
  1. Review of previous month's activities and plans for next month
  2. Review of schedule for Neighborhood Council presentations
- c. Grant Development (2 min.)
  - Grant App. Status
- d. Pt. Molate Beach (5 min.)
  - CFSPM January 10, 2014 Meeting with Park Superintendent Report
- e. Chair (2 min.)
  - Identification of pending schedule conflicts

**14. Adjournment of PMCAC regular meeting**

**15. Assemblage of PMCAC Standing Sub-Committees**

**Scheduled Meetings**

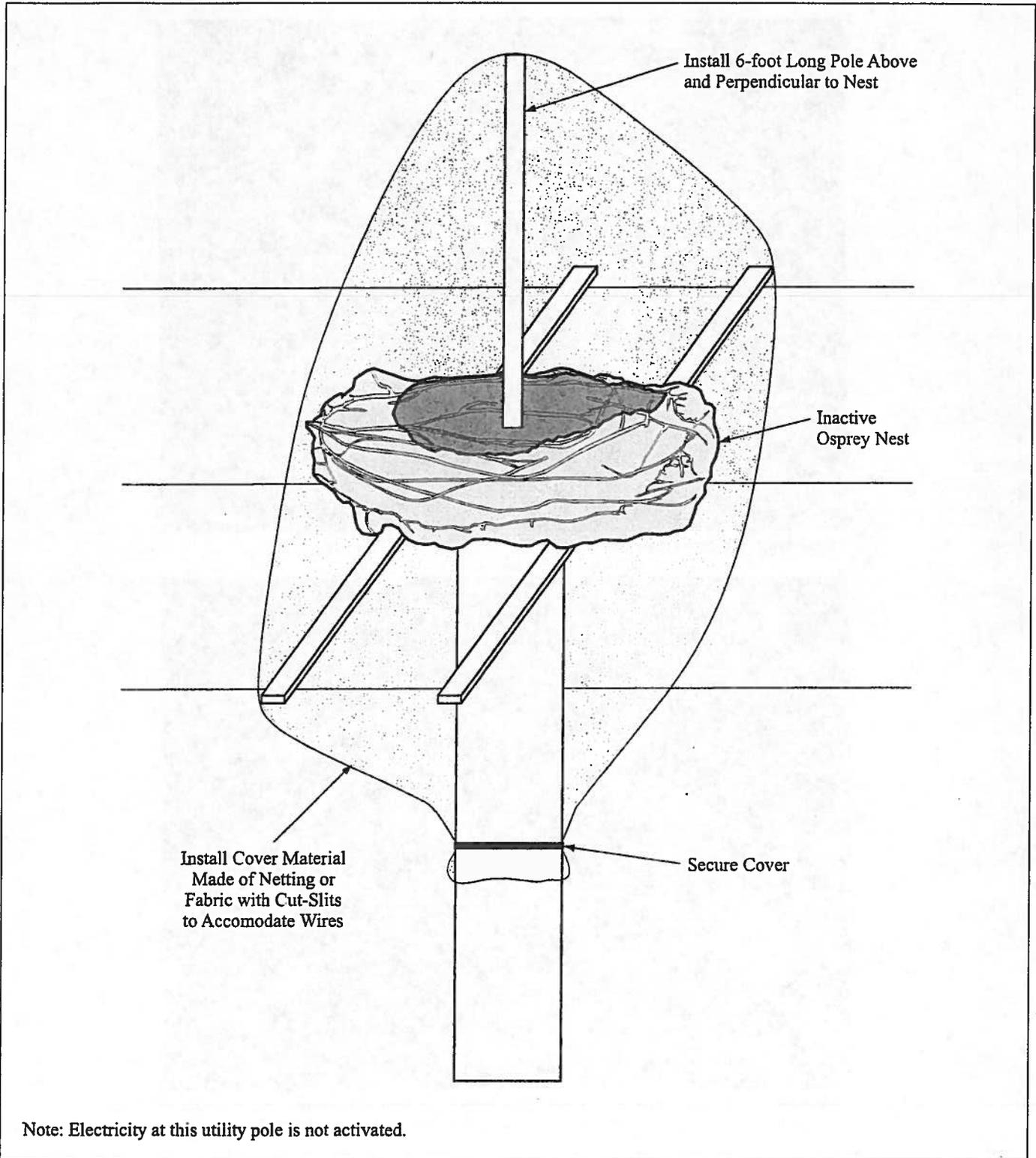
**Committee Meeting - Monday, March 17, 2014, 6:30pm**

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

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

Additional correspondence can be directed to [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com)

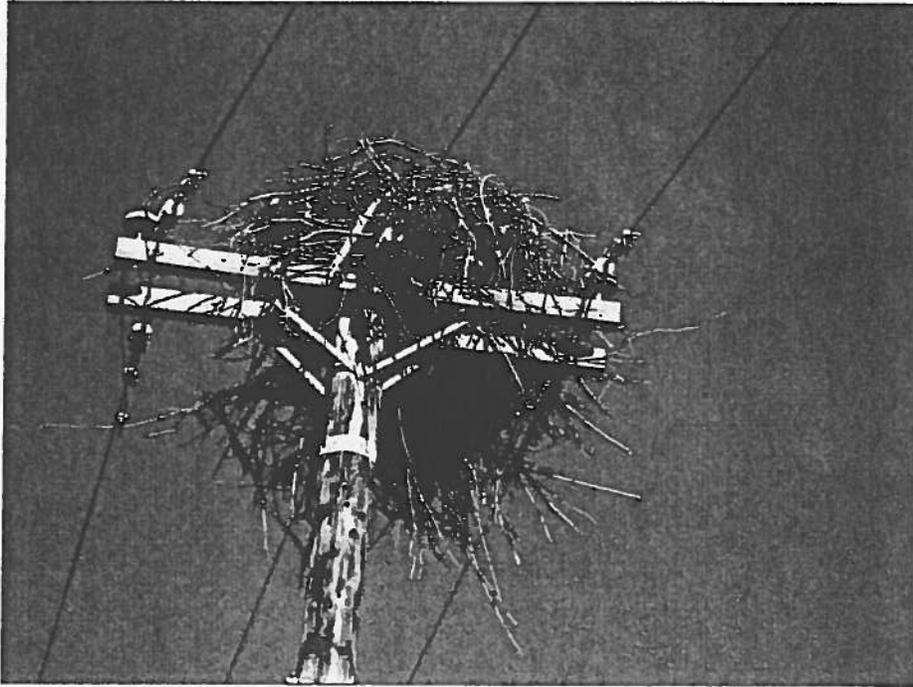
PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWQlZDQlNWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



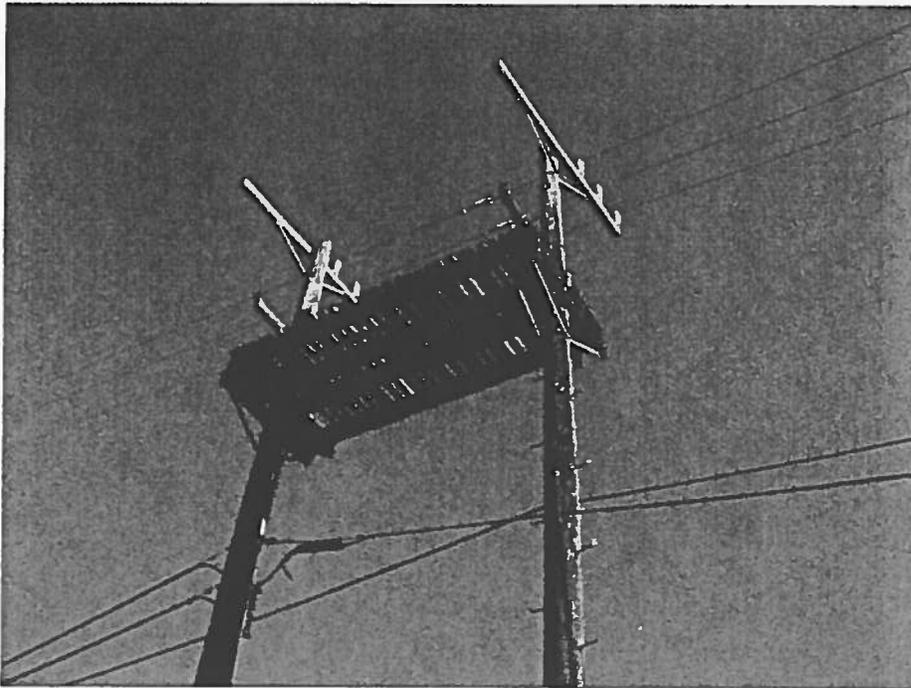
LSA

FIGURE 2

Point Molate Fuel Depot Project  
Nest Deterrent for Existing Osprey Nest



Photograph 1: Existing osprey nest pole.



Photograph 2: Utility pole maintenance platform that could provide a suitable nest site for ospreys and should either be removed or have nest deterrent, such as netting, installed around it.

LSA

RECEIVED

FEB 15 2014

CITY OF RICHMOND  
ENGINEERING SERVICES DEPT



CALIFORNIA  
NATIVE PLANT SOCIETY

East Bay Chapter, [www.ebcnps.org](http://www.ebcnps.org)  
PO Box 5597, Elmwood Station, Berkeley, CA 94705

02/13/14

Submitted Via email to:

Paul Carman  
Member, Point Molate Community Advisory Committee  
[paulcarman@comcast.net](mailto:paulcarman@comcast.net)  
Attn: Pt. Molate Community Advisory Committee Members

Re: Proposed Goat Grazing at Pt. Molate

Dear Point Molate Community Advisory Committee Members,

The California Native Plant Society's East Bay Chapter (EBCNPS) is writing to comment on the proposed goat grazing effort that is to take place at Pt. Molate.

The California Native Plant Society is a statewide non-profit organization that works to protect California's native plant heritage and preserve it for future generations. The Society's mission is to increase the understanding and appreciation of California's native plants and to preserve them in their natural habitat. We promote native plant appreciation, research, education, and conservation through our 5 statewide programs and 33 regional chapters in California. The East Bay Chapter covers Alameda and Contra Costa Counties and represents some 1100 members, many of whom live in Richmond.

EBCNPS has been following the discussion regarding the management and future use of Pt. Molate for several years. Pt. Molate is listed as one of our 15 Botanical Priority Protection Areas in Alameda and Contra Costa Counties due to its coastal prairie grassland and intact native habitats that intergrade from the bay shoreline into highland areas. We recently received word that the City Council was considering bringing goats onto Pt. Molate in order to help manage weeds and wildfire risk.

EBCNPS commends the City for initiating habitat management actions at Pt. Molate, and we hope that any management action will be focused on decreasing French broom cover that is in the process of invading the rare coastal prairie grasslands of the area. However, we urge caution during the planning of these actions to ensure that sensitive habitat areas are not affected by any well-intentioned but poorly planned activities.

In the past, local cities have used goats to graze areas of public land for weed abatement and fuels

*Protecting California's native flora since 1965*

701

management. Unfortunately, these efforts have been executed without any management plan and without any evidence of experienced city staff overseeing and managing the process. These actions have resulted in major damage to native plant ecosystems. This year, we have the added challenge of drought which has resulted in an added stress to our native plant communities. EBCNPS urges strategic thinking and planning regarding how to meet the objectives of goat grazing while preserving and enhancing the natural resources of the area.

At this stage, it is critical that Richmond create and implement guidelines which would inform fuel/weed management policy and practice. Such guidelines would include specific instructions for any contractors hired by Richmond for fuel/weed management in wildland areas of the City to insure that sensitive natural resources are considered and protected during these activities.

The management goals of this effort need to be considered and made clear prior to the addition of goats to the ecosystem. If the goal is to be fuels management, thought needs to be given to what fuel sources, in particular, the City is trying to reduce, and where reduction of those particular fuels will be most necessary and effective.

Before any goats are brought on to Pt. Molate to graze, it should be noted that while grazing animals can be very useful for habitat management, especially the ongoing management of native grassland areas, they can also do irreparable harm if utilized without a solid scientific understanding of how to ensure sensitive resources are not damaged. Mandatory first steps in this process include taking a basic plant inventory of the area to be grazed before any grazing occurs. Then, targeted grazing of priority areas such as stands of French broom may occur. The grazing actions must be monitored by a biologist with expertise in native habitat management and restoration to ensure the fuels and resource management objectives of the grazing action are met while preventing any unnecessary impacts to native habitats.

Without proper planning and monitoring, there is the potential to greatly impact many of the habitats and species that make this ecosystem so rare. Certain species should be specifically surveyed for and marked for avoidance. Old growth *Heteromeles* at the site should be marked and protected from goat grazing impacts. Although this species isn't particularly rare as a taxon, it is significant in the form it takes at Pt. Molate – forming monotypic stands resembling oaks. Such characteristics make these plants very unique to this area. *Baccharis* should also be monitored to ensure grazing impacts are minimal. Although *Baccharis* is not rare, it does reduce soil erosion on steep slopes and it provides significant bird habitat.

Goats should not be allowed in any wetland area, both seasonal and permanent. Any damage to these areas would be a clear violation of Section 404 of the Clean Water Act. Areas with facultative wetland plants should be fenced - including any habitats with *Carex*, *Juncus* and other Fac+ taxa. Other potential candidate rare taxa that should be avoided are: *Fritilaria liliacea*, *Dichellostemma multiflorum*, and *Dudleya farinosa*. These plants are recognized as locally rare by EBCNPS and are therefore deserving of protection. *Symphytotrichum lentum*, a federally listed species that occurs in wetlands, may also occur at Pt. Molate and must be avoided. Seasonal drainages should also be mapped and avoided since overgrazing followed by hard rainfall will cause siltation, degrading their quality and potentially impacting eelgrass beds downstream.

Due to the variety of sensitive resources at Pt. Molate that could be damaged without a detailed survey and management plan for goat grazing, EBCNPS recommends that until such surveys and plans are

created, goats should be limited to Eucalyptus woodland and invasive scrub habitat (see attached vegetation community map from Pt. Molate Casino EIR). EBCNPS emphasizes that the spring/summer 2014 grazing period currently being discussed by the City should be viewed as a "stop-gap" action with the goal of having minimal impacts to the native habitat at Pt. Molate. Priority should be placed on creating a long-term habitat management process based on a sound understanding of the natural resources at Pt. Molate and how to provide for their continued survival and enhancement.

EBCNPS appreciates the consideration of these comments and will look forward to continuing to provide input in the future. We are hopeful that this effort will be a strong first step toward the ongoing stewardship and management of the botanically significant habitats at Pt. Molate. Please do not hesitate to contact us with questions at [conservation@ebcnps.org](mailto:conservation@ebcnps.org) or by phone at (510) 734-0335.

Sincerely,



Mack Casterman  
Conservation Analyst  
California Native Plant Society, East Bay Chapter

Enclosures: Vegetation Community Map from 2010 Point Molate Casino EIR

cc. Mayor Gayle McLaughlin  
cc. Councilmember Tom Butt



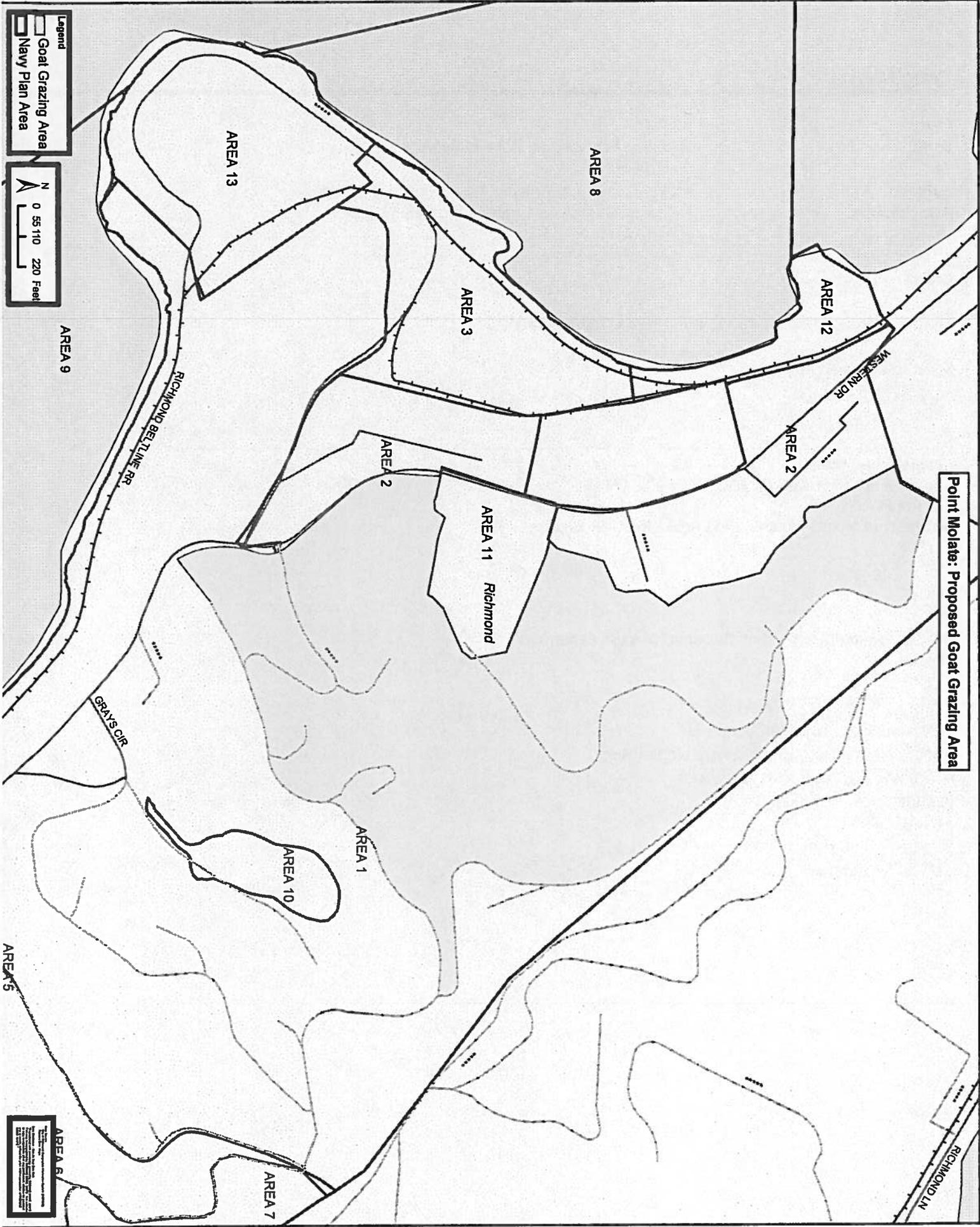
\* Letters and numbers indicate follow-up survey areas and are discussed in supplemental biological reports.

SOURCE: GlobeXplorer Aerial Photography. ©1/2009, Wetlands and Water Resources, Inc. 2007, AUGUS 2010

Point Molate Mine-Lite Tribal Distribution Report and Criteria / 204 (3/4)

Figure 1  
Habitat Map

Point Molate: Proposed Goat Grazing Area



Legend  
Goat Grazing Area  
Navy Plan Area

N  
0 55 110 220 Feet

AREA 6  
[Detailed text in a small box]

**Craig Murray**

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**From:** Roi Evron  
**Sent:** Thursday, February 13, 2014 1:06 PM  
**To:** Craig Murray  
**Subject:** RE: Pt Molate Goat Grazing Area - Need ~ Acreage  
**Attachments:** Pt-Molate-StudyArea-GoatGrazingArea-STD.pdf

Craig,

The area of the proposed goat grazing area is approximately 50 acres.

See also attached map.

Roi

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**From:** Craig Murray  
**Sent:** Wednesday, February 12, 2014 1:00 PM  
**To:** Roi Evron  
**Subject:** Pt Molate Goat Grazing Area - Need ~ Acreage

Roi:

Here's map and need ~ sf on this area for a use agreement.  
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

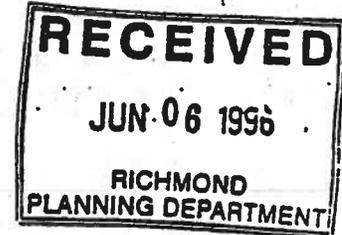


**EAST BAY CHAPTER**  
Alameda & Contra Costa Counties  
California Native Plant Society.

POINT MOLATE REUSE PLAN  
MARCH 1997  
P. 218-232

June 5, 1996

Bruce Beyaert  
73 Belvedere Ave.  
Richmond, CA 94801



Dear Bruce,

Enclosed is the report and plant list from our trip to Pt. Molate on May 16, plus a list of some of the more interesting and significant plants seen at each stop, and a map of where we stopped. I am also sending copies to Mayor Rosemary Corbin and to Natalia Lawrence of the planning department.

We all enjoyed the trip and hope this will be of some help in determining future plans for the area. As mentioned in the report, the area is more diverse than the previous study implied, and a more thorough survey needs to be done to meet the requirements of the California Department of Fish and Game and CEQA.

I am also sending copies of the enclosed plus most of the correspondence and information I've received from you in the past, to Jo Ann Karlton, our local Fish and Game official, and to Caitlin Bean who is responsible for reviewing environmental impact reports and development plans for projects in Region 3 (which includes Contra Costa County) for Fish and Game, so that they will both be aware of the situation.

Good Luck, and let me know if I can be of any further help.

Sincerely,

Dianne Lake  
Unusual Plants Coordinator, Rare Plant Co-Chair  
Rare Plant Committee, CNPS, East Bay Chapter

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OF CALIFORNIA NATIVE FLORA

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POINT MOLATE NAVY BASE  
CNPS PLANT SURVEY, MAY 16, 1996

Three CNPS members, Barbara Ertter, Dianne Lake, and Chris Thayer, drove through the Pt. Molate Navy Fuel Depot with Bruce Beyaert of the Pt. Molate Blue Ribbon Advisory Committee on May 16, stopping at 12 different sites.

A plant list of all plant species observed is enclosed, as well as a list of rare, unusual and significant plants seen at each stop. A map is also enclosed identifying the various sites that were explored.

The area was found to be much more vegetatively diverse than indicated by the survey done in June of 1995. Most of the open grassland areas are actually coastal prairie or contain remnants of coastal prairie, with several of them containing California Wild Oat Grass (*Danthonia californica*), Red Fescue grass (*Festuca rubra*), and Western Rush (*Juncus occidentalis*). This plant community is rare in the East Bay, and diminishing along the immediate coast as well.

Marsh Gum Plant (*Grindelia stricta* var. *angustifolia*), a CNPS List 4 rare plant, was seen along the shore (Site #10), on the coastal bluff (Site #11), above the road approaching Site #11, and in the small salt marsh (Site #12).

The coastal prairie and bluff at the southeastern end of the property (Site #11) are remarkably in tact with several perennial grasses and a large population of Sea Lettuce (*Dudleya farinosa*), which is not found anywhere else in the East Bay. Seaside Woolly Sunflower (*Eriophyllum stachaedifolium*), another plant not found elsewhere in the East Bay, also occurs here. Both of these plants are also on the bluff at the north end.

The *Dichondra donelliana* population found by the Navy last year was located (Site #8), and another population was found further west on the toe of that same hillside. This plant species is also not known from anywhere else in the East Bay outside of the Pt. Molate area.

Two wetland areas were seen on the hillsides, one at the intersection of C road and an unmarked road a few hundred feet past the Hotel road turnoff (Site #2 on map), and the other at the intersection of Drum and B roads (Site #7).

The results of this brief survey indicate that the grasslands, coastal bluffs, shoreline, salt marsh, and wetlands should be avoided when planning any development. A comprehensive, professional rare plant survey needs to be done of the entire property, at the appropriate blooming times, to meet CEQA and California Department of Fish and Game requirements before any development can proceed.

---Dianne Lake, Unusual Plants Coordinator  
Rare Plant Committee, CNPS, East Bay Chapter

CNPS PLANT SURVEY - MAY 16, 1996

PT. MOLATE NAVY FUEL DEPOT

Nomenclature: Jepson Manual: Higher Plants of Calif., J. Hickman(ed.), 1993

Species	Common Name
<i>Acacia dealbata</i>	Green Wattle
<i>Acacia</i> sp.	Acacia
<i>Acaena pinnatifida</i> var. <i>californica</i>	Acaena
<i>Achillea millefolium</i>	Yarrow
<i>Aesculus californica</i>	California Buckeye
<i>Agoseris grandiflora</i>	Large-flowered Agoseris
<i>Agrostis pallens</i>	Seashore Bent Grass
<i>Aira caryophyllea</i>	Hair grass
<i>Anagallis arvensis</i>	Scarlet Pimpernel
<i>Anthriscus caucalis</i>	Bur Chervil
<i>Aristolochia californica</i>	Dutchman's Pipe
<i>Artemisia californica</i>	Coastal Sagebrush
<i>Astragalus gambelianus</i>	Gambell's Dwarf Locoweed
<i>Atriplex triangularis</i>	Fat Hen; Spearscale
<i>Avena barbata</i>	Slender Wild Oats
<i>Avena fatua</i>	Wild Oat
<i>Baccharis pilularis</i>	Coyote Bush
<i>Briza maxima</i>	Rattlesnake Grass
<i>Briza minor</i>	Small Rattlesnake Grass
<i>Brodiaea elegans</i> ssp. <i>elegans</i>	Harvest Brodiaea
<i>Bromus carinatus</i> var. <i>carinatus</i>	California Brome
<i>Bromus diandrus</i>	Ripgut Grass
<i>Bromus hordeaceus</i>	Soft Chess
<i>Bromus madritensis</i> ssp. <i>madritensis</i>	Spanish Brome
<i>Bromus madritensis</i> ssp. <i>rubens</i>	Red Brome
<i>Cakile edentula</i>	California Sea Rocket
<i>Calystegia purpurata</i>	Western Morning Glory
<i>Calystegia subacaulis</i>	Hill Morning Glory
<i>Carduus pycnocephalus</i>	Italian Thistle
<i>Carex praegracilis</i> ?	Clustered Field Sedge
<i>Carpobrotus edule</i>	Hottentot Fig
<i>Castilleja densiflora</i> ssp. <i>densiflora</i>	Pink Owl's Clover
<i>Castilleja foliolosa</i>	Wooly Paint Brush
<i>Centaurea solstitialis</i>	Yellow Star Thistle
<i>Centaurium muehlenbergii</i>	Monterey Centaury
<i>Centranthus ruber</i>	Red Valerian
<i>Cerastium glomeratum</i>	Mouse-ear Chickweed
<i>Chamaesyce maculata</i>	Large spurge
<i>Chamaesyce serpyllifolia</i> ssp. <i>serpyllifolia</i>	Thyme-leaved Spurge
<i>Chlorogalum pomeridianum</i>	Soaproot; Amole
<i>Cirsium vulgare</i>	Bull Thistle
<i>Claytonia parviflora</i> ssp. <i>parviflora</i>	Small-leaved Miner's Lettuce
<i>Claytonia perfoliata</i>	Miner's Lettuce
<i>Cortaderia jubata</i>	Pampas Grass
<i>Cotoneaster pannosa</i>	Cotoneaster
<i>Cotula coronopifolia</i>	Brass Buttons
<i>Crassula connata</i>	Sand Pigmyweed
<i>Cupressus</i> sp.	Cypress
<i>Cuscuta salina</i> var. <i>major</i>	Alkali Dodder
<i>Cynara cardunculus</i>	Artichoke Thistle
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cyperus eragrostis</i>	Nutsedge; Chufa

CNPS PLANT SURVEY - MAY 16, 1996

PT. MOLATE NAVY FUEL DEPOT

Nomenclature: Jepson Manual: Higher Plants of Calif., J. Hickman(ed.), 1993  
 Species Common Name

Species	Common Name
<i>Cytisus scoparius</i>	Scotch Broom
<i>Dactylis glomerata</i>	Orchard Grass
<i>Danthonia californica</i>	California Oatgrass
<i>Daucus pusillus</i>	Rattlesnake Weed
<i>Deschampsia elongata</i>	Slender Hair Grass
<i>Dichondra donnelliana</i>	Dichondra
<i>Dipsacus sativus</i>	Fuller's Teasel
<i>Distichlis spicata</i>	Salt Grass
<i>Dryopteris arguta</i>	Wood Fern
<i>Dudleya farinosa</i>	Sea Lettuce
<i>Elymus glaucus</i> ssp. <i>glaucus</i>	Western Rye Grass; Blue Wild Rye
<i>Elymus multisetus</i>	Big Squirreltail
<i>Epilobium brachycarpum</i>	Panicled Willowherb
<i>Epilobium ciliatum</i>	Willow Herb
<i>Erechtites glomerata</i>	Tasmanian Fireweed
<i>Eriogonum nudum</i> var. <i>auriculatum</i>	Coast Buckwheat
<i>Eriophyllum staechadifolium</i>	Seaside Woolly Sunflower
<i>Erodium botrys</i>	Long-beaked Filaree/Storksbill
<i>Erodium cicutarium</i>	Red-stemmed Filaree/Storksbill
<i>Erodium moschatum</i>	White-stemmed Filaree/Storksbill
<i>Eschscholzia californica</i>	California Poppy
<i>Eucalyptus globulus</i>	Eucalyptus; Blue gum
<i>Euphorbia crenulata</i>	Chinese Caps
<i>Festuca arundinacea</i>	Reed Fescue
<i>Festuca idahoensis</i>	Blue Bunch Grass
<i>Festuca rubra</i>	Red Fescue
<i>Filago gallica</i>	Narrow-leaved Filago
<i>Foeniculum vulgare</i>	Fennel
<i>Galium aparine</i>	Bedstraw; Cleavers
<i>Galium porrigens</i>	Climbing Bedstraw; Cleavers
<i>Gastrium ventricosum</i>	Nitgrass
<i>Genista monspessulana</i>	French Broom
<i>Geranium dissectum</i>	Cut-leaf Geranium
<i>Gilia</i> sp.	<i>Gilia</i>
<i>Gnaphalium californicum</i>	California Everlasting
<i>Gnaphalium canescens</i>	Everlasting
<i>Gnaphalium luteo-album</i>	Cudweed
<i>Gnaphalium purpureum</i>	Purple Cudweed
<i>Gnaphalium ramosissimum</i>	Pink Everlasting
<i>Grindelia hirsutula</i>	Hirsute Gumweed
<i>Grindelia stricta</i> var. <i>angustifolia</i>	Pacific Gumweed
<i>Hedypnois cretica</i>	Hedypnois
<i>Hemizonia pungens</i>	Spikeweed
<i>Heracleum lanatum</i>	Cow Parsnip
<i>Heteromeles arbutifolia</i>	Toyon; Calif. Christmas Berry
<i>Hirschfeldia incana</i>	Mediterranean Mustard
<i>Holcus lanatus</i>	Velvet Grass
<i>Hordeum brachyantherum</i> ssp. <i>brachyantherum</i>	Meadow Barley
<i>Hordeum marinum</i> ssp. <i>gussoneanum</i>	Mediterranean Barley
<i>Hypochaeris glabra</i>	False Dandelion; Smooth Cat's Ear
<i>Hypochaeris radicata</i>	False Dandelion; Hairy Cat's Ear
<i>Juncus bufonius</i> var. <i>bufonius</i>	Toad Rush

PT. MOLATE NAVY FUEL DEPOT

Nomenclature: Jepson Manual: Higher Plants of Calif., J. Hickman(ed.), 1993  
 Species Common Name

Juncus bufonius var. congestus	Toad Rush
Juncus effusus var. pacificus	Bog Rush
Juncus occidentalis	Western Rush
Juncus patens	Common Rush
Juncus xiphioides	Iris-leaved Rush
Lathyrus latifolius	Everlasting Pea
Lepidium latifolium	Tall Lepidium
Lepidium nitidum	Peppergrass
Leymus triticoides	Beardless Wild-Rye
Lolium multiflorum	Italian Ryegrass
Lonicera hispidula var. vacillans	Honeysuckle
Lonicera japonica ?	Japanese Honeysuckle
Lotus corniculatus	Birdsfoot Lotus
Lotus micranthus	Small-flowered Lotus; Trefoil
Lotus purshianus var. purshianus	Spanish Lotus; Trefoil
Lotus scoparius var. scoparius	Deerweed
Lotus wrangelianus	Chile Lotus; Trefoil
Lupinus arboreus	Yellow Bush Lupine
Lupinus bicolor	Dove Lupine; Dwarf Lupine
Lupinus bicolor var. umbellatus	Dove Lupine
Lupinus formosus ?	Summer Lupine
Lupinus succulentus	Succulent Lupine
Lythrum hyssopifolia	Hyssop Loosestrife
Madia anomala ?	Plump-seeded Madia
Madia gracilis	Slender Tarweed
Madia sativa	Common Tarweed
Marah fabaceus	Valley Wild Cucumber; Manroot
Medicago polymorpha	Burr Clover
Melica californica	Western Melic
Melilotus indica	Yellow Sweet-clover
Mimulus aurantiacus	Sticky or Bush Monkeyflower
Monardella villosa	Coyote Mint
Nassella lepida	Narrow Needle Grass
Nassella pulchra	Purple Needle Grass
Oemelaria cerasiformis	Osoberry
Olea europea	European Olive
Parapholis incurva	Sickle Grass
Pellaea andromedifolia	Coffee Fern
Pentagramma triangularis	Goldback Fern
Phacelia californica	California Phacelia
Phalaris aquatica	Harding Grass
Phoenix canariensis	Canary Island Date Palm
Phyla nodiflora	Garden Lippia; Fog Fruit
Picris echioides	Bristly Ox-tongue
Plantago coronopus	Cut-leaved Plantain
Plantago erecta	Dwarf Plantain
Plantago lanceolata	English Plantain
Platanus acerifolia	London Plane Tree
Platanus racemosa	Sycamore; California Plane Tree
Poa secunda ssp. secunda	Pine Bluegrass
Pogogyne serpylloides	Thyme-leaved Pogogyne
Polycarpon tetraphyllum	Four-leaved Polycarp

CNPS PLANT SURVEY - MAY 16, 1996

PT. MOLATE NAVY FUEL DEPOT

Nomenclature: Jepson Manual: Higher Plants of Calif., J. Hickman(ed.), 1993  
 Species Common Name

Species	Common Name
<i>Polypodium calirhiza</i>	California Polypody
<i>Polypogon monspeliensis</i>	Rabbitsfoot Grass
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	Bracken Fern
<i>Pyracantha angustifolia</i>	Pyracantha
<i>Raphanus sativus</i>	Wild Radish
<i>Rhamnus californica</i> ssp. <i>californica</i>	Coffeeberry
<i>Ribes menziesii</i> var. <i>menziesii</i>	Canyon Gooseberry
<i>Ribes</i> sp.	Gooseberry
<i>Robinia pseudoacacia</i>	Black Locust
<i>Rosa californica</i>	California Wild Rose
<i>Rubus discolor</i>	Himalaya Blackberry
<i>Rubus ursinus</i>	California Blackberry
<i>Rumex acetosella</i>	Sheep Sorrel
<i>Rumex conglomeratus</i>	Green Dock
<i>Rumex crispus</i>	Curly Dock
<i>Rumex obtusifolius</i>	Bitter Dock
<i>Rumex pulcher</i>	Fiddle Dock
<i>Rumex salicifolius</i> var. <i>crassus</i>	Willow Dock
<i>Salicornia virginica</i>	Pickleweed
<i>Salix laevigata</i>	Red Willow
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Salsola soda</i>	Salsola
<i>Sambucus mexicana</i>	Blue Elderberry
<i>Sanicula bipinnatifida</i>	Purple Sanicle
<i>Sanicula crassicaulis</i>	Pacific Sanicle; Snakeroot
<i>Scrophularia californica</i>	Figwort; Calif. Bee Plant
<i>Sidalcea malvaeflora</i>	Checkerbloom
<i>Silene gallica</i>	Windmill Pinks; Catchfly
<i>Sisymbrium officinale</i>	Hedge Mustard
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Solanum furcatum</i>	Forked Nightshade
<i>Solidago californica</i>	California Goldenrod
<i>Sonchus asper</i>	Prickly Sow Thistle
<i>Sonchus oleraceus</i>	Sow Thistle
<i>Spartina foliosa</i>	California Cordgrass
<i>Spergularia macrotheca</i> var. <i>macrotheca</i>	Large-flowered Sand Spurry
<i>Spergularia rubra</i>	Sand Spurry
<i>Spergularia villosa</i>	Villous Sand Spurry
<i>Stachys ajugoides</i> var. <i>rigida</i>	Hedge Nettle; Woodmint
<i>Stellaria media</i>	Chickweed
<i>Stephanomeria</i> sp. ?	Stephanomeria
<i>Tetragonia tetragonoides</i>	New Zealand Spinach
<i>Torilis arvensis</i>	Hedge Parsley
<i>Toxicodendron diversilobum</i>	Poison Oak
<i>Trifolium ciliolatum</i>	Tree Clover
<i>Trifolium dubium</i>	Shamrock
<i>Trifolium gracilentum</i> var. <i>gracilentum</i>	Pin-point Clover
<i>Trifolium hirtum</i>	Rose Clover
<i>Trifolium microcephalum</i>	Small-headed Clover
<i>Triteleia laxa</i>	Ithuriel's Spear
<i>Typha angustifolia</i>	Narrow-leaved Cattail
<i>Ulmus</i> sp.	Elm Tree

Species

Common Name

Species	Common Name
<i>Umbellularia californica</i>	California Bay Tree
<i>Vicia sativa</i> ssp. <i>sativa</i>	Spring Vetch
<i>Vicia villosa</i>	Winter Vetch
<i>Vulpia bromoides</i>	Six-week Fescue
<i>Vulpia myuros</i> var. <i>myuros</i>	Rattail Fescue
<i>Wyethia angustifolia</i>	Narrow-leaved Mule Ears
<i>Zostera marina</i>	Eel-Grass

RARE, UNUSUAL and SIGNIFICANT PLANTS, POINT MOLATE  
CNPS, East Bay Chapter  
May 16, 1996

#1 - Hotel Road

*Calystegia purpurata* ssp. *purpurata*  
*Danthonia californica*  
*Juncus occidentalis*  
*Nassella pulchra*

#2 - Junction of C Rd. and unpaved road (Wetland)

*Calystegia purpurata* ssp. *purpurata*  
*Danthonia californica*  
*Deschampsia elongata*  
*Epilobium ciliatum*  
*Nassella lepida*

#3 - End of Road C

*Acaena pinnatifida* var. *californica*  
*Castilleja densiflora* ssp. *densiflora*  
*Danthonia californica*  
*Eriogonum nudum* ssp. *auriculatum*  
*Gnaphalium canescens*  
*Lupinus bicolor* ssp. *umbellatus*  
*Lupinus formosus*  
*Madia anomala*  
*Nassella pulchra*  
*Oemleria cerasiformis*  
*Phacelia californica*

Along Ridge Road (between #3 and #4)

*Danthonia californica*  
*Festuca idahoensis*  
*Sidalcea malvaeflora*

#4 - Tank # 13 area

*Spergularia villosa* (alien)

#5 - Past Tank 14

*Elymus multisetus*  
*Hemizonia pungens*  
*Nassella pulchra*

#6 - Tank 17 area (Coastal Scrub)

Agrostis pallens  
Centaurium muehlenbergii  
Danthonia californica  
Elymus multisetus  
Eriogonum nudum var. auriculatum  
Gilia sp.  
Lupinus formosus  
Melica californica  
Monardella villosa (ssp. not yet identifiable)  
Nassella lepida  
Nassella pulchra  
Plantago erecta  
Poa secunda ssp. secunda  
Stephanomeria sp. ?

#7 - Intersection of Drum and B Roads (Wetland)

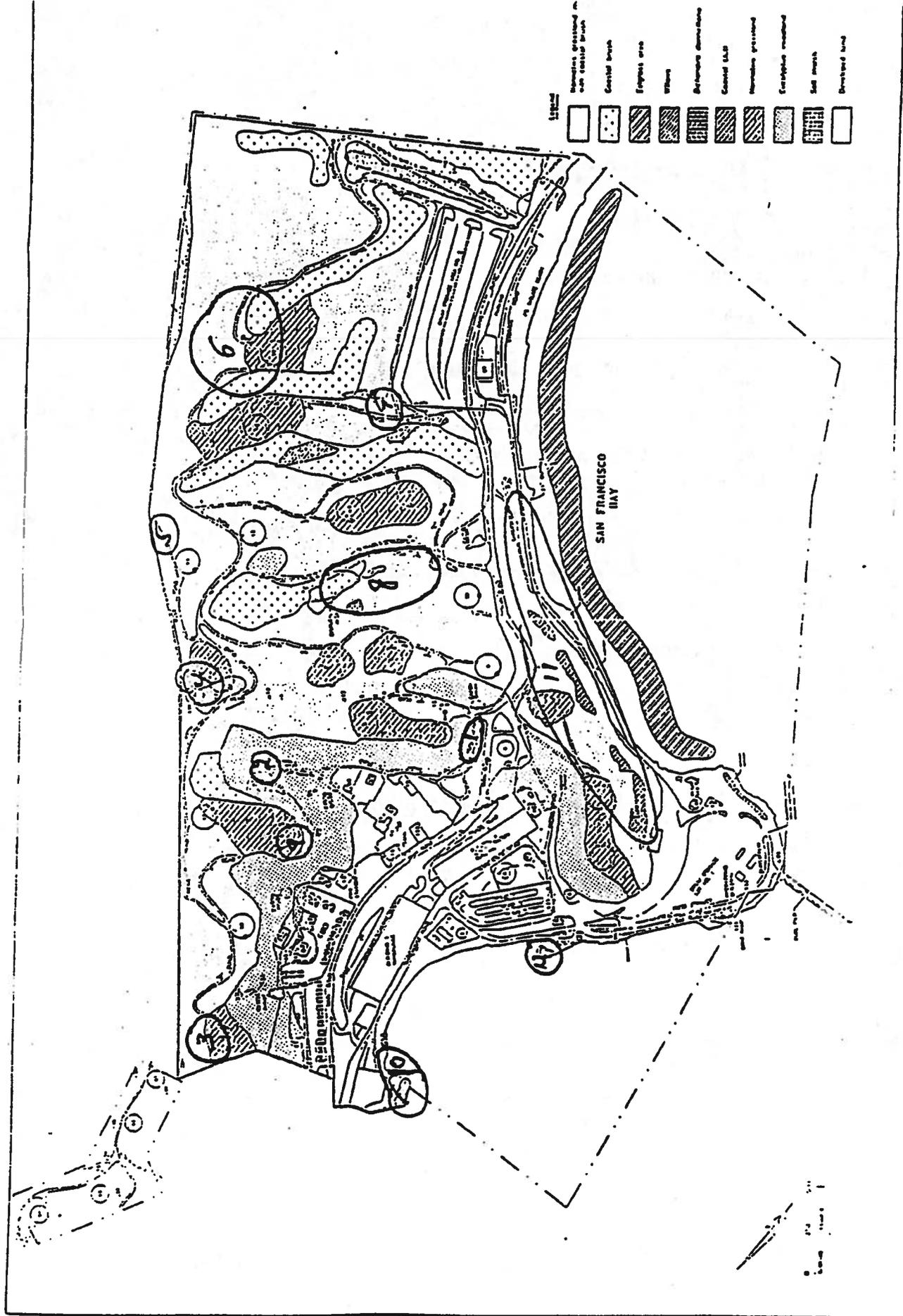
Carex praegracilis  
Danthonia californica  
Deschampsia elongata  
Hordeum brachyantherum ssp. brachyantherum  
Juncus occidentalis  
Juncus xiphioides  
Parapholus incurva

#8 - Dichondra hillside and below (Northwest of D Road)

Aristolochia californica  
Deschampsia elongata  
Dichondra donneliana  
Nassella lepida  
Pogogyne serpylloides  
Rumex salicifolius ssp. crassus

#9 - Above Tank 9

Lasthenia sp. (according to Bruce Baeyart, but it was too late in the season to relocate it)



- Legend
- Nonforest protected area (redish brown)
  - Control basin
  - Forest area
  - Other
  - Recreation area
  - Control area
  - Nonforest protected
  - Ecological reserve
  - Salt marsh
  - Disturbed land

#10 - Coastal Bluff and Shoreline at Northwest End

Dudleya farinosa  
Eriophyllum stachaedifolium  
Grindelia stricta var. angustifolia (CNPS List 4)  
Nassella pulchra  
Rumex salicifolius var. crassus  
Spergularia macrotheca ssp. macrotheca  
Zostera marina

#11 - Coastal Bluff and Coastal Prairie Above at Southeast End

Danthonia californica  
Dudleya farinosa  
Eriophyllum stachaedifolium  
Festuca idahoensis  
Festuca rubra  
Grindelia hirsutula  
Grindelia stricta var. angustifolia (CNPS List 4)  
Lupinus arboreus  
Nassella pulchra  
Phacelia californica

#12 - Salt Marsh

Grindelia stricta var. angustifolia (CNPS List 4)  
Spartina foliosa

## APPENDIX A: LIST OF VASCULAR PLANTS

Ferns and Horsetails

goldback fern, *Pityrogramma triangularis*  
 polypody, *Polypodium californicum*  
 sword fern, *Polystichum munitum*  
 wood fern, *Dryopteris arguta*  
 bracken, *Pteridium aquilinum*  
 coffee fern, *Pellaea andromedaefolia*  
 biri-foot fern, *P. mucronata*  
 maidenhair, *Adiantum jordani*  
 scouring rush, *Equisetum hyemale*  
 giant horsetail, *E. telmateia*

Grasses and Sedges

California fescue, *Festuca californica*  
 red fescue, *F. rubra*  
 annual fescue, *F. dertonensis*  
 ryegrass, *Lolium multiflorum*  
 annual bluegrass, *Poa annua*  
 pine bluegrass, *P. scabrella*  
 rattlesnake grass, *Briza maxima*  
 little rattlesnake grass, *B. minor*  
 dogtail, *Cynosurus echinatus*  
 Torrey melic, *Melica torreyana*  
 California brome, *Bromus carinatus*  
 soft chess, *B. mollis*  
 ringut, *B. diandrus*  
 red brome, *B. rubens*  
 foxtail barley, *Hordeum jubatum*  
 meadow barley, *H. brachyantherum*  
 hare barley, *H. leporinum*  
 squirreltail, *Sitanion jubatum*  
 blue wildrice, *Elymus glaucus*  
 creeping wildrice, *E. triticoides*  
 wild oat, *Avena fatua*  
 slender oat, *A. barbata*  
 hairgrass, *Aira carvophyllea*  
 velvetgrass, *Holcus lanatus*  
 slender hairgrass, *Deschampsia elongata*  
 junegrass, *Coeleria cristata*  
 creeping bentgrass, *Aerostis dieppensis*  
 rabbit grass, *Polygonum monspeliensis*  
 nitgrass, *Gastridium ventricosum*  
 Harding grass, *Phalaris tuberosa*  
 purple needlegrass, *Stipa pulchra*  
 smilo, *Oryzopsis miliacea*  
 giant reed, *Arundo donax*  
 pampas grass, *Cortaderia seloana*  
 California oatgrass, *Danthonia californica*  
 Bermuda grass, *Cynodon dactylon*  
 saltgrass, *Distichlis spicata*

Grasses and Sedges (cont.)

barnyard grass, *Echinochloa cruzgallii*  
 knotgrass, *Paspalum distichum*  
 kikuyu grass, *Pennisetum clandestinum*  
 umbrella sedge, *Cyperus eragrostis*  
 tule, *Scirpus californicus*  
 alkali bulrush, *S. olnevi*  
 sedges, *Carex* sp.

Forbs

cattail, *Typha latifolia*  
 bur head, *Echinodorus berteroi*  
 water-nuttain, *Alisma triviale*  
 duckweed, *Lemna gibba*  
 toad rush, *Juncus bufonius*  
 rushes, *Juncus* sp.  
 woodrush, *Luzula subsessilis*  
 arrowgrass, *Triglochin maritima*  
 checker lily, *Fritillaria lanceolata*  
 yellow mariposa, *Mariposa lutea*  
 harvest brodiaea, *Brodiaea elegans*  
 wild hyacinth, *B. mulchella*  
 Ithuriel's spear, *B. laxa*  
 soap plant, *Chlorogalum pomeridianum*  
 zygodon, *Zygodon fremontii*  
 wakerobin, *Trillium chloropetalum*  
 Solomon's seal, *Smilacina racemosa*  
 Solomon's seal, *S. stellata*  
 fairy bells, *Disporum hookeri*  
 blue-eyed grass, *Sisyrinchium bellum*  
 rein orchid, *Habenaria unalascensis*  
 coralroot, *Corallorhiza striata*  
 creek nettle, *Urtica holosericea*  
 annual nettle, *U. urens*  
 western nettle, *Hesperocnide tenella*  
 buckwheat, *Eriogonum latifolium*  
 sheen sorrel, *Rumex acetosella*  
 curly dock, *R. crispus*  
 fiddle dock, *R. pulcher*  
 knotweed, *Polygonum aviculare*  
 beet, *Beta vulgaris*  
 lamb's quarters, *Chenopodium album*  
 Mexican tea, *C. ambrosioides*  
 fat hen, *Atriplex patula*  
 whiteleaf saltbush, *A. leuconhylla*  
 tumbleweed, *Salsola kali*  
 New Zealand spinach, *Tetragonia expansa*  
 ice plant, *Mesembryanthemum sibiricum*  
 windmill pink, *Silene gallica*  
 chickweed, *Cerastium viscosum*

## Forbs (cont.)

common chickweed, *Stellaria media*  
snurrey, *Spargula arvensis*  
sand-snurrey, *Spargularia macrotheca*  
nurslane, *Portulaca oleracea*  
red maids, *Calandrinia ciliata*  
miner's lettuce, *Montia perfoliata*  
columbine, *Aquilegia formosa*  
buttercup, *Ranunculus californicus*  
meadow rue, *Thalictrum polycarpum*  
cream cups, *Platystemon californicus*  
ponny, *Eschscholtzia californica*  
alyssum, *Lobularia maritima*  
sea rocket, *Cakile maritima*  
black mustard, *Brassica nigra*  
summer mustard, *B. reniculata*  
radish, *Raphanus sativus*  
toothwort, *Dentaria californica*  
bittercress, *Cardamine oligosperma*  
shepherd's nurse, *Cassella bursanastoris*  
athysanus, *Athysanus pusillus*  
reenergrass, *Ienidium nitidum*  
dudleya, *Dudleya cymosa*  
five-finger, *Horkelia californica*  
acaena, *Acaena californica*  
lupine, *Lupinus formosus*  
annual lupine, *L. succulentus*  
sky lupine, *Lupinus nanus*  
bur clover, *Medicago hispida*  
sweet clover, *Melilotus albus*  
clovers, *Trifolium* spp.  
trefoils, *Lotus* spp.  
vetches, *Vicia* spp.  
pea, *Lathyrus vestitus*  
filarens, *Erodium* spp.  
turkey mullein, *Dremocarpus setigerus*  
cheeseweed, *Malva parviflora*  
checker, *Sidalcea malvaeflora*  
alkali mallow, *Sida hederacea*  
Johnny jump-up, *Viola pedunculata*  
wild cucumber, *Marah fabacea*  
loosestrife, *Lythrum hyssopifolia*  
California fuchsia, *Zauschneria californica*  
willow herb, *Epilobium paniculatum*  
farewell to spring, *Clarkia amoena*  
sun cups, *Oenothera ovata*  
snakeroot, *Sanicula bininnatifida*  
sweet cicely, *Osmorhiza chilensis*  
poison hemlock, *Conium maculatum*  
calery, *Apium graveolens*  
anise, *Foeniculum vulgare*  
angelica, *Angelica tomentosa*  
cow parsnip, *Heracleum lanatum*  
star flower, *Trientalis latifolia*

## Forbs (cont.)

nimmernel, *Anagallis arvensis*  
shooting star, *Dolichosiphon henriersonii*  
marsh rosemary, *Limonium californicum*  
microcala, *Microcala quadrangularis*  
morning glory, *Convolvulus arvensis*  
dodder, *Cuscuta salina*  
phacelia, *Phacelia californica*  
heliotrone, *Heliotronium curassavicum*  
forget-me-not, *Cryptantha muricata*  
poncorn flower, *Plagiobothrys nothofulv*  
fiddleneck, *Amsinckia intermedia*  
hound's tongue, *Cynoglossum grande*  
linpia, *Linnia nodiflora*  
hedgenettle, *Stachys bullata*  
figwort, *Scrophularia californica*  
Indian paintbrush, *Castilleja affinis*  
owl's clover, *Orthocarpus purpurascens*  
plantain, *Plantago lanceolata*  
cleavers, *Galium aparine*  
galium, *G. nuttallii*  
Juniper's beard, *Centranthus ruber*  
tassel, *Dipsacus fullonum*  
ox tongue, *Picris echioides*  
cat's ear, *Hymochaeris radicata*  
crickly lettuce, *Lactuca serriola*  
sow thistle, *Sonchus oleraceus*  
star thistle, *Centaurea solstitialis*  
bull thistle, *Cirsium vulgare*  
milk thistle, *Silybum marianum*  
Italian thistle, *Carduus arvensis*  
groundsel, *Senecio aronicoides*  
mayweed, *Inthemis cotula*  
varrow, *Achillea millefolium*  
pineapple weed, *Matricaria matricaroides*  
rugwort, *Artemisia douglasiana*  
brass buttons, *Cotula coronopifolia*  
jaumea, *Jaumea carnosa*  
Chile tarweed, *Madia sativa*  
Fitch's spikeweed, *Hemizonia fitchii*  
mule ears, *Wyothia glabra*  
narrow mule ears, *W. angustifolia*  
poverty weed, *Iva axillaris*  
ragweed, *Ambrosia artemisiifolia*  
franseria, *Franseria chemisensis*  
cocklebur, *Xanthium strumarium*  
spiny clothier, *X. spinosum*  
curweeds, *Gnaphalium* spp.  
everlasting, *Anaphalis margaritacea*  
gum plant, *Grindelia hirsutula*  
telegram weed, *Heterotheca grandiflora*  
golden varrow, *Chrysonsis villosa*  
goldenrod, *Solidago californica*  
western goldenrod, *S. occidentalis*  
broadleaf aster, *Aster rubricornis*  
common aster, *Aster chilensis*

### Shrubs

nightshade, *Solanum umbelliferum*  
sticky monkevflower, *Diplacus aurantiacus*  
gooseberry, *Ribes menziesii*  
toyon, *Heteromeles arbutifolia*  
cotoneaster, *Cotoneaster pannosa*  
pyracantha, *Pyracantha coccinea*  
creambush, *Holodiscus discolor*  
osoberry, *Osmaronia cerasiformis*  
bitter cherrv, *Prunus emarginata*  
California rose, *Rosa californica*  
blackberry, *Rubus vitifolius*  
Himalaya berry, *R. procerus*  
Canary Island broom, *Cytisus canariensis*  
Spanish broom, *Spartium junceum*  
deerweed, *Lotus scoparius*  
silver lincine, *Luninus albifrons*  
horehound, *Marrubium vulgare*  
coyote mint, *Monardella villosa*  
hazel, *Corylus rostrata*  
Dutchman's pine, *Aristolochia californica*  
coffeeberry, *Rhamnus californica*  
poison oak, *Rhus diversiloba*  
blue elderberry, *Sambucus mexicana*  
snowberry, *Symphoricarpos albus*  
creeping snowberry, *S. mollis*  
alkali-heath, *Frankenia grandifolia*  
pickleweed, *Salicornia pacifica*  
sagebrush, *Artemisia californica*  
coyote brush, *Baccharis pilularis*  
salt marsh baccharis, *B. douglasii*  
golden varrow, *Eriophyllum confertiflorum*  
lizard tail, *E. staechadifolium*  
gum plant, *Grindelia humilis*

### Trees

Monterey pine, *Pinus radiata*  
bishop pine, *P. muricata*  
Coulter pine, *P. coulteri*  
alleno pine, *P. halepensis*  
ironwood, *Casuarina* sp.  
blue gum, *Eucalyptus globulus*  
madrone, *Arbutus menziesii*  
bay, *Umbellularia californica*  
live oak, *Quercus agrifolia*  
scrub oak, *Q. dumosa*  
buckeye, *Aesculus californica*  
Fremont cottonwood, *Populus fremontii*  
arroyo willow, *Salix lasiolenis*  
yellow willow, *S. lasiandra*  
blackwood acacia, *Acacia melanoxylon*



February 13, 2014

via email

Paul Carman, Chair, and Committee members  
City of Richmond, Point Molate Citizens Advisory Committee

## Initial Considerations for Grazing at Point Molate, Richmond, CA

The floristic diversity of the Point Molate peninsula is recognized for its uniqueness and rarity (Bartosh et al. 2010, Ertter and Naumovich 2013). Across the peninsula, French broom (*Genista monosperma*) invasion has regularly converted diverse native grassland and coastal scrub to dense French broom monocultures. This ecological invasion has impacted plant richness at Point Molate. We believe that well managed grazing can begin to improve habitat conditions at Point Molate.

At the January 27, 2014 meeting of the Point Molate Citizens Advisory Committee (PMCAC), members of the community spoke to an item on planned grazing by goats for fuel control. Comments were made that adequate measures needed to be taken by the City of Richmond so that grazing targeted the fuels, leaving sensitive plant communities protected and unharmed. More details on the location, herd number, and duration of the grazing were announced and input was requested on the planned grazing this year.

The following document is intended to help guide grazing management at Point Molate. This document is not intended to replace any sort of regulatory requirements or environmental review.\* Our comments are primarily directed to protection of sensitive native prairie and coastal scrub areas during planned upcoming grazing by goats. It is essential that grazing from this year be monitored and analyzed for both positive and negative impacts. **We do not support further grazing until impacts of this grazing project can be assessed.**

## Best management practices for grazing at Point Molate

Generally speaking, we believe that well planned and executed grazing can improve habitat at Point

Molate. Poorly timed and managed grazing can greatly impact plant, animal and soil resources (Stromberg et al. 2008). These areas, where we believe grazing could best improve habitat, are typically described as vegetation patches where French broom is upwards of 99 percent of the vegetation cover. These would typically qualify as monocultures. Historically these stands were likely coastal grassland, coastal scrub, or a mix of the two. We believe that grazing in these areas will open the canopy so that seeds from plants that have been light excluded will be allowed to germinate.

Vegetation patches that are dominated by eucalyptus overstory look to have low plant diversity. However, in a cursory walk through a eucalyptus stand we observed native plant cover in low to medium density. We think these plants will be critical for the restoration of this habitat. We believe goat grazing will greatly impact these remaining native plant resources in the eucalyptus while grazing will have a minimum impact on non-native cover.

Grazing alone will not remove extensive stands of French broom. Follow up and evaluation for desired results will be required, otherwise the grazed areas will look very similar to the ungrazed areas within a year or two.

Weeds will colonize newly grazed areas. The City needs to carefully monitor if we are switching from one problem to another.

Any consideration by the City to remove invasive broom along the roadsides to improve defensible space and fire breaks will also remove a significant source of weedy reinvasion.

The rare and remarkable floristic resources of Pt. Molate have been documented in previous studies of Pt. Molate. The advance of invasive broom and goals to retain the rich biodiversity of Point Molate beckon the need for a well-designed landscape management plan for the area. The plan needs to include management for the enhancement of the existing diverse flora and for control of invasive weeds. The weed management plan element would begin by mapping the high quality habitat, followed by working on smaller patches of broom that are creeping into and degrading that habitat. The large monocultural stands would be one of the last aspects to treat in the site. The goal would be the gradual recovery of the biological richness.

## **Specific recommendations for the planned March 2014 grazing trial**

### **1. Exclude any grazing in native and rare coastal native grassland and coastal scrub plant communities this year at Pt. Molate.**

On the afternoon of February 10, 2014, several of us reviewed the proposed grazing area above Winehaven from the map provided by City staff (attended by Dave Amme, Jim Hanson, Jim McKissock, Lech Naumovich, Charles Smith). From information provided at the PMCAC meeting, the proposed grazing would be 500-1000 goats for 2-3 weeks starting sometime in March. Several diverse or rare

plant communities were visible alongside and within the proposed grazing area during the visit. The communities reviewed were native coastal prairie and north coastal scrub.

The coastal prairie area bunchgrass plants were not observed at densities that would benefit from grazing at this time. Several areas had bare soils between the grass bunches. Because they are intact, original native grassland ecosystems, they did not have the densities of annual exotic grasses that could benefit from medium to light grazing during seed head bolting in late spring (usually in late April, May). There is also evidence that resident deer use and require these grasslands for forage and keep them trimmed. Intensive, imported grazing would reduce forage for the resident wildlife grazers. Also, the bunchgrasses and wildflower forb populations could be very likely further weakened by grazing due to the last three years of below-average rainfall and the current drought. These are also important reference plant sites for future restoration. Grazing could weaken the community or subject it to erosion and new weed introductions. No benefit is seen from grazing the Coastal Prairie areas this year. It was also observed that the coastal prairie requires invasive weed control at the edges (see Management Plan recommendation below).

The sections of North Coastal Scrub in the proposed grazing areas are limited and rare due to French broom invasion into these areas. The North Coastal Scrub was not overgrown, exists on steep slopes, and is vital for use as reference sites for future restoration. At this time, grazing could weaken the community or subject it to erosion and new weed introductions. No benefit is seen from grazing these coastal scrub areas this year. The coastal scrub areas do require broom removal at their edges and within them (see Management Plan recommendation below).

The placing of temporary fencing is a standard practice for goat grazing to contain and secure the herd within a large area. The fencing boundaries that are planned by the grazer may be able to do double duty by being placed to manage the herd and to exclude grazing in Coastal Prairie and North Coastal Scrub areas. Regardless, these plant communities need to be fenced off from grazing this year.

Previous studies have noted rare plants within the proposed grazing area. With such little time, it is not practical to do a plant survey to identify rare plant locations across the proposed grazing area, however, by protecting these intact plant communities from grazing, rare plants that grow within these areas would be protected too. Also, checking for residual dry matter will not be needed if these prairie and scrub areas are excluded from grazing. An interactive map is available on google earth upon request.

Areas of recommended grazing exclusion are included (Figure 1).



## 2. Incorporate measures to protect remaining native plants in grazed areas

As noted, we found low density native plant cover in vegetation patches that are dominated by eucalyptus overstory. These low density native plants (i.e. toyon, twinberry, goldback fern, California blackberry, etc.) are critical for future restoration in areas that are dominated by eucalyptus overstory. They need to be protected by limited grazing. These plants will supply the seed for future restoration of the site.

It is not known if the grazers would utilize the Eucalyptus understory. Limited green forage, downed forest litter, and large downed wood does not seem optimal for grazing animals. However, the desirable native plants are important to future restoration efforts and are at such low density in the Eucalyptus understory that simple, common sense measures should be taken to avoid grazing these plants, such as routing the herd away from these plants, or putting inexpensive wire around the plants if the goats are to stay within reach of the plants for any length of time. Areas of greatest regeneration of native resources were located on stand and road edges where more light penetrates the canopy. We recommend considering excluding areas where native recruitment is actively occurring.

## 3. Monitor the effectiveness of grazing on fuels management

Again, our primary focus is on the sensitive coastal prairie and coastal scrub plant communities and not on the City's plan to use grazing to meet vegetation fuels management in areas outside these plant communities. However, we recommend follow up on the fuel reduction results in grazed areas with monitoring and with experimental trials to eradicate or contain the broom over time using an integrated weed management approach.

Grazing alone will not remove extensive stands of French broom. Follow up will be required otherwise the grazed areas will look very similar to the ungrazed areas within a year or two. Other weeds will colonize newly grazed areas. **The City needs to assure that the grazing is carefully monitored to avoid switching from one problem to another.** Even limited vegetation cover and photo monitoring before and after the grazing would help inform how to adjust or improve fuel reduction in the future.

The City's objective of using grazing for fuels reduction would be improved if the City supported, sponsored, and arranged for follow up experimental trials to keep the broom problem from simply re-occurring or from substituting one weed and fuels problem with another. The objective of the experimental trials would be to find a practical, affordable, and environmentally acceptable method using an integrated weed management approach (manual, biological, and chemical) over time. Initially, this could simply be setting up two small plots – one control and one managed – to observe if adding follow up manual removal of seedlings and replacement plantings or site plant recruitment from the existing native plant seed bank would convert the treated areas to a more desirable state over time.

## 4. Include native plant protection as part of any City agreement and/or bonding for grazing at Pt. Molate

Use of public land commonly requires an encroachment permit, use agreement, and/or bonding of the

City property. The bond is released by the City or public agency to a company or service provider once the encroachment use is completed and the agreement is complied with.

The permit, use agreement, and bonding is standard and good business practice and protects both the City's and the property users interests by clarifying the responsibility of the company or service provider and assures there are resources to make whole any inadvertent problems that can come from using a property.

The City's use agreement and bond with the grazer, or any site user for that matter, is recommended to include and insure protection of rare plant communities and of remaining plants in the Eucalyptus understory described in points 1 and 2 above.

#### 5. To Do List - Natural Resources and Landscape Plan for Pt. Molate

Our review of the site above Winehaven and the opportunity to visit some areas of the peninsula in the past strongly points to the need for a Natural Resources and Landscape Plan for the Pt. Molate peninsula.

There are opportunities to strategically reverse some of the invasive weed cover and retain the natural beauty and wealth of the area. However, this is a complex undertaking that would benefit from a well thought out plan so that any project funds, citizen volunteer efforts, or arrangements for grazing can be most effectively applied towards these goals. At least one member of the PMCAC has raised this need, and City Councilmember Tom Butt has initiated an updated City weed abatement ordinance and organized an Invasives Advisory Committee to protect the valuable Richmond west shore and hillsides from loss to invasive weed pollution.

During our site visit, there were clear choices to be made ahead, including mapping of sensitive areas and then working on smaller patches of broom that are creeping into and degrading that habitat. Also, removing fire fuel broom plants along hillside access roads to both improve defensible space and access and remove the seed source for invasion of desirable native landscapes. We are supporting the idea and need for a Natural Resources and Landscape Plan for Point Molate to help direct future efforts toward visible results and to help attract funding for this work.

Thank you for the opportunity to provide input on grazing management at Point Molate.

Sincerely,

**Jim Hanson**, Chair Conservation Committee,  
California Native Grasslands Association  
jim.hanson.cnga@gmail.com

**Lech Naumovich**, Executive Director, Golden  
Hour Restoration Institute  
lech@goldenhour.org

Cc: Mayor Gayle McLaughlin  
Council member Tom Butt  
Mr. Craig Murray, SR/WA, Development Project Manager II, Staff to PMCA

David Amme

Jim McKissock

Mack Casterman, Conservation Analyst, East Bay Chapter, California Native Plant Society

**\*Note:** Wetlands or riparian areas are commonly included for environmental protection. These, as well as rare plant observations and other environmental considerations appear to have been described in previous studies of Pt. Molate by the City of Richmond and others.

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### References

Bartosh H., Naumovich L., and Baker L. 2010. A Guidebook to Botanical Priority Protection Areas of the East Bay. East Bay Chapter of the California Native Plant Society.

Errter, B and Naumovich L. 2013. An Annotated Checklist of the East Bay Flora. East Bay Chapter of the California Native Plant Society.

Stromberg, M., Corbin, J., D'Antonio, C. 2008. California Grasslands: Ecology and Management. UC Press. Berkeley, CA.

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7029



COURTESY OF MARIN COUNTY

**Marin County Fire crews** burn piles of vegetation at King Mountain Preserve in Larkspur. The operation is part of the larger King Mountain Fire Fuel Reduction Project, which is aimed at reducing the threat of wildland fire and restoring native habitat.

# Controlled burns begin at King Mountain Preserve

## Local firefighters help reduce wildland fire risk

2/12/14

By GREGORY ANDERSEN  
*Marinscope Newspapers*

**R**ainstorms in Marin last weekend will likely assist local fire agencies in conducting controlled burns over the next few weeks at King Mountain Preserve.

The Marin County Fire Department initiated a pile-burning operation on Feb. 11 to clear potentially dangerous

vegetation from the 108-acre preserve in Larkspur.

A joint effort by MCFD, Marin County Parks and Larkspur Fire Department, the burns are geared toward reducing the threat of wildland fire to nearby homes and restoring native habitat within the preserve.

"The less vegetation you have in the area, the less amount of heat that is produced [in a fire]," MCFD Fire Crew Super-

intendent Tim Walsh said. "By reducing the fuel load, you reduce the intensity of a wildland fire."

The vegetation's density and proximity to residential areas are the main determinants for initiating this type of controlled burn, according to Walsh.

Walsh said this year's burn, which would typically be per-

See **BURNS A2**

**FD 30**

# Local News

## BURNS: Firefighters eradicate harmful plants; weather conditions to determine project length

From A1

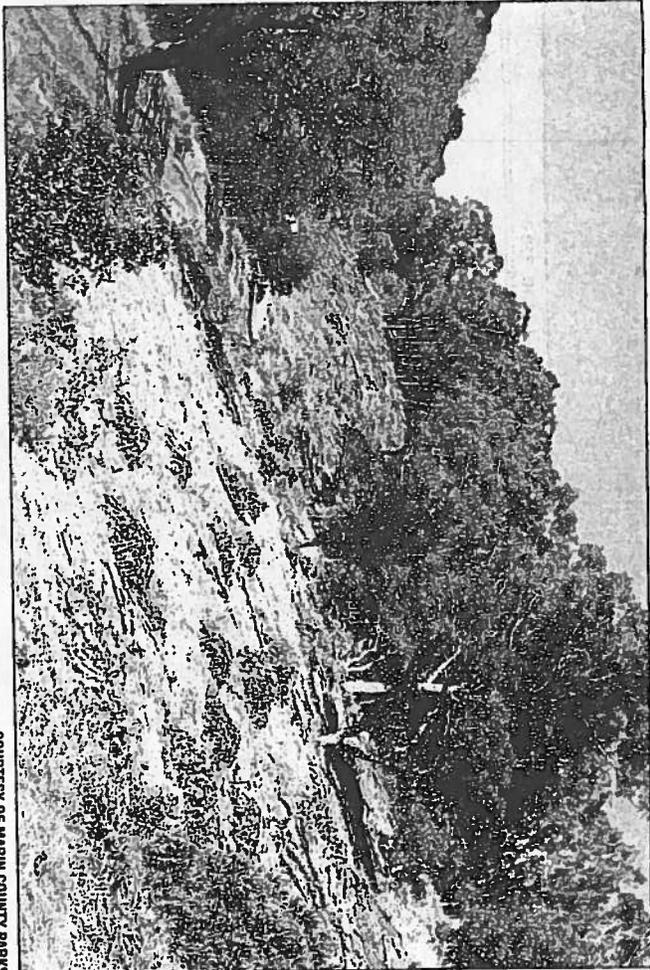
formed in November, was pushed back to February due to the lack of rainfall. However, he indicated the heavy downpour in the past week may prove to work in firefighters' favor, as moisture in the ground prevents the spread of wildfire.

"With the recent rains, it won't take a whole lot of water [to extinguish the fires]," Walsh said. "We can pretty much stir the dirt on the ground. We use hand tools to dig up the surface and utilize mud and dirt surrounding the burn piles."

The process for removing unwanted plants, according to Walsh, is multifaceted and involves the coordination of numerous agencies.

For the past few weeks, the Tamalpais Fire Crew has cut the vegetation and stacked the brush into piles, Walsh said. The piles consist of nonnative acacia, eucalyptus and French broom, all of which are known to overtake preexisting plant life.

"The acacia grows unim-



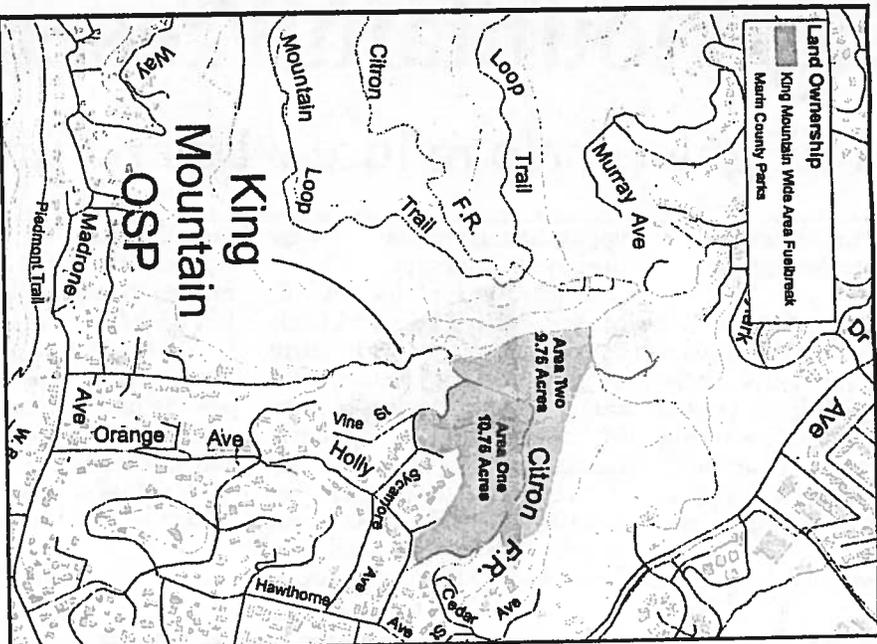
**Piles of unwanted vegetation** (left) are scattered across hillside of King Mountain Preserve. A map of King Mountain (right) illustrates Larkspur residents' proximity to the potentially dangerous vegetation on the preserve. Firefighters will be performing controlled burns on the preserve's hillside for the next few weeks.

COURTESY OF MARIN COUNTY PARKS

ped and displaces native species," Marin County Parks Resource Specialist Matt Sagues said. "Our goal is to restore the preserve to an oak grassland habitat, which is a native habitat for

this section of California." King Mountain Preserve - one of the park department's 34 preserves throughout Marin County - is known for its ongoing battle with invasive non-

native plants. Sagues said the parks department received numerous complaints from nearby residents about the state of the preserve and the risk of fire.



regulates air emissions in Marin County. The district granted a permit for the pile-burning operation.

Walsh said 20-30 piles are burned each day during a typical operation and up to 2,000 brush piles can be burned in a given year. The individual operation is part of the larger King Mountain Fire Fuel Reduction Project, which aims to achieve the same goals on a larger scale. Walsh said he hopes to complete the operation quickly and move on to reducing eucalyptus on the top ridge line near the Citron Fire Road.

Additionally, Sagues said the parks department will initiate low-intensity grazing in the spring to address acacia in the bowl section of the preserve.

"The parks department has been very pleased by the response it's received, not only from residents, but from the City of Larkspur and the Larkspur Fire Department," Sagues said. "We've gotten lots of support for the project and we hope it continues in the following years."

MCFD will have 14 firefighters working on the burns, and Larkspur will contribute a fire engine with two or three firefighters, according to Walsh. The Southern Marin Fire District may send an additional truck with three more firefighters.

The controlled burns are scheduled for Tuesday-Friday, 10 a.m.-3p.m. The end date of the project will predominantly be based on the weather forecast.

Contact Gregory Andersen at [gandersen@marrinscope.com](mailto:gandersen@marrinscope.com).



## Craig Murray

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**From:** Amsk, Allyn@DOT <allyn.amsk@dot.ca.gov>  
**Sent:** Thursday, February 13, 2014 3:37 PM  
**To:** Craig Murray  
**Cc:** El-Nakhal, Dina@DOT  
**Subject:** RE: Lane Closures Continue for Eastbound I-580 East of Richmond San Rafael Bridge

Craig,

The project is still in winter suspension. However, this week two westbound off-ramp signs were replaced to show the new name Stenmark Drive.

We also swept and removed debris left by motorists from the shoulder and ramps within the project area

Thanks,

Allyn Amsk  
Caltrans Public Information Officer  
510.286.5445 office

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**From:** Craig Murray [[mailto:Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)]  
**Sent:** Monday, February 10, 2014 4:33 PM  
**To:** Amsk, Allyn@DOT  
**Subject:** RE: Lane Closures Continue for Eastbound I-580 East of Richmond San Rafael Bridge

Hello Allyn

PMCAC meets on Feb. 24. I am trying to get an Agenda Packet out by this Friday am 2/14.  
As possible, can you provide any update or project report by Thurs. 2/13.  
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

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**From:** Craig Murray  
**Sent:** Wednesday, December 11, 2013 3:34 PM  
**To:** Allyn Amsk  
**Subject:** Re: Lane Closures Continue for Eastbound I-580 East of Richmond San Rafael Bridge

Hello Allyn

PMCAC meets next Monday.  
Any update/announcement on Scofield Bridge replacement?

Thanks  
Craig K. Murray

Sent from my iPhone

On Oct 29, 2013, at 4:16 PM, "Allyn Amsk" <[allyn.amsk@dot.ca.gov](mailto:allyn.amsk@dot.ca.gov)> wrote:

State of California • Department of Transportation

## TRAFFIC ADVISORY

**Date:** October 29, 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 Closures Resume

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

- Tuesday night, October 29, through Thursday night, October 31, Caltrans will close one **eastbound lane** from 8 p.m. to 6 a.m.
- Friday night, November 1, Caltrans will close **one eastbound lane** from 8 p.m. to 8 a.m.
- **In general, during November, eastbound lane** closures will continue as necessary Monday night, through Thursday night, from 8 p.m. to 6 a.m., and Friday night, from 8 p.m. to 6 a.m.

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

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

#

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  
<580ScofieldTrafficAdvisory.10.29.doc>





## Pt Molate Report

PMCAC #33 Feb. 24, 2014

### Expenditures and balance from Navy Escrow Fund:

- Four Expenditures totaling \$86,520.05 thru Feb.10,2014.
- Balance: \$19,279,356.43

### Expenditures and balance from City General Fund:

- Expenditures to date for FY 13-14 total \$169,696.
- Balance: \$252,636

### Insurance Report filings

- Current Report Pending

### Lease/Occupation status for all Pt. Molate Users

- Public Works Dept. Caretaker Agnew through Stationary Engineer Al Shanklin to provide update.
- Status response from PW Director enclosed

### Monthly Summary of security incidents:

- Jan. report N/A at time of Board Packet preparation/posting (last month's below)
- Five significant incidents reported for Dec.13, 7 Officers assigned during month to perform security checks from upper ridge line to lower shoreline areas;
- Incidents incl. check on suspicious persons w/backpacks & vandalized City signs on Western (Stenmark) Drive; CHP high speed chase & crash at gate at 2155 Western (Stenmark) Drive; Vehicle collision w/Toyota Corolla & Light Truck near Gate #19; Abandoned Dodge Charger found at Park Entrance; Vehicle ran off road at Pt Molate Entrance;
- DP Security performed 62 Contacts during this period.

### Caretaker Summary

- Caretaker w/Public Works Administrative Staff to summarize various occupancies in each building
- Caretaker phone lost and not able to contact from~ Feb.12. Replacement phone underway.
- US Navy film crew from Maryland on former base this month to document former Navy presence in Richmond during WW II. Film crew accommodated c/o USPS - Rosie the Riveter Staff. Former RAB Chair Don Gosney consented to be interviewed and be local subject matter expert for USN Film Crew. Report and film clips go out to US Sailors all across the world.
- Project Manager reviewed Caretaker misc. surplus metal. A metal recycling bin is located near Bldg. 85/Paint Shop Bldg. to receive surplus Street Lighting items from the City Electric Shop. Caretaker has identified rusted washer, dryer from Bldg.123 and several old chains to consider being placed in recycle bin and repurposed. Request for recommendation for disposal.
- Cal Trans has changed Western Drive sign on I-580 to Stenmark Drive
- Western Drive signs throughout Pt Molate have not been changed to Stenmark Drive.
- Water Testing inquiry, summary for Beach Park enclosed from Env. Mgr. Lynne Scarpa
- Osprey nest diversion material is up at IR Site 3
- Caretaker reported that 3-4 Barn Owls are occupying Bldg. 10 (metal clad building between Bldg. 1 and Stenmark Drive).

### Other

- Project Manager and former PMCAC Vice Chair Beyaert met with Trust for Public Land representatives and toured Pt Molate



## Craig Murray

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**From:** Lynne Scarpa  
**Sent:** Friday, January 17, 2014 3:30 PM  
**To:** Chris Chamberlain; Craig Murray  
**Cc:** Chad Davisson; Joanne Le  
**Subject:** Pt Molate Beach

Hi all,

I have followed up on Pt. Molate beach with the Health Department.

For public Beaches they monitor for bathroom facilities, illegal dumping and trash management.

Coliform testing is done on beaches when all the following occur:

- 1) The State lists the beach as a swimmable beach
- 2) The beach receives 50,000 visitors per year
- 3) The beach has a stormwater collection system discharge during dry season

*Lynne Scarpa*

Environmental Manager  
Stormwater Program  
450 Civic Center Plaza  
Richmond, CA 94804  
510-307-8135  
[www.twitter.com/CoREngineering](http://www.twitter.com/CoREngineering)



Pt. Molate Remediation Budget Report  
As of February 14, 2014

<b>Project / Program Name: Pt. Molate Remediation Oversight</b>				
<b>Project Description: Pt. Molate</b>				
		<b>Point Molate</b>		
		<b>Site Remediation</b>		
		<b>Capital Budget</b>		
<b>Sources of Funds:</b>				
		<b>Navy Funds</b>		
<b>Navy Funds (Grant) - Starting Balance</b>		<b>\$ 28,500,000.00</b>		
		<b>Expenditures</b>	<b>Revenues</b>	<b>Balance</b>
<b>Vendors</b>	<b>Date</b>	<b>As of 2/14/2014</b>	<b>As of 2/14/2014</b>	<b>As of 2/14/2014</b>
<b>City of Richmond</b>				
<b>TOTAL</b>		<b>\$ 630,000.00</b>	<b>\$ -</b>	<b>\$ 630,000.00</b>
<b>Upstream Point Molate - Remediation Work</b>				
<b>TOTAL</b>		<b>\$ 170,000.00</b>	<b>\$ -</b>	<b>\$ 170,000.00</b>
<b>Alliant Insurance Services, Inc - Insurance Payment</b>				
<b>TOTAL</b>		<b>\$ 4,130,000.00</b>	<b>\$ -</b>	<b>\$ 4,130,000.00</b>
<b>Arcadis US Inc.</b>				
<b>TOTAL</b>		<b>\$ 392,512.40</b>	<b>\$ -</b>	<b>\$ 392,512.40</b>
<b>AT&amp;T</b>				
<b>TOTAL</b>		<b>\$ 34.16</b>	<b>\$ -</b>	<b>\$ 34.16</b>
<b>Bank Charge</b>				
<b>TOTAL</b>		<b>\$ 95.00</b>	<b>\$ 20.00</b>	<b>\$ 75.00</b>
<b>City of Richmond - Reimbursements</b>				
<b>TOTAL</b>		<b>\$ 70,840.57</b>	<b>\$ -</b>	<b>\$ 70,840.57</b>
<b>Contra Costa County</b>				
<b>TOTAL</b>		<b>\$ 1,896.00</b>	<b>\$ 158.00</b>	<b>\$ 1,738.00</b>
<b>Contra Costa Environmental Health</b>				
<b>TOTAL</b>		<b>\$ 4,599.00</b>	<b>\$ -</b>	<b>\$ 4,599.00</b>
<b>Escrow Account Holder Fees</b>				
<b>TOTAL</b>		<b>\$ 16,954.15</b>	<b>\$ -</b>	<b>\$ 16,954.15</b>
<b>Morrison &amp; Foerster LLP</b>				
<b>TOTAL</b>		<b>\$ 19,807.50</b>	<b>\$ -</b>	<b>\$ 19,807.50</b>
<b>Nichols Consulting Engineers, CHTD</b>				
<b>TOTAL</b>		<b>\$ 76,407.89</b>	<b>\$ -</b>	<b>\$ 76,407.89</b>
<b>PG&amp;E</b>				
<b>TOTAL</b>		<b>\$ 12,670.09</b>	<b>\$ -</b>	<b>\$ 12,670.09</b>
<b>RORE, Inc.</b>				
<b>TOTAL</b>		<b>\$ 31,581.00</b>	<b>\$ -</b>	<b>\$ 31,581.00</b>
<b>Savings Interest</b>				
<b>TOTAL</b>			<b>\$ 206,096.93</b>	
<b>State Water Resources Control Board</b>				
<b>TOTAL</b>		<b>\$ 276,539.85</b>	<b>\$ -</b>	<b>\$ 276,539.85</b>
<b>Terraphase Engineering, Inc</b>				
<b>TOTAL</b>		<b>\$ 3,491,037.90</b>	<b>\$ -</b>	<b>\$ 3,491,037.90</b>
<b>Winehaven Partners, LLC</b>				
<b>TOTAL</b>		<b>\$ 17,110.16</b>	<b>\$ 127.42</b>	<b>\$ 16,982.74</b>
<b>Current as of 2/14/2014</b>		<b>\$ 9,342,085.67</b>	<b>\$ 206,402.35</b>	
<b>Remaining Balance</b>				<b>\$ 19,364,316.68</b>

BA2.1





Pt. Molate Remediation Budget Report  
As of February 14, 2014

Transactions	Date	Expenditures As of 2/14/2014	Revenues As of 2/14/2014	Balance As of 2/14/2014
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

BA 2.4

Pt. Molate Remediation Budget Report  
As of February 14, 2014

Transactions	Date	Expenditures		Revenues		Balance	
		As of 2/14/2014	As of 2/14/2014				
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	

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Pt. Molate Remediation Budget Report  
As of February 14, 2014

Transactions	Date	Expenditures As of 2/14/2014	Revenues As of 2/14/2014	Balance As of 2/14/2014
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
Momison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,908.84
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,013.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,979.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,511.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,117.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,801.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,596.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,978.20
Savings Interest - Novemeber 2012	12/19/2012		\$ 1,838.75	\$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		\$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		\$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		\$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	\$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		\$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		\$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		\$ 20,142,526.30
Contra Costa Health Services	2/12/2013	\$ 316.00		\$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	\$ 20,145,550.84
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		\$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	\$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		\$ 19,945,318.48
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40

Pt. Molate Remediation Budget Report  
As of February 14, 2014

Transactions	Date	Expenditures	Revenues	Balance
		As of 2/14/2014	As of 2/14/2014	As of 2/14/2014
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	8/12/2013		\$ 1,824.74	\$ 19,617,104.34
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	\$ 19,618,922.57
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		\$ 19,567,674.00
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		\$ 19,542,929.00
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		\$ 19,514,577.19
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		\$ 19,445,972.78
Contra Costa Health Services	12/18/2013	\$ 348.00		\$ 19,445,624.78
State Water Resources Control Board	12/18/2013	\$ 1,952.67		\$ 19,443,672.11
State Water Resources Control Board	12/18/2013	\$ 11,877.00		\$ 19,431,795.11
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		\$ 19,365,466.73
Interest earned			\$ 409.95	\$ 19,365,876.68
Union Bank Fee		\$ 1,560.00		\$ 19,364,316.68
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		\$ 19,298,737.25
Contra Costa Health Services	2/10/2014	\$ 348.00		\$ 19,298,389.25
State Water Resources Control Board	2/10/2014	\$ 19,032.82		\$ 19,279,356.43
<b>Current as of 2/14/2014</b>		<b>\$ 9,427,045.92</b>	<b>\$ 206,402.35</b>	
<b>Remaining Balance</b>				<b>\$ 19,279,356.43</b>



## Craig Murray

---

**From:** Yader Bermudez  
**Sent:** Monday, February 03, 2014 4:48 PM  
**To:** Craig Murray  
**Cc:** Chris Chamberlain; Al Shanklin; Warren Williams  
**Subject:** Re: Pt Molate Summary of Occupied Space

Correct

Sent from my iPhone

> On Feb 3, 2014, at 3:13 PM, "Craig Murray" <[Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)> wrote:

>

> Yader:

> This is what I received:

>

> Buildings Occupied by Public Works at Pt. Molate

- > • Building 6
- > • Building 17
- > • Building 123

>

> I can report this to PMCAC as you like.

> It appears that the information from the PW/Caretaker is incomplete.

> There are Areas that I have been shown that are missing incl. buildings (such as Paint Shop Bldgs.. Quonset Hut) & ground use areas.

> FYI.

>

> 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: Yader Bermudez

> Sent: Monday, February 03, 2014 2:32 PM

> To: Craig Murray

> Cc: Chris Chamberlain; Al Shanklin; Warren Williams

> Subject: FW: Pt Molate Summary of Occupied Space

>

✓ > Craig, the only information I can provide to the PMCAC is that PW whatever building we occupy at PM is for storage purposes. I do not have resources nor time to do any inventory. Thanks.

>

> YADER A. BERMUDEZ

> Public Works Director

> City of Richmond

> #6, 13th Street

> Richmond, Ca 94801  
> (510) 774-6300  
>  
> From: Al Shanklin  
> Sent: Monday, February 03, 2014 2:16 PM  
> To: Yader Bermudez  
> Subject: Fwd: Pt Molate Summary of Occupied Space  
>  
> FYI  
>  
> Sent from my iPhone  
>  
> Begin forwarded message:  
> From: Craig Murray <[Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)<mailto:Craig\_Murray@ci.richmond.ca.us>>  
> Date: February 3, 2014 at 12:29:42 PM PST  
> To: Al Shanklin <[Al\\_Shanklin@ci.richmond.ca.us](mailto:Al_Shanklin@ci.richmond.ca.us)<mailto:Al\_Shanklin@ci.richmond.ca.us>>, Tiphanee Smith  
<[Tiphanee\\_Smith@ci.richmond.ca.us](mailto:Tiphanee_Smith@ci.richmond.ca.us)<mailto:Tiphanee\_Smith@ci.richmond.ca.us>>  
> Subject: RE: Pt Molate Summary of Occupied Space  
> Al:  
>  
> PMCAC was looking for Caretakers assessment of who is in each bldg. and what purpose.  
> What you sent seems too brief to provide to City Council's PMCAC.  
> Willie seemed to have information on what City Dept. or other entity was occupying space in each of the Pt Molate  
Bldgs. (ie Richmond Museum of History, Parks Dept., Electric Shop) and if the function can be identified (storage of  
street furniture, storage of materials in offshore container for PW/Streets, storage of parks playground equipt.).  
> Try to be as descriptive as possible.  
>  
> 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  
>  
> From: Al Shanklin  
> Sent: Friday, January 31, 2014 12:43 PM  
> To: Craig Murray; Tiphanee Smith  
> Subject: RE: Pt Molate Summary of Occupied Space  
>  
> FYI  
>  
> Al Shanklin  
> City of Richmond  
> Facilities Maintenance Superintendent  
> Public Works Department  
> #6 13th st. Richmond, Ca 94801  
> Office # 510 620-6896  
> [al\\_shanklin@ci.richmond.ca.us](mailto:al_shanklin@ci.richmond.ca.us)<mailto:al\_shanklin@ci.richmond.ca.us>

>  
> From: Craig Murray  
> Sent: Tuesday, January 28, 2014 1:57 PM  
> To: Al Shanklin; Tiphane Smith  
> Subject: Pt Molate Summary of Occupied Space  
>  
> Al  
> Tiphane Smith  
>  
> At last night's PMCAC Mtg. attended by Mayor and Councilman Butt, there was discussion regarding listing of occupancies at Pt Molate.  
> Willie Agnew and I discussed summary information.  
> Willie said that he has this information on envelopes and I suggested that he work with Public Works Admin. Staff to draft up this information so I can provide to PMCAC at its next meeting.  
> Next PMCAC is Feb. 24 and I would need any information for the Agenda packet by Thurs. Feb.13.  
>  
> Let me know if I can help in these matters. Mr. Agnew indicated that he would be speaking with you regarding drafting up this information.  
> Can you forward information in Excel or Word document.  
>  
> Enclosed is document from Vice Chair showing information on structures and how she would like to see information regarding space use at Pt Molate.  
> I mentioned that we can try to get information in this format but first we would like to get Caretaker records into a printed document.  
>  
> 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  
> <Pt Molate Map.pdf>





## Release, Waiver of Liability and Indemnity Agreement

---

City of Richmond (the "City") is the owner of the former Naval Fuel Depot Point Molate, a property consisting of approximately 413 acres of hillside, shoreline and flat areas improved with dilapidated structures and facilities such as a pier, a park, open spaces, roads, buildings, and underground tanks (the "Premises"), and, as a property owner, permits third-party access from time to time at the Premises. In order to foster safety in the performance of the obligations of the City as a property owner, the City limits access to the Premises. The City plays no role in ensuring the safety or safe conditions at the Premises. In consideration of the permission from the City to access the Premises for the specific purpose of

---

the undersigned individually and on behalf of his or her personal representatives, assigns, heirs and next of kin ("hereafter "Releasers") acknowledges that the Premises are in an "as-is" condition and there is no guarantee of safety or construction quality and that accidents and injuries can arise out of access to the Premises .

In further consideration of being permitted to enter the Premises the undersigned hereby agrees to the following:

1. I hereby release, discharge and covenant not to sue the City, its officials, officers, employees, volunteers and agents for any and all liability to the undersigned, my personal representatives, assigns, heirs and next of kin (the "Releasers"), for any loss or damage and any claim or demands therefore on account of injury or death to persons or damage to property whether caused by the negligence of the City or otherwise while Releasers are in, upon or about the Premises, or any facilities or equipment therein.
2. I further agree to indemnify, defend and hold harmless the City, its officials, officers, employees, volunteers and agents ("Indemnitees") of and from any loss, lien, liability, claim, suit, damage, attorneys fees, experts fees, or cost which may be incurred or suffered from the presence of Releasers in, upon or about the Premises or in any way observing or using any facility or equipment of the City ("Indemnified Claims"), except where it is proved by a final judgment, after all appeals are exhausted, that the Indemnified Claim was caused by the sole negligence of the City, its officials, officers, employees, volunteers or agents. In the event an Indemnified Claim arises, the City shall have the exclusive right to select legal counsel to defend the

BA4.5

Indemnitees against any Claims.

3. I assume full responsibility for all risk of bodily injury, death or property damage occurring while Releasors or any of them are in, upon or about the Premises, or any facilities or equipment thereon.
4. I expressly agree, individually and on behalf of Releasors, that this Release, Waiver of Liability and Indemnity Agreement is intended to be as broad and inclusive as permitted by the laws of the State of California and that if any portion thereof is held to be invalid, it is agreed that the balance shall continue in full legal force and effect.
5. I and each of the Releasors shall abide by all directions and rules of the City regarding access to the Premises and shall not enter the Premises at any time without express and specific authorization to access the Premises.
6. I acknowledge and agree that the City may revoke permission to access the Premises at any time in the City's sole and absolute discretion.
7. I warrant that I have full authority to enter into this Release, Waiver of Liability and Indemnity Agreement individually and on behalf of the Releasors
8. I agree that I am responsible for my own safety and security (including my personal possessions), and that I will only enter the Premises after careful inspection to determine its safety and will immediately quit the Premises if any unsafe conditions should arise.
9. I have read and voluntarily signed this Release, Waiver of Liability and Indemnity Agreement and further agree that no representations, statements or inducements apart from the foregoing written agreement have been made to me.

---

I have read and understand this Release, Waiver of Liability and Indemnity Agreement:

\_\_\_\_\_  
Name (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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BA4.6

# **City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE**

Multi-Purpose Room  
440 CIVIC CENTER PLAZA

## **PROPOSED MINUTES MONDAY, November 18, 2013, 6:30 PM**

### **1. CALL TO ORDER**

Vice Chair Carman called the meeting to order at 6:34 p.m.

### **2. ROLL CALL**

Present: Committee Members Carman, Garrett, Gilbert, Hite, Martinez (6:40), Puleo, Smith, Stello (6:44), Stephenson, Sundance.

Absent: Kortz

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

### **3. WELCOME AND MEETING PROCEDURES**

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

### **4. AGENDA REVIEW AND ADOPTION**

Carman reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Carman moved to adopt the Agenda with a time limit of 30 to 45 minutes be shifted from Item 8 Staff Reports to Item 7 Presentations, Carman moved item, seconded by Hite. Item passed unanimously.

### **5. ANNOUNCEMENTS THROUGH THE CHAIR**

#### **a. Resignation of PMCAC Chair, Committee Member**

Carman noted that a Chair will need to be nominated for this Committee at a future date. Garrett recommended that this be placed on a future Agenda. Carman noted that it will go onto the December Agenda.

### **6. OPEN FORUM**

Jim Hanson spoke to the Committee regarding ongoing needs for invasive weed control at Pt Molate and that there is an Invasive Weed Advisory Group within the City and asked Committee to place a bookmark at an upcoming meeting to discuss how to take care of some of the invasive weeds at Pt Molate. Garrett asked if Hanson can work with Parks and Landscaping and do a presentation and Hanson said he could.

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

#### **a. Presentation of IR Site 3 Technology Alternatives**

Carson provided copies of IR Site 3 technologies and provided a PowerPoint presentation. Carson noted that he has added another alternative and possibly could get rid of the Waste Management Unit. Carson noted that review is important to seek technologies that can do three things if it would work, if it will it be cost effective and if it is implementable. Carson walked Committee through the alternative development portion of the FS. Carson noted that he will make a recommendation and went on to review the In Situ Technologies. In Situ solidification is typically mixing the soil with cement or reagent that binds the contaminant into the soil and doesn't let it move. Carson noted that this application with petroleum it is rather expensive with cement at about \$100./ton with a 10-15% mix at shallow-level mixing and the process is about \$60-\$100/ton to apply. Carson reiterated that making cement out of fuels is not typically done, therefore, this was screened out. Soil Vapor Extraction was described by putting wells into the subsurface above the water table and pulling the vapor out. Removing contaminants from the Vadose Zone is class technology for petroleum and done all over the place. Problem is not gasoline, diesel or motor oil on our site but it is heavier and is a heavy fuel product that isn't going to volatilize and will not go into the vapor phase and be pulled out. Therefore, this technology was screened out. Bioventing, is technology where don't actually put a vacuum on the ground to pull the

contaminants out. It just allows ways for oxygen to get into the ground, oxygen goes into the ground and the microbes in the ground breaks down the petroleum. Problem is with our site with very heavy hydrocarbons, it takes a very long time to break down even in aerobic environments. Carson noted hence we still have this problem out there when spills were occurring in the 1940s. Smith inquired what is long time. Carson noted with this technology it would be hundreds of years on this site but noted for a gas station bioventing would be three to four years. Phytoremediation effectiveness is limited to the top two to three feet. It is growing plants on top of the site in order to pull the contaminants up through the ground into the plants, then you harvest the plants and dispose of plants and keep doing that. It is only effective to a few feet and uncertain if it would be effective on the contaminants there. Carson thinks could be but it will never be effective under the groundwater table where the largest amount of mass of contaminants. Soil Flushing is where you take other chemicals, solvents, or surfactants like a soap, and inject that into the ground to use that to pull contaminants off of soil surfaces in order to collect them somewhere else. Problem is process is good with homogeneous soil like sand, but here it is salts and clays plus in order for it to work you will need to deliver the surfactant to the actual contaminant on the soil. It is hard because when you put it in it wants to go to the higher permeability gravel and sands but contaminants are bound up in the silts and clays and actually getting it there and pull the contaminant off of the soil is very difficult. Chemical Oxidation is directly injecting an oxidizer like peroxide or ozone into the ground and allowing that to react with the contaminant to break it down. This is not relying on microbes but chemicals to break the bonds to get it back into Carbon and Hydrogen. This is very different that IR Site 4 and if you can change the chemistry by adding sugar that will change the chemistry by spreading through the aquifer beyond where we added the sugar and it will break the contaminants down over years of time. This chemical reaction and oxidation is typically very fast on the order of days or weeks. This was screened out because uncertain on the effectiveness, uncertain about a pilot test with heterogeneous media and don't think it will be cost effective because have to do multiple injections because the chemical oxidation will use itself up and we will need to go back multiple times. Carson further explained other In Situ technologies looked at included Air Sparging and Bio Sparging. Air Sparging is bubbling air through the contaminated ground water having air strip out the contaminants, and then collecting through a soil extraction system but problem here with heavy contaminants not wanting to go into the extraction system because they want to stay in an aqueous or napal phase. Since they don't want to go into an air phase it would be very difficult to remediate with an Air Sparging system. This works great for gas stations. Carson explained that the Navy actually tried this on several locations, used a Pilot Test and decided this technology would not work. Enhanced Bioremediation is direct injection of compound that slowly releases oxygen into the environment. Oxygen is very important because it stimulates the microbes to which breaks down the hydrocarbons. Carson noted problem is almost everything out there that would have broken down with an aerobic process, a bioremediation process, is gone and broken down by the microbes out there. Last one is Thermally Enhanced Extraction. This is six phased heating with probes in the ground, run six phase electricity through the ground, it heats the ground to approximately 150 degrees Fahrenheit, and that can mobilize the napal and that can be collected. Radio Frequency Heating is same way of doing this with radio frequencies. Last one is Steam Injection and invented at Berkeley and run steam into the ground to heat the ground up and heat up that tar like napal so it will move and pull it out of the ground with multi-phase extraction. This is where the phase of the napal, the petroleum, the water and vapor is all pulled out at once. Problem is uncertain on its effectiveness on how hot it will get, but it is really expensive about \$700./cubic yard. Garrett inquired on Enhanced Bioremediation and effectiveness on biomix and what have is Bunker C and PAHs. Carson noted that PAHs get a little bit but all of this is very low solubility and get very little of the Packaged Groundwater Treatment Plant (PGWTP) and Carson noted that this system really is to ensure nothing moves out. Carson noted that we are not getting much out of the PGWTP system and that is why moving away from the whole system out there and try to go to a system less arduous to take care of. Carson noted that there is old fuel and PAH, very minor constituents of fuels that are thought to cause cancer at low concentrations like benzopyrene. Garrett indicated that she thought Bioremediation would actually be good. Carson inquired if for a heavy hydrocarbon system like this and believes with what we have here it won't be effective. Carson noted that he talked to the vendor about a system. Carson wrapped up that this is all the In Situ technologies that we discussed.

Carson noted that maybe BioRemediation may be used for Ex Situ but not sure of its cost effectiveness as dig and haul but can look at that also. Carson noted that this is also know as Land Farming where you dig it up and put it in piles, add nutrients and oxygen to try to get it to further break it down. Problem is if you can't get it to where it needs to be, then spent a bunch of money on a pile that you can do anything with.

Carson then showed the Ex Situ technologies that were screened out. One was solidification and stabilization and Carson said this is silly and no reason that we would solidify the soil ex situ and put it back in the ground, to build a concrete block outside and then put it back in the ground. Soil Flushing and Soil Extracting is one where Carson would put PEL in. Polarity Enhanced Liquid would be placed in this category. There is some certainty about the effectiveness with the heterogeneity of the media. It has limited implementability. In clean sand, it will work with one extraction. With Clays and Silts, you will have to break all those particles up to get the delivery even Ex Situ. It would be easier then In Situ but you will be adding all those costs such as running through mill. Also, if you had to do multiple extractions would it be cost effective. High Temperature Thermal Desorption and Offgas Incineration we talked at length about this. Free product skimming and do to the nature of the hydrocarbons we have out there we do not generate a lot of free product anymore simply because they are bound to the soil and are heavy long chained like a tar. Carson responded to questions about Ex Situ and In Situ.

Carson described his discussion with PEL and his analysis of this soil flushing alternative. Carson noted that PEL was talking Ex Situ application and primarily marketed towards the oil sands in Canada. Carson noted that this has never been applied for remediation or for extraction including oil sands. Carson noted that he is working on licensing and on a pilot study for a refinery in Canada. Carson described oil sands in Canada is where they dig it up, put it in a truck and take it to a bitumen refinery and heat it up there to pull up the petroleum and send it to a refinery. Here they would extract it with a PEL. Carson explained that PEL representative is not a remediation based and can't answer questions about areas such as PAHs, it is not his market and clearly it would require a pilot test. Carson thought if PEL is successful it will be a success because it would not need a lot of natural gas in the heating portion of the process. Carson noted that it has not been applied to remediation and not applied to soil types beyond sands and concerned about cost with multiple leaching for our type of soils. Carson said we can go to pilot but it would be costly. Stevenson indicated that there has been a lot of time of what can't be done, but wanted to know what can be done. Stello expressed concern that Terraphase is a vendor and is not objective. Carman indicated that Bill Carson and Terraphase is our hired Engineer for this process. Carson responded to Stello that he has no economic interest in any of these technologies and Carson noted that the City will directly contract with a vendor away from Terraphase. Carson then talked about Regenesys, the largest Ex Situ company in the world, and they make ERG, the sugars injected at IR Site 4. Carson noted that they did not get that contract because they were not cost competitive and went with a product named Eos, an emulsified oil substrate. Carson explained that Regenesys latest product is Petro-Cleanse. It is In Situ chemical oxidation and it is combined with a surfactant. Idea is you inject it into the ground and the surfactant in the chemical pulls the petroleum off the soil and then a chemical oxidizer, Regenox, is there and it is capable of breaking down that petroleum. Carson said that it is new and not done on a lot of sites and done on one site with weathered diesel and nothing for bunker fuel in sand. They are just beginning to look at gas stations in California. This would clearly require a Pilot Test and be a multiple injection process. Carson asked if they would be cost competitive on a project where have to reduce Bunker Fuel concentrations by 99% in a heterogeneous material and company representative indicated unlikely and there will be many injections for PAHs. Carson said that this is what he expects from a vendor when they bring him a product and if we are going to spend \$10M on process, then expect to see case studies, lab approvals, and application in California because California can be finicky and picky. Carman asked for the Terraphase Powerpoint to be emailed out to Committee.

Carson explained that the technologies that made it through the screen include Land Use Restriction, No Action because it is regulatory required, excavate, take to a landfill, continue to operate the packaged groundwater treatment plant, and the aeration trench – a reactive barrier scenario. Carson then noted that these alternatives were combined into these scenarios. Carson explained that these alternatives are all alternatives that the Committee has seen. Water Board has said that there will be a WMU on it on 4a,b,c,d and 5a,b and

alternative 7. Carson noted that we costed out alternative 5b with a reduced footprint waste management unit and costed out alternative 7 and described that the idea with alternative 6, the new one put in, is to clean it up to the multi-family standard across the whole site that way leave concentrations at the WMU above maintenance worker but it would no longer be a WMU. Carson said he is looking to define an alternative that is more cost competitive than the unrestricted use and maybe something without a WMU. Garrett noted that there was much sparring with the Water Board on Alternative 6 with clean up below ten feet. Carson noted clean up to Multi Family to the top ten feet and then to eliminate the WMU and then below ten feet have to clean up the whole site to below the maintenance worker standard which is what we are using to define what the WMU is. Carson noted if there is cost savings between 6 and 7 then that is something to capitalize on and not have the WMU. Smith inquired about firm that would heat up soil and guarantee to run it through again no charge if it didn't meet standard. Carson stated that they claimed that they would bond the job and that means that if it doesn't work then they would pay some other way to take care of the process. Smith indicated that this would take care of uncertain effectiveness and asked about uncertain costs and that it should be taken care of with their dollar bid either being too high or price certain. Smith inquired to limited imperability to contaminant mix and that he doesn't know enough about this process. Garrett stated this is where it is uncertain if it would be effective for the heavy hydrocarbons and there's a database for all the chemicals. Carson said EPA noted that they were uncertain about it. Stello said she called the EPA and it was the opposite.

Carman noted that a meeting was held with City Manager past Friday with Mayor, Stello and Garrett and there was agreement that the FS RAP should have a format of a Matrix with Alternative bidding. Stephenson inquired to Carman as to who was the "we" that met with the City Manager. Carman said Carman, Garrett, Stello and the Mayor. Garrett noted that City Manager was surprised that the FS RAP was still stuck in a review phase. Garrett indicated that Committee is ready to put it out to RFP. Stello said this is a simple project. Carson agreed as a Dig and Haul and not sure if it is as a Thermal project and PEL is innovative but never used before as well as using Petrocleanse. Carson summarized that about half way through the draft of the FS RAP and have to write the document to show the alternatives are equivalent to Title 27 cleanup and noted that the design work is going in parallel. General discussion about what is a RFP and timing. Mayor reviewed the meeting with those noted above and Nicole from her office and City Manager upset about project held up anymore and all ideas come forward with the RFP. Mayor expressed concern if other technologies are not brought forward via the RFP. General discussion if RFP can occur prior to FS RAP. Carson walked Committee through process with alternatives and typically have drawings before process. Discussion about testing methodologies, proof of concept needed prior to review. General discussion about prior discussions, timing of document delivery, and review on technologies with thermal desorption and PEL. Carman indicated that City can't have a WMU because it will set a precedent for others such as United Heckathorn, Zeneca in clean up of their properties. Sundance inquired about volumes. Carson indicated that Terraphase can come up with volumes based on the Scenario matrix. Stephenson inquired on the estimates. Garrett noted Engineering Estimates include for Unrestricted Use, full clean up, that Dig and Haul is \$26M and Thermal Desorption is \$18 or \$19M or maybe \$20M. Carson noted Alternative 7 and 5B. 5B is the limited footprint WMU and both were almost \$12M. Mayor inquired about RFI process. Murray indicated that RFI process could be incorporated with NCE once their contract is approved.

b. Discussion of November 1, 2013 Finance Committee Item – NCE Contract

Garrett reported to renewal at Finance Committee and Staff recommendation to December, 2014. Garrett reported that it should be to June, 2014 and put NCE back in good favor by showing good favor if should be put out to bid. Garrett reported that item has now been pulled from the Finance Committee and put it to the Committee. Garrett noted that September presentation of recommendations showed no change from agreement with Terraphase. Garrett asked if Committee could give name of three or four reputable firms and NCE would be free to bid in June. Stello noted that given what seen about not holding Terraphase to regulatory deadlines and rubber stamping Terraphase items, and in a prior conversation with Garrett, suggested

to bring in a firm that is outside this ecosystem and important to find a vendor in San Francisco, it is extremely tight on vendors that can do this work, and this is what is needed to do this work with an objective oversight. Garrett summarized that PMCAC would put forward to Finance Committee to seek a firm through RFP after six months in June, 2014, to seek a firm outside this ecosystem, and ready to award July 1 if not before. Smith seconded. Item passed unanimously.

c. Discussion of 2014 PMCAC Meeting Dates

Murray reported. First two months of each year fall on holidays and moved to fourth Mondays. Balance of schedule of 2014 dates are confirmed for the third Mondays for balance of 2014.

d. Review and discussion of PEL technology as remediation alternative for IR Site 3

Carman described his research and asking PEL technology to be included in the FS RAP. Carman talked about tar sands and spinning the soil with magnets to disconnect the medium and said unlike Thermal Desorption there is no air permit and no pollution and no water involved and believes low energy demand. Jean Blanc is the name of company and wanted to show the technology.

Garrett noted that it is 8:30 and certain items are not heard so request items be held over to following week or go through all the agenda items. Sundance moved to put off items including goats, Rosenberg, Staff report to 10 minutes, and Clean Up Restoration items 12A, Hite wants a few minutes. Item 8d, e, f to be moved, all item 12 to December meeting and brief remainder. Second Sundance, vote was unanimous.

Carman presented videos on PEL and read statement from the vendor. Murray indicated that 7D3 is the hardcopy in the packet on the technology. Carman indicated that this is used for oil spills in water with tanker spills. Carson discussed higher affinity to attach and designed by PEL to a different vapor pressure than oil. Smith inquired if PEL told Carman that they could do the work in Richmond. Carman said yes. Carson stated that he could send information to PEL and evaluation of a variety of technologies is little counter to getting project done. Carman indicated that there has to be alternatives than 2 and 4. Carson reiterated that PEL is being sold not as a Remediation technology but PEL as an alternate to using natural gas in the oil sand extraction process and summarized that this technology is at its infancy. Carson said therefore would need a pilot test and would need to talk to the state about the use of this for IR Site 3. Garrett noted it requires excavation and time to take care of it and requested time estimates from Carson and Carson stated about 5 months for the reduced footprint and about 8 months for other. Garrett summarized that no matter who digs there will be time. Carson noted that Petrocleanse is In Situ but they are not ready if you read their pilot studies they are on gas stations and little projects. Carman indicated that this won't work if Carson is not open to it. Carson said he is open to it but the timing isn't ready for it.

e. Discussion of item L-1 on November 19, 2013 City Council Meeting regarding a request for a shooting range at Point Molate Building 87

Garrett reported that item placed on City Council Meeting is in Agenda packet regarding use of Quonset Hut, Building 87 for training and firing range. Garrett indicated that Report asks if Council wants to direct staff to further investigate the use of this building as a firing range. Garrett noted that ideally this request should have been presented to PMCAC first and noted that Captain Gagan, Commander of the Southern District in charge of Point Molate is not aware of this request but Chief Magnus is aware of this request. Garrett pointed out that the Staff Report states the justification of the use of Building 87 as a firing range would save money. Garrett expressed concern for Officer training already in building one and if there was a link with RPD and desire to convert this building into an indoor firing range on the same property. Garrett stated that it is clear the derivation of this City Council item was from the Richmond Police Officers Association (RPOA). Garrett

opened item up to Committee has comments. Smith inquired to Mayor that he has heard military presence at Pt Molate, destruction occurs and they just walk away, and that the current group training is shooting in the basement and doing tactical exercises. Mayor stated that she asked City Manager and Police Chief from comments at last Committee meeting and neither was aware of Homeland Security doing anything at Pt Molate and Chief was going to check and stated that open air shooting is not allowed. Mayor requested more information from Smith to give to the Police Chief. Garrett described the exercise items on the first floor and training items in building one, the castle and it is with Department of Homeland Security. Garrett noted that this all started with FEMA and Cal Maritime with Cal Maritime getting a big grant from FEMA and proceeding forward with Marine Rescue Training and a Marine Rescue Training Center off of the Richmond Parkway Museum and FEMA requested to have special access to the HALO range and DHS that includes ICE requested to gain access to Pt Molate Building 1 for training and it is used jointly by agencies of the United States Coast Guard, Cal Maritime, Federal agencies including the F.B.I., and state, county and local forces of law enforcement and it is an active site every day for training. Garrett noted that Murray can report on use lease agreements at Pt Molate. Mayor inquired to Murray on how this agreement came about. Murray indicated that presence of Security at Pt Molate is very important and that Murray was approached by US Customs Chief Ho to allow access indoors out of weather for training. Murray explained the agreement. Mayor inquired who at City was aware of agreement and Murray indicated City Attorney's Office. Mayor indicated that she would research this further and Homeland Security, ICE and F.B.I. she should be aware of as a decision maker. Garrett noted that last time she was there at Pt Molate there was two helicopters and a drone, had been chased out of Pt Molate by DHS one day and they have been using the Pier as training area for helicopter, personnel drops into the water. Garrett further noted that there are fifteen vehicles parked there and Officers are carrying huge weapons. Discussion about speeding through Pt Molate. Smith described situation where Committee Members Smith and Stevenson entered Pt Molate, Building One with authorization from Chevron Police and Smith, Stevenson continued to water and was stopped by another Police vehicle and said that they are in a section that they shouldn't be and Officer said that they have live ammunition there. Smith inquired if building is being protected and why City is getting rent money. Puleo provided example of a building owned by IKEA with doors kicked in and ceiling tiles destroyed. Smith noted that both Smith, Stevenson needed to go back up to the building, sign in and they would be legal. Smith and Stevenson just left. Murray stated that all Non City of Richmond employees need to have a Right of Entry and discussed comments. Martinez stated that he has a problem with the City of Richmond helping ICE and we are a Sanctuary City. Murray stated that he can get more information and ask the US Customs and Border Protection group using the building to come speak to the Committee. Mayor indicated that matters are a City jurisdiction not Federal. Stephenson provided comments about Building 87 and if there was shooting in Building 1 then there would be bullet holes in the building. Mayor noted that this could go onto the City Council for December 3.

Garrett offered to develop a brief communiqué to City Council regarding other better suited sites for an indoor range for RPOA and not around people and a recreation area. Puleo provided comments about the building 87 being a hazard. Stello inquired why is it desirable to have three firing ranges in Pt Molate. Garrett's motioned seconded by Stephenson. Item passed unanimously. Sundance inquired if this item can just be taken off the City Council Agenda. Mayor noted that the rule is only the Council Member that put the item on can take the item off. Hite indicated that Council Member Booze placed the item on the Agenda. Martinez inquired if motion could be amended to look into the papertrail of the use. Garrett inquired of Martinez for Building One or 87. Murray explained regular use requests that come to staff and uses that relate to police forces. Garrett noted that ICE is US Customs and Border Protection. Murray noted that agreement can be modified to state no destructive activities. Mayor indicated that can put together an Agenda report on Pt Molate.

## 8. STAFF REPORTS

### PROJECT MANAGER'S STAFF REPORT INCLUDING

- a. Report on new US Navy Escrow Fund Agent
- b. Review of fund balances for Pt Molate General Fund budget and Navy Escrow Account

9A-6

- c. Report on Facility Survey with City of Richmond Caretaker
- d. Inquiry of Use of Goats for Vegetation Management
- e. Information from David Rosenberg, Esq. Presentation on Rosenberg Rules
- f. PMCAC Establishment Resolution No. 8-11 Review

Murray noted that there's a summary in writing in the packet under item 8. Garrett asked if DP Security can get a card in place to contact Chevron and who to call such as ambulance at Pt Molate Beach. Martinez inquired about sort by vendor on the Escrow Financial Report.

**9. CONSENT CALENDAR**

- a. APPROVE – PMCAC meeting minutes of September 16, 2013
- b. APPROVE – PMCAC meeting minutes of October 21, 2013

Garrett noted that need full majority motion to pull this item to hold over for Carman edits in September minutes. Garrett motioned to suspend normal rule after Agenda adoption and hold over to December. Smith seconded. Passed unanimously. Carman noted corrections for October minutes.

**10. FUTURE AGENDA ITEMS**

Carman called for future items and included broom eradication, report on use of Winehaven, Staff Report, Rosenberg Rules and all of the Sub-Committee reports that were held over tonight. Murray offered US Customs and Border Protection presentation since they offered. Smith noted that he would like to hear from all the agencies.

**11. CITY COUNCIL LIAISON REPORTS**

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

Mayor reported no real report. Official Pt Molate Beach Reopening in discussion with Park Superintendent we will wait until Spring.

- b. PMCAC appointment status

No report.

**12. CHAIR AND SUB-COMMITTEE REPORT**

- a. Clean-Up and Restoration:
  - 1. Report on 3Q 2013 QMR Site 1 Landfill
  - 2. Report on 3Q 2013 QMR USTs
  - 3. Report on 3Q SMR PGWTP
  - 4. Report out on October 2013 Monthly Report

Item held over.

- b. Community Outreach:
  - 1. Review of previous month's activities and plans for next month

2. Review of current draft of PMCAC brochure
3. Review of schedule for Neighborhood Council presentations

Hite reported and asked if can ask others to consider joining PMCAC. Hite asked for comments on the brochure.

c. Grant Development:

Stello reported that the Wells Fargo grant, that PMCAC did not get last year, has been resubmitted. A demonstration project as part of the grant with Golden Hour Restoration was presented for ½ acre of coastal grasslands and eelgrass restoration.

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

Garrett reported.

- e. Chair: Identification of pending schedule conflicts

Carman inquired if any conflicts.  
No conflicts reported.

**13. ADJOURNMENT**

Carman moved to adjourn the meeting at 9:38 pm, seconded by Garrett. Passed unanimously.

**14. Assemblage of PMCAC Standing Sub-Committees**

Adjourned to Sub-Committee Meetings.

**15. SCHEDULED MEETINGS**

Committee Meeting – .

Monday, December 16, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

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Craig K. Murray, PMCAC Staff Liaison

# AGENDA ITEM REQUEST FORM

Department: Engineering  
Department

Department Head: Alan Wolken/Craig  
Murray

Phone: 307-8188

Meeting Date: 2/4/2014

Final Decision Date Deadline: 2/4/2014

**STATEMENT OF THE ISSUE:** Councilmember Butt has requested beginning in February, 2014 and every first City Council meeting of the month until further notice, a monthly Report and Direction to staff relating to Point Molate Activities: 1. A copy of the Minutes for the previous month's meeting of the PMCAC; 2. Agenda for the current month's PMCAC meeting; 3. Any advice or recommendations the PMCAC wishes to provide to the City Council; 4. Copies of any security incident reports from DP Security; 5. Summary of monthly income and expenditures and balances remaining at Point Molate specific funding, including but not limited to cleanup, maintenance and security.

## INDICATE APPROPRIATE BODY

- |   |   |  |   |   |
|---|---|--|---|---|
| <input checked="" type="checkbox"/> City Council    | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority                       | <input type="checkbox"/> Surplus Property Authority | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Rules and Procedures Standing Committee | <input type="checkbox"/> Other _____                |   |
|   |   | <input type="checkbox"/> Local Reuse Authority                   |   |   |

## ITEM \_\_\_\_\_

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |   |  |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Ordinance   | <input checked="" type="checkbox"/> Other <u>Report</u> |  |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Council As Whole  |   |  |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |   |  |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |   |  |

**RECOMMENDED ACTION:** RECEIVE a report on Point Molate Activities - Engineering Services Department (Alan Wolken/Craig Murray 307-8188).

## REVIEWS/APPROVALS **DO NOT WRITE IN THIS SPACE**

This item has been reviewed and approved by the **FINANCE DIRECTOR, CITY ATTORNEY, and CITY MANAGER.**

AGENDA ITEM NO:

**G-7.**



**From:** Pamela Christian  
**Sent:** Tuesday, January 14, 2014 11:59 AM  
**To:** Trina Jackson; Lizeht Zepeda; Craig Murray  
**Cc:** Bill Lindsay; Sue Kadlec; City Clerk Dept  
**Subject:** RE: Regular Agenda Item Request.

Hi Trina,

Point Molate activities update should be handled by Craig Murray. I copied Craig and Lizeht on this e-mail.

Craig and Lizhet, please see Councilmember Butt's e-mail request below and load the placeholder in SIRE to the February 4, 2014, City Council Agenda by Thursday, January 16, 2014.

Thank you!

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**From:** Trina Jackson  
**Sent:** Tuesday, January 14, 2014 11:16 AM  
**To:** City Clerk Dept  
**Cc:** Bill Lindsay; Sue Kadlec  
**Subject:** FW: Regular Agenda Item Request.

Hello Diane,

Since this is a regular item, are you taking care of this or am I to enter it every month or will staff from the PMCAC be notified to handle this (I believe it's Craig Murray)? Please let me know how to proceed.

Thank you.

*Trina Jackson*  
*Liaison to the City Council*  
*(510) 620-6581 p*  
[www.ci.richmond.ca.us](http://www.ci.richmond.ca.us)

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**From:** Butt, Tom [<mailto:tom.butt@intres.com>]  
**Sent:** Thursday, January 09, 2014 7:38 PM  
**To:** Gayle McLaughlin; Bill Lindsay; Diane Holmes; Trina Jackson  
**Subject:** Agenda Item Request.

Beginning in February, please place on the agenda of the first City Council meeting of every month until further notice, the following item:

" Report and direction to staff relating to Point Molate Activities." The item can be placed on the consent calendar similar to how the item regarding the Wastewater System and Treatment Plant is now being handles.

I am requesting that the accompanying staff report include the following items each month:

1. A copy of the Minutes for the previous month's meeting of the PMCAC.
2. Agenda for the current month's PMCAC meeting.
3. Any advice or recommendations the PMCAC wishes to provide to the City Council.
4. Copies of any security incident reports from DP Security.
5. Summary of monthly income and expenditures and balances remaining for Point Molate specific funding, including but not limited to cleanup, maintenance and security.

If there are confidential items, they should be placed by staff on the closed session agenda.

There will be no presentation or discussion unless someone pulls it off the consent calendar.

Tom Butt

Richmond City Councilman

117 Park Place

Richmond, CA 94801

Phone: 510.236.7435

Fax: 510.232.5325

Cell: 510/220-1577

E-mail: [tom.butt@intres.com](mailto:tom.butt@intres.com)

Tom Butt Political Website: <http://www.tombutt.com/>

Board member and past chair, Local Government Commission

Alternate member, BCDC

Alternate member, Contra Costa LAFCO

Member, League of California Cities, Environmental Quality Policy Committee

Member, West Contra Costa Transportation Advisory Committee (WCCTAC)

Commissioner, Contra Costa Transportation Authority

Board Member, Richmond Representative, Marin Energy Authority

#### CONFIDENTIALITY NOTICE

This message is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited, and you are requested to please notify us immediately by telephone at 510.236.7435, and delete this message forthwith.

Thank you for your cooperation.

Tom Butt

## Craig Murray

---

**From:** Pamela Christian  
**Sent:** Friday, February 14, 2014 4:32 PM  
**To:** Craig Murray; lanahusser@~~ci.richmond.ca.us~~; pamstello@~~ci.richmond.ca.us~~  
**Cc:** Ursula Deloa; Diane Holmes  
**Subject:** RE: PMCAC member application

The applications for Boards and Commissions are on the City's Website. The link is below:

<http://www.ci.richmond.ca.us/DocumentCenter/Home/View/2641>

Please return the original completed application to the City Clerk's Office, 450 Civic Center Plaza, Suite 300, Richmond, CA 94804

If you have questions, please contact the Clerk's Office at (510) 620-6513.

Thank you!

---

**From:** Craig Murray  
**Sent:** Thursday, February 13, 2014 11:38 AM  
**To:** Pamela Christian; City Clerk Dept  
**Subject:** FW: PMCAC member application

Pam

City Clerk Dept.  
Can you forward an application for this Committee to below interested party.  
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

**From:** Pam Stello [mailto:pamstello@~~ci.richmond.ca.us~~]  
**Sent:** Thursday, February 13, 2014 8:31 AM  
**To:** Craig Murray  
**Cc:** lanahusser@~~ci.richmond.ca.us~~  
**Subject:** PMCAC member application

Dear Craig,

Lana Husser is interested to join the PMCAC. Can you forward Lana, cc'd above, an application?

Thank you.



## BOARD OR COMMISSION APPLICATION FORM

DATE: \_\_\_\_\_

Check one: **New Appointment**   
**Re-Appointment**

NAME OF BOARD OR COMMISSION: \_\_\_\_\_

NAME: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW LONG HAVE YOU BEEN A RESIDENT OF THE CITY OF RICHMOND: \_\_\_\_\_

PLACE OF EMPLOYMENT: \_\_\_\_\_

REASONS FOR INTEREST IN APPOINTMENT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FRATERNAL AND/OR CIVIC ORGANIZATIONS:

\_\_\_\_\_  
\_\_\_\_\_

EDUCATION:

\_\_\_\_\_  
\_\_\_\_\_

REFERENCES (Minimum 5 – List Name, Address, and Phone Number)

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

To the best of my knowledge the information provided is true and correct:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Deliver or Mail to: City Clerk Or Fax to: 510-620-6542  
450 Civic Center Plaza  
Richmond, CA 94804

For Office Use Only: **New Appointment:**  **Reappointment:**   1st  2<sup>nd</sup>  3rd

12.B.2



February 10, 2014

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 January 2014, 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 included below. For major work tasks completed in 2013, please see the monthly status report for December 2013 (Terraphase 2014a). 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 January 2014:*

1. None

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. 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 January 2014:*

1. Discussions with City of Richmond regarding the internal draft IR Site 3 Feasibility Study/Remedial Action Plan (FS/RAP)
2. Preparation of the internal draft FS/RAP
3. Submittal of internal draft FS/RAP to the City of Richmond
4. Preparation of remedial design plans and specifications
5. Regulatory interaction regarding permitting for the planned remedial activities

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Response to City of Richmond comments on the internal draft FS/RAP
2. Submittal of Draft Final FS/RAP to RWQCB for comment
3. Response to RWQCB comments
4. Installation of osprey nest deterrents
5. Preparation of remedial design plans and specifications

**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 January 2014:*

1. Data evaluation of post-treatment performance monitoring
2. Annual evaluation report for the Enhanced Reduction Dechlorination (ERD) program.

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Submittal of annual evaluation summary for the ERD program

**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 January 2014:*

1. None

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Preparation of tank closure requests to the RWQCB for USTs 2,15,18,19

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

Not Applicable – No UST demolition scheduled

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

*Work completed in January 2014:*

1. Conducted the routine monthly UST closure monitoring inspections
2. Preparation of the combined 2013 fourth quarter/annual UST monitoring report

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Conduct routine monthly UST closure monitoring inspections
2. Submittal of the combined 2013 fourth quarter/annual UST monitoring report to the RWQCB

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

Not Applicable

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

*Work completed in January 2014:*

1. Submitted the monthly remediation status report for December 2013 to the RWQCB (Terraphase 2013gg)

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Submit the monthly remediation status report for January 2014 to the RWQCB
2. Submit the insurance budget summary and project status update for September, October, November, and December 2013 and January 2014 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 January 2014:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation of the combined fourth quarter and annual 2013 monitoring report

*Major Work Items Previously Completed in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Post-storm event landfill inspection and treatment system monitoring
4. Submittal of the combined fourth quarter and annual 2013 monitoring to the RWQCB

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

Not Applicable

**IR Site 3: PGWTP**

Terraphase, under the direction of 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 January 2014:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Preparation of combined fourth quarter and annual 2013 self-monitoring report

*Major work items completed previously in 2014:*

1. None

*Upcoming Work in February 2014:*

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Preparation and submittal of the combined fourth quarter and annual 2013 self-monitoring report to the RWQCB

### **Site-wide Groundwater Monitoring**

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

#### *Work completed in January 2014:*

1. Response to City of Richmond comments to internal draft 2013 Dry-Season Annual Groundwater Monitoring Report

#### *Major work items completed previously in 2014:*

1. None

#### *Upcoming Work in February 2014:*

1. Submittal of the 2013 Dry-Season Annual Groundwater Monitoring Report to the RWQCB
2. Preparation of request for reduced groundwater monitoring as an addendum to the Site-Wide Groundwater Monitoring Plan (Terraphase 2011n)

### **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 January 2014, 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) are being 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 will be presented to the PMCAC prior to submittal to the RWQCB.

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

Sincerely,  
For Terraphase Engineering Inc.

DRAFT

DRAFT

Ryan Janoch, PE (C78735)  
Associate Engineer

Tomer Schetrit, PE (C81411)  
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

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA.* April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit).* June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. Levine RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County.* November 30.
- RWQCB. 2011a. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County.* August 26.
- RWQCB. 2011b. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County.* August 30.
- RWQCB. 2011c. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond.* November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: *Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County.* December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Leyva to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County.* February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: *Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point Molate, Western Drive, City of Richmond, Contra Costa County under the Requirements of Order No. R2-2012-0012, NPDES Permit No. CAG912002 (VOC and Fuel General Permit).* March 22.

- RWQCB. 2013a. Letter from Bruce H. Wolfe to Mr. Bruce Goodmiller RE: Approval of Modified Sampling Plan – Fish Toxicity General NPDES Permit No. CAG912002, Order No. R2-2012-0012
- Terraphase. 2010a. Work Plan to Develop a Field Assessment Methodology for Mobile Free Product, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. November 8.
- Terraphase. 2010b. Notice of Increased Flow through the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES No. CAG912002). November 17.
- Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.
- Terraphase. 2011b. Combined Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002. February 15.
- Terraphase. 2011c. Response to Comments and Questions Regarding the Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California Order No. R2-2006-0075, NPDES Permit No. CAG912002). March 23.
- Terraphase. 2011d. First Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. April 22.
- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.

- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.
- Terraphase. 2011o. Third Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002. October 18.
- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.
- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.
- Terraphase. 2011s. Draft Investigation Restoration Site 3 Feasibility Study/ Remedial Action Plan, Former NFD Point Molate, Richmond, California Installation Restoration Site 3. December 19.
- Terraphase. 2012a. Monthly Summary Report for Work through December 2011, Former Naval Fuel Depot Point Molate Richmond, California. January 9.
- Terraphase. 2012b. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
- Terraphase. 2012c. Fourth Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 19.
- Terraphase. 2012d. Annual 2011 Underground Storage Tank (UST) Monitoring Report. January 20.
- Terraphase. 2012e. Supplemental Information Regarding the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Tentative Order No. R2-2012-XXX NPDES No. CAG912002, VOC and Fuel General Permit). January 27.
- Terraphase. 2012f. Combined Fourth Quarter and Annual 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). January 28.
- Terraphase. 2012g. Application for 401 Water Quality Certification for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012h. Application for Nationwide Permit Number 38 Coverage for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012i. Installation Restoration Site 3 Remediation Nationwide Permit No. 38 Pre-Construction Notification, Former Naval Fuel Depot Point Molate Richmond, California. February 8.
- Terraphase. 2012j. Monthly Summary Report for Work through January 2012, Former Naval Fuel Depot Point Molate Richmond, California. February 13.
- Terraphase. 2012k. Draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report, IR Site 3, Former Naval Fuel Depot Point Molate Richmond, California. February 13.
- Terraphase. 2012l. Application for Administrative Permit for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 20.
- Terraphase. 2012m. Monthly Summary Report for Work through February 2012, Former Naval Fuel Depot Point Molate Richmond, California. March 13.

- Terraphase. 2012n. Monthly Summary Report for Work through March 2012, Former Naval Fuel Depot Point Molate Richmond, California. April 13.
- Terraphase. 2012o. Dry-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. April 19.
- Terraphase. 2012p. Wetland Mitigation and Monitoring Plan IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, California. April 23.
- Terraphase. 2012q. Response to Comments - Point Molate Community Advisory Committee Letter on Proposed Treatment and Study of IR Site 4 Drum Lot 2, Building 87 Area Point Molate. May 3.
- Terraphase. 2012r. Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California. May 3.
- Terraphase. 2012s. First Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. May 3.
- Terraphase. 2012t. First Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012u. First Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
- Terraphase. 2012w. Soil Gas Survey Work Plan, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate, Richmond, California. May 22.
- Terraphase. 2012x. Monthly Remediation Status Report for Work in May 2012, Former Naval Fuel Depot Point Molate Richmond, California. June 15.
- Terraphase. 2012y. Monthly Remediation Status Report for Work in June 2012, Former Naval Fuel Depot Point Molate Richmond, California. July 15.
- Terraphase. 2012z. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 3.
- Terraphase. 2012aa. Second Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
- Terraphase. 2012bb. Second Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
- Terraphase. 2012cc. Second Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. August 6.
- Terraphase. 2012dd. Well Abandonment Work Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 8.
- Terraphase. 2012ee. Data Summary for Soil Gas Survey at Former Naval Fuel Depot Point Molate, Richmond, California. August 13.
- Terraphase. 2012ff. Monthly Remediation Status Report for Work in July 2012, Former Naval Fuel Depot Point Molate Richmond, California. August 15.

- Terraphase. 2012gg. Step Out Investigation, IR Site 4, Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond, California. August 15.
- Terraphase. 2012hh. Monthly Remediation Status Report for Work in August 2012, Former Naval Fuel Depot Point Molate Richmond, California. September 17.
- Terraphase. 2012ii. Step Out Investigation, IR Site 4 Drum Lot 2, Building 87 Area Point Molate, Richmond, California. September 17.
- Terraphase. 2012jj. Soil and Groundwater Management Plan, Former Naval Fuel Depot Point Molate, Richmond, California. September 21.
- Terraphase. 2012kk. Monthly Remediation Status Report for Work in September 2012, Former Naval Fuel Depot Point Molate Richmond, California. October 15.
- Terraphase. 2012ll. Work Plan for Delineating Characteristically Hazardous Waste, IR Site 3, Former Naval Fuel Depot Point Molate Richmond, California. October 19.
- Terraphase. 2012mm. Draft Second Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond, California. October 26.
- Terraphase. 2012nn. Third Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. November 1.
- Terraphase. 2012oo. Third Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California (CIWQS 657165 Order No. R2-2012-0012, NPDES No CAG912002. November 1.
- Terraphase. 2012pp. Third Quarter 2012 Underground Storage tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. November 1.
- Terraphase. 2012qq. Monthly Remediation Status Report for Work in October 2012, Former Naval Fuel Depot Point Molate, Richmond, California. November 15.
- Terraphase. 2012rr. Monthly Remediation Status Report for Work in November 2012, Former Naval Fuel Depot Point Molate, Richmond, California. December 14.
- Terraphase. 2013a. Monthly Remediation Status Report for Work in December 2012, Former Naval Fuel Depot Point Molate, Richmond, California. January 15.
- Terraphase. 2013b. Dry-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. January 31.
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