

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, May 18, 2015 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Paul Carman
Chair

Joan Garrett

Dorothy Gilbert

Jim Hite
Vice-Chair

Jeanne Kortz

Pam Stello

Charles T. Smith

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** (85 min.)
 - a. Presentation: Nematode Holdings, Inc. Agreement Amendment Proposal (20 min.), Bobby Winston, Proprietor, Q&A (5 min.)
 - b. Discussion on PMCAC SubCommittees (20 min.), Q&A (10 min.)
 - c. Discussion on Document Archiving (20 min.), Q&A (10 min.)
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 (10 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
 6. Monthly summary of authorized entries
 7. Caretaker Summary
 8. Beach Park
 9. IR Site 3 Remediation and Abatement Project
 10. Other

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9. Consent Calendar (2 min.)

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

- a. APPROVE – PMCAC meeting minutes of April 20, 2015

10. PMCAC Quarterly Report to City Council (15 min.)

a.

11. Future Agenda Items (5 min.)

a.

12. City Council Liaison Reports (12 min.)

a. Report by Councilmember Martinez 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 (24 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 (10 min.)

1. IR Site 3 Project Status Report – Project Update
2. ACE Report through Mar.2015
3. Project Weekly Update – 5/4 to 5/9/2015
4. QMR UST 1Q 2015

b. Community Outreach (3 min.)

1. Review of previous month's activities and plans for next month
2. Review of schedule for Neighborhood Council, Sr. Center presentations

c. Grant Development (2 min.)

1. Grant App. Status

d. Pt. Molate Beach (5 min.)

1.

e. Invasive Species (2 min.)

1.

f. Chair (2 min.)

1. Identification of pending schedule conflicts

14. Adjournment of PMCAC regular meeting

15. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, June 15, 2015, 6:30 pm

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

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, craig_murray@ci.richmond.ca.us.

Agenda and minute information on the PMCAC can be found on the

City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>

Additional correspondence can be directed to PtMolateCAC@gmail.com

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkkZWQ1ZDQ0NW1wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



Pt Molate Report

PMCAC #48 May 18, 2015

Expenditures and balance from Navy Escrow Fund:

- One Expenditures from April 18, 2015 to May 15, 2015.
- Balance: \$15,157,100.57

Expenditures and balance from City General Fund:

- Expenditures to date for FY 14-15 total \$254,443.
- Balance: \$167,888.

Insurance Report filings

- Report included through Mar.2015.

Lease/Occupation status for all Pt. Molate Users

- No Caretaker review for April 2015 available/enclosed.
- Caretaker attends the IR Site 3 Project Meetings conducted by PSEC
- Pt Molate Staff Team reviewed and approved conceptually working with Bobby Winston to develop his proposal to manage and search for tenants for certain parts of Pt Molate.

Monthly Summary of security incidents:

- April, 2015 report enclosed.
- No significant incidents were reported for April 2015, 7 Officers assigned during month to perform and 2007 security checks were performed from upper ridge line to lower shoreline areas;
- DP Security performed 73 Contacts during this period.

Monthly Summary of authorized entries:

- There were fifty-one public entry authorizations for prior month.
- A large Group of approximately 48 from associated with Berkeley Police Department performed scenario training in the cottage area on April 27.
- Two visitors toured Pt Molate and one member of California Native Plant Society (CNPS) toured Pt Molate.

Caretaker Summary

- Public Works Dept. indicated no report is available for this past period.

Beach Park

- No significant events reported through DP Security

IR Site 3 Remediation and Abatement Project

- Project is out of winter weatherization mode. March 18 was the remobilization date.

- Bill Carson of Terraphase will be providing a current status update on IR Site 3 at tonight's meeting.
- Projected completion schedule is tentatively set for July, 2015.
- A ribbon cutting site reopening event would be planned for July/August time period.

Other – Adjacent Shoreline Property

- Red Rocks Marina is up for sale. This is significant historical location and place for the Richmond – Pt San Quentin/San Rafael ferry ran up until the Richmond San Rafael Bridge was built and open in 1956. Red Rocks property owner of record shows Castro Point, LLC, 3781 La Honda Road, San Gregorio, CA 94074.

Pt. Molate FY2014-15 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
City Attorney's Office	01151014-400206	Legal Services	Morrison Foerster	\$ 70,000	\$ -	\$ 70,000
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 179,443	\$ 73,888
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 75,000	\$ 24,000
				<u>\$ 422,331</u>	<u>\$ 254,443</u>	<u>\$ 167,888</u>

As of April 30, 2015

DP Security Services, INC

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

May 13, 2015

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

During the month of April 2015, DP Security Services, Inc., maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security will also deploy a **Roving Patrol** throughout the upper ridge area of Point Molate monitoring and checking the status of various fixed assets owned by the City of Richmond. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.
3. Document all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

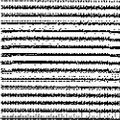
Captain Gagan the following is the compiled information relating to activity at the Point Molate site during the month of April 2015.

Primary Personnel Assigned: Perimeter Patrols: R. Duncan, J. Rideau
A. Reed
Rovers: R. Singleton, C. Ojeh
Relief: J. Owens, G. Pete

D.P. Security Services personnel initiated 2007 security checks within Point Molate designated patrol area during April 2015. There were no significant incidents reported.

Contractors contacted during the month of April 2015.

Terra Phase – 20 contacts
D&H Landscaping – 6 contacts
De Silva Gates – 17 contacts
Pacific States Environmental – 20 contacts
Davey Tree Co. - 1 contact



DP Security Services, INC

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

- S.F.S.U. – 1 contact
- Berkeley P.D. –1contact
- Richmond P.D. – 1 contact
- Sun State – 2 contacts
- City of Richmond – 3 contacts
- Photographer – 1 contact

Administrative Action Taken:

None

Site Environmental Concerns:

None

Sincerely,

Michael Davenport, Owner/President

BAS.2

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
MONDAY, April 20, 2015, 6:30 PM**

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:35 p.m.

2. ROLL CALL

Present: Committee Members Carman, Gilbert, Hite, Smith and Stello (7:07).

Absent: Garrett, Kortz

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II

3. WELCOME AND MEETING PROCEDURES

Carman presented.

4. AGENDA REVIEW AND ADOPTION

Carman reviewed. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Hite/Smith 4-0-3-0) to adopt the Agenda.

AYES: Carman, Gilbert, Hite, Smith.
NOES: None
ABSENT: Garrett, Kortz and Stello.
ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Carman reported that he received a California Winemakers book from Bobby Winston and provided it to certain PMCAC Members for review. Carman reported that he attended the City Council meeting and on a 7-0 Council vote funds were allocated by City Council to the Trust for Public Land to commence an economic study on Pt Molate.

6. OPEN FORUM

Cordell Hindler spoke about a new show called The Foreigners. Hindler stated that he will help coordinate a Richmond Youth Council representative to attend and present at the June 15 PMCAC meeting. Hindler indicated that he can also reach out to Fairmeade Hilltop in July.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: California Native Plant Society

Mack Casterman, Conservation Analyst, East Bay Chapter of the California Native Plant Society provided a PowerPoint presentation titled "Rare Plants Highlights and Areas Deserving Special Consideration". Casterman reviewed the history of Pt Molate and referenced maps from 1899 showing that all areas were essentially a Marsh land and this region is geologically and botanically related to the highlands on the west side of the bay at Point San Pedro Road in San Rafael. Discussion regarding the plant and grassland areas within Pt Molate. Discussion the Festuca rubra ssp. rubra or Molate Fescue used in many landscaping applications was found only in Pt Molate by David Amme. Casterman indicated that volunteer groups can obtain some grant funds to perform studies.

2. Presentation: Raptors Are the Solution and Owl Wise Leaders

Lisa Owens Viani, Director, spoke on the efforts of the organization and particular efforts to remove DCon product from the environment. Presentation showed how this product negatively affects Raptors and also provided pictures of how it has killed household pets. Discussion of a new nerve toxin Bromethalin and if a dog gets into this then there will be no saving the dog. Don Gosney spoke that in past a bowl of water and corn starch and plaster and this combination was left out and this would safely and effectively kill rodents. Vianni discussed future efforts and provided a website for more information: www.raptorsarethesolution.org

8. **STAFF REPORTS**

A. PROJECT MANAGER'S STAFF REPORT INCLUDING

1. EXPENDITURES AND BALANCE FROM THE NAVY ESCROW FUND
2. EXPENDITURES AND BALANCE FROM THE GENERAL FUND
3. INSURANCE REPORT FILINGS
4. LEASE/OCCUPATION STATUS FOR ALL PT MOLATE USERS
5. MONTHLY SUMMARY OF SECURITY INCIDENTS
6. MONTHLY SUMMARY OF AUTHORIZED ENTRIES
7. CARETAKER SUMMARY
8. BEACH PARK
9. IR SITE 3 REMEDIATION AND ABATEMENT PROJECT BID
10. OTHER

Murray reported on project reports found in the Agenda packet.

9. **CONSENT CALENDAR**

- A. **APPROVE – PMCAC MEETING MINUTES OF FEBRUARY 9, 2015**
- B. **APPROVE – PMCAC MEETING MINUTES OF MARCH 16, 2015**

ACTION: COMMITTEE APPROVED (M/S HITE/SMITH 5-0-2-0) TO ADOPT THE AGENDA.

AYES:	CARMAN, GILBERT, HITE, SMITH AND STELLO.
NOES:	NONE
ABSENT:	GARRETT, KORTZ.
ABSTAIN:	NONE

10. **PMCAC QUARTERLY REPORT TO CITY COUNCIL**

- A. **APPROVE – PMCAC Annual Report to City Council**

Carman indicated that there is no report.

11. **FUTURE AGENDA ITEMS**

Carman stated that future items could include a phone call from the US Navy and a report from a Youth Council representative.

12. CITY COUNCIL LIAISON REPORTS

A. REPORT BY COUNCILMEMBER MARTINEZ REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE

No Report.

B. PMCAC APPOINTMENT STATUS

ALEX KNOX OF THE MAYOR'S OFFICE NOTED THAT ALL PMCAC CITY COUNCIL APPOINTMENTS WILL EXPIRE ON MAY 15, 2015. KNOX NOTED THAT THERE IS A 90 DAY GRACE PERIOD FROM TERM EXPIRATION TO ALLOW TIME TO REAPPLY AND REMAIN ON A BOARD. KNOX DISCUSSED THE PROCESS OF APPLICATION AND CITY COUNCIL REVIEW OF THOSE APPLICATIONS.

13. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

1. IR Site 3 Project Status Report
2. ACE Report Through Dec.2014

Bill Carson of Terraphase reported. Carson discussed Class II soil from the FRF area that has been recovered and the contractor is currently performing a step out extraction at excavation J. Carson discussed sampling methodology and that of 20 samples, 5 failed at about at 20% failure rate. Carson explained that the excavation is going down about 17' below Building 6 and down to the clay, bay mud. Carson discussed that contractor is needing to catch up and performing about 90-100 truckloads a day and will need to do more like 200 truckloads per day to stay on schedule. Carson discussed Landfills and acceptance standards. Carson reviewed status of the Polar Compound study requested by the Regional Water Quality Control Board and resolution of a violation 827c regarding the Ground Water Monitoring. Carson noted that a 22 day extension was negotiated and provided to the contractors schedule.

b. Community Outreach:

1. Review of previous month's activities and plans for next month
2. Review of schedule for Neighborhood Council, Sr. Center presentations

Hite reported that he will go to GRIP, Urban Tilth's Doria Robinson, RYSE, youth group meeting upstairs and met with Richmond Visitors Bureau Beth Javens.

c. Grant Development:

1. Grant Application Status

Stello reported on the status of a \$5,000 grant and status of other applications.

d. Pt Molate Beach:

Smith reported.

e. Invasive Species

Smith reported that there is no report on Invasive Species. Carman inquired why there is No Fishing at the Beach Park. Stello indicated the potential conflicts with other beach park visitors and fishing may be more appropriate at other locations on the San Pablo Peninsula such as at Pt Orient. Hite reported that 4 to 5 frogs are back in the ponds. Hite also discussed that he would like to have a discussion with the Fire Marshall about the training and use of the Dragon tool to keep down the invasive sprouts. Carman noted that Tony Brake of the Golden Gate Raptor Society has been in contact with Chevron regarding the Osprey.

f. Chair: Identification of pending schedule conflicts

No report.

14. ADJOURNMENT

hite moved to adjourn the meeting at 8:40 pm, seconded by Smith. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, May 18, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

Date: May-11-2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 5-4-2015 to 5-9-2015

Construction Tasks Completed

- SWPPP inspections
- Execution of remaining 0-5 foot step outs in excavation C

Construction Tasks in Progress

- Export Class II waste soil. Approximately 691 truckloads of Class II waste soil off-hauled. Approximately 13,820 tons of export soil.
- Excavation of clean overburden (0 – 10' bgs) from areas west of Excavation I and Excavation J, and from the central portion of the site
- Continue excavation of deep soil (10 – 17' bgs) from areas west of Excavation I and Excavation J
- Dewatering deep excavations as necessary
- Surveying deep excavations as they are completed
- Continue containerizing excavated transite pipe

Environmental Monitoring Task

- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil off-haul activities
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit
- Confirmation sampling
 - Confirmation sampling of accessible deep soil. Duplicate samples taken every 20 confirmation samples. Total of 14 samples taken for this reporting period.
 - Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items
 - No corrective actions were identified during the weekly SWPPP inspections completed on May 7.

Planned Tasks for Next Week



- Continue excavation of clean overburden to be used as backfill soil
- Continue excavation of deep soil from the central portion of the site
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Off-haul of Class II waste soil
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



10+ Excavation Progress



Backfilling of 10+ Excavation



0-5 Stepout Excavation in Excavation C

t) idary (10+ ft)

Building No. 6 Administration Building



CLIENT:

1343.4



May 7, 2015

Ms. Margarete Beth
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: First Quarter 2015 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Mr. Leyva,

On behalf of the City of Richmond, Terraphase Engineering Inc. (Terraphase) has prepared the attached First Quarter 2015 Underground Storage Tank (UST) Monitoring Report. This report describes the activities and status for the ongoing monitoring and maintenance program for USTs 1 through 20 at the former Naval Fuel Depot Point Molate located in Richmond, California. The inspections were conducted in accordance with the Final Post-Closure UST Maintenance and Monitoring Plan (PMMP) (ITSI 2005).

If you have any question or comments regarding this report, please contact Tomer Schetrit at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.

A handwritten signature in blue ink, appearing to be 'T-S'.

Tomer Schetrit, P.E. (C81411)
Project Engineer

A handwritten signature in blue ink, appearing to be 'Chris Jones'.

Chris Jones
Staff II Engineer

cc: Carlos Privat, City of Richmond
Craig Murray, City of Richmond
Jim Whitcomb, BRAC Program Management Office
Michael Leacox, NCE
Eileen Whittey, PMCAC
Paul Carman, PMCAC
Joan Garrett, PMCAC
Lori Braunesreither, Contra Costa County Environmental Health Services

Attachments: 1st Quarter 2015 Underground Storage Tank (UST) Monitoring Report

**1st QUARTER 2015 MONITORING REPORT
UNDERGROUND STORAGE TANKS
FORMER NAVAL FUEL DEPOT POINT MOLATE,
RICHMOND, CALIFORNIA**

Prepared on Behalf of

City of Richmond
450 Civic Center Plaza
Richmond, California

Prepared by

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

May 7, 2015

Project Number 0078.001.024



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- 1 Site Location Map
- 2 UST Locations
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Appendices

- A Summary Tables of Quarterly Inspection

Acronyms and Abbreviations

bbf	barrel
BAI	Barajas and Associates, Inc.
BRAC	Base Realignment and Closure
CCHSD	Contra Costa Health Services Department
FOSET	Finding of Suitability for Early Transfer
ITSI	Innovative Technical Solutions, Inc.
JP-5	jet propellant grade 5 fuel
MSL	mean sea level
NFD	Naval Fuel Depot
ORS	oil recovery system
PMMP	Post-Closure UST Maintenance and Monitoring Plan
RWQCB	California Regional Water Quality Control Board, San Francisco Bay Region
Terraphase	Terraphase Engineering Inc.
TtEMI	Tetra Tech EM Inc.
UST	underground storage tank
VP	valve pit

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1.0 INTRODUCTION

On behalf of the City of Richmond Terraphase Engineering Inc. (Terraphase) has prepared this Underground Storage Tank (UST) Quarterly Monitoring Report to summarize the monitoring conducted on a monthly and quarterly basis as part of the ongoing monitoring and maintenance of USTs 1 through 20 at the former Naval Fuel Depot (NFD) Point Molate in Richmond, California. The inspections were conducted in accordance with the final Post-Closure UST Maintenance and Monitoring Plan (PMMP) (ITSI 2005).

2.0 HISTORY OF UST OPERATIONS AT NFD POINT MOLATE

The former NFD Point Molate was a fuel storage facility that had the capacity to store more than 40 million gallons of fuel. Prior to closure, the facility mainly held jet propellant grade 5 fuel (JP-5) and marine diesel fuel. Historically, other fuels were stored at the depot, including bunker fuel and aviation gasoline. Fuel was transferred to and from the facility by offloading and onloading ships and barges at the depot fuel pier, as well as through the Santa Fe Pacific Pipeline transfer station.

The former NFD Point Molate is on the San Pablo peninsula (Figure 1), approximately 1.5 miles north of the Richmond-San Rafael Bridge in the City of Richmond, Contra Costa County, California. Former NFD Point Molate covers approximately 412 acres in the Potrero Hills along the northeastern shore of San Francisco Bay of which 140 acres are submerged within San Francisco Bay. The San Pablo peninsula is the land mass between San Pablo Bay and San Francisco Bay. Former NFD Point Molate contains approximately 1.6 miles of shoreline, and its property extends into the adjacent hillsides to the top of the San Pablo ridge. Topography at the facility ranges from flat, filled areas (reclaimed tidal areas) near the Bay to steep, dissected slopes of nearly 500 feet above mean sea level (MSL) in elevation. The facility is bordered to the north, south, and east by the Chevron Corp. Richmond refinery (Chevron Richmond refinery) and to the west by San Francisco Bay.

Fuel storage and transfer operations at the facility ceased in May 1995. Former NFD Point Molate became a closing base under the Base Realignment and Closure (BRAC) IV program in September 1995, and operational closure of the facility occurred in September 1998. In September 2003, approximately 372 acres of the depot were transferred to the City of Richmond under a Finding of Suitability to Transfer (Navy 2003). The remaining 40 acres of the 412-acre federal facility were transferred to the City on March 29, 2010 on the basis of a Finding of Suitability for Early Transfer (FOSET; Navy 2008).

The Navy closed in place (without filling with concrete or other material) USTs 1 through 20, due to the large size and the good condition of the USTs. Tanks B and C were removed due to their relatively smaller size, central location, and history of bunker fuel releases near Tank B. The *Underground Storage Tank and Hillside Pipeline Closure Conceptual Design* (TtEMI, 1999), was reviewed by the Hazardous Materials Programs office at the Contra Costa Health Services Department (CCHSD), the City of Richmond, and the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). CCHSD, the agency overseeing structural closure of the USTs, officially approved the conceptual plan in a letter dated 23 July 1999.

CCHSD approved final closure in place of USTs 1 through 20 in a letter dated 24 February 2005; CCHSD also recognized that associated fuel product pipelines and valves were cleaned and rendered inoperable, and that Tanks B and C were completely removed. To date, USTs 1, 4, 7, 9, 10, 11, 12, 14, 16, 17 and 20 have received environmental closure (NFA) letters from the RWQCB. The remaining USTs (USTs 2, 3, 5, 6, 8, 13, 15, 18, and 19) have not received

environmental closure from the RWQCB. Regardless of the closure status of the USTs with the RWQCB, they require on-going maintenance and monitoring to reduce the chances that they will become a physical hazard. This report describes the monitoring and maintenance for USTs 1 through 20.

USTs 1 through 20 each have a capacity of approximately 50,000 barrels (bbls), which is equivalent to 2.1 million gallons. Figure 2 is a site plan showing the locations of the USTs and appurtenances at the former NFD Point Molate.

Between 1943 and 1975, bunker fuel, marine diesel fuel, and JP-5 were stored at the former NFD Point Molate. Between 1975 and 1995, the northern portion of the facility (USTs 1, 2 and 5 through 13) was used to store and transfer diesel fuel. The southern portion of the facility (USTs 3, 4 and 14 through 19) was used to store and transfer JP-5. UST 20 stored bunker fuel from 1943 to 1975, and stored naval ballast, sediment and wastewater from 1975 to 1995.

USTs 1 through 20 were constructed between 1942 and 1943 by blasting bedrock in the hillside to create "benches" for the USTs. Concrete was poured into wooden forms built on the benches, apparently in direct contact with bedrock. The UST floors, walls, and roof support columns were constructed; the concrete roofs were then installed. Completed USTs were covered with varying amounts of fill (four to eight feet); fill materials were presumably blasted rock and locally-derived excavated fill. Appendix A includes a more detailed description of UST construction, as excerpted from the *Final Report, Structural Integrity Evaluation of Underground Storage Tanks at Naval Fuel Depot, Point Molate, Richmond, California* (AGS, 2000).

Approximate dimensions of USTs 1-20 are as follows:

- Each tank has an interior clear diameter of 135'-4".
- Each tank has an interior clear height of 20'-0".
- Each tank has roof and floor slabs 1'-4" and 1'-6" thick, respectively.
- Tank walls are 1'-6" thick up to 10'-0" in height and 1'-3" thick above that.

Each UST was constructed with a perimeter drain surrounding the tank bottom. Original design drawings indicate that each drain consisted of open joint tiles placed in a gravel bed. Each drain was laid on a slope to fall approximately 12 inches from the upper (uphill side) UST perimeter to the lower (downhill side) perimeter. Water collected by these drains was to the oil recovery system (ORS; TtEMI, 2002). The purpose of the perimeter drains was to prevent infiltrating surface water from accumulating in the backfill outside of the UST walls. Figure 3 is a typical cross section of a UST at former NFD Point Molate.

3.0 SITE INSPECTIONS

The PMMP requires:

- Monthly inspections of the gates, locks, and fences.
- Quarterly inspections of the vegetation for erosion control; surface grade for erosion control; UST systems (ground surface, French drain outfalls, and tank vents); and groundwater monitoring wells.
- Biannual (Two-year) inspections of the UST interiors for standing water.
- Five-year structural inspections, structural inspections after significant loading events, and structural inspections after major seismic events.

The purpose of the site inspections is to conduct the inspection tasks established in the Final PMMP (ITSI 2005), including: security, erosion control, condition of the UST systems, and condition of the groundwater monitoring wells to identify conditions that may warrant maintenance or repair. This section provides an overview of observations made during the inspections. Recommendations for repairs that could not be completed during the site inspection are provided in Section 5. Individual UST sites are referred to by tank number (e.g., UST 6).

The location of tanks, monitoring wells, and French drains are shown on Figure 2. Summary table of the inspection field notes are provided in Appendix A.

3.1 Monthly Inspection of Gates, Locks, and Fences

The gates, locks, and fences along Stenmark Drive that provide security for the UST sites are inspected to make sure they are in good condition, locked, and secure.

Observations during the monthly inspections of the gates, locks, and fences performed on January 30, February 27, and March 26, 2015:

- The gates, locks, and fences for gates 15 through 19 are in good condition, locked, and secure.
- Gate 23 is under constant surveillance as it is located next to the guard house (Building 123).

3.2 Quarterly Inspection of Erosion Control

3.2.1 Vegetation

Vegetation protects the soil surface from wind and water erosion, improves slope stability, and improves visual aesthetics. A site-specific hydroseed mix that includes drought-tolerant native plant seeds has been used for providing a vegetative cover at the UST sites.

Vegetation on UST sites are inspected for bare spots, signs of stress, color changes, etc. and areas of both healthy and sickly growth are noted on a quarterly basis.

Observations during the quarterly inspection performed on February 27, 2015:

- Small, bare and/or brown patches of vegetation were present at USTs 1 through 20. Brown patches are most likely due to lack of rain during the first three quarters of 2015.

3.2.2 Surface Grade

Uniformity of the slight grade on top of the USTs mitigates erosion and reduces surface water infiltration.

The soil cover is inspected for erosion, visible depressions, ponded water, cracks, slope failure, and grade on top of the USTs to see if there was a uniformity of the slight (0.5 percent to 1 percent) grade on a quarterly basis.

Observations during the quarterly inspection performed on February 27, 2015:

- No indication of erosion, ponded water, depressions, or slope failure was found at USTs 1 through 20.
- Small animal burrows were observed on the surface of USTs 2, 4, 7, and 19. The burrows will be monitored during future inspections.
- Minor amounts of sediment have washed into the road on the eastern side of UST 7 this sediment will be monitored for further degradation.

3.3 Quarterly Inspection of UST Systems

3.3.1 Ground Surface

The structural integrity of the USTs can be compromised by surface loads. Loading by structures, vehicles, and debris is prohibited. Overloading is a serious condition that could lead to catastrophic failure and must be addressed by a licensed structural engineer.

Ground surfaces of the USTs are inspected for surface loads including structures, signs of vehicle traffic, and dumping of debris on a quarterly basis.

Observations during the quarterly inspection performed on February 27, 2015:

- Indications of light vehicle traffic such as tire tracks are present at USTs 1 through 20. The tire tracks are likely from lawn mowers.

3.3.2 Tank Vents

The aboveground vent at each UST provides equilibrium of the UST atmosphere with the outside atmosphere and allows for humidity to escape the UST interior.

The vents are inspected for signs of vandalism and to assure that the vent opening was intact on a quarterly basis.

Observations during the quarterly inspection performed on February 27, 2015:

- The vents do not show any indication of vandalism and the vent openings were intact and unobstructed at USTs 1 through 20.
- The vent screens on USTs 1, 17, and 19 started to peel back from the vent openings and have been repaired.

3.3.3 French Drain Outfalls

French drains at each UST are intended to direct surface water infiltration away from the structural joint between the tank ceiling and upper sidewalls. Rip-rap is located at each outfall to reduce erosion. French drain outfalls are inspected for vandalism or displacement on a quarterly basis.

The quarterly observations for the French drain outfalls can be found in the Appendix A, which is attached to this report. The West drain at UST 6 and the South drain at UST 15 could not be located. It is suspected that they were previously destroyed or were never constructed by the Navy.

3.4 Quarterly Inspection of Groundwater Monitoring Wells

There are groundwater monitoring wells adjacent to many of the USTs. The well casings are typically completed aboveground and protected with a standpipe. The wells are locked with keyed padlocks.

The surface completions of the monitoring wells are inspected for general condition on a quarterly basis. The standpipe covers are opened, well casings and well caps are inspected, and grout surrounding the each casing is inspected.

The quarterly observations for the groundwater monitoring wells can be found in the Appendix A, which is attached to this report.

4.0 RECOMMENDATIONS

Recommendations for repairs that could not be completed during the site inspection are provided below.

4.1 Gates, Locks, and Fences

If locks are rusted or are missing, or if gates or fences are in disrepair, the City of Richmond must be notified that repairs should be made.

Recommended actions:

None

4.2 Erosion Control

4.2.1 Vegetation

If significant bare spots are found, the bare spots must be reseeded or planted in accordance with the specification for hydroseeding. Irrigation during the establishment period must be provided, as necessary.

Recommended actions:

Bare and/or brown vegetation is present at USTs 1 through 20, but the bare and/or brown patches of vegetation are not significant enough to require reseeded or planting. This should be monitored for future degradation.

4.2.2 Surface Grade

Erosion must be mitigated. Visible depressions and cracks must be backfilled. Slope failures must be mitigated by backfilling and placing rip-rap or other erosion-limiting engineered control.

Recommended actions:

The sediment near UST 7 is not significant enough to require engineering controls but should be monitored for further degradation.

4.3 UST Systems

4.3.1 Ground Surface

Any objects, debris, or material that represents a load to the USTs must be removed. If a UST has been significantly overloaded, a structural inspection must be conducted.

Recommended actions:

None

4.3.2 Tank Vents

Vents must be repaired as required. Any object in the vent opening must be removed.

Recommended actions:

None

4.3.3 French Drain Outfalls

Blockages of the drain pipe must be removed. Riprap must be replaced in kind. Small vegetation growing into the rip-rap is beneficial and should not be removed.

Recommended actions:

Vegetation around the East drains at USTs 12 and 16 should be cleared to allow access for inspections.

4.4 Groundwater Monitoring Wells

If standing water is present in the well standpipes, it must be removed from the standpipe and the condition allowing water to accumulate should be mitigated. If casing caps are missing, they should be replaced. If grout is cracked, it should be removed and replaced.

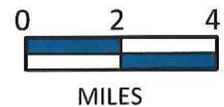
Recommended actions:

None

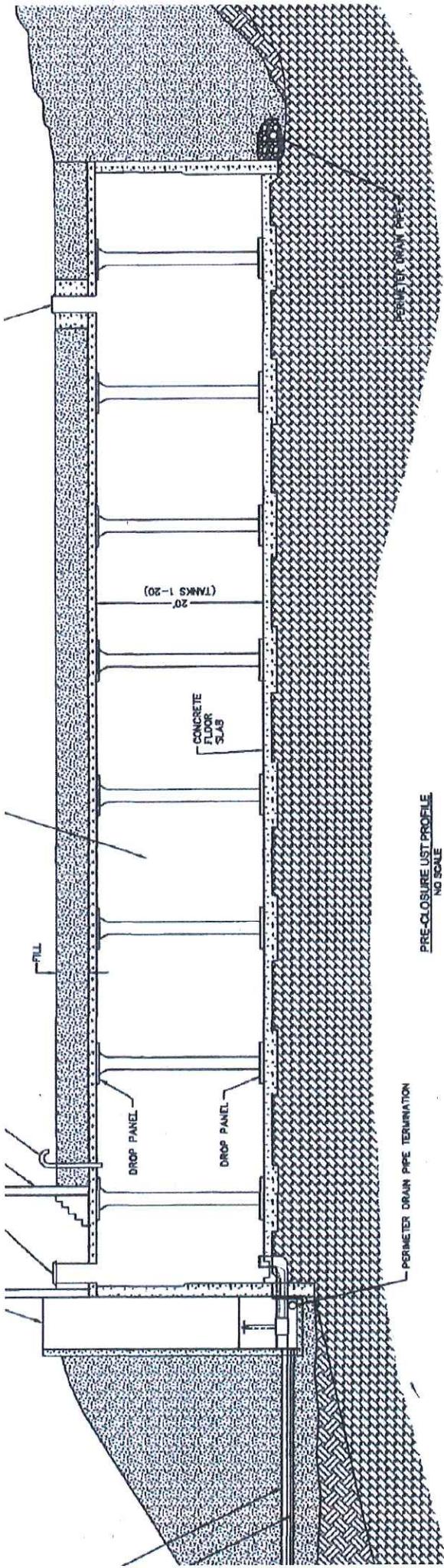
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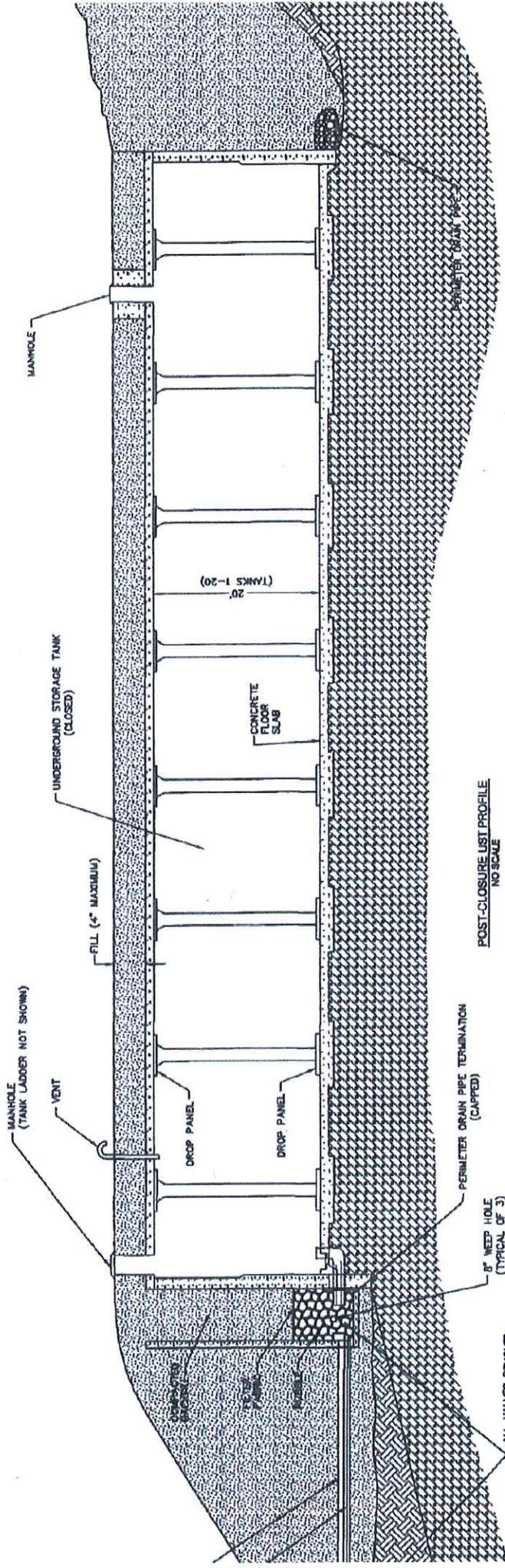
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<p>SAFETY FIRST</p>	<p>CLIENT: City of Richmond</p>	<p>Site Location Map</p>
	<p>PROJECT: UST Monitoring Report</p>	
<p>PROJECT NUMBER: 0078.001.014</p>	<p>FIGURE 1</p>	



PRE-CLOSURE LIST PROFILE
NO SCALE



POST-CLOSURE LIST PROFILE
NO SCALE

ALL VALVES REMOVED AND PIPES CAPPED

8" WEEP HOLE (TYPICAL OF 3)

PERIMETER DRAIN PIPE TERMINATION (CAPPED)

PERIMETER DRAIN PIPE

FILL (4" MAXIMUM)

UNDERGROUND STORAGE TANK (CLOSED)

MANHOLE (TANK LADDER NOT SHOWN)

VENT

CONCRETE FLOOR SLAB

(TANKS 1-20)

PERIMETER DRAIN PIPE

CONCRETE FLOOR SLAB

(TANKS 1-20)

DROP PANEL

DROP PANEL

FILL

PERIMETER DRAIN PIPE TERMINATION

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APPENDIX A
SUMMARY TABLES

Appendix A - Table 1
 Observations for the French Drain Outfalls
 Former Naval Fuel Depot Point Molate, Richmond, California



Tank	French Drain Outfall	Observations during the February 2015 Inspection
UST 1	East drain	Good condition
	West drain	Good condition
UST 2	North drain	Good condition
	South drain	Good condition
UST 3	North drain	Good condition
	South drain	Good condition
UST 4	North drain	Good condition
	East drain	Good condition
UST 5	North drain	Good condition
	South drain	Good condition
UST 6	North drain	Good condition
	Northwest drain	Good condition
	West drain	Cannot be located
UST 7	East drain	Good condition
	West drain	Good condition
UST 8	North drain	Good condition
	Southwest drain	Good condition
UST 9	North drain	Good condition
	South drain	Good condition

Appendix A - Table 1
 Observations for the French Drain Outfalls
 Former Naval Fuel Depot Point Molate, Richmond, California



Tank	French Drain Outfall	Observations during the February 2015 Inspection
UST 10	Northwest drain	Good condition
	West drain	Good condition
	Southeast drain	Good condition
UST 11	North drain	Good condition
	South drain	Good condition
UST 12	East drain	Cannot be located (Vegetation shall be cleared)
	West drain	Good condition
UST 13	Northwest drain	Good condition
	South drain	Good condition
UST 14	Northwest drain	Good condition
	Southeast drain	Good condition
UST 15	South drain	Cannot be located
	Southwest drain	Good condition
	East drain	Good condition
UST 16	East drain	Good condition (Vegetation shall be cleared)
	West drain	Good condition
UST 17	North drain	Good condition
	South drain	Good condition
UST 18	Northeast drain	Good condition
	Northwest drain	Good condition

Appendix A - Table 1
Observations for the French Drain Outfalls
Former Naval Fuel Depot Point Molate, Richmond, California



Tank	French Drain Outfall	Observations during the February 2015 Inspection
UST 19	North drain	Good condition
	South drain	Good condition
UST 20	Northeast drain	Good condition
	West drain	Good condition

Appendix A - Table 2
 Observations for the Groundwater Monitoring Wells
 Former Naval Fuel Depot Point Molate, Richmond, California



Tank	Groundwater Monitoring Well	Observations during the February 2015 Inspection
UST 2	MWT02-01	Good condition
	MWT02-03	Good condition
UST 3	MWT03-02	Good condition
UST 5	MWT05-02	Good condition
UST 6	MWT06-02	Good condition
UST 8	MWT08-01	Good condition
UST 12	MWT12-03	Good condition
UST 13	MWT13-02	Good condition
UST 15	MWT15-02	Good condition
UST 18	MWT18-01	Good condition
UST 19	MWT19-01	Good condition

