

CITY OF RICHMOND  
**Pt. Molate Community Advisory Committee**  
Monday, July 20, 2015 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

**Shana Bagley**  
Vice Chair

**Bruce Beyaert**

**Bruce Brubaker**

**Charles Duncan**  
Chair

**Joan Garrett**

**Jim Hanson**

**Mark Howe**

**Bob McNeil**

**Katrinka Ruk**

**Pam Stello**

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.)
  1. Welcome and introduction to new PMCAC Member Jim Hanson

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

7. **Presentations, Discussion & Action Items** (90 min.)
  - a. Presentation: Initial Market Study of Pt Molate, Lynn Sedway, Sedway Consultants, Real Estate and Urban Economics (25 min.), Q&A (25 min.)
  - b. Presentation: Report on IR Site 3, Environmental Remediation, Bill Carson, Principal, Terraphase (20 min.), Q&A (10 min.)
  - c. Action: By Law Review and Amendment To Move PMCAC Meeting Dates from the Third Monday of each Month to the Second Monday of each Month (5 min.)
  - d. Discussion: Sub Committees for PMCAC 3<sup>rd</sup> Term (5 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 May 18, 2015
- b. APPROVE - PMCAC meeting minutes of June 15, 2015

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

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

- a. Presentation Richmond Youth Council
- b. Presentation NCE Overview Pt Molate Progress, Budget & Schedule

**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. Weekly IR Site 3 Progress Reports
  2. May 2015 Monthly Status Report
  3. June 2015 Monthly Status Reports
- b. 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, August 10, 2015, 6:30 pm (NOTE: PMCAC is moving mtgs to the 2<sup>nd</sup> Mondays!)

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-72MzVkJZWQ1ZDQlNWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

## MEMORANDUM

To: Trust for Public Land

From: Lynn Sedway and Mary Smitheram-Sheldon, Sedway Consulting

Date: July 15, 2015

Re: Point Molate Initial Market Research

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Sedway Consulting is pleased to present this memorandum to the Trust for Public Land (TPL) conveying the results of its initial research into the markets for a variety of potential uses at Point Molate in Richmond, CA. This approximate 420-acre former Navy property offers a spectacular bayside location and contains a variety of historic resources. The City of Richmond, various city, regional and state commissions/committees, and TPL are in discussion regarding ways to achieve a number of economic development goals and create magnificent trails and parkland at the property.

Key among the economic development goals are the identification of uses that could generate sufficient income to fund the restoration of the historic structures as well as enhance public recreation uses at the property. City leaders have specifically mentioned the desire for youth-related activities. A variety of potential uses have been identified for the property including a hotel with restaurant, conference center, and possibly a museum, office/research and development (R&D) space, winery, cottages and other residential, cultural space, watercraft rentals, equestrian center, combined heat and power (CHP) plant, and wind farm.

To date, the market for these uses has not been assessed either individually or in possible combination. Some of these uses are considered primary uses and lend themselves to market research, while others are considered accessory uses. Primary uses with the potential to achieve economic viability include hotel/conference center, possibly with the addition of camping facilities, residential (including cottages), and winery. Office/R&D use was also analyzed. Accessory and secondary uses with recreation and community building potential include cultural space, equestrian center, kayak center, other concession-type uses, and energy-related uses. These secondary uses are not expected to generate economic returns.

The City of Richmond and TPL are interested in encouraging the development of portions of Point Molate, while ensuring the preservation of other portions for parkland, trails and other community uses. It is anticipated that the development portions of the site will be subject to a long-term ground lease; however a limited portion of the property may be sold for development of for-sale residential. The City wants to be sure that any development is attractive and sensitive to the environment, but there is strong resistance to a luxury enclave.

Further, there is concern that residential is not the dominant use of the property. Rather, there is support for live/work and other uses that are open to the public and visitors.

Point Molate was owned by the Navy prior to transfer to the City. The Navy undertook a significant cleanup predicated on commercial remediation. This cleanup is now approximately 85% complete to a level which is appropriate for multifamily but not for single family development. The navy transferred the land to the City with an additional \$28.5 million dollars for further as yet undetermined cleanup and other needs.

### **Scope of Work**

The scope of work for this initial research, or first phase assignment, is to assess generally the market potential for the primary uses – to define the market area for each of the respective products, review the market conditions for these uses in terms of vacancy rates, rental rates, etc., and to compare the potential development at the Point Molate location within the competitive market. “Accessory” uses are also reviewed to assess their anticipated (positive and negative) impact on the primary uses. The first step of the assignment is to analyze the site from a physical standpoint, which informs the market assessment for each primary use.

### **Initial Site Analysis**

Point Molate is a 420-acre site that offers a unique bayfront setting on San Francisco Bay. The site has a varied topography, rising up from the shoreline to a ridgeline with hills and habitat areas, which afford a variety of views to the west. As the site is located at a point, access is limited to a single route approaching the property from the south, with a connection to Interstate 580. Nearby development is limited to the Chevron Richmond refinery, located east of the ridgeline and to the south along the access route.

The following summarizes Point Molate’s advantages and disadvantages:

#### ***Advantages***

- Bayfront location with water and Mt. Tamalpais/Marin County views
- Secluded, bucolic setting
- Proximate to Interstate 580 and Richmond-San Rafael Bridge
- Rich history
- Sufficient amount of land to accommodate a variety of uses

#### ***Disadvantages***

- Remote from services
- Access from other parts of Richmond difficult, especially with regard to public transportation
- Neighboring uses include refineries

- Topography limits developable areas
- Historic buildings require renovation, which is often potentially expensive
- Navy clean-up is not yet complete and may not be adequate for certain uses

In balancing the property’s advantages and disadvantages, Sedway Consulting believes that the property is best suited for recreational/leisure and hospitality uses; the property has limited commercial development potential, primarily due to its remote location. Residential is also a possible use due to the site’s ambiance; this use is supported by other nearby examples of residential in somewhat remote locations (portions of Point Richmond on the bay side of the tunnel, the residences at The Presidio, etc.).

**Hotel/Conference Center**

**Hotels**

For the hotel use, Sedway Consulting conducted a wider geographical search to include other waterfront inns and hotels. Given the size of Point Molate, the search focused primarily on somewhat larger properties as opposed to smaller “boutique” hotels. The search started with Richmond and included the City’s largest hotel, the Courtyard by Marriott Richmond/Berkeley. The closest waterfront hotel is in Berkeley, the Doubletree at the Berkeley Marina. Both of these properties are considered “upscale.” Also included is Cavallo Point at Fort Baker in Sausalito, which shares many of Point Molate’s characteristics including a secluded location with limited access and spectacular views. Finally, given the desire for a strong meeting space component, The Claremont in the Berkeley Hills is included. Of the four hotels, this historic property has the largest amount of meeting space at 30,000 square feet. The Claremont also markets itself as a resort with extensive spa, tennis and pool facilities. Cavallo Point and The Claremont are “luxury” hotel resorts. Table 1 below summarizes the hotels included in the research with information on year opened, number of rooms and amount of meeting space.

**Table 1**  
**Characteristics of Hotels Selected for Survey**

<b>Hotel Name and Location</b>	<b>Year Opened</b>	<b>No. Rooms</b>	<b>Meeting Space (Square Feet)</b>	<b>Class (1) and Comments</b>
Courtyard by Marriott Richmond/Berkeley; Richmond	1989	149	3,000	Upscale; Largest hotel in Richmond
Doubletree Berkeley Marina; Berkeley	1972	378	12,923	Upscale; Waterfront location
The Claremont; Berkeley Hills	1915	279	30,000	Luxury; Resort (spa, tennis, pool)
Cavallo Point; Sausalito (Fort Baker)	2008	142	14,000	Luxury; Waterfront location with spa
<b>Total Rooms</b>		<b>948</b>		

(1) Class as defined by STR (Smith Travel Research)  
Sources: STR; hotel web sites; Sedway Consulting

Sedway Consulting purchased statistical operational data for these four hotels as a group from STR, a hotel data vender. This vender's policy is to provide data in the aggregate for a group of properties. Information on annual average occupancy rates and average daily room rates are presented in the following graph.



As shown by the trends illustrated in the above graph, the hotel market is very strong in the current economy, which corresponds with Sedway Consulting's understanding of the overall market. Specifically, the occupancy rate for the four hotels/resorts researched increased by 28.1% between 2009 and 2014, from 62.6% up to 80.2%. The occupancy rate year-to-date through May 2015 averages 76.5%. During the 2009 to 2014 period, the ADR (average daily room rate) increased by 42.1%, from \$145 to \$206. Through May 2015, the ADR was up to \$211.50, which is 10% higher than that for the same period in 2014. It should be kept in mind that over half of the sample consists of lesser quality facilities that generally don't perform as well as new and renovated luxury properties.

The most comparable prototype for Point Molate is Cavallo Point in that it has a relatively remote location with magnificent views and surrounding park land. Cavallo Point opened in 2008 at the beginning of the Great Recession, causing a somewhat challenging beginning, but

it is now considered a success. Sedway Consulting interviewed a source in the Park Service who, while not disclosing specifics, indicated that the main source of demand is local visitors (weekenders) as well as domestic and international tourists, followed by the meeting market drawn by the modest amount of conference space. Average room rates float at market, and are reportedly in the moderate to high range of \$280 to \$290. The restaurant, Murray Circle, is also a draw; initially, the plan for the restaurant was to cater to the high end of the market, but a course correction changed its focus to a more moderate farm-to-table concept that has been very popular.

Based on the above, Sedway Consulting believes that hotel use holds promise for Point Molate. In order to draw from a wider base, the hotel should have a range of amenities, such as fitness facilities, access to hiking trails, pool, and perhaps a spa facility. Additionally, a restaurant is considered an important amenity for the hotel and related uses. While restaurants in a hotel are not necessarily profitable, such a facility is considered essential, especially given the secluded location and the potential related uses.

In addition City leaders have suggested camping facilities. In fact, there has been a trend in “glamping,” or glamorous (luxury) camping, where facilities offer more amenities than traditional camping, such as heating, fans, and plumbing, including upscale meals. These can take the form of cabins or quality tents on platforms (“tent bungalows”). Some or all of the 27 cottages could potentially be incorporated into the hotel use or alternatively be camping facilities.

### ***Conference and Meeting Space***

According to information from the Richmond Convention and Visitors Bureau, there is limited large-scale conference and meeting space in Richmond. With the exception of the meeting space at Courtyard by Marriott – Richmond/Berkeley, all of the City’s meeting space is located independent of a hotel. The largest facilities are summarized in Table 2 below, from largest to smallest:

**Table 2**  
**Selected Richmond Conference and Meeting Space Facilities**

<b>Facility Name</b>	<b>Address</b>	<b>Space Description</b>
Craneway Pavilion	1414 Harbor Way South	45,000 sf event, concert and production facility with 40,000 SF conference center on second floor
Richmond Memorial Convention Center	403 Civic Center Plaza	20,000 sf exhibit space; capacity for over 3,000 seats; Bermuda room at 2,100 sf and smaller Terrace meeting rooms
Richmond Art Center	2540 Barrett Avenue	25,000 sf facility comprising large gallery spaces and studios
East Bay Center for the Performing Arts	339 11th Street	Two large event spaces (Community Theater-2,250 sf/250 people and Iron Triangle Theater-200 people) and 8 smaller rooms
Richmond Country Club	1 Markovich Lane	Over 4,500 sf of meeting space; capacity up to 200 in combined ballroom
Courtyard by Marriott-Richmond/Berkeley	3150 Garrity Way	Five event rooms with a total of 3,000 sf and capacity of 200 people in combined ballroom

Sources: Richmond Convention and Visitors Bureau; facility web sites; and Sedway Consulting.

Of particular interest is Craneway Pavilion, which is a fairly recent significant addition to the conference and meeting space inventory in Richmond. Sedway Consulting reached out to management and received a very limited response regarding utilization of the space. Exact statistics were reported as being confidential and that overall the event space is “well-utilized.” Sedway Consulting believes that conference and meeting space would benefit from the property’s setting and would help support the hotel; however, Sedway Consulting also cautions against programming too much meeting space.

### **Residential Land Uses**

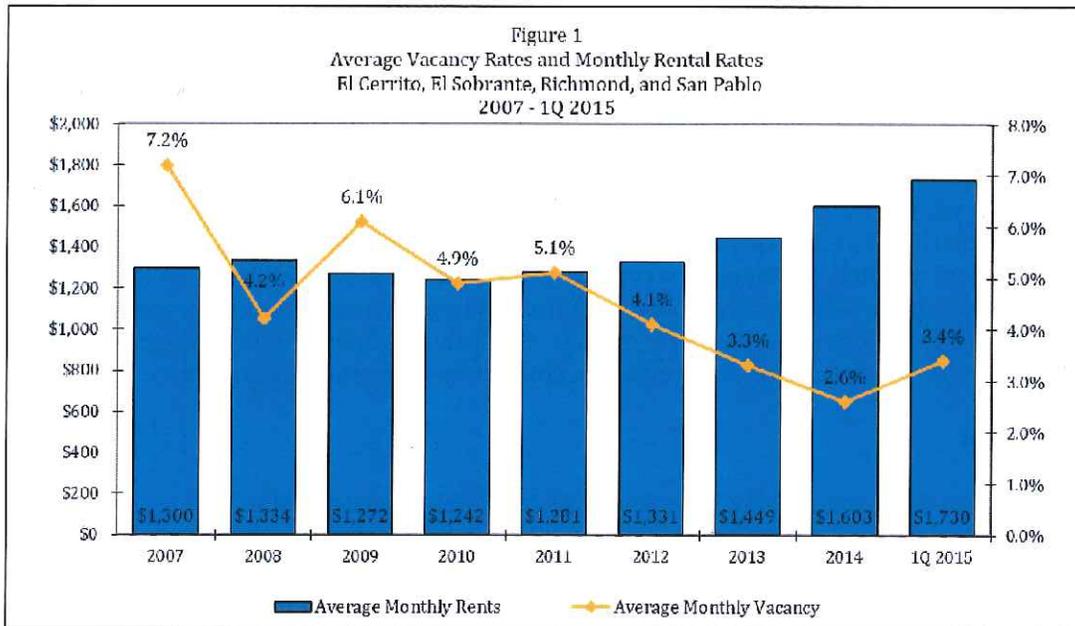
There are portions of the site that lend themselves to residential development. The decision as to multifamily, either as rentals or condominiums, and potentially single family development will depend on the soil conditions, after further excavation, and City policy regarding ground lease versus sale of a portion of the property. In addition, as discussed in the following section, housing could be provided after rehabilitation of the site’s existing cottages into residential product. There is also interest expressed by stakeholders in live/work units at the property. If ownership of the land is retained, a rental apartment project is considered more likely than condominium ownership, as the Bay Area has very

limited precedent for for-sale product on ground leased land. The primary market area for the potential residential uses are the City of Richmond and its surrounding communities.

**Rental Apartments**

With regard to the local rental apartment market, Sedway Consulting obtained information from RealFacts, Inc., a third-party apartment data provider. Average vacancy rates and monthly rental rates were obtained for a group of 10 apartment complexes built since 1984 located in El Cerrito, El Sobrante, Richmond, and San Pablo. These 10 complexes total 3,053 units and have an average year built of 1992. Overall, RealFacts tracks 18 apartment complexes in these cities, as well as in Pinole, with a total of 4,304 units. Those properties not included were built between 1964 and 1980.

Figure 1 below illustrates the vacancy rate and average monthly apartment rental rate trends over the past eight and one-quarter years. As shown, the current average vacancy rate is 3.4%, which is below the market equilibrium of 5.0%, and is up slightly from the 2014 average of 2.6%, while average monthly rents are \$1,730 as of the first quarter of 2015. Average monthly rents have increased nearly 40% since the market trough in 2010, when monthly rents averaged \$1,242. In 2013, rents increased by 8.9%, while in 2014, they increased by 10.6%. For the first quarter of 2015, the average rent of \$1,730 indicates a 7.9% increase over the average rent for all of 2014.



According to the RealFacts data, most of the apartment complexes in this dataset have one- and two-bedroom floorplans, averaging \$1,590 and \$1,992 per month, respectively. However, Sedway Consulting checked rents at two of the area’s newest apartment complexes

(San Marcos and The Tides) and found that rents are substantially higher, with one-bedroom units renting from \$1,610 to \$2,257 per month and two-bedroom units renting from \$2,056 to \$2,450 per month. Both of these complexes are in the Hilltop area of Richmond, as are most of the newer complexes. To ascertain rent levels in a more waterfront setting, Sedway Consulting obtained rental information at Marina Bay (including The Cove at Marina Bay and The Shores at Marina Bay). These apartment complexes were converted to condominiums during the housing market bubble, with most units placed back on the rental market.<sup>1</sup> Rents at these complexes range from \$1,779 to \$2,603 for one-bedroom units and \$1,955 to \$2,949 for two bedroom units. Even though the Marina Bay properties are more dated products, their rents nonetheless reflect a premium for a waterfront location.

### ***Condominiums***

Statistics obtained from the local Multiple Listing Service indicate that the prices of condominiums and townhomes in Richmond have increased substantially over the past few years. Median home prices were mired around \$250,000 in the 2010 to 2012 period, but then increased by 31.3% in 2013 and by 20.0% in 2014. Over the first five months of 2015, median sales prices have increased nearly 6.0% to \$419,000. However, the number of sales is very small, ranging from 15 units in 2013 to 32 units in 2012. Year to date sales activity totals 17 units, which if annualized would indicate a total of 41 sales – the highest over the past five years and five months. Based on 2014 sales, condominiums and townhouses represent about 10% of the Richmond home sales market.

Overall, Sedway Consulting considers residential use, particularly rental apartments, to hold promise for Point Molate, due to fairly strong market conditions. Based on its survey, Sedway Consulting also finds that product in waterfront settings, such as those in Marina Bay, command a rental premium over other locations. Overall, the benefits of the site as a residential location – secluded waterfront setting – outweigh its disadvantages. For example, the lack of nearby retail services, particularly a supermarket, is not considered to be a significant disadvantage, as portions of Point Richmond and Marina Bay face similar issues. As previously noted, rental apartments allow for continued ownership of the land, whereas condominiums would require a sale. Additionally, condominium units are generally more expensive to build and have greater market risk, including longer absorption periods. Thus, Sedway Consulting believes that rental apartments merit further investigation.

### ***Cottages***

The 27 cottages are considered a subset of the hotel, a related camping use, or the rental residential land use, with their ultimate reuse tied to the markets for these uses. For example, Sedway Consulting believes that rental residential holds promise as a potential use for part of the site. To the extent that the cottages can feasibly be incorporated as part of the rental project (i.e., are within close proximity to the site designated for residential, are within a size range suitable for this use, can be renovated for this use, etc.), they could be a unique addition

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<sup>1</sup> Since the complex was converted to condominiums, its rental units are not tracked by RealFacts.

to the rental apartment project. In terms of the hotel use, which Sedway Consulting believes also has potential, the same issues apply in terms of location, size, renovation, etc.

In addition to their potential as a component of either apartments or hotel use, or camping use, the cottages could be targeted towards the artist market, as either work studios, or live/work units (again, depending upon size). As many artists are being priced out of other parts of the Bay Area, there could be demand from this tenant type; on the other hand, rental rates that are affordable to artists may not be sufficient to cover renovation costs. A more thorough investigation of the cottages in the context of the overall site planning is needed in order to identify the optimal reuse of these buildings.

### **Office/R&D Market Overview and Assessment**

With regard to the Office/R&D market, the appropriate market area is comprised of the City of Richmond, which is part of the broader East Bay Oakland office market. DTZ, a global commercial brokerage firm, prepares quarterly statistics pertaining to the East Bay-Oakland office market. Sedway Consulting obtained the firm's market summary for the first quarter of 2015. According to DTZ, the East Bay-Oakland office market is experiencing significant demand, particularly in the BART-served Central Business District ("CBD") submarkets such as Oakland City Center, Lake Merritt, Jack London Square, and Berkeley. As a result of strong net absorption of space over the past two years, vacancy has declined market-wide to 12.5%, the lowest point in several years. In the core CBD submarkets, the vacancy rate has dropped to 8.2%. Consequently, rents in the CBD submarkets increased substantially during 2014 and in the first quarter of 2015.

The outlook for the remainder of 2015 is continued improvement in rental rates in the CBD submarkets due to the dearth of large blocks of available Class A office space. However, there are several peripheral submarkets, including Richmond, where vacancy rates exceed 20%, and thus rents in these locations are expected to remain flat until significant amounts of vacant space are absorbed. The latest market statistics prepared by DTZ, summarized in Exhibit 1, are presented by submarket - Richmond, followed by the core CBD markets, and then the other peripheral submarkets (North and South Alameda, and Oakland Coliseum).

As shown by this exhibit, Richmond, with an inventory of 2.56 million square feet of space, has a vacancy rate of 21.1%, the lowest vacancy rate of the peripheral submarkets. The average asking rent is \$2.18 per square foot per month, full service gross, while that for Class A space is slightly higher at \$2.27 per square foot per month, full service gross. While Richmond's average asking rents are lower than the market-wide average, they are higher than other submarkets of South Alameda and Oakland Coliseum.

DTZ includes life sciences space in its office statistics, so Richmond's include the JOINN Innovation Park, the former Berlex/Bayer facility acquired by China-based Joinn Laboratories in early 2013. While Joinn occupies some of the 355,000-square foot campus, much of the space is leased to other life sciences firms. Over 200,000 square feet of this space is still available for lease. The 53-acre property has expansion rights to up to 1.0 million square feet of space.

Overall, Sedway Consulting finds that the Richmond office/R&D market requires significant improvement before new construction is justified. In considering the physical aspects of Point Molate in conjunction with the office/R&D market conditions, Sedway Consulting concludes that when new construction is supported by the local market (i.e., when vacancy rates are below 10% and rental rates increase substantially from their current levels), the most logical location for new construction will be in established office nodes, not at Point Molate.

### **Winery**

Sedway Consulting identified 18 “urban wineries” located in the broader East Bay, stretching northward from Alameda, presented in Exhibit 2. Half of these wineries are located in Oakland, with a grouping in Berkeley and another handful in Alameda. Currently, there are no wineries along Interstate 80 between Albany and Hercules; however, one winery is in the process of moving to Richmond (more on this in the next paragraph). The “grandfather” of these urban wineries is Rosenblum Cellars, which opened in Alameda in 1978 and relocated to Oakland’s Jack London Square in 2014. Of the 13 wineries that provided information on the year opened, 11 have been in operation since 2004. Of the wineries that provided size data, the footprints range from 2,400 to 40,000 square feet, with the majority less than 5,000 square feet. These wineries generally produce less than 10,000 cases of wine annually.

One winery currently located in Alameda, R&B Cellars, is planning to move into a 27,140-square-foot facility at 1420 Canal Street in Richmond in late 2015. This winery has been in operation since 1997 and produces about 15,000 cases annually. It is quite possible that, once established in Richmond, R&B Cellars could spur other wineries to consider locating or relocating in Richmond. In fact, during Sedway Consulting’s outreach to wineries, a few noted that they were generally interested in hearing more about Richmond. Overall, Point Molate’s setting could attract one or more wineries to its property.

### **Future Development in Richmond**

Based on information from the Richmond Planning Department, the vast majority of future development activity is in the residential category, as illustrated in Exhibit 3. While none of these projects are currently under construction, there is one approved for-sale townhome project with 60 units and seven other residential projects under review. Of these seven, three are for-sale (Richmond Riviera, Terminal One, and the Bay Walk Mixed Use Project, total 572 units) and all are located in either the Point Richmond or Marina Bay neighborhoods. The rest are rental apartment projects, two of which are affordable (total 461 units) and the other two, located in the Hilltop neighborhood, are market rate (total 278 units).

Identified future commercial development is currently very limited to a planned lumber yard, the relocation of R&B Cellars to Canal Street, and a 700,000 square foot logistics building in Point Pinole Business Park on the site of a former steel plant. Not included in the exhibit is the massive “global campus” planned by UC Berkeley at the Richmond Field Station, which is planned for 5.5 million square feet of development over a 40-year development horizon. The

first phase is expected to total 300,000 to 400,000 square feet of space comprising wet and dry laboratories, with construction planned to commence in 2016.

### **Accessory Uses**

Accessory uses are not anticipated to generate economic returns, but rather to support and supplement the primary uses, by augmenting demand for these primary uses. Sedway Consulting briefly researched watercraft rentals and equestrian centers, both of which are considered compatible with a recreation/leisure and hospitality destination.

### ***Watercraft Rentals***

In the East Bay, most watercraft rentals are located at lakes and reservoirs and are operated by the East Bay Regional Park District; however there are three bayside locations that offer rentals:

- Crown Beach in Alameda - operated by the East Bay Regional Park District, rentals include kayak and sailboard;
- Oakland Estuary - California Canoe & Kayak Oakland; a private operation at Jack London Square rents a variety of watercraft and offers lessons; and
- Berkeley Marina/UC Aquatic Center - Cal Adventures offers watercraft rentals (sailboats, kayaks, paddle boards, and windsurf) and classes on a seasonal basis.

In Marin County, Sea Trek has been offering kayak and paddle board rentals and classes for over 30 years in Sausalito. At Point Reyes, Blue Waters has two locations on Tomales Bay, renting kayaks and paddle boards). Finally, 101 Surf Sports, with a bayfront site in San Rafael, rents kayaks, paddle boards, windsurfing equipment and offers lessons.

### ***Equestrian Centers***

Most private equestrian centers in the East Bay are located in the more rural parts of Alameda and Contra Costa counties to the east. The East Bay Regional Park District does offer horse riding lessons at Chabot Equestrian Center, Skyline Ranch Equestrian Center, Las Trampas Stables at Little Hills Regional Recreation Area, and Piedmont Stables at Redwood Regional Park. Additionally, Western Trail Riding Services, which is a concessionaire to the East Bay Regional Park District, provides trail rides at Sunol Regional Wilderness and Las Trampas Regional Wilderness.

### **Development Concepts**

With regard to development concepts, Sedway Consulting believes that a mixed-use recreation/leisure and hospitality destination development with primary and accessory uses would be appropriate for Point Molate. The mix of uses should include those to help create a regional destination as well as benefit the local community. For example, a hotel with a restaurant and some resort amenities, a moderate amount of meeting space, and access to

trails, watercraft rentals, and maybe equestrian uses, plus one or more wineries, could be a regional destination. Rental residential can be nearby and could benefit from the nearby recreational amenities.

### **Conclusions and Next Steps**

Based on the information presented in this memorandum, Sedway Consulting believes that the potential economic development program for Point Molate should have a recreation/leisure, hospitality, and residential focus. Specifically, identified uses include a hotel with a moderate amount of conference and event space, a restaurant, and possibly camping facilities, supported by accessory recreational uses. Other uses include rental apartments, and one or more wineries.

Next steps include a more thorough analysis of the promising land uses. The additional analysis comprises a second phase assignment and would include an evaluation of development feasibility and economic development potential. This phase requires the input of architectural and land planning professionals.

The contents of this memorandum are subject to the attached Assumptions and General Limiting Conditions.

## ASSUMPTIONS AND LIMITING CONDITIONS

Sedway Consulting has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with government officials, review of City and County documents, and other third parties deemed to be reliable. Although Sedway Consulting believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information by third parties. We have no responsibility to update this report for events and circumstances occurring after the date of this report. Further, no guarantee is made as to the possible effect on development of present or future federal, state or local legislation, including any regarding environmental or ecological matters.

The accompanying projections and analyses are based on estimates and assumptions developed in connection with the study. In turn, these assumptions, and their relation to the projections, were developed using currently available economic data and other relevant information. It is the nature of forecasting, however, that some assumptions may not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the projection period will likely vary from the projections, and some of the variations may be material to the conclusions of the analysis.

Contractual obligations do not include access to or ownership transfer of any electronic data processing files, programs or models completed directly for or as by-products of this research effort, unless explicitly so agreed as part of the contract.

This report may not be used for any purpose other than that for which it is prepared. Neither all nor any part of the contents of this study shall be disseminated to the public through publication advertising media, public relations, news media, sales media, or any other public means of communication without prior written consent and approval of Sedway Consulting.

**Exhibit 1  
East Bay Oakland Office Market  
First Quarter 2015**

<b>Submarket</b>	<b>Inventory (Sq. Ft.)</b>	<b>Total Vacant (Sq. Ft.)</b>	<b>Vacancy Rate</b>	<b>1Q 2015 Net Absorption (Sq. Ft.)</b>	<b>Under Const. (Sq. Ft.)</b>	<b>Average Asking Rent</b>	<b>Class A Avg. Asking Rent</b>	<b>No. Bldgs</b>
<b>Richmond</b>	2,555,879	539,357	21.1%	35,669	0	\$2.18	\$2.27	53
<b>Core Submarkets</b>								
Berkeley CBD	2,126,615	130,285	6.1%	(15,244)	0	\$2.52	\$2.87	52
West Berkeley	1,205,821	18,242	1.5%	5,681	105,000	\$2.74	N/A	30
Emeryville	4,112,494	450,602	11.0%	99,206	0	\$2.99	\$3.07	46
City Center Oakland	5,108,410	489,313	9.6%	9,116	0	\$2.96	\$3.13	58
Lake Merritt Oakland	6,958,328	563,175	8.1%	88,912	0	\$2.88	\$3.06	64
Jack London Square	1,650,450	92,573	5.6%	(3,919)	0	\$2.02	\$2.85	38
Subtotal	21,162,118	1,744,190	8.2%	183,752	105,000	\$2.86		288
<b>Other Peripheral Submarkets</b>								
North Alameda	1,656,555	498,283	30.1%	49,053	0	\$2.28	\$2.34	49
South Alameda	1,882,859	445,359	23.7%	(36,624)	0	\$1.97	\$2.00	34
Oakland Coliseum	2,130,683	457,465	21.5%	50,226	0	\$1.45	\$1.85	49
Subtotal	5,670,097	1,401,107	24.7%	62,655	0	\$1.91		132
<b>Totals</b>	29,388,094	3,684,654	12.5%	282,076	105,000	\$2.40	\$2.68	473
<b>Market by Building Class</b>								
Class A	13,654,904	1,990,838	14.6%	163,990	105,000	\$2.68		92
Class B	12,606,332	969,958	7.7%	100,695	0	\$1.97		307
Office/Flex	3,126,858	723,858	23.1%	17,391	0	\$2.17		74
Total	29,388,094	3,684,654	12.5%	282,076	105,000	\$2.40		473

Sources: DTZ; Sedway Consulting.

**Exhibit 2  
Urban Wineries  
Alameda to Richmond**

<b>Project Name</b>	<b>Location</b>	<b>City</b>	<b>Comments</b>	<b>Year Opened</b>	<b>Size</b>	<b>Cases Produced Annually</b>
Rock Wall Wine Company	2301 Monarch Street, Suite 300	Alameda	Winery and tasting room	2008	40,000	20,000
R&B Cellars (1)	1835 San Jose Ave	Alameda	Winery and tasting room	1997	--	15,000
Building 43 Winery	2440 Monarch Street	Alameda Point	Winery and tasting room	2014	2,500	3,000
Urbano Cellars	2323 B 4th Street	Berkeley	Winery and tasting room	2006	4,600	1,200
Broc Cellars	1300 5th Street	Berkeley	Tasting room	2013	3,600	8,500
Lusu Cellars	805 Camelia Street	Berkeley	Winery and tasting room	--	--	--
Donkey & Goat	1340 5th Street	Berkeley	Winery and tasting room	2004	--	--
Carica Wines	2323-B 4th Street	Berkeley	Winery and tasting room	2014	--	--
Covenant	1102 6th Street	Berkeley	Winery and tasting room	--	--	--
Rosenblum Cellars (2)	10 Clay Street	Oakland	Winery and tasting room	1978	--	--
Dashe Cellars	55 4th Street	Oakland	Winery and tasting room	2004	16,500	10,000
Cerruti Cellars	100 Webster Street, Suite 100	Oakland	Winery and tasting room	2011	--	--
Periscope Cellars Winery	538 9th Street	Oakland	Winery and tasting room	--	--	--
Two Mile	477 25th Street	Oakland	Winery and tasting room	--	--	--
Urban Legend Cellars	621 4th Street	Oakland	Winery and tasting room	2009	2,400	3,000-3,700
Irish Monkey Cellars	1017 22nd Avenue Unit 300	Oakland	Winery and tasting room	2007	2,500	1,200
Stage Left Cellars	2102 Dennison Street	Oakland	Winery and tasting room	--	--	--
Jeff Cohn Cellars	160 Franklin Street	Oakland	Winery and tasting room	2014	15,000	5,000

Sources: winery staff and websites; and Sedway Consulting.

- (1) R&B Winery is moving to 1420 Canal Street in Point Richmond and is estimated to open in Summer 2015.  
 (2) Rosenblum opened in Alameda in 1978 and moved to Jack London Square in 2014.

Exhibit 3  
All Major Developments (1)  
Under Construction, Approved, or in Planning  
City of Richmond  
May 2015

<b>Project Type</b>						
<b>Name</b>	<b>Developer/Contact</b>	<b>Address/Location</b>	<b>Status</b>	<b>Commercial (Square Feet)</b>	<b>Number of Units</b>	<b>Comments</b>
<b>For Sale Residential</b>						
1	Terminal One NA	East of Ferry Point & Miller/Knox Regional Shoreline Park, west of Richmond Yacht Club & Brickyard	Proposed	--	258	This proposed project includes approximately 258 luxury condominiums, a 1.5-acre City Park, and an open space area, which includes the terminal pier. In addition, a new portion of the Bay Trail will be included.
2	Bottoms Property Shea Homes	Canal Blvd & Sea Cliff Drive	Approved	--	60	This proposed project includes 60 market rate townhome units.
3	Richmond Riviera Virtual Development Corporation	S. Marina Way	Proposed	--	59	The application was filed in July 2013 for a 59-unit residential project on 4.92 acres with 134 parking spaces.
<b>Subtotal - For Sale Residential</b>					<b>377</b>	
<b>Apartments</b>						
4	Central Avenue Housing AMG & Associates, LLC	5620 Central Avenue	Proposed	--	172	This proposed project comprises 172 below market apartment units, 309 parking spaces, public plazas, open spaces, and laundry and exercise rooms.
5	NevIn Homes Residential Project AMG & Associates, LLC	Nevin Avenue & 22nd Street	Proposed	--	289	This project proposes to build two six-story, 67-foot-high buildings with 289 below market apartments with parking, an interior courtyard on the second floor, and a community room with exercise room.
6	Hilltop Apartments LCA Architects	3080 Hilltop Mall Road	Proposed	--	180	This project comprises a six-story 180 unit apartment building on 2.27 acres.
7	Garrity Way Apartments Valley Green Holdings, LLC	3161 Garrity Way	Proposed	--	98	This proposed project comprises 98 market rate apartments.
<b>Subtotal - Apartments</b>					<b>739</b>	
<b>Mixed Use</b>						
8	Bay Walk Mixed Use Project Development Solutions Seascape, LLC	830 Marina Way South	Proposed	5,610	255	This project proposes to demolish the existing industrial building, railroad spur, and parking lots to construct a three-story mixed-use development with 255 townhomes (156 townhomes and 99 live-work townhomes); a two-story building containing a 2,980-square-foot business incubator suite and a 2,630-square-foot fitness center; 590 parking spaces.
<b>Retail</b>						
9	The Lumber Baron The Lumber Baron	1140 Harbour Way	Approved	150,282 (2)	--	This new three-building lumber yard is estimated to open in the Winter 2015.
10	R&B Cellars	1420 Canal Street	Approved	27,140	--	An urban winery and tasting room, estimated to open in late 2015.
<b>Subtotal - Retail</b>					<b>177,422</b>	
<b>Office / Industrial</b>						
11	Atlas Road Industrial Building Project	2995 Atlas Road	Proposed	700,000	--	This project comprises a 700,000-square-foot logistics building with parking, loading, and landscaping. This includes 40,000 square feet of office space and 687,820 square feet of warehouse space.
<b>Grand Total Commercial / Residential Units</b>				<b>883,832</b>	<b>1,116</b>	

Sources: Planning Department for the City of Richmond; project developers and sponsors; San Francisco Business Times; and Sedway Consulting.

(1) This list represents projects we believe are for-sale units based upon planning department records and interviews with developers and project sponsors. Changing market conditions, however, often dictate a change in ownership form as a project progresses. Not included in this list are 100 percent affordable developments, senior and student housing, and projects with less than 50 units.

(2) The square footage is the size of the lot; the square footage of the new building is unknown.

# BYLAWS

## INTRODUCTION

These by-laws were adopted by the Point Molate Community Advisory Committee (PMCAC) on November 21, 2011

### Section 1: Purpose and Duties of the PMCAC

The PMCAC is a 19-member committee of Richmond residents authorized by City Council Resolution 8-11 adopted January 18, 2011. Its purpose is to advise the City Council as well as city staff, boards and commissions on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate.

### Section 2: Meetings

#### 2.1: Regular Meetings

Regular meetings of the PMCAC will be held in the Multi Purpose room at City Hall on the third Monday of every month beginning at 6:30 PM.

#### 2.2: Cancellation of Regular Meetings

A future regular meeting can be canceled or rescheduled by a majority present at any meeting if:

- there is no business scheduled,
- the future meeting falls on a public holiday
- there is other good reason for cancelation.

In the event of an emergency any meeting or session can be canceled by the Chair Person or, if the Chair Person is unavailable, the Vice Chair Person. Any matters which were to be heard at the canceled meeting will be moved to the top of the agenda for the next regular meeting unless set for hearing on another date by the committee.

#### 2.3: Change of Location or Starting Time of Regular Meetings

The location or starting time of a regular meeting may be changed from time to time by providing the new starting time and/or location in the notice and agenda distributed by city staff in advance of the meeting or session in accordance with governing law. In addition, the location of the meeting may be changed due to an emergency or pre-emption of the regular meeting location by other government business. In such event,

the new location of the meeting shall be posted on the door of the regular site of the meeting at least one-half hour before the meeting time.

#### **2.4: Special Meetings**

Special meetings and hearings of the Committee may be called by the Chairperson or by any ten members of the Committee and shall be held within the City of Richmond. Written notices of special meetings of the Committee shall be given in accordance with governing law and, in accordance with law, the Committee may not consider any business at the special meeting other than that which appears in the notice.

#### **2.5: Public Nature of Meetings**

All meetings of the PMCAC shall be open to the public.

#### **2.6: Quorum**

A majority of the total number of sitting committee members shall constitute a quorum for the conduct of business and if a quorum is present, a majority of votes cast is sufficient to carry any motion that is in order unless otherwise required by law, these by-laws or adopted parliamentary rules. Committee members who expect to be absent from a regular meeting shall notify the city staff or the Chair Person at the earliest opportunity. City staff shall notify the Chairperson in the event the projected absences will result in a lack of a quorum.

#### **2.7: No Quorum**

Whenever less than a quorum attends a regular or special meeting of the Committee, the Chairperson (or acting chairperson) shall adjourn the meeting to the next regular meeting unless, following a motion, a majority of those present vote to adjourn the meeting to some other specific time: Other than the foregoing, no business shall be conducted when no quorum is present.

#### **2.8: Agenda**

City staff shall deliver a copy of the agenda for each regular meeting of the Committee to each member and post for the public in the same places and in the same manner as City Council meeting agendas not later than seventy-two (72) hours prior to such meeting.

#### **2.9: Consent Calendar**

Prior to consideration of the consent calendar by the Committee, the Chairperson shall ask if any Committee member, staff member or member of the public wishes to remove any item or items from the consent calendar. All requests for removal of an item from the consent calendar for purposes of discussion shall result in the item removed being heard and acted upon in its regular numerical order at the end of the agenda.

After all requests for removal have been honored, any Committee member may move that the remaining consent calendar items be adopted. The Committee's adoption of the consent

calendar means that those items have been acted upon by the Committee collectively by a single motion adopting the recommendations contained in the agenda packet. Any requirement for a public hearing shall be deemed satisfied by this process so long as no one has requested to speak on the item prior to the adoption of the consent calendar.

### **2.10: Order of Business**

The order of business for regular meetings of the Committee shall be as follows except that, with the consent of a majority of the Board, matters may be taken out of order:

- Call to Order
- Roll Call
- Approval of Agenda
- Chair Announcements
- General Public Comment
- Current Items
- Staff Reports
- Held Over items
- Consent Calendar
- Future Items
- Reports of Officers, Committees and Staff
- Adjournment

### **2.11: Rules of Order**

Rosenberg's Rules of Order shall govern the Committee except as otherwise provided in these bylaws. The Chair shall, unless overruled by a majority of the members present, act as the parliamentarian for the Committee and his or her ruling shall be deemed final.

### **2.12: Manner of Voting and Reporting on Votes**

The vote on all questions coming before the Committee shall be by roll call or by vote tabulator or alternately by affirmation to save time, and the yeas, nays and abstentions shall be entered upon the minutes of the meeting and set forth in any reports to the City Council on any action taken by the Committee.

### **2.13: Motion To Continue a Portion of the Agenda**

At any time during a regular meeting of the Committee, any Committee member may move to continue a portion of the agenda to the next regular meeting of the Committee or to a special meeting of the Committee, based upon their estimation that the Committee will not have sufficient time in which to complete the entire agenda at a reasonable hour. Approval by a two-thirds majority of members present shall be necessary to adopt such a motion. The motion shall: 1) Identify the numbers of the agenda items proposed to be heard at the current meeting; and 2) specify the numbers of the agenda items to be continued. The purpose of this motion is to benefit members of the public attending or viewing the meeting by providing information, as early as possible in the evening, as to what matters will be continued to a later date

### **2.14: Adjournment**

The Committee shall adjourn any regular or special meeting at the posted time, this following reports of officers and committee staff and any other agenda items deemed compelling. Any unfinished items of business appearing on the agenda which have not been acted upon shall be continued to the next regular meeting. Upon adjourning with unfinished items on the agenda, the Chairperson or acting chairperson shall announce to the public the date and place to which said unfinished agenda items are continued. Notwithstanding the above, the Committee may pass a motion to extend any regular or special meeting beyond the posted finish time by majority vote.

## **SECTION 3: MEMBERSHIP**

### **3.1: Appointment**

Members shall be appointed by the Mayor with the concurrence of at least three members of the City Council for a term of two years and serve without compensation. No member shall serve for more than four consecutive two-year terms.

### **3.2: Automatic Resignation**

The absence of any member from more than three (3) regularly scheduled meetings in a 12-month period shall constitute an automatic resignation from the Committee.

### **3.3: Duties of Committee Members**

It is the duty of members to become informed to the best of their ability on each item that comes before the Committee for action, to form an opinion on every question that is brought to and vote and to express this opinion by his or her vote unless the member has a possible conflict of interest or other justifiable basis.

### **3.4: Conflict of Interest**

No member of the Committee shall participate in a discussion or vote upon any matter with respect to which he or she may have a conflict of interest, as defined by applicable California law. Instead, the member shall excuse himself or herself from the proceedings, stating for the

minutes the basis for doing so, and shall leave the room while the matter is being discussed and/or acted upon.

If a member of the Committee is challenged in regard to a conflict of interest in a particular matter and does not choose to excuse himself/herself from the proceedings, the Chairperson shall ask the Committee's legal counsel for a ruling. If the Committee's legal counsel determines that there appears to be a conflict of interest, the challenged member shall refrain from participating on that particular item in compliance with the conflict of interest provisions of these bylaws. If a member does not comply with this requirement after a ruling by the Committee's legal counsel, the City Council shall be so advised by the City Attorney's Office.

### **3.5: Staff Assistance**

The committee may call upon city staff for technical or clerical assistance in connection with the committee's performance of its duties. The committee may also request funding for a written report from an expert consultant in matters pertaining to the Committee's work. Any contract entered into as a result of such funding shall be approved by the city manager unless it is for an amount over \$10,000 in which case it must be approved by the City Council.

## **SECTION 4: SUBCOMMITTEES**

### **4.1: Subcommittees**

The Chairperson of the Committee may create sub committees, define their powers and duties, and appoint the members and chairs thereof.

### **4.2: Terms of Subcommittee Members**

Subcommittee members shall serve a term of one year on each committee to which they are appointed.

## **SECTION 5: OFFICERS**

### **5.1: Designation of Officers**

The officers of the Committee shall consist of a Chairperson and Vice Chairperson

### **5.2: Election of Officers**

Officers shall be elected by a majority of a committee quorum present. In the event of more than two candidates for officer positions and no candidate receives a majority of the quorum present, then a runoff vote will be held between the two top vote getters.

### **5.3: Terms of Officers and Removal of Officers**

Officers shall serve a term of one year. Officers may be removed from office with a two thirds vote of the committee at a regular or special meeting.

#### **5.4: Special Election of Officers**

If any vacancy occurs in any office by reason of death, resignation, removal of any officer or other reason, such vacancy shall be promptly filled for the remainder of the term of office, from the ranks of the Committee by means of a special election conducted by the members of the Committee. At the request of the Chairperson of the Committee, the Nominating Subcommittee shall meet and recommend a candidate to fill the open officer position. In addition, any member of the Committee may nominate any member of the Committee for the vacant office at or prior to the special election.

#### **5.5: Powers and Duties of Officers**

- a) Chairperson. The Chairperson shall preside at all meetings of the Committee, shall appoint all subcommittees and subcommittee chairs, and shall have all the powers and duties conferred by law, and shall perform such other duties as may from time to time be prescribed by the Committee
- b) Vice Chairperson. The Vice Chairperson shall have all of the powers and perform all of the duties of the Chairperson in the case of the Chairperson's absence or inability of the Chairperson to act. The Vice Chairperson shall have all the powers and duties conferred by law, and shall perform such other duties as may from time to time be prescribed by the Committee.
- c) Acting Chairperson. In the absence of the Chairperson and Vice Chairperson, then the members of the Committee present at the meeting shall elect an Acting Chairperson who shall preside over and conduct the meeting if there is a quorum present or who shall set a date for continuing the agenda if there is not a quorum present.

#### **5.6: Additional Officers and Personnel**

The Committee may from time to time by resolution appoint such additional officers or assistant officers as it may deem necessary or desirable and may define their duties.

### **SECTION 6: AMENDMENTS**

These Bylaws may be adopted, amended or repealed by the affirmative vote of two-thirds of the total members of the Committee at any regular or special meeting, provided that any proposed amendment to be voted on shall be included in the notice of the meeting. Such amendments must be in conformity with the general intent specified in the basic enabling legislation and applicable provisions of state law.



## Pt Molate Report

PMCAC #50 July 20, 2015

### Expenditures and balance from Navy Escrow Fund:

- Five Expenditures totaling \$4,106,493.89 from June 12 thru June 29, 2015.
- Balance: \$10,363,246.85

### Expenditures and balance from City General Fund:

- Expenditures to date for FY 14-15 total \$322,720.
- Balance: \$99,611.

### Insurance Report filings

- Report from June 2015 being prepared and readied for next PMCAC Mtg.

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

- No Caretaker review for June 2015 available/enclosed.
- Caretaker attends the IR Site 3 Project Meetings conducted by PSEC
- Point Molate Beach Park Volunteer Representative and Park Division representative met in field to discuss work as Friends of Pt Molate and current and future projects and work towards establishing an agreement with the City.

### Monthly Summary of security incidents:

- June, 2015 report enclosed.
- Two significant incidents were reported for June 2015, including information forwarded to DP Security on drinking and unauthorized partying occurring on the Shoreline and the Beach Park. DP initiated more patrols in these specific areas for all shifts. Security found and reported damaged fence line near gate #6. Fence repaired through IR Site 3 Contractor. 7 Officers assigned during month to perform and 2072 security checks were performed from upper ridge line to lower shoreline areas;
- DP Security performed 72 Contacts during this period.

### Monthly Summary of authorized entries:

- There were eleven public entry authorizations for prior month
- Six regular requests for Friends of Pt Molate Work Group (Thompson, Gilbert, Hamilton, Nilson, Brake, McHugh)
- Two for media tour requests on Building 1 and Winemasters Bldg. (Garrett, Joffee)
- Three for tours of Bldg. 1,6, 87, 123 and 17 (Garrett, Howe and Bagley)

### Caretaker Summary

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

#### Beach Park

- Murray assisted EBRPD on July 7 in conducting site tour on Chevron easement area and City Beach Park property for contractors interested in bidding on the RFP for SF Bay Trail design services. Portion of SF Bay Trail over Pt Molate is estimated at 1.4 miles and balance will be 1.1 miles.
- Friends of Pt Molate Group, McKissock and Smith, have forwarded initial report of work and collecting before/after photographs. Group is interested in future capital improvement work as well as maintenance work and can involve students and Scouts working on environmental badges, service hours and up to full Eagle Scout rank qualifying projects. Pt Molate Parks Division representative noted that he is also involved in Scout organization and can carry forward requests to local area serving Troop.
- Report of work performed by and concerns from the Friends of Pt Molate enclosed.

#### IR Site 3 Remediation and Abatement Project

- Staff Report is enclosed that asks for additional contingency funds for additional clean up work.
- 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.
- Final site to receive a seed mixture during time of first fall rains in Sept./Oct.
- A ribbon cutting site reopening event would be planned in early Fall.

#### Other – RSR Bridge Access Improvement Project, Beach Park Baycrossing Article Series, Adjacent Shoreline Property

- Mayor's Office and TRAC letters urging MTC support of the Richmond San Rafael Bridge Access Improvement Project are enclosed. Project is essential for safe bicycle and pedestrian access to Pt Molate Beach Park.
- Correspondence regarding Baycrossing articles on Pt Molate Beach Park
- 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 Remediation Budget Report  
As of July 17, 2015

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
		Point Molate		
		Site Remediation		
		Capital Budget		
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
Transactions	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/19/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

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Transactions	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
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

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Transactions	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
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	7/17/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/17/2011	\$ 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		\$ 8,047.48	\$ 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	9/9/2011	\$ 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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Transactions	Date	Expenditures	Revenues	Balance
		As of 7/17/2015	As of 7/17/2015	As of 7/17/2015
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	\$ 61,728.26		\$ 21,984,303.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,814.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,012.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,743.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,716.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,416.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,153.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,016.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,143.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,532.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,512.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,212.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,304.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,006.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,906.84
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,616.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,567.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,667.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,626.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,011.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,977.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,470.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,236.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,565.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,444.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,165.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,095.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,509.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,877.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,801.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,135.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,235.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,935.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,788.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,115.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,800.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,684.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,595.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,400.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,455.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,577.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,277.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,977.20
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

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Transactions	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40
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
Union Bank Fee	9/20/2013	\$ 1,560.00		\$ 19,617,362.57
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		\$ 19,566,114.00
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		\$ 19,541,369.00
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		\$ 19,513,017.19
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		\$ 19,444,412.78
Contra Costa Health Services	12/18/2013	\$ 348.00		\$ 19,444,064.78
State Water Resources Control Board	12/18/2013	\$ 1,952.67		\$ 19,442,112.11
State Water Resources Control Board	12/18/2013	\$ 11,877.00		\$ 19,430,235.11
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		\$ 19,363,906.73
Interest earned	9/13 - 11/13		\$ 409.95	\$ 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
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		\$ 19,175,672.74
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		\$ 19,073,299.22
State Water Resources Control Board	3/27/2014	\$ 6,224.57		\$ 19,067,074.65
Interest earned	12/13 - 5/14		\$ 959.40	\$ 19,068,034.05
Terraphase Engineering, Inc.	5/6/2014	\$ 68,324.79		\$ 18,999,709.26
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		\$ 18,938,069.26
State Water Resources Control Board	6/3/2014	\$ 553.32		\$ 18,937,515.94
Contra Costa Health Services	6/3/2014	\$ 348.00		\$ 18,937,167.94
City of Richmond - 2012 Single Audit Reimbursement	6/3/2014	\$ 10,227.00		\$ 18,926,940.94
City of Richmond - 2013 Single Audit Reimbursement	6/3/2014	\$ 9,200.00		\$ 18,917,740.94
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		\$ 18,880,857.15
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		\$ 18,828,351.52
State Water Resources Control Board	8/2/2014	\$ 20,589.19		\$ 18,807,762.33
Nichols Consulting Engineers, CHTD	8/2/2014	\$ 18,683.67		\$ 18,789,078.66
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		\$ 18,737,195.94
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$ 1,060.00		\$ 18,736,135.94
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		\$ 18,621,181.98
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		\$ 18,564,110.44
BPXpress	9/27/2014	\$ 1,145.64		\$ 18,562,964.80
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		\$ 18,467,035.03
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		\$ 17,611,219.36
State Water Resources Control Board	11/19/2014	\$ 34,327.45		\$ 17,576,891.91
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		\$ 17,372,469.62
State Water Resources Control Board	11/27/2014	\$ 11,497.00		\$ 17,360,972.62
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		\$ 16,354,757.79
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		\$ 15,575,533.02
Nichols Consulting Engineers, CHTD	1/20/2015	\$ 24,708.88		\$ 15,550,824.14
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		\$ 15,446,330.40
State Water Resources Control Board	1/20/2015	\$ 11,497.00		\$ 15,434,833.40
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		\$ 15,410,885.41
Pacific States Environmental Contractors, Inc.	3/11/2015	\$ 67,017.85		\$ 15,343,867.56

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Transactions	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
Terraphase Engineering, Inc.	3/11/2015	\$ 125,312.63		\$ 15,218,554.93
Terraphase Engineering, Inc.	3/11/2015	\$ 90,210.64		\$ 15,128,344.29
Pacific States Environmental Contractors, Inc.	3/19/2015	\$ 7,324.50		\$ 15,121,019.79
State Water Resources Control Board	3/19/2015	\$ 18,593.45		\$ 15,102,426.34
Terraphase Engineering, Inc.	3/26/2015	\$ 87,923.89		\$ 15,014,502.65
Terraphase Engineering, Inc.	4/23/2015	\$ 139,943.20		\$ 14,874,559.45
Pacific States Environmental Contractors, Inc.	5/27/2015	\$ 259,652.05		\$ 14,614,907.40
Nichols Consulting Engineers, CHTD	5/27/2015	\$ 19,792.56		\$ 14,595,114.84
Terraphase Engineering, Inc.	6/1/2015	\$ 125,374.10		\$ 14,469,740.74
Pacific States Environmental Contractors, Inc.	6/12/2015	\$ 1,705,593.08		\$ 12,764,147.68
Pacific States Environmental Contractors, Inc.	6/29/2015	\$ 2,211,213.49		\$ 10,552,934.17
State Water Resources Control Board	6/29/2015	\$ 13,325.32		\$ 10,539,608.85
City of Richmond (reimbursement for Single Audit)	6/29/2015	\$ 6,478.01		\$ 10,533,130.84
Nichols Consulting Engineers, CHTD	6/29/2015	\$ 43,179.74		\$ 10,489,951.10
Terraphase Engineering, Inc.	6/29/2015	\$ 126,704.25		\$ 10,363,246.85
<b>Current as of 7/17/2015</b>		<b>\$ 18,344,114.90</b>	<b>\$ 207,361.75</b>	
<b>Remaining Balance</b>				<b>\$ 10,363,246.85</b>

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Pt. Molate Remediation Budget Report  
As of July 17, 2015

Vendors	Date	Expenditures		Revenues		Balance	
			As of 7/17/2015		As of 7/17/2015		As of 7/17/2015
<b>Escrow Account Holder Fees</b>							
FAFC Fee Slip - April 2012	4/16/2012	\$	300.00				
FAFC Fee Slip - April 2013	4/4/2013	\$	300.00				
FAFC Fee Slip - August 2010	8/13/2010	\$	300.00				
FAFC Fee Slip - August 2011	8/23/2011	\$	300.00				
FAFC Fee Slip - December 2010	2/8/2011	\$	300.00				
FAFC Fee Slip - December 2012	12/11/2012	\$	300.00				
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$	900.00				
FAFC Fee Slip - February 2013	2/8/2013	\$	300.00				
FAFC Fee Slip - January & February 2012	2/28/2012	\$	600.00				
FAFC Fee Slip - January 2011	2/8/2011	\$	300.00				
FAFC Fee Slip - January 2013	1/7/2013	\$	300.00				
FAFC Fee Slip - July 2011	7/29/2011	\$	300.00				
FAFC Fee Slip - June & July 2013	8/2/2013	\$	600.00				
FAFC Fee Slip - June 2011	6/8/2011	\$	300.00				
FAFC Fee Slip - March 2012	3/8/2012	\$	300.00				
FAFC Fee Slip - March 2013	3/8/2013	\$	300.00				
FAFC Fee Slip - May - July 2010	8/16/2010	\$	900.00				
FAFC Fee Slip - May 2011	5/8/2011	\$	300.00				
FAFC Fee Slip - May 2012	5/18/2012	\$	300.00				
FAFC Fee Slip - May 2012	6/7/2012	\$	280.00				
FAFC Fee Slip - May 2012	10/1/2012	\$	992.00				
FAFC Fee Slip - May 2012	10/9/2012	\$	300.00				
FAFC Fee Slip - May 2013	5/1/2013	\$	300.00				
FAFC Fee Slip - November & December 2011	12/8/2011	\$	600.00				
FAFC Fee Slip - November 2010	1/5/2011	\$	300.00				
FAFC Fee Slip - November 2012	12/11/2012	\$	300.00				
FAFC Fee Slip - October 2010	11/8/2010	\$	300.00				
FAFC Fee Slip - October 2011	3/8/2012	\$	300.00				
FAFC Fee Slip - September 2010	10/7/2010	\$	300.00				
FAFC Fee Slip - September 2011	9/9/2011	\$	300.00				
First American Fund Control	11/12/2010	\$	2,784.15				
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$	1,000.00				
Union Bank Fees	9/20/2013	\$	1,560.00				
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$	1,080.00				
<b>TOTAL</b>		\$	18,014.15	\$		\$	18,014.15
<b>Morrison &amp; Foerster LLP</b>							
Morrison & Foerster LLP	10/21/2011	\$	3,520.00				
Morrison & Foerster LLP	11/14/2011	\$	1,933.75				
Morrison & Foerster LLP	12/8/2011	\$	5,305.00				
Morrison & Foerster LLP	1/25/2012	\$	297.50				
Morrison & Foerster LLP	3/15/2012	\$	5,801.25				
Morrison & Foerster LLP	4/23/2012	\$	1,611.25				
Morrison & Foerster LLP	5/19/2012	\$	297.50				
Morrison & Foerster LLP	7/9/2012	\$	1,041.25				
<b>TOTAL</b>		\$	19,807.60	\$		\$	19,807.60
<b>Nichols Consulting Engineers, CHTD</b>							
Nichols Consulting Engineers, CHTD	10/21/2011	\$	6,234.50				
Nichols Consulting Engineers, CHTD	12/8/2011	\$	4,845.00				
Nichols Consulting Engineers, CHTD	7/8/2012	\$	22,670.75				
Nichols Consulting Engineers, CHTD	12/6/2012	\$	12,945.00				
Nichols Consulting Engineers, CHTD	12/21/2012	\$	2,015.64				
Nichols Consulting Engineers, CHTD	1/29/2013	\$	1,905.00				
Nichols Consulting Engineers, CHTD	8/8/2013	\$	1,045.00				
Nichols Consulting Engineers, CHTD	10/17/2013	\$	24,745.00				
Nichols Consulting Engineers, CHTD	8/1/2014	\$	18,683.67				
Nichols Consulting Engineers, CHTD	9/27/2014	\$	57,071.54				
Nichols Consulting Engineers, CHTD	1/20/2015	\$	24,708.89				
Nichols Consulting Engineers, CHTD	9/27/2015	\$	19,792.56				
Nichols Consulting Engineers, CHTD	8/29/2015	\$	43,179.74				
<b>TOTAL</b>		\$	219,844.28	\$		\$	219,844.28
<b>Pacific States Environmental Contractors, Inc.</b>							
Pacific States Environmental Contractors, Inc.	10/31/2014	\$	855,815.67				
Pacific States Environmental Contractors, Inc.	12/10/2014	\$	1,008,214.83				
Pacific States Environmental Contractors, Inc.	1/9/2015	\$	779,224.77				
Pacific States Environmental Contractors, Inc.	1/27/2015	\$	23,847.99				
Pacific States Environmental Contractors, Inc.	3/11/2015	\$	67,017.85				
Pacific States Environmental Contractors, Inc.	3/19/2015	\$	7,324.50				
Pacific States Environmental Contractors, Inc.	5/27/2015	\$	259,652.05				
Pacific States Environmental Contractors, Inc.	6/12/2015	\$	1,705,593.08				
Pacific States Environmental Contractors, Inc.	8/29/2015	\$	2,211,213.49				
<b>TOTAL</b>		\$	6,916,004.23	\$		\$	6,916,004.23
<b>PG&amp;E</b>							
PG&E	10/21/2011	\$	6,628.33				
PG&E	12/8/2011	\$	3,016.85				
PG&E	3/15/2012	\$	3,026.91				
<b>TOTAL</b>		\$	12,672.09	\$		\$	12,672.09
<b>RORE, Inc.</b>							
RORE, Inc.	1/8/2011	\$	31,581.00				
<b>TOTAL</b>		\$	31,581.00	\$		\$	31,581.00

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Pt. Molate Remediation Budget Report  
As of July 17, 2015

Vendors	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
<b>Savings Interest</b>				
Savings Interest	9/1/2011	\$	8,047.46	
Savings Interest	3/7/2011	\$	2,704.15	
Savings Interest - April 2010	5/10/2010	\$	1,969.85	
Savings Interest - April 2010	5/12/2010	\$	3,219.55	
Savings Interest - April 2011	5/18/2011	\$	4,575.59	
Savings Interest - April 2011	5/19/2011	\$	1,024.62	
Savings Interest - April 2011	5/19/2011	\$	1,025.75	
Savings Interest - April 2011	5/19/2011	\$	415.81	
Savings Interest - April 2011	5/25/2011	\$	2,180.76	
Savings Interest - April 2012	5/21/2012	\$	1,800.11	
Savings Interest - April 2013	5/13/2013	\$	3,205.73	
Savings Interest - August 2010	9/15/2010	\$	773.33	
Savings Interest - August 2010	9/15/2010	\$	773.33	
Savings Interest - August 2010	9/15/2010	\$	2,564.97	
Savings Interest - August 2010	9/15/2010	\$	5,138.59	
Savings Interest - August 2010	3/7/2011	\$	(773.33)	
Savings Interest - August 2011	9/19/2011	\$	2,090.17	
Savings Interest - August 2012	9/12/2012	\$	1,923.76	
Savings Interest - December 2010	1/25/2011	\$	654.76	
Savings Interest - December 2010	1/28/2011	\$	4,621.71	
Savings Interest - December 2010	1/25/2011	\$	4,951.46	
Savings Interest - December 2012	1/23/2012	\$	1,885.68	
Savings Interest - December 2011	1/30/2012	\$	2,005.79	
Savings Interest - February 2011	3/7/2011	\$	1,795.24	
Savings Interest - February 2011	3/3/2011	\$	504.17	
Savings Interest - February 2011	3/28/2011	\$		
Savings Interest - February 2011	3/28/2011	\$	4,435.35	
Savings Interest - February 2012	3/14/2012	\$	1,860.86	
Savings Interest - February 2013	3/18/2013	\$	3,040.52	
Savings Interest - January 2011	2/28/2011	\$	567.29	
Savings Interest - January 2011	2/28/2011	\$	2,056.91	
Savings Interest - January 2011	2/28/2011	\$	4,910.91	
Savings Interest - January 2012	2/12/2012	\$	1,907.65	
Savings Interest - January 2013	2/13/2013	\$	3,340.54	
Savings Interest - July 2010	8/11/2010	\$	732.37	
Savings Interest - July 2010	8/11/2010	\$	732.37	
Savings Interest - July 2010	8/11/2010	\$	2,409.34	
Savings Interest - July 2010	8/11/2010	\$	4,830.04	
Savings Interest - July 2010	3/7/2011	\$	(732.37)	
Savings Interest - July 2011	8/24/2011	\$	7,099.07	
Savings Interest - July 2011	8/24/2011	\$	2,297.56	
Savings Interest - July 2012	8/22/2012	\$	1,928.33	
Savings Interest - July 2013		\$	1,624.74	
Savings Interest - June 2010	7/26/2010	\$	493.14	
Savings Interest - June 2010	7/26/2010	\$	493.14	
Savings Interest - June 2010	7/26/2010	\$	2,852.41	
Savings Interest - June 2010	7/26/2010	\$	5,330.73	
Savings Interest - June 2010	3/7/2011	\$	(493.14)	
Savings Interest - June 2011	7/19/2011	\$	7,000.65	
Savings Interest - June 2011	7/19/2011	\$	419.20	
Savings Interest - June 2011	7/20/2011	\$	2,034.00	
Savings Interest - June 2012	7/16/2012	\$	1,879.15	
Savings Interest - June 2013	7/10/2013	\$	3,180.04	
Savings Interest - March 2011	4/11/2011	\$	1,150.99	
Savings Interest - March 2011	4/11/2011	\$	1,150.99	
Savings Interest - March 2011	4/25/2011	\$	4,804.82	
Savings Interest - March 2011	4/25/2011	\$	430.34	
Savings Interest - March 2011	4/25/2011	\$	82.19	
Savings Interest - March 2011	5/25/2011	\$	2,058.58	
Savings Interest - March 2012	4/30/2012	\$	1,979.63	
Savings Interest - March 2013	4/19/2013	\$	3,346.60	
Savings Interest - May 2010	6/11/2010	\$	2,712.51	
Savings Interest - May 2010	6/11/2010	\$	4,921.30	
Savings Interest - May 2011	6/22/2011	\$	1,710.88	
Savings Interest - May 2011	6/22/2011	\$	5,027.83	
Savings Interest - May 2011	6/22/2011	\$	427.76	
Savings Interest - May 2011	6/22/2011	\$	523.76	
Savings Interest - May 2011	6/22/2011	\$	1,048.53	
Savings Interest - May 2011	6/22/2011	\$	1,049.53	
Savings Interest - May 2012	6/18/2012	\$	1,950.31	
Savings Interest - May 2013	6/14/2013	\$	3,287.38	
Savings Interest - November 2010	12/15/2010	\$	5,110.49	
Savings Interest - November 2010	12/15/2010	\$	760.49	
Savings Interest - November 2011	12/12/2011	\$	1,955.50	
Savings Interest - November 2012	12/19/2012	\$	1,639.75	
Savings Interest - October 2010	11/17/2010	\$	696.94	
Savings Interest - October 2010	11/17/2010	\$	2,322.38	
Savings Interest - October 2010	11/17/2010	\$	4,647.05	
Savings Interest - October 2011	11/1/2011	\$	1,265.06	
Savings Interest - October 2011	11/21/2011	\$	2,030.42	
Savings Interest - October 2012	11/16/2012	\$	1,911.44	
Savings Interest - September 2010	10/20/2010	\$	725.31	
Savings Interest - September 2010	10/20/2010	\$	725.31	
Savings Interest - September 2010	10/20/2010	\$	2,405.12	
Savings Interest - September 2010	10/20/2010	\$	4,817.12	
Savings Interest - September 2010	3/7/2011	\$	(725.31)	
Savings Interest - September 2011	10/12/2011	\$	5,224.06	
Savings Interest - September 2011	10/26/2011	\$	1,997.61	
Savings Interest - September 2012	10/15/2012	\$	1,853.35	
Savings Interest Adjustment - February 2011	3/3/2011	\$	411.38	
Revenue	6/30/2011	\$	8.63	
Savings Interest - August 2013	9/1/2013	\$	1,618.23	
Interest	9/13-11/13	\$	405.85	
Interest	12/13-5/14	\$	959.40	
<b>TOTAL</b>			<b>\$ 207,056.33</b>	

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Pt. Molate Remediation Budget Report  
As of July 17, 2015

Vendors	Date	Expenditures As of 7/17/2015	Revenues As of 7/17/2015	Balance As of 7/17/2015
<b>State Water Resources Control Board</b>				
State Water Resources Control Board	11/10/2010	\$ 795.00		
State Water Resources Control Board	12/3/2010	\$ 3,553.88		
State Water Resources Control Board	4/16/2011	\$ 7,765.81		
State Water Resources Control Board	7/29/2011	\$ 8,397.38		
State Water Resources Control Board	10/21/2011	\$ 30,340.20		
State Water Resources Control Board	12/8/2011	\$ 36,003.38		
State Water Resources Control Board	1/25/2012	\$ 11,195.00		
State Water Resources Control Board	3/19/2012	\$ 48,899.05		
State Water Resources Control Board	7/9/2012	\$ 40,507.27		
State Water Resources Control Board	10/30/2012	\$ 31,116.75		
State Water Resources Control Board	12/6/2012	\$ 11,195.00		
State Water Resources Control Board	4/2/2013	\$ 23,492.06		
State Water Resources Control Board	8/8/2013	\$ 10,078.35		
State Water Resources Control Board (SCP Program)	12/18/2013	\$ 1,952.67		
State Water Resources Control Board	12/18/2013	\$ 11,877.00		
State Water Resources Control Board	2/10/2014	\$ 19,032.82		
State Water Resources Control Board	3/27/2014	\$ 6,234.57		
State Water Resources Control Board	6/3/2014	\$ 553.32		
State Water Resources Control Board	8/2/2014	\$ 20,589.19		
State Water Resources Control Board (SCP Program)	11/18/2014	\$ 24,327.45		
State Water Resources Control Board	11/27/2014	\$ 11,497.00		
State Water Resources Control Board	1/20/2015	\$ 11,497.00		
State Water Resources Control Board	3/19/2015	\$ 19,593.45		
State Water Resources Control Board	6/29/2015	\$ 15,325.32		
<b>TOTAL</b>		<b>\$ 412,179.97</b>	<b>\$ -</b>	<b>\$ 412,179.97</b>
<b>Terraphase Engineering, Inc.</b>				
Terraphase Engineering, Inc.	6/6/2011	\$ 79,658.54		
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		
Terraphase Engineering, Inc.	2/16/2011	\$ 63,817.92		
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		
Terraphase Engineering, Inc.	3/15/2012	\$ 81,726.25		
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		
Terraphase Engineering, Inc.	5/18/2012	\$ 164,907.80		
Terraphase Engineering, Inc.	7/9/2012	\$ 129,869.78		
Terraphase Engineering, Inc.	7/29/2012	\$ 133,279.02		
Terraphase Engineering, Inc.	8/23/2012	\$ 70,585.19		
Terraphase Engineering, Inc.	9/19/2012	\$ 68,865.72		
Terraphase Engineering, Inc.	10/30/2012	\$ 103,872.81		
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		
Terraphase Engineering, Inc.	12/21/2012	\$ 289,077.05		
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		
Terraphase Engineering, Inc.	5/1/2013	\$ 75,318.43		
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		
Terraphase Engineering, Inc.	8/8/2013	\$ 60,628.86		
Terraphase Engineering, Inc.	4/18/2011	\$ 188,083.37		
Terraphase Engineering, Inc.	7/7/2011	\$ 86,639.77		
Terraphase Engineering, Inc.	7/29/2011	\$ 37,573.67		
Terraphase Engineering, Inc.	8/23/2011	\$ 89,184.26		
Terraphase Engineering, Inc.	9/14/2011	\$ 169,635.66		
Terraphase Engineering, Inc.	10/21/2011	\$ 51,781.39		
Terraphase Engineering, Inc.	11/14/2011	\$ 71,065.26		
Terraphase Engineering, Inc.	12/8/2011	\$ 158,308.56		
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		
Terraphase Engineering, Inc.	12/18/2013	\$ 69,504.41		
Terraphase Engineering, Inc.	12/20/2013	\$ 66,828.38		
Terraphase Engineering, Inc.	2/10/2014	\$ 65,879.43		
Terraphase Engineering, Inc.	3/17/2014	\$ 103,893.69		
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		
Terraphase Engineering, Inc.	4/29/2014	\$ 68,224.79		
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		
Terraphase Engineering, Inc.	7/1/2014	\$ 36,893.79		
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		
Terraphase Engineering, Inc.	9/27/2014	\$ 114,853.96		
Terraphase Engineering, Inc.	10/25/2014	\$ 95,928.77		
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		
Terraphase Engineering, Inc.	3/11/2015	\$ 125,312.63		
Terraphase Engineering, Inc.	3/11/2015	\$ 90,210.64		
Terraphase Engineering, Inc.	3/26/2015	\$ 87,923.69		
Terraphase Engineering, Inc.	4/23/2015	\$ 139,943.20		
Terraphase Engineering, Inc.	6/1/2015	\$ 125,374.10		
Terraphase Engineering, Inc.	6/29/2015	\$ 126,704.25		
<b>TOTAL</b>		<b>\$ 8,249,179.74</b>	<b>\$ -</b>	<b>\$ 8,249,179.74</b>
<b>Winhaven Partners, LLC</b>				
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		
Winehaven Partners, LLC	2/19/2011	\$ 2,753.48		
Winehaven Partners, LLC	4/18/2011	\$ 2,680.78		
Winehaven Partners, LLC	6/6/2011	\$ 382.75		
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		
Winehaven Partners, LLC	7/29/2011	\$ 574.96		
Winehaven Partners, LLC	8/23/2011	\$ 221.78		
Winehaven Partners, LLC	9/14/2011	\$ 89.95		
Winehaven Partners, LLC	10/21/2011	\$ 136.55		
Winehaven Partners, LLC	11/14/2011	\$ 127.23		
Winehaven Partners, LLC	12/8/2011	\$ 127.36		
Winehaven Partners, LLC	1/25/2012	\$ 127.42		
Winehaven Partners, LLC	4/23/2012	\$ 137.42		
Winehaven Partners, LLC	4/23/2012	\$ -	\$ 127.42	
<b>TOTAL</b>		<b>\$ 17,110.16</b>	<b>\$ 127.42</b>	<b>\$ 16,982.74</b>
<b>Current as of 7/17/2015</b>		<b>\$ 16,344,114.90</b>	<b>\$ 207,361.75</b>	
<b>Remaining Balance</b>				<b>\$ 10,369,246.85</b>

\* Net Total - Indicates the net amount paid to a vendor after accounting for a return of funds paid by the vendor back into the escrow account.

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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	\$ 232,720	\$ 20,611
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 90,000	\$ 9,000
				<u>\$ 422,331</u>	<u>\$ 322,720</u>	<u>\$ 99,611</u>

As of June 30, 2015





## DP Security Services, INC

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

July 15, 2015

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

During the month of June 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 June 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 2072 security checks within Point Molate designated patrol area during June 2015. There were two significant incidents reported.

**June 18, 2015, 0800hrs**, Information forwarded to DP Security Services concerning drinking and unauthorized partying being conducted along the shoreline and park area. DP Security Services initiating more patrols in those specific areas, all shifts.

**June 26, 2015, 1530hrs**, Security while conducting rounds located a damaged fence line near access gate #6. Given the extent of the damage along the fence line, it is assumed that a significantly large vehicle, a truck, must have caused the damage.



## **DP Security Services, INC**

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

No suspected vehicles were seen at the time of the discovery. Notification was forwarded to both Craig Murray, City of Richmond and DP Security Services management.

### ***Contractors contacted during the month of June, 2015.***

Terra Phase – 17 contacts  
D&H Landscaping – 6 contacts  
De Silva Gates – 17 contacts  
Pacific States Environmental – 20 contacts  
Bay Crossing - 1 contact  
S.F.S.U. – 3 contacts  
PGE – 1 contact  
City of Richmond – 3 contacts  
Rubicon – 1 contact  
Nema Construction – 1 contact  
New Image – 1 contact  
Richmond P.D. – 1 contact

### **Administrative Action Taken:**

None

### **Site Environmental Concerns:**

None

Sincerely,

---

Michael Davenport, Owner/President

## Craig Murray

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**From:** Dorothy Gilbert <~~XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXX~~>  
**Sent:** Tuesday, July 07, 2015 10:07 PM  
**To:** Craig Murray  
**Subject:** Point Molate Report from the Field  
**Attachments:** Richmond Point Molate Report from Field.docx; Hopefully still ok 6-22-15.jpg; Rumex crassus Pt.jpg

Dear Craig,

It was an unexpected pleasure to see you this morning when I was digging invasive non-native plants out of the park area at Point Molate. I'll be most interested to see how things develop with the Bay Trail.

I write to send you the attached report, which is an account of the activities of the Friends of Point Molate. As you will see, we are a volunteer group which, since March or 2014, has been doing hands-on work out at Point Molate Beach Park and environs, improving the health of the habitat and making the site safe and more comfortable for those who visit.

I also, in the interests of verisimilitude, attach two photographs by Jim McKissock of valuable natural life we have found there. One is of a larva of the Anise Swallowtail butterfly and the other of Rumex crassus (willow dock), once an important food source for the local Native Americans.

I hope you enjoy this report and find it useful.

All best wishes,  
Dorothy Gilbert



## FRIENDS OF POINT MOLATE: A REPORT FROM THE FIELD

### By Way of an Introduction

Since March of 2014 we, a volunteer group calling ourselves Friends of Point Molate, have been going out to the Point Molate Beach Park to work, with the blessing of the Richmond Parks and Landscaping Division; we donate our muscle power and our powers of observation to this special, in some regards unique, habitat. Much of our strong motivation has arisen from our knowledge of the uniqueness of this area. Point Molate sustains one of the best grasslands left in the Bay Area; also plant species found nowhere else, or nearly nowhere else, in this part of California; and species and varieties that form a critical link in the environmental network. We feel strongly that an essential purpose of the Park should be to provide an opportunity for the public to become familiar with these plants and with the insect, reptile, bird and other animal life they support; also, in some cases, their important role in the life of our native people and thus in our history. We have also worked hard to make the Beach Park a safe and commodious place for the people who come here for relaxation and enjoyment.

Much of our work, especially at the start, has been heavy labor. We have cleared trees and underbrush; removed large clay pipes, tires and other unsightly debris from the beach; removed highly invasive non-native plant species from the picnic area; and mowed the picnic

area to make it safe for children and family activities generally. Much of this work is on-going; we continue to clean the area—beach, picnic area, parking lot—once a week, and carefully weed out the invasives. Some of our work, related to plant seeding and flowering, is time-sensitive, and we rely on Jim McKissock, who has established our current plan, to guide our activities. This last project, establishing a habitat of native flora, will probably take several years of careful cumulative restoration to accomplish. The great natural beauty of the place, the fresh air and exercise, the continual learning process, the collegiality and camaraderie, has made our venture a great pleasure for ourselves, and we think markedly improved the environment of Point Molate, for humans and other creatures.

We are fortunate in having some excellent resources among the scientists and highly trained and experienced environmentalists in this locality. To name but a few who have in some way assisted us or made themselves available to those of us directly concerned with the restoration and preservation of Point Molate: David Amme, Wildlands Vegetation Manager for the East Bay Regional Parks District; Tony Brake, volunteer bird monitor for the Golden Gate Raptor Observatory, who has built a number of nesting sites for birds, assisting in the construction of platforms on poles for our osprey nests; Mark Casterman, East Bay Conservation Analyst with the local chapter of the California Native Plant Society; Jim Hanson, President of the California Native Grasslands Association; David Helvarg, journalist, environmental activist, founder of Blue Frontier, and the author of eight books about the ocean and conservation; Jim McKissock, founder of Earthcare, a local organization dedicated to

conservation, management and enhancement of our natural resources; Lech Naumovich, Executive Director of the Golden Hour Restoration Institute, a non-profit organization which offers field-based courses on specific topics concerning local flora and fauna; and Ian Wren, Staff Scientist with San Francisco Baykeeper, a hydrologist and habitat restoration specialist. We workers, who have benefited so much from the specialists mentioned, are chiefly Tom Gehling, Dorothy Gilbert, Chia Hamilton, Jim Hite, Yvonne McHugh, James McKissock, Joe Puleo, Charles Smith, and Barbara Thompsen.

Our very first project was to remove a huge swath of French broom on the south side of the beach entrance trail. Broom is nasty stuff, difficult to dig out, but we did it. When removing trees or large limbs—mainly to get access to a collapsed drainpipe-- we purchased special tools; for small jobs we have used our own tools.

### Current Activity

We meet usually on Tuesday mornings from 10:00 to 12:00, or stay later if we have time and some special concern arises. Some of us meet other times during the week as well when time permits, to observe some project and see how it is going. The size of the group varies, but we bring our equipment; one of us supplies several mattocks and others, as above, bring their garden tools. We help out where help is most needed. Charles Smith goes down to the beach to look for trash, or faces the job of disposing of dog excrement left by thoughtless pet owners. The weekend of June 13<sup>th</sup> and 14<sup>th</sup> there was heavy partying down at the beach, and the

prohibition of alcohol use was ignored; there was much trash, and a *case* of beer bottles left there. We think larger, more noticeable signs—in addition to the one at the main entrance-- saying “No Alcohol” and “Clean Up After Your Dog,” in English and Spanish, would be advisable and would make visitors at least conscious of what constitutes appropriate behavior at the Park.

Some of us, on Tuesday June 16<sup>th</sup>, worked on removing the invasive plants: digging up bristly ox tongue and rough or smooth cat’s-ears (beheading the yellow cat’s-ears flowers, or digging up the roots); pulling out the pervasive shallow-rooted oat grass by hand; wielding a mattock or weed-whacking. The grasslands around the picnic area are now much healthier than when we started working there; the native grass is thick and 5 to 6 inches high, tall enough to prosper but not be a hazard to children running about. Soon we will do our third mowing; the picnic area, near the stone tables and benches, has been groomed.

We hope to soon start seed collecting.

Also: that Tuesday, the 16th, Charles Smith and Jim Hite pulled out yet another tire from below the tideline.

On Tuesday June 23<sup>rd</sup> we continued the mowing of the grass in and around the Point Molate picnic grove; we completed the mowing of the southern third of the beach area. We think the remaining two-thirds should go more quickly. Some large weeds at the north end and

some patches of tall fescue still need to be removed. We got rid of a number of large weeds and pulled out a lot of oat grass. Jim McKissock returned to mow on Tuesday evening, and on Thursday he and Jim Hite came at 5:00 Thursday and now have two-thirds of the east side mown for now.

Tuesday morning Chia Hamilton found a hypodermic needle on the beach, a sharp reminder of why we need to clean and care for the beach once a week. Jim Hite replaced the stakes and caution tapes surrounding the transplanted native grass at the south end of the park. Later in the week Charles Smith removed graffiti from the picnic tables and a barbeque pit.

On Tuesday June 30<sup>th</sup> we continued weeding with mattocks and digging out by hand bristly ox tongue and cat's ears and pulling up tar plant, doing our best to make the meadow in the picnic area attractive for visitors on Saturday, July Fourth. Dorothy Gilbert, Jim Hite, Jim McKissock and Charles Smith were joined this time by David Amme, Jim Hanson, and Mark Maltagliati, the maintenance lead worker with the Parks and Landscape Division who first encouraged us to do the heavy lifting of trees and brush so that City workers could get access to the collapsed drainpipe.

### Discoveries

On Tuesday the 16<sup>th</sup> we found, on some fennel, two Anise Swallowtail butterfly caterpillars. They were taken home by Jim McKissock to protect them from predators; they will be released back to the Point Molate area as butterflies. We also saw one of the yellow swallowtail butterflies, a female, indentifiable by her relatively thick body and blunt abdomen. On Wednesday, Jim and Kathryn McKissock and Tom Gehling returned to the fennel patch on the west side of the road and found another four caterpillars. We have also seen a brown butterfly, possibly an Ox-eyed Satyr, a somewhat rare variety. Tom Johnson also caught a California Ringlet butterfly possibly laying eggs on a gnaphalium plant.

We also found, while digging in the meadow and picnic area, a plant known as Rumex crassus (willow dock). An attractive plant that tends to lie nearly flat in a circular pattern, it was much more plentiful in the days of the Indians and was a food source for them: the leaves were used as greens and the seeds used in Pinole and mush. This plant may also have had medicinal properties. In the very authoritative guide to disappearing native plants of the East Bay, Dianne Lakes' *Unusual and Significant Plants of the Greater East Bay*, Rumex crassus is listed as A1, meaning that it is now known at only two locations: the San Pablo Peninsula-Point Molate area, and the San Ramon area. The California Native Plant Society has, since before this area became City of Richmond property, listed this plant as protected.

Earlier this month a small frog pond, improvised with a large plastic basin, was set up by Jim McKissock with the help of Tom Gehling, Jim Hite and Charles Smith. Previously tadpoles

had been lying in the drying puddles on the east side of the road, where a wetland has existed, and a riot of yellow mimulus flowers used to flourish. Frogs bred late this year, so no tadpoles reached the adult stage before their puddles dried up. This misfortune occurred on top of last year's; the immediate area has been mowed to the ground and no cover was left for frogs, so most of last year's frog generation probably did not survive. But we have come to the rescue; Jim McKissock scooped up thirty to forty tadpoles, put a sturdy watercress plant in with them to shield and hide them, and a wire netting on the top to keep predators out. The tadpoles are thriving, so far, and their legs are beginning to appear. The surrounding area contains tall plants and bushes, and should be a good habitat when the frogs leave the basin.

While some of us were working on the beach we discovered to our astonishment something like two dozen very large sea slugs, or California Brown Sea Hares, as they are known; their large anterior antennae look somewhat like ears, hence the name. Many lay on the eel grass, some lay on the sand; they varied greatly in size, some appearing to be eight or ten inches long. Their color ranged from brown-black to purplish (some, dying, turned deep green and rose as they dried up). According to the link <http://aquariumofpacific.org/onlinelearningcenter> (click on "C" for "California Sea Hare") the animal, though sometimes called a sea slug, is actually a mollusk, a marine snail, found in coastal waters, usually where vegetation (algae; eelgrass) is plentiful, ranging in size up to 40 cm (16 inches; most are smaller) and can weigh up to 5 pounds, though that is rare. They are

hermaphrodites, though not self-fertilizing; their color depends on the color of algae they feed on; they have jaws and a radula for grazing, and a complex digestive system. They squirt a “cloud of irritating, slimy, reddish-purple ink”—purple from the red algae they commonly ingest—which is thought to be either waste material or a decoy to discourage predators. They live a short time, dying after they lay their eggs, though their longevity can be extended by putting them back in water 14-25 C (57—77 F); Yvonne McHugh tried putting some hares back in the water and reported that some seemed to revive. The website says that “California Brown Sea Hares are important laboratory animals, valuable in neurobiology research. They have very large neurons, the largest in the animal kingdom, and very few of them, making it possible to identify individual nerve centers” for studying “specific behaviors.” These animals are “used extensively in studying memory, behavior and learning” and are actually raised in a nationally funded laboratory under controlled (and thus consistent) conditions. We found their eggs lying in spaghetti-like yellow or green mounds.

On Wednesday, the *Contra Costa Times* offered a front-page article by Dennis Cuff featuring these “washed-up critters”, which, it appears, have been showing up on a number of Bay watery sites: Crab Cove in Alameda, Lake Merritt in Oakland, Tomales Bay in Marin, as well as our Richmond Miller-Knox Regional Park area. According to scientists quoted in this article, the rare, even unprecedented appearance of these animals in such huge numbers is probably a

harbinger of climate change and warmer coastal waters. It could also be related to a “periodic population boom” in the species.

We also saw what looked like a ray, swimming out some yards from the shore, on the Tuesday before last, the 9th; some of us thought we saw one again on the 16<sup>th</sup>.

On the morning of the 23<sup>rd</sup> we discovered a healthy patch of *Nassella pulchra* (purple needle grass) just south of the picnic area near the cliff. This attractive plant (the state grass) is prized as an erosion control grass; it is long-lived, tolerates poor and disturbed soil, and creates a coarse and deep root system easily. We also saw some *Leymus triticoides* (creeping wild rye), a great find, as it is salt tolerant and can be used to plant at the base of the cliff just back of the beach and stabilize it. Because of its liking for moist, heavy, saline soil and its soil-retaining rhizome network, this plant is often used for stabilizing purposes along waterways. Once the rye is established, we can plant other varieties above it for an even firmer and more stable cliff.

**Issues to be Resolved**

In addition to the need for more and larger signs saying “No Alcohol” and “Clean Up After Your Dog,” or the like, there is another issue we all feel strongly about and have addressed to the city through Craig Murray: the excessive speed of the dump trucks that have been removing toxic soil (a legacy of the Navy’s years of activity here) from a location in Point Molate north of the park site. The trucks, which we have all seen going at least twice the posted



speed of 25 mph, have been spilling alarming clouds of toxic dust, which coats the sides of the roadway and fouls the air around the parking lot, the picnic area and the beach. The street sweeper can't keep up with the amount of spilled dust; the truck drivers ignore the security guards who issue warnings. We have recommended to Craig Murray that the removal company be warned that random visits will be made by police to insure that regulations are observed, and tickets will be issued to speeders. We believe 25 mph speed limit would significantly reduce the dust and what dust still spills can be disposed of by the sweeper. Craig Murray tells us, in a memo of Thursday, June 11th, that he has advised city environmental consultants and the General Contractor.

**In conclusion:** Our collaboration at this uniquely beautiful spot, with its valuable and irreplaceable habitat, has been a precious work and learning experience for us. We hope that it can help to ensure the enjoyment of Point Molate and its healthy natural environment and natural beauty for many years. As Jim McKissock has written: "The grasses, sedges, rushes and Rumex, the Suncups and native Dicandra, blue-eyed grass, gooseberries and elderberry are all indicators and survivors of an earlier time when the area was a moist headland . . . before roads, the railroad or the fuel depot. They are now uncommon in most of the East Bay. They were not part of a seed mix but were able to survive the various insults [by human habitation] over the years and are worthy of respect. They provide excellent educational opportunities as well as providing a low growing, fire safe habitat for many insects, which provide food for the lizards,

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snakes, frogs, birds and others which we find in the area.” He adds, “The lawn area [between the beach and the road] is a gem of a survivor and will only improve with the love and work it is currently receiving.”

Amen to that, I think all of us volunteer workers agree.

--Dorothy Gilbert

July 1, 2015

Jim Hite, Yvonne McHugh, Jim McKissock, and Charles T. Smith contributed to this report.

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