

Date: October.1.2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 9.17.2015 to 9.25.2015

Construction Tasks Completed

- SWPPP inspections
- 0-5 Excavation including step-outs
- 5-10 Excavation including step-outs
- 10+ Excavation including step-outs
- Excavation of clean overburden (0 – 10' bgs)
- Removal of sheet pile wall
- Installation of contingency extraction trench
- Excavation of deep soil (10 – 17' bgs) area adjacent to building 82 has been completed
- Dewatering has been completed
- Installation of stormwater drain
- Install contingency extraction trench
- Confirmation sampling has been completed
- Export of Class II material
- All rental equipment associated with PGWTP has been removed from the site
- Adler tank has been cleaned and removed from the site

Construction Tasks in Progress

- Import soil. Approximately 760 truckloads of clean import fill were imported to the site. Approximately 9,800 CY of soil.
- Continue containerizing excavated transite pipe
- Site clean-up

Environmental Monitoring Task

- Air monitoring stations set up and take down
- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil import activities

- Operation of the PGWTP
 - The system has been run in compliance with existing NPDES permit. As of the July 31, 2015 the system is no longer discharging water and all associated rental equipment has been taken off rent.
- Confirmation sampling
 - Confirmation sampling is now complete for the site.
- Weekly SWPPP Inspection Action Items
 - The concrete pad should be swept around the import stockpile
 - Straw wattles should be extended to protect the northern end of the import stockpile.

Planned Tasks for Next Week

- Continue importing fill, grading and clean-up.

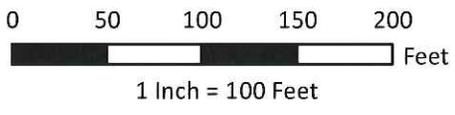
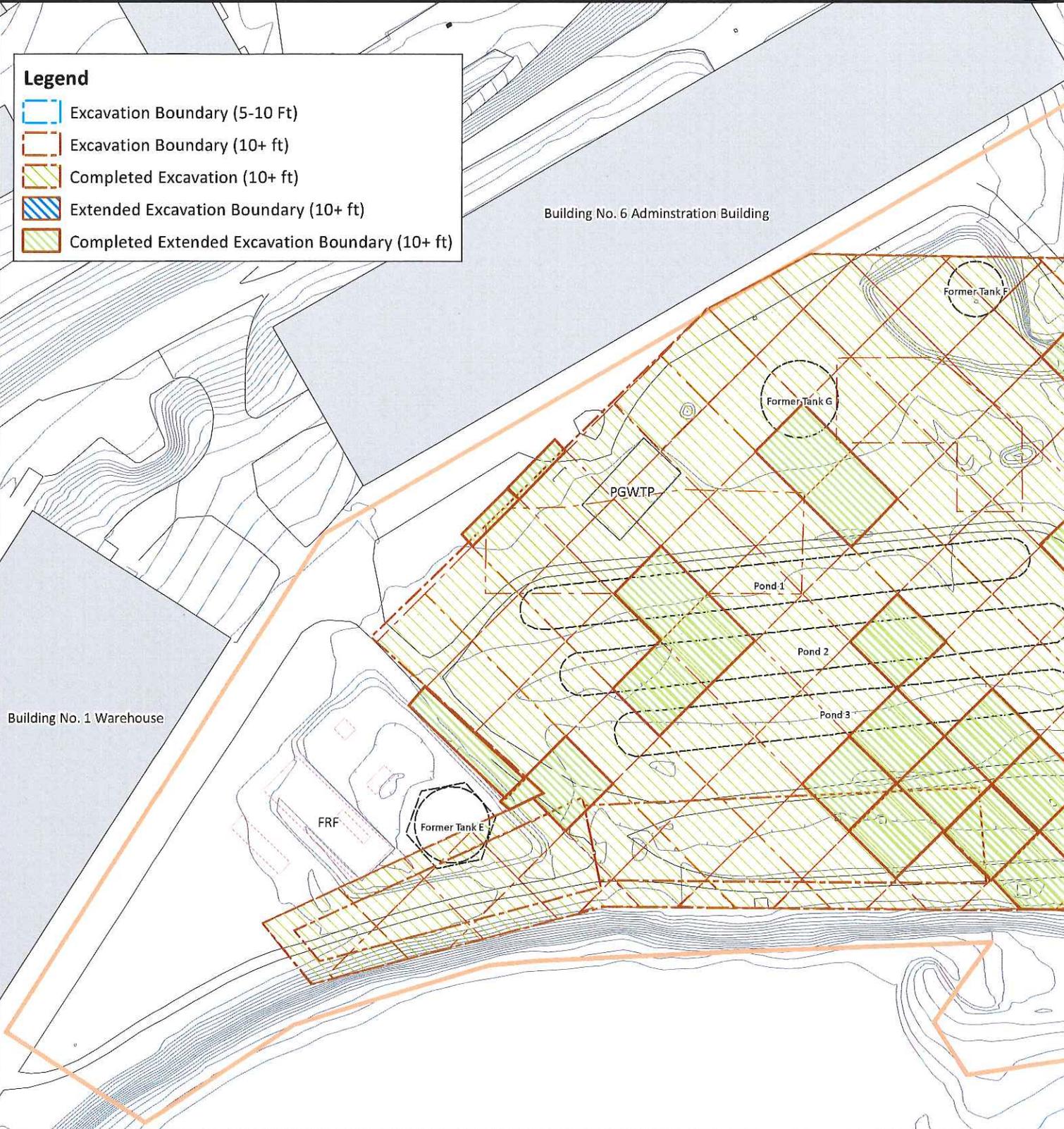


13A1A.4

File: J:\GIS Backup\GIS Data\0001 Point Molate\0078.001.019 Oversight\ProgressMap_gf10.mxd Created by: DR/EM/JK Checked by: TS 7/29/2015

Legend

-  Excavation Boundary (5-10 Ft)
-  Excavation Boundary (10+ ft)
-  Completed Excavation (10+ ft)
-  Extended Excavation Boundary (10+ ft)
-  Completed Extended Excavation Boundary (10+ ft)



13A1A.5

13A1A.6



July 27, 2015

<p>SAFETY FIRST</p>  <p>terraphase engineering</p>	<p>CLIENT: City of Richmond</p>	<p>Excavation Progress and Proposed Step Out Locations (10+ Feet)</p>
	<p>PROJECT: IR Site 3 Remediation</p>	
	<p>PROJECT NUMBER: 0078.001.019</p>	<p>FIGURE 3</p>

13A1A.7

Date: October.7.2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 9.28.2015 to 10.3.2015

Construction Tasks Completed

- SWPPP inspections
- 0-5 Excavation including step-outs
- 5-10 Excavation including step-outs
- 10+ Excavation including step-outs
- Excavation of clean overburden (0 – 10' bgs)
- Removal of sheet pile wall
- Installation of contingency extraction trench
- Excavation of deep soil (10 – 17' bgs) area adjacent to building 82 has been completed
- Dewatering has been completed
- Installation of stormwater drain
- Install contingency extraction trench
- Confirmation sampling has been completed
- Export of Class II material
- All rental equipment associated with PGWTP has been removed from the site
- Adler tank has been cleaned and removed from the site

Construction Tasks in Progress

- Import soil. Approximately 288 truckloads of clean import fill were imported to the site. Approximately 3,800 CY of soil.
- Final grading
- Continue containerizing excavated transite pipe
- Site clean-up

Environmental Monitoring Task

- Air monitoring stations set up and take down
- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil import activities

- Operation of the PGWTP
 - The system has been run in compliance with existing NPDES permit. As of the July 31, 2015 the system is no longer discharging water and all associated rental equipment has been taken off rent.
- Confirmation sampling
 - Confirmation sampling is now complete for the site.
- Weekly SWPPP Inspection Action Items
 - The concrete pad should be swept around the import stockpile
 - Straw wattles should be extended to protect the northern end of the import stockpile.
 - The drain inlet on the southwest corner of building 6 needs to be protected with filter fabric and straw wattles

Planned Tasks for Next Week

- Continue importing fill, grading, disc in compost and clean-up.

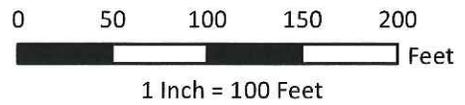
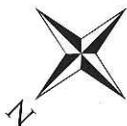
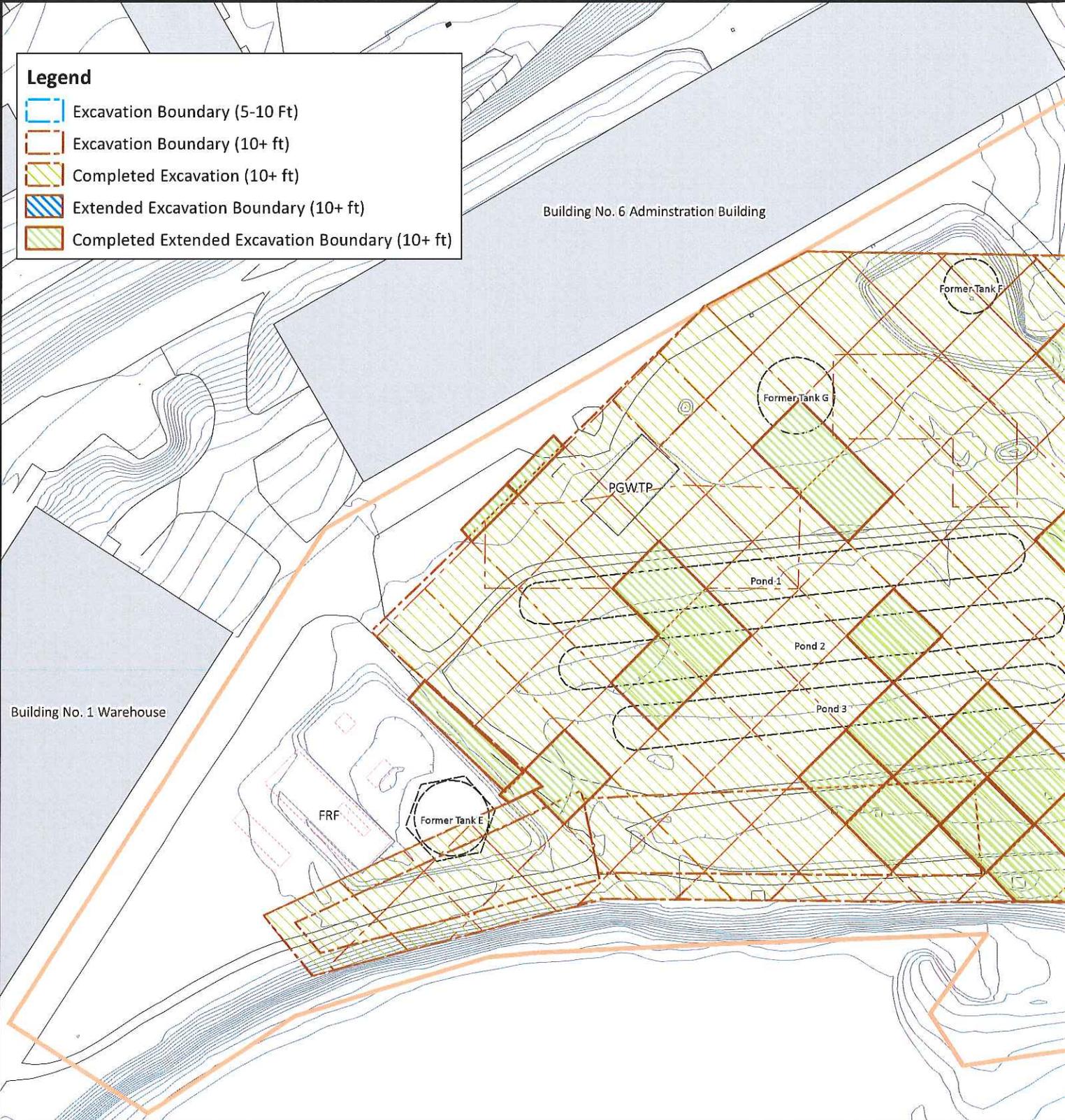


13A1B.4

File: J:\GIS Backup\GIS Data\0001 Point Molate\0078.001.019 Oversight\ProgressMap_gt10.mxd Created by: DR/EM/JK Checked by: TS 7/29/2015

Legend

-  Excavation Boundary (5-10 Ft)
-  Excavation Boundary (10+ ft)
-  Completed Excavation (10+ ft)
-  Extended Excavation Boundary (10+ ft)
-  Completed Extended Excavation Boundary (10+ ft)



13A1B.5



July 27, 2015

<p>SAFETY FIRST</p> 	<p>CLIENT: City of Richmond</p>	<p>Excavation Progress and Proposed Step Out Locations (10+ Feet)</p>
	<p>PROJECT: IR Site 3 Remediation</p>	
	<p>PROJECT NUMBER: 0078.001.019</p>	<p>FIGURE 3</p>

13A1B.7

13A1B.8



September 29, 2015

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

sent via: email

Subject: Monthly Remediation Status Report for Work in August 2015, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

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

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

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2014, please see the monthly status report for December 2014 (Terraphase 2014aa). A reference list of reports and submittals is included as an attachment to this letter.

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

Work completed in August 2015:

1. None.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in September 2015:

1. None.

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

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

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012 Revised: February 28, 2014)

Complete - *Final Feasibility Study and Remedial Action Plan submitted to the RWQCB June 4, 2014 (Terraphase 2014o).*

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014 Revised: June 30, 2015)

Remedial Action commenced August 2014 and is anticipated to be completed October 2015. This task is dependent upon completion of the Remedial Action.

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

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

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

Work completed in August 2015:

1. Preparation of Completion Report.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in September 2015:

1. Submittal of Completion Report.

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

Work completed in August 2015:

1. Preparation of HHRA work plan

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in September 2015:

1. Preparation of HHRA work plan

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

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

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

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

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

Work completed in August 2015:

1. Preparation of tank closure requests to the RWQCB for UST 2.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in September 2015:

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

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

Not Applicable – Triggered when demolition of a UST is contemplated. No UST demolition is scheduled at this time.

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

Work completed in August 2015:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Preparation and submittal of Q2 UST Monitoring Report (Terraphase 2015p).

Major Work Items Previously Completed in 2015:

1. Submittal of Fourth Quarter/Annual 2014 UST Monitoring Report (Terraphase 2015d).
2. Submittal of Q1 2015 Quarterly Monitoring Report (Terraphase 2015j).

Upcoming Work in September 2015:

1. Conduct routine monthly UST closure monitoring inspections.

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

Not Applicable. No closures have been requested.

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

Work completed in August 2015:

1. Submitted the monthly remediation status report for July 2015 (Terraphase 2015n) to the RWQCB.
2. Submit the insurance budget summary and project status update for April and May 2015 to the City of Richmond and the ACE Group.

Major Work Items Previously Completed in 2015:

1. Submitted the monthly remediation status report for January 2015 to the RWQCB (Terraphase 2015g).
2. Submitted the monthly remediation status report for February 2015 to the RWQCB (Terraphase 2015h).
3. Submitted the monthly remediation status report for March 2015 to the RWQCB (Terraphase 2015i).
4. Submitted the monthly remediation status report for April 2015 to the RWQCB (Terraphase 2015j).
5. Submitted the monthly remediation status report for May 2015 (Terraphase 2015m)
6. Submitted the monthly remediation status report for June 2015 (Terraphase 2015n) to the RWQCB

Upcoming Work in September 2015:

1. Submit the monthly remediation status report for August 2015 to the RWQCB.
2. Submit the insurance budget summary and project status update for June and July 2015 to the City of Richmond and the ACE Group.

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

None

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

Work completed in August 2015:

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

Major Work Items Previously Completed in 2015:

1. Submittal of 2014 Annual Monitoring Report (Terraphase 2015e).
2. Maintenance of vegetation on the site including access to wells.

Upcoming Work in September 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.
3. Conduct quarterly site visit with Contra Costa Environmental Health.

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

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project (2 07C370778).

IR Site 3: PGWTP

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

Work completed in August 2015:

1. Demobilization of all rental equipment associated with the PGWTP.
2. Preparation and submittal of Q2 2015 Monitoring Report (Terraphase 2015q).

Major work items completed previously in 2015:

1. Submittal of Modified Notice of Intent (Terraphase 2015b).
2. Submittal of 2015 Annual Monitoring Report (Terraphase 2015f).
3. Submittal of Q1 2015 Monitoring Report (Terraphase 2015k).

Upcoming Work in September 2015:

1. Preparation of Q3 2015 Monitoring Report.
2. Submittal of NOT for NPDES permit.

Site-wide Groundwater Monitoring

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

Work completed in August 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.

Major work items completed previously in 2015:

1. Dry Season 2014 annual groundwater monitoring report (Terraphase 2015c).
2. Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).
3. Submittal of Wet Season 2015 semi-annual groundwater monitoring report (Terraphase 2015o)

Upcoming Work in September 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Response to RWQCB comments on Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in August 2015, to the knowledge of Terraphase.

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

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The RWQCB's and public's comments have been incorporated into the FS/RAP for IR Site 3. The RWQCB accepted the Final FS/RAP on June 4, 2014. Construction is now underway at IR Site 3 with an estimated completion date of October 2015.

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

Sincerely,
For Terraphase Engineering Inc.



Tomer Schetrit, PE (C81411)
Senior Project Engineer

cc: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond

LaShonda White, City of Richmond
Michael Leacox, NCE
James Whitcomb, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Paul Carman, PMCAC
Jim Hite, PMCAC
Joan Garret, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- LSA. 2014. Osprey Nest Deterrent Implementation Plan. Point Molate Fuel Depot, Richmond, CA. January 13 2014.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. Levine RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Leyva to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Rescission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Leyva to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County*. February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point



October 8, 2015

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

sent via: email

Subject: Monthly Remediation Status Report for Work in September 2015, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

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

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

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2014, please see the monthly status report for December 2014 (Terraphase 2014aa). A reference list of reports and submittals is included as an attachment to this letter.

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

Work completed in September 2015:

1. None.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in October 2015:

1. None.

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

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

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012 Revised: February 28, 2014)

Complete - *Final Feasibility Study and Remedial Action Plan submitted to the RWQCB June 4, 2014 (Terraphase 2014o).*

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014 Revised: June 30, 2015)

Remedial Action commenced August 2014 and is anticipated to be completed October 2015. This task is dependent upon completion of the Remedial Action.

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

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

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

Work completed in September 2015:

1. Preparation of Completion Report.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in October 2015:

1. Submittal of Completion Report.

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

Work completed in September 2015:

1. Preparation of HHRA work plan

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in October 2015:

1. Preparation of HHRA work plan

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

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

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

Not Applicable. This task may not be necessary dependent upon the outcome of Task 4c. A revised completion date will be requested from the RWQCB.

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

Work completed in September 2015:

1. Preparation of tank closure requests to the RWQCB for UST 2.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in October 2015:

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

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

Not Applicable – Triggered when demolition of a UST is contemplated. No UST demolition is scheduled at this time.

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

Work completed in September 2015:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Conducted biannual UST interior inspection.

Major Work Items Previously Completed in 2015:

1. Submittal of Fourth Quarter/Annual 2014 UST Monitoring Report (Terraphase 2015d).
2. Submittal of Q1 2015 Quarterly Monitoring Report (Terraphase 2015j).
3. Preparation and submittal of Q2 UST Monitoring Report (Terraphase 2015p).

Upcoming Work in October 2015:

1. Conduct routine monthly UST closure monitoring inspections.
2. Prepare Q3 UST Monitoring Report.

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

Not Applicable. No closures have been requested.

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

Work completed in September 2015:

1. Submitted the monthly remediation status report for August 2015 (Terraphase 2015s) to the RWQCB.

Major Work Items Previously Completed in 2015:

1. Submitted the monthly remediation status report for January 2015 to the RWQCB (Terraphase 2015g).
2. Submitted the monthly remediation status report for February 2015 to the RWQCB (Terraphase 2015h).
3. Submitted the monthly remediation status report for March 2015 to the RWQCB (Terraphase 2015i).
4. Submitted the monthly remediation status report for April 2015 to the RWQCB (Terraphase 2015j).
5. Submitted the monthly remediation status report for May 2015 (Terraphase 2015m)
6. Submitted the monthly remediation status report for June 2015 (Terraphase 2015n) to the RWQCB
7. Submitted the monthly remediation status report for July 2015 (Terraphase 2015r) to the RWQCB.

Upcoming Work in October 2015:

1. Submit the monthly remediation status report for September 2015 to the RWQCB.
2. Submit the insurance budget summary and project status update for June through September 2015 to the City of Richmond and the ACE Group.

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

None

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

Work completed in September 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.
3. Conduct quarterly site visit with Contra Costa Environmental Health.

Major Work Items Previously Completed in 2015:

1. Submittal of 2014 Annual Monitoring Report (Terraphase 2015e).
2. Maintenance of vegetation on the site including access to wells.

Upcoming Work in October 2015:

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

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

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project (2 07C370778).

IR Site 3: PGWTP

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

Work completed in September 2015:

1. Submittal of Notice of Termination for the VOC and Fuel General Permit to the RWQCB.

Major work items completed previously in 2015:

1. Submittal of Modified Notice of Intent (Terraphase 2015b).
2. Submittal of 2015 Annual Monitoring Report (Terraphase 2015f).
3. Submittal of Q1 2015 Monitoring Report (Terraphase 2015k).
4. Demobilization of all rental equipment associated with the PGWTP.
5. Preparation and submittal of Q2 2015 Monitoring Report (Terraphase 2015q).

Upcoming Work in October 2015:

1. Preparation and submittal of Q3 2015 Monitoring Report.

Site-wide Groundwater Monitoring

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

Work completed in September 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.

Major work items completed previously in 2015:

1. Dry Season 2014 annual groundwater monitoring report (Terraphase 2015c).
2. Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

3. Submittal of Wet Season 2015 semi-annual groundwater monitoring report (Terraphase 2015o)

Upcoming Work in October 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Response to RWQCB comments on Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).
3. Dry Season 2015 semi-annual monitoring event.

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in September 2015, to the knowledge of Terraphase.

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

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The RWQCB accepted the Final FS/RAP on June 4, 2014. Construction at IR Site 3 is anticipated to be completed in October 2015.

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

Sincerely,
For Terraphase Engineering Inc.



Tomer Schetrit, PE (C81411)
Senior Project Engineer

cc: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond
LaShonda White, City of Richmond
Michael Leacox, NCE
James Whitcomb, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Paul Carman, PMCAC
Jim Hite, PMCAC
Joan Garret, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- LSA. 2014. Osprey Nest Deterrent Implementation Plan. Point Molate Fuel Depot, Richmond, CA. January 13 2014.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Levya to Mr. Levine RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Rescission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Levya to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County*. February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: *Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point*