

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, December 14, 2015 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Shana Bagley
Vice Chair

Bruce Beyaert

Bruce Brubaker

Paul Carman

Charles Duncan
Chair

Joan Garrett

Dorothy Gilbert

Al Guggemos

Jim Hanson

Mark Howe

Jeanne Kortz

Jeff Lee

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. Call for Motion to hear Item 7, Presentations, next.
5. **Announcements through the Chair** (2 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (40 min.)
 - a. Presentation: Point Molate Resource Assessment Document (15 min.), Q&A (5 min.) Lech Naumovich, Golden Hour Restoration
 - b. Discussion: Weekly and monthly remediation progress report out with Terraphase (10 min.), Q&A (5 min.) Bill Carson, Principal, Terraphase
 1. Monthly Report – October 2015
 2. ACE Report – September 2015
 - c. Discussion: Communications Protocol with Pt. Molate Working Group (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 November 9, 2015

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

11. Future Agenda Items (5 min.)

- a. Point Molate Contract Review NCE, D+H, DP Security, Terraphase.

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 (15 min.)

Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.

- a. Clean-Up and Restoration (3 min.)
- b. Parks and Open Space (3 min.)
- c. Legal (3 min.)
- d. Finance (3 min.)
- e. ULI Ad Hoc Committee
- f. Chair (2 min.)
 1. Identification of pending schedule conflicts

14. Adjournment of PMCAC regular meeting

15. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, January 11, 2016, 6:30 pm. This meeting is held in a building that is accessible to people with disabilities. Persons with disabilities, who require auxiliary aids of services using city facilities, services or programs or would like information of the city's compliance with the American Disabilities Act (ADA) of 1990, contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, craig_murray@ci.richmond.ca.us. Agenda and minute information on the PMCAC can be found on the

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

Additional correspondence can be directed to PtMolateCAC@gmail.com

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ1NWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



November 25, 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 October 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 October 2015:

1. None.

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in November 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 November 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 October 2015:

1. Submittal of Completion Report (Terraphase, 2015u).

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in November 2015:

1. None.

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

Work completed in October 2015:

1. Preparation of HHRA work plan

Major Work Items Previously Completed in 2015:

1. None.

Upcoming Work in November 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 October 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 November 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 October 2015:

1. Conducted the routine monthly UST closure monitoring inspections.

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).
4. Conducted biannual UST interior inspection.

Upcoming Work in November 2015:

1. Conduct routine monthly UST closure monitoring inspections.
2. Prepare and submit 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 October 2015:

1. Submitted the monthly remediation status report for September 2015 (Terraphase 2015t) 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 2015l).
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 November 2015:

1. Submit the monthly remediation status report for October 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 October 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 November 2015:

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

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 October 2015:

1. Submittal of Notice of Termination for the VOC and Fuel General Permit to the RWQCB and receipt of Notice of Rescission from the RWQCB October 9, 2015.

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 November 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 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. Dry season 2015 semi-annual groundwater monitoring event.

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 November 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). Meeting scheduled to discuss workplan comments scheduled for November 30, 2015.
3. Post monitoring event data evaluation and analysis.

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 October 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 November 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 Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Leyva to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County.* February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point

Craig Murray

From: Tomer Schetrit <tomer.schetrit@terrphase.com>
Sent: Friday, December 04, 2015 12:21 PM
To: 'Venkat.Puranapanda@acegroup.com'
Cc: Carlos A. Privat; William Carson; Craig Murray; mleacox@ncenet.com; david.j.clark2@navy.mil
Subject: Naval Fuel Depot Point Molate ACE Project Update
Attachments: Attachments.html

ShareFile Attachments

Title	Size
ACE Sept. 2015 Package.pdf	33.1 MB

[Download Attachments](#)

Tomer Schetrit uses ShareFile to share documents securely. [Learn More.](#)

Mr. Puranapanda,

Please find above a link to the Remediation Project Update report and cost summary worksheet for the remediation work at the former Naval Fuel Depot Point Molate. The Project update through September 2015 is available for your review.

If you have any questions or issues accessing the files please feel free to contact me.

Sincerely,

Tomer Schetrit

Tomer Schetrit, P.E.

Senior Project Engineer

Terraphase Engineering Inc.

1404 Franklin Street, Suite 600

Oakland, California 94612

tomer.schetrit@terrphase.com

510-645-1850 x50 (office)

650-793-5686 (cell)

510-380-6304 (fax)

www.terrphase.com



December 4, 2015

Mr. Venkat Puranapanda
ACE USA
10 Exchange Place, 9th Floor
Jersey City, New Jersey 07302

Sent via e-mail

Subject: Transmittal of the Remediation Project Update for the Former Naval Fuel Depot Point Molate Richmond, California (Policy RCC G2488965B 001)

Mr. Puranapanda:

As requested, this transmittal includes the Remediation Project Update report and cost summary worksheet for the remediation work at the former Naval Fuel Depot Point Molate located in Richmond, California. These documents were prepared on behalf of the City of Richmond, the name insured.

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

Sincerely,
For Terraphase Engineering Inc.

A handwritten signature in blue ink, appearing to read 'TS', is positioned above the typed name of the sender.

Tomer Schetrit, PE (C81411)
Senior Project Engineer

cc: Carlos Privat, City of Richmond
Craig Murray, City of Richmond
Michael Leacox, NCE
William Carson, Terraphase Engineering
David Clark, BRAC Program Management Office

Attachments: Remediation Project Update (through September 27, 2015)
Cost Summary (through September 27, 2015)
September 2015 Monthly Remediation Status Report
Invoices for June through September 2015

REMEDIATION PROJECT UPDATE

Named Insured	City of Richmond	Insured contact(s)	Kim Greer, Carlos Privat, Craig Murray (City of Richmond)
Insured Location	450 Civic Center Plaza, 2 nd Floor , Richmond	Other Insured Contact (Technical)	William Carson
Additional Site Location(s)	None	Other Insured Contact (Legal)	
Policy Number	RCC G2488965B 001	Insured's Lead Consultant/Contractor	Terraphase Engineering, Inc.
Policy Term	March 31, 2010 to March 31, 2020	Regulatory Contact	Margarete Beth (California RWQCB)
Policy Limit	\$20,000,000	Broker Contact	Seth Cole (Alliant Insurance Services)
Projected Remediation Cost	\$21,255,645	ACE Underwriter	Venkat Puranapanda
Self Insured Retention	\$29,500,000	ACE Cost Cap Monitoring Manager	Venkat Puranapanda
Date Submitted	July 20, 2015	Reporting Period	June 1, 2015 through September 27, 2015

Scope of Work Conducted in Reporting Period

List activities conducted in the reporting period in accordance with the scope of work in the Remediation Plan Schedule Endorsement No. _____ to the policy.

Scope of work

1. Brief description of project activities completed in the reporting period

See attached monthly status reports.

2. List tasks completed since last update

See attached monthly status reports.

3. List tasks which are at 100 % completion

IR Site 4 – Drum Lot 1 and 2 – Site Management Plan (Task 1.0)

Long-Term Groundwater Monitoring – Plans (Task 1.0)

Long-Term Groundwater Monitoring – Sampling and Analysis (Years 1-4) (Task 3.0)

IR Site 4 – Drum Lot 1 and 2 - Additional Investigation for TCE Plume at IR Site 4 Drum Lot 2 (Task 3.0)

IR Site 3 – Feasibility Study and Remedial Action Plan (Task 1.0)

IR Site 3 – Waste Characterization Plan (Task 2.0)

IR Site 3 – Remedial Design Implementation Plan (Task 3.0)

Changes in Project Conditions

Please identify the following:

1. *Changes in project assumptions (field conditions, regulatory changes; changes in site use, permit approvals/delays etc.)*

The treatment area at IR Site 4 was expanded both horizontally and vertically based on groundwater samples collected during the investigation. Even with increase of treatment area, the remediation efforts are currently estimated to remain under budget.

The revised IR Site 3 FS/RAP addresses comments by the RWQCB regarding development of IR Site 3 as a Waste Management Unit under Title 27 as reported on March 11, 2013 and discussed in the June 2013 meeting with ACE in Emeryville, CA. Costs under IR 3 Task 4 have been adjusted in accordance with projected costs as the work at IR Site 3 progresses. The costs estimated for the recommended alternative for remediation of IR Site 3 remains below the estimated budget in the FS/RAP.

On February 7th 2014 the RWQCB informed the City that silica gel cleanup analysis – a long standing and regulatory required and accepted practice – could no longer be implemented prior to analysis of total petroleum hydrocarbons (TPH). This change in regulatory position was implemented and some of the resulting reported laboratory concentrations exceed site specific ceiling values. This resulted in a RWQCB Notice of Violation (August 26, 2014) for discharge of TPH and TPH decomposition products into waters of the state and could potentially affect monitoring and remediation costs. The City submitted a “Polar Compounds Assessment Work Plan” on January 16, 2015 and met with the RWQCB on February 11, 2015 to present and discuss the draft work plan. The RWQCB provided formal comments to the work plan on May 21, 2015. While the impacts of the RWQCB’s comments to the scope of work, project schedule and project budget are being evaluated, one item of note is that the RWQCB is pushing towards ecological toxicity testing and a fate and transport evaluation to determine the exact areas where groundwater is discharging to surface water are required.

The Remediation and Abatement contract for IR Site 3 was awarded on August 8, 2014 and implementation of the remedial plan is currently underway. Due to heavy rain fall during the months of November and December and extensive dewatering needed to bring the site back to working condition, excavation work was put on hold. Work resumed on March 18, 2015. Based on this delay and delays associated with step-out excavations for failed confirmation samples, the completion of remedial activities was revised to July 9, 2015. This extension included 23 days credited to the remediation contractor for weather related delays and potentially, 7 days of delay associated with step-out excavations. Additional days were credited to the contractor between July 31, 2015 and August 21, 2015 to search for additional import material required due to the increase in excavation volumes. Based on ongoing discussions with the contractor, additional days may be credited. The project is currently in the final grading stages with an estimated completion date of November 20, 2015.

2. *Any increase/decrease in contamination.*

The quantity of Non-RCRA hazardous waste located in the former fuel reclamation facility portion of IR Site 3 has increased relative to planning estimates by approximately 50%. This represents an increase of approximately 1% to the previous total cost for Task 3.0 IR Site 3 – Former Oil Sump Area. At this time, all Non-RCRA hazardous waste has been excavated.

Also within IR Site 3, Step-out excavations, which include additional excavation to capture soil associated with failed confirmation samples in the 0-5 foot, 5-10, and 10-17 foot excavation phases, has increased projected Class II excavation, transport and disposal by approximately 35%. Import fill required exceeds initial estimates by approximately 60%. This represents a total increase of approximately 11% to the cost for Task 4.0 IR Site 3 – Former Oil Sump Area and an increase of 1% in comparison to the previous ACE report.

3. *Off-site migration of contaminant plume; impacts to sensitive receptors?*

None at this time. Although this conclusion could be altered as the polar compounds issue matures through newer information and changes in regulatory policy.

Project Schedule

1. *Describe events/activities that may impact the project schedule including revised completion dates that may exceed the original estimates schedule, if any.*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status report for a breakdown of tasks and required completion dates). IR Site 3 remedial activities commenced in August 2014.

The IR Site 3 FS/RAP was revised to February 28, 2014 and IR Site 3 Remedial Action Completion Report has been revised to June 30, 2015. The Final IR Site 3 FS/RAP was approved by the RWQCB on June 4, 2014.

The Remediation and Abatement contract for IR Site 3 was awarded on August 8, 2014 and implementation of the remedial plan is currently underway. Due to heavy rain fall during the months of November and December and extensive dewatering needed to bring the site back to working condition, excavation work was put on hold. Work resumed on March 18, 2015. Based on this delay and delays associated with step-out excavations for failed confirmation samples, the completion of remedial activities was revised to July 9, 2015. This extension included 23 days credited to the remediation contractor for weather related delays and potentially, 7 days of delay associated with step-out excavations. Additional days were credited to the contractor between July 31, 2015 and August 21, 2015 to search for additional import material required due to the increase in excavation volumes. Based on ongoing discussions with the contractor, additional days may be credited. The project is currently in the final grading stages with an estimated completion date of November 30, 2015.

Out of Scope Activities (if any)

Please identify any out of scope activities including those conducted due to the following:

1. *Changes in Regulatory conditions*

- a. Revisions of IR Site 3 remediation approach based on changes in the RWQCB regulatory approach to IR Site 3 to treat IR Site 3 as a Title 27 Waste Management Unit.
- b. RWQCB letter informing that silica gel cleanup will no longer be allowed to be used prior to analysis for total petroleum hydrocarbons.
- c. Notice of Violation (August 26, 2014) from RWQCB regarding discharge of TPH decomposition byproducts into waters of the state. The City submitted the "Polar Compounds Assessment Work Plan" to the RWQCB on January 16, 2015, proposing 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. The City met with the RWQCB on February 11, 2015 to present and discuss the draft work plan. The RWQCB provided formal comments to the work plan on May 21, 2015. While the impacts of the RWQCB's comments to the scope of work, project schedule and project budget are being evaluated, one item of note is that the RWQCB is pushing towards ecological toxicity testing and a fate and transport evaluation to determine the exact areas where groundwater is discharging to surface water are required.

2. *Discovery of additional contamination*

The extent of the Non-RCRA hazardous waste located in the former fuel reclamation facility has increased relative to initial estimates by approximately 50%. The additional hazardous waste represents an increase of approximately 1% to the previous total cost for Task 3.0 IR Site 3 – Former Oil Sump Area. At this time, all Non-RCRA hazardous waste has been excavated. Step-out excavations, which include additional excavation to capture soil associated with failed confirmation samples in the 0-5 foot, 5-10, and 10-17 foot excavation phases, has increased projected Class II excavation, transport and disposal by approximately 35%. Import fill required exceeds initial estimates by approximately 60%. This represents a total increase of approximately 11% to the total cost for Task 4.0 IR Site 3 – Former Oil Sump Area and an increase of 1% in comparison to the previous ACE report.

3. *Discovery of new contaminants*

None

4. *Changes in site conditions*

Please refer to response above regarding changes in regulatory conditions.

5. *Changes in Project schedule*

The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status (September 2015) report for a breakdown of tasks and required completion dates).

6. *Other unanticipated changes*

None

Project Cost/Controls for Out of Scope Activities

1. *Describe plans to address out of scope activities, actions undertaken to control project costs and to meet the project schedule.*

As required by the RWQCB, any out of scope activities will be completed as quickly as possible to allow for the remediation of IR Site 3. As described above, the City has prepared a draft work plan that proposes 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. The draft workplan was submitted to the RWQCB on January 16, 2015 and presented to the RWQCB on February 11, 2015. The RWQCB provided formal comments on the work plan on May 21, 2015. While the impacts of the RWQCB's comments to the scope of work, project schedule and project budget are being evaluated, one item of note is that the RWQCB is pushing towards ecological toxicity testing and a fate and transport evaluation to determine the exact areas where groundwater is discharging to surface water are required.

Project Deliverables - Milestone Completion

Please identify project deliverables and scheduled date of completion.

Please see the attached monthly remediation status report (September 2015).

Project Budget Report

USE ATTACHED EXCEL SPREADSHEET TEMPLATE (COST REPORT)

Please discuss the following:

1. *Changes if any to the anticipated costs incurred in comparison to the projected budgets*

The projected cost to complete remediation has been revised to \$21,255,645, which is higher than the previous project update (\$20,943,431) due to increased Class II excavation and associated required imported fill when compared to planning estimates for IR Site 3 in Task 4.0 as well as operation and demobilization costs for Task 5.0 Packaged Groundwater Treatment Plant and adjustments in Task 4.0 Long Term Groundwater Monitoring based upon an error in the projected cost to complete which included 3 years of monitoring in this task instead of 4 years. Contingency associated with Task 4.0 for IR Site 3 has been kept at 5% as a conservative measure though all excavation and import has been completed.

2. *Backup provided for costs incurred.*

Invoices June through September 2015.

3. *Costs/tasks associated with items not included in the insured scope of work (Out of Scope items).*

None

Potential for Excess Remediation Costs

1. *Please provide a brief description of any issues that have arisen since the last update that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*

Continued operation of the PGWTP through July 31, 2015 and subsequent demobilization included in task 5.0 (approximate increase to projected cost of \$60,050). Demobilization costs were not accounted for in previous projections.

2. *Please provide a brief description/summary of issues that have arisen to date that may lead to any "Remediation Costs" or "Excess Remediation Costs" as defined in the policy.*

Sand filters installed at the IR Site 1 Landfill treatment system (approximately \$30,000). Included in Task 1.0 of IR Site 1 – Closed Landfill.

Additional remediation on IR Site 4 Drum Lot 2. Included in Task 4.0 of IR Site 4 – Drum Lot 1 and 2.

Permitting and construction of compensatory mitigation wetlands on site (approximately \$500,000). Included in Task 4.0 of IR Site 3- Former Oily Sump Area.

Evaluation of soil vapor and Title 27 requirements at IR Site 3 (approximately \$100,000). Included in Task 2.0 of IR Site 3-Former Oily Sump Area.

Extended operation of the PGWTP for two additional years (approximately \$550,000). Included in Task 5.0 of IR Site 3- Former Oily Sump Area.

Additional investigation costs could be associated with comments received on May 21, 2015 from the RWQCB on the Polar Compounds Assessment Work Plan submitted to the RWQCB on January 16, 2015. While the impacts of the RWQCB's comments to the scope of work, project schedule and project budget are being evaluated, one item of note is that the RWQCB is pushing towards ecological toxicity testing and a fate and transport evaluation to determine the exact areas where groundwater is discharging to surface water are required.

Additional analytical costs associated with confirmation sampling included in Task 5.0 (approximately \$34,000)

Winterization of IR Site 3 until April 2015 included in Task 5.0 (approximately \$50,000)

Continued operation of the PGWTP through June 2015 included in Task 5.0 (approximate increase of \$217,000)

Step-out excavations, which include additional excavation to capture soil associated with failed confirmation samples in the 0-5 foot, 5-10, and 10-17 foot excavation phases, increased Class II excavation, transport, and disposal by approximately 35% and required import quantities by approximately 60%. This represents an approximate additional cost of \$1,204,215 to Task 4.0 IR Site 3 – Former Oil Sump Area compared to initial estimates. All excavation and fill activities have been completed within IR Site 3.

Backup Documentation

The Insurer requires backup documentation that can substantiate all "Remediation Costs" and "Excess Remediation Costs" for which coverage may be afforded under the policy, including, but not limited to, the following:

1. *Copies of all invoices associated with implementation of remediation activities at the site. The invoices should include a listing of personnel, equipment and expenses along with unit rates, quantities and description of activities performed at the site.*

Invoices and backups provided for the invoice period June 1, 2015 through September 27, 2015.

2. *Copies of all subcontractor expenses associated with implementation of remediation activities at the site.*

Subcontractor expenses and invoices are included on the invoices and backups.

3. *Copies of daily field notes describing the activities conducted at the site.*

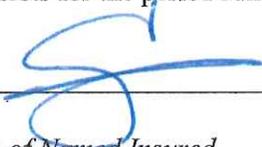
Field notes are incorporated into the reports (provided to ACE Group when they are submitted to the RWQCB), invoices (services), and monthly status reports (see attached).

4. *Copies of subcontractor time sheets and equipment records.*

Subcontractor expenses and invoices are included on the invoices and backups.

5. *Copies of disposal manifests and bills of lading associated with the offsite disposal of remediation generated wastes at the site.*

Manifests for the period June 1, 2015 to September 27, 2015 are included.



Signature of Named Insured

CRAIG K. MURRAY

Print Name

DEVELOPMENT PROJECT MANAGER II

Title

Date

BY SIGNING THIS REMEDIATION PROJECT UPDATE ("UPDATE") THE NAMED INSURED WARRANTS TO THE INSURER THAT ALL STATEMENTS MADE IN THIS UPDATE INCLUDING ATTACHMENT(S), ARE TRUE AND COMPLETE AND THAT NO MATERIAL FACTS HAVE BEEN MISSTATED OR CONCEALED IN THIS UPDATE.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS INFORMATION FOR THE PURPOSE OF MISLEADING OR MISREPRESENTATION COMMITS A FRAUDELENT INSURANCE ACT AND IS POTENTIALLY SUBJECT TO CRIMINAL AND CIVIL PENALTIES

FOR USE BY ACE PERSONNEL ONLY			
Claim Number		ACE Claims Manager	Christopher Stella christopher.stella@acegroup.com
Date Received		ACE Cost Cap Monitoring Manager	Venkat Puraanapanda venkat.puranapanda@acegroup.com
Date Reviewed			
Reviewed By		Distribution	

Named Insured	City of Richmond	Insured Contact:	Carlos Privat, Craig Murray
Insured Location	450 Civic Center Plaza, 2nd Floor, Richmond	Consultant	Terraphase Engineering Inc.
Policy Number	RCC G2488965B 001	Contractor	Terraphase Engineering Inc.
Policy Term	March 31, 2010 to March 31, 2020	Submitted By	Tomer Schetrit
Policy Limit	\$20,000,000	Date Submitted	12/3/2015
Self Insured Retention	\$29,500,000	Reporting Period	June 1, 2015 to September 2015

Task Number	Description	Performance Measure (units)	Proposed Budget (\$)	Total This Period		Total to Date		Under/Over Budget Costs (\$)	Project to Complete
				Costs incurred (\$)	Work completed (%)	Costs incurred (\$)	Work completed (%)		
	IR Site 1 - Closed Landfill	N/A	\$ 684,051	\$ 11,644	0.8%	\$ 347,449	52%	\$ 336,602	\$ 2,000
1.0	Annual Operations and Monitoring	N/A	\$ 471,863	\$ 9,810	0.8%	\$ 340,218	52%	\$ 131,645	\$ 1,000
2.0	Annual Maintenance	N/A	\$ 144,625	N/A	N/A	N/A	N/A	N/A	N/A
3.0	Close Out	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -
4.0	Annual Project Management	N/A	\$ 67,563	\$ 1,833	10.6%	\$ 7,231	42%	\$ 60,332	\$ 10,000
5.0	Regulatory Oversight	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	IR Site 3 - Former Oil Sump Area	N/A	\$ 20,449,113	\$ 3,981,608	22.9%	\$ 14,856,213	85%	\$ 5,592,900	\$ 2,500
1.0	Feasibility Study and Remedial Action Plan	N/A	\$ 282,275	\$ -	0%	\$ 133,392	100%	\$ 148,883	\$ -
2.0	Waste Characterization Study	N/A	\$ 195,990	\$ -	-	\$ 325,584	100%	\$ (129,594)	\$ -
3.0	Remedial Design Implementation Plan	N/A	\$ 287,215	\$ -	-	\$ 445,069	100%	\$ (157,854)	\$ -
4.0	Implementation of Remedial Plan	N/A	\$ 18,245,411	\$ 3,778,299	27.4%	\$ 11,717,155	85%	\$ 6,528,256	\$ 2,000
5.0	Annual OM&M on PGWTP	N/A	\$ 951,350	\$ 148,502	7.3%	\$ 2,018,857	94%	\$ (1,067,507)	\$ -
6.0	Long-Term Monitoring	N/A	\$ 345,553	\$ -	0%	\$ -	0%	\$ 345,553	\$ 3,000
7.0	Project Management	N/A	\$ 141,321	\$ 54,808	19.2%	\$ 216,155	76%	\$ (74,834)	\$ -
8.0	Regulatory Oversight	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	IR Site 4 - Drum Lot 1 and 2	N/A	\$ 2,123,901	\$ 18,057	0.9%	\$ 891,024	44%	\$ 1,232,877	\$ 1,100
1.0	Site Management Plan	N/A	\$ 159,485	\$ -	0%	\$ 64,944	100%	\$ 94,541	\$ -
2.0	Contingency Excavation - Drum Lot 1	N/A	\$ 1,061,591	\$ -	0%	\$ -	0%	\$ 1,061,591	\$ 1,000
3.0	Additional Investigation for TCE Plume Drum Lot 2	N/A	\$ 105,309	\$ -	0%	\$ 262,436	100%	\$ (157,127)	\$ -
4.0	Localized Remediation for TCE Plume Drum Lot 2	N/A	\$ 542,420	\$ 8,688	1.6%	\$ 537,518	99%	\$ 4,903	\$ -
5.0	Monitoring of Remediation at TCE Drum Lot 2	N/A	\$ 124,202	\$ -	0%	\$ -	0%	\$ 124,202	\$ -
6.0	Updated Risk Assessment and Reporting for Drum Lot 2	N/A	\$ 93,169	\$ 3,676	4%	\$ 3,676	4%	\$ 89,493	\$ -
7.0	Project Management	N/A	\$ 37,724	\$ 5,692	N/A	\$ 22,450	N/A	\$ 15,274	\$ 17,000
8.0	Regulatory Oversight	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	Underground Storage Tanks	N/A	\$ 237,481	\$ 636	0%	\$ 2,510	1%	\$ 234,971	\$ 2,000
1.0	Annual Operations and Monitoring - Large USTs	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
2.0	5 Year Monitoring - Large USTs	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
3.0	Annual Maintenance - Large USTs	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
4.0	Large UST Environmental Closure Documentation	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
5.0	Remediation of Groundwater around Large USTs	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
6.0	Smaller USTs Removal and Remediation	N/A	\$ 169,918	\$ -	0%	\$ -	0%	\$ 169,918	\$ 1,000
7.0	Annual Project Management	N/A	\$ 67,563	\$ 636	0%	\$ 2,510	0%	\$ 65,053	\$ -
8.0	Regulatory Oversight	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	Long-Term Groundwater Monitoring	N/A	\$ 1,430,715	\$ 38,996	3.6%	\$ 789,854	73%	\$ 640,861	\$ 2,000
1.0	Plans	N/A	\$ 34,596	\$ 15,165	16.6%	\$ 91,186	100%	\$ (56,590)	\$ -
2.0	New Wells	N/A	\$ 82,367	N/A	N/A	\$ -	0%	\$ 82,367	\$ -
3.0	Annual Sampling and Analysis (Year 1-4)	N/A	\$ 532,445	N/A	N/A	\$ 326,719	100%	\$ 205,726	\$ -
4.0	Annual Sampling and Analysis (Year 5-8)	N/A	\$ 523,456	\$ 19,997	6.5%	\$ 128,496	42%	\$ 394,960	\$ 1,000
5.0	Annual Sampling and Analysis (Year 9-10)	N/A	\$ 211,658	N/A	N/A	\$ -	0%	\$ 211,658	\$ -
6.0	Monitoring Well Destruction	N/A	\$ -	\$ -	N/A	\$ 228,331	100%	\$ (228,331)	\$ -
7.0	Annual Project Management	N/A	\$ 46,194	\$ 3,835	0%	\$ 15,123	30%	\$ 31,071	\$ -
8.0	Regulatory Oversight	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	Program Management	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL		\$ 24,925,260	\$ 4,050,942	19.1%	\$ 16,887,050	79%	\$ 8,038,211	\$ 4,300
	Amended Land Use Controls	N/A	\$ -	\$ -	N/A	\$ -	N/A	N/A	\$ -
	Remediation Status Reports	N/A	\$ -	\$ -	N/A	\$ -	N/A	N/A	N/A
	Discoveries During Facility Redevelopment	N/A	\$ -	\$ -	N/A	\$ -	N/A	N/A	N/A
	Construction Stormwater General Permit	N/A	\$ -	\$ -	N/A	\$ -	N/A	N/A	N/A

Please discuss the following:

1. Changes if any to the anticipated costs incurred in comparison to the projected budgets
2. Backup provided for costs incurred.
3. Costs/tasks associated with items not included in the insured scope of work.

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Claim Number		Reviewed By	
Date Reviewed		Distribution	

Kim Greer (City of Richmond)

7, 2015

Estimated Cost to Complete	Total	Comment
(in \$)	(Costs to date) + (cost to completion)	
207,629	\$ 555,078	
97,529	\$ 537,747	until 2020
N/A	N/A	included in individual work orders
-	\$ -	
1,099.94	\$ 17,331	
N/A	N/A	Not Covered
41,404	\$ 17,397,617	
25,000	\$ 158,392	
5,000	\$ 330,584	
-	\$ 445,069	
888,167	\$ 13,805,321	Markup of subcontractors not covered
8,362	\$ 2,027,219	Through July 2015 and demobilization
45,553	\$ 345,553	20 years
69,322	\$ 285,477	
N/A	N/A	Not Covered
16,991	\$ 2,008,016	
-	\$ 64,944	
161,591	\$ 1,061,591	
-	\$ 262,436	
7,614	\$ 545,131	
11,421	\$ 11,421	
19,035	\$ 22,711	
330.62	\$ 39,781	
N/A	N/A	Not Covered
104,579	\$ 207,089	
N/A	N/A	Not Covered
69,918	\$ 169,918	
34,661	\$ 37,171	
N/A	N/A	Not Covered
97,991	\$ 1,087,845	
-	\$ 91,186	includes polar work plan
82,367	\$ 82,367	
-	\$ 326,719	complete
80,963	\$ 309,459	4 years
-	\$ 154,000	2 years
-	\$ 228,331	
34,661	\$ 49,784	
N/A	N/A	Not Covered
N/A	N/A	Not Covered
68,595	\$ 21,255,645	
25,000	\$ 25,000	
N/A	N/A	included in above tasks
N/A	N/A	unknown
N/A	N/A	included in IR Site 3 Task 4.0

Remediation Project Update Attachment: Status Report



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 2015l).
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



Pt Molate Report

PMCAC #55 December 14, 2015

Expenditures and balance from Navy Escrow Fund:

- Four Expenditures totaling \$257,631.26
- Balance: \$6,516,277.93

Expenditures and balance from City General Fund:

- Expenditures to date for FY 15-16 total \$96,442.
- Balance: \$240,269.

Insurance Report filings

- Report for Sept. 2015 included in this PMCAC Agenda Packet.-

Lease/Occupation status for all Pt. Molate Users

- No Caretaker review for November 2015 available/enclosed.
- Caretaker has attended the IR Site 3 Project Meetings conducted by PSEC

Monthly Summary of security incidents:

- November, 2015 report enclosed.
- Two significant incidents were reported for November 2015, regarding at Gate#12 and locating an abandoned vehicle parked and occupied. Area was checked and vehicle owners were not found. Second incident was that Security on patrol found a male and small child in a Cadillac with no license plates at the Beach Park. Security contacted the male occupant and notified RPD that confirmed he had been drinking and was intoxicated. The Child's mother was notified and she responded and took custody of the child. RPD continued to investigate the male occupant of the vehicle (black male 28-35 years old). No arrests were made.;
- DP Security performed 40 Contacts during this period.
- DP Security provided seven guards to Pt Molate during this month and initiated 2061 security checks within Point Molate designated patrol site during the month of November 2015.

Monthly Summary of authorized entries:

- There were three public entry authorizations for prior month
- Two (2) toured historic buildings and filmed Simmonds of Richmond Confidential and Glenfield UC Berkeley Graduate Student.
- One (1) visited to place photo markers and photograph King Tide event (Garrett)

Caretaker Summary

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

Beach Park

- Paul Carman provided a summary November activity report from the Friends of Point Molate group.
- EBRPD will be holding an initial meeting with Nichols Consulting Engineers on the multi-use path design work during the week of December 14.

IR Site 3 Remediation and Abatement Project

- Bill Carson of Terraphase will be providing a current status update on IR Site 3 at tonight's meeting.
- Projected punch list of completion items is nearing completion despite PSEC equipment and staff are drawn by State of CA to complete cleanup work in the Lake County fire disaster zones.
- Shoreline metal-clad Building 125 has been demolished.
- Final site hydro seed mixture has been placed and is starting to germinate.
- A ribbon cutting site reopening event has been moved from Thursday, December 17 to Thursday, January, 21 10am in order to accommodate the Moody Bypass Underground Project.
- 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.

Other

- Staff has been working with the US Navy to see if ETCA funds could be used to fund security services. On November 4, US Navy BRAC sent correspondence to the City that ETCA funds could not be used for security services for the former base. Since July 2015, DP Security, outside of their contract that expired in June 2015, provided ongoing service until this BRAC decision was made and the direction a new Security Service RFP would go either with Federal rules or local rules. On Nov.17, City Council authorized the request for funds through Feb.2016 to cover these security costs as allocated in the General Fund and to ready a RFP for Security Services and have a new firm in place by March 1, 2016.
- A Team of Five Reviewers from RPD, Recreation, Housing Authority, Engineering and City Manager's Office and a Contract Compliance Officer has reviewed a total of seven proposals to provide security services to Pt Molate to start a new Security Contract commencing March 1, 2016. It is expected that Staff will provide its recommendation for a new security services contractor to City Council at its January 26, 2016 meeting.

Pt. Molate Remediation Budget Report
As of December 10, 2015

Vendors	Date	Expenditures As of 12/10/2015	Revenues As of 12/10/2015	Balance As of 12/10/2015
Contra Costa Environmental Health				
Contra Costa Environmental Health/CCHS	1/5/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	2/16/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	8/23/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	11/14/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	1/25/2012	\$ 395.00		
Contra Costa Environmental Health/CCHS	8/29/2012	\$ 632.00		
Contra Costa Environmental Health/CCHS	10/30/2012	\$ 316.00		
Contra Costa Environmental Health/CCHS	2/12/2013	\$ 316.00		
Contra Costa Environmental Health/CCHS	6/14/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	8/8/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	12/18/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	2/10/2014	\$ 348.00		
Contra Costa Environmental Health/CCHS	6/3/2014	\$ 348.00		
TOTAL		\$ 5,295.00	\$ -	\$ 5,295.00
Escrow Account Holder Fees				
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	9/13/2010	\$ 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	2/29/2012	\$ 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	6/6/2011	\$ 300.00		
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		
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	9/8/2011	\$ 300.00		
First American Fund Control	11/1/2010	\$ 2,704.15		
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	\$1,060.00		
Union Bank - Annual Fees (9/1/15 - 8/31/16)	9/23/2015	\$1,060.00		
TOTAL		\$ 19,074.15	\$ -	\$ 19,074.15

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Pt. Molate Remediation Budget Report
As of December 10, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Morrison & Foerster LLP				
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	5/18/2012	\$ 297.50		
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		
TOTAL		\$ 19,807.50	\$ -	\$ 19,807.50
Nichols Consulting Engineers, CHTD				
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		
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	\$ 24,708.88		
Nichols Consulting Engineers, CHTD	5/27/2015	\$ 19,792.56		
Nichols Consulting Engineers, CHTD	6/29/2015	\$ 43,179.74		
Nichols Consulting Engineers, CHTD	7/28/2015	\$ 23,625.00		
Nichols Consulting Engineers, CHTD	10/28/2015	\$ 12,601.89		
TOTAL		\$ 276,071.17	\$ -	\$ 276,071.17
Pacific States Environmental Contractors, Inc.				
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		
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.	6/29/2015	\$ 2,211,213.49		
Pacific States Environmental Contractors, Inc.	8/11/2015	\$ 1,831,042.78		
Pacific States Environmental Contractors, Inc.	9/17/2015	\$ 1,300,776.20		
Pacific States Environmental Contractors, Inc.	11/30/2015	\$ 153,431.01		
TOTAL		\$ 10,201,254.22	\$ -	\$ 10,201,254.22
PG&E				
PG&E	10/21/2011	\$ 6,626.33		
PG&E	12/8/2011	\$ 3,016.85		
PG&E	3/15/2012	\$ 3,026.91		
TOTAL		\$ 12,670.09	\$ -	\$ 12,670.09
RORE, Inc.				
RORE, Inc.	1/5/2011	\$ 31,581.00		
TOTAL		\$ 31,581.00	\$ -	\$ 31,581.00

Pt. Molate Remediation Budget Report
As of December 10, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Savings Interest				
Savings Interest	9/1/2011		\$ 8,047.46	
Savings Interest	3/7/2011		\$ 2,704.15	
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	
Savings Interest - April 2011	5/18/2011		\$ 415.61	
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	
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		\$ 5,136.59	
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		\$ 1,923.15	
Savings Interest - December 2010	1/26/2011		\$ 654.76	
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	
Savings Interest - December 2011	1/30/2012		\$ 2,005.79	
Savings Interest - February 2011	3/1/2011		\$ 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		\$ 4,918.91	
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	
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		\$ 7,096.07	
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	
Savings Interest - July 2013			\$ 1,824.74	
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	7/18/2011		\$ 7,000.65	
Savings Interest - June 2011	7/18/2011		\$ 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		\$ 1,150.69	
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	
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		\$ 2,058.59	

BAI-4

Pt. Molate Remediation Budget Report
As of December 10, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	
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		\$ 523.78	
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	
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		\$ 1,838.75	
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	11/11/2011		\$ 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		\$ 6,224.06	
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	9/11/2013		\$ 1,818.23	
Interest	9/13-11/13		\$ 409.95	
Interest	12/13-5/14		\$ 959.40	
TOTAL			\$ 207,056.33	
State Water Resources Control Board				
State Water Resources Control Board	11/10/2010	\$ 796.00		
State Water Resources Control Board	12/3/2010	\$ 3,553.88		
State Water Resources Control Board	4/18/2011	\$ 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	\$ 36,003.36		
State Water Resources Control Board	1/25/2012	\$ 11,195.00		
State Water Resources Control Board	3/15/2012	\$ 48,269.05		
State Water Resources Control Board	7/9/2012	\$ 40,507.27		
State Water Resources Control Board	10/30/2012	\$ 31,116.76		
State Water Resources Control Board	12/6/2012	\$ 11,195.00		
State Water Resources Control Board	4/2/2013	\$ 23,492.08		
State Water Resources Control Board	8/8/2013	\$ 10,078.39		
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	\$ 6,224.57		
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)	11/19/2014	\$ 34,327.45		
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	\$ 18,593.45		
State Water Resources Control Board	6/29/2015	\$ 13,325.32		
State Water Resources Control Board	10/28/2015	\$ 10,600.60		
State Water Resources Control Board (SCP Program)	11/30/2015	\$ 15,344.24		
State Water Resources Control Board	11/30/2015	\$ 659.00		
TOTAL		\$ 438,783.81	\$ -	\$ 438,783.81

BAI.5

Pt. Molate Remediation Budget Report
As of December 10, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Terraphase Engineering, Inc				
Terraphase Engineering, Inc	6/6/2011	\$ 78,656.54		
Terraphase Engineering, Inc	1/5/2011	\$ 37,142.09		
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		
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	\$ 75,316.43		
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		
Terraphase Engineering, Inc.	4/18/2011	\$ 168,063.37		
Terraphase Engineering, Inc.	7/7/2011	\$ 66,639.77		
Terraphase Engineering, Inc.	7/29/2011	\$ 37,573.67		
Terraphase Engineering, Inc.	8/23/2011	\$ 99,184.28		
Terraphase Engineering, Inc.	9/14/2011	\$ 109,635.96		
Terraphase Engineering, Inc.	10/21/2011	\$ 51,791.39		
Terraphase Engineering, Inc.	11/14/2011	\$ 71,065.26		
Terraphase Engineering, Inc.	12/8/2011	\$ 158,309.56		
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		
Terraphase Engineering, Inc.	4/29/2014	\$ 68,324.79		
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		
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		
Terraphase Engineering, Inc.	8/3/2015	\$ 133,605.29		
Terraphase Engineering, Inc.	9/17/2015	\$ 135,433.09		
Terraphase Engineering, Inc.	10/28/2015	\$ 140,582.81		
Terraphase Engineering, Inc.	11/30/2015	\$ 88,207.01		
TOTAL		\$ 5,747,007.94	\$ -	\$ 5,747,007.94

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Vendors	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Winehaven Partners, LLC				
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		
Winehaven Partners, LLC	6/6/2011	\$ 362.75		
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	\$ 89.96		
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	Net Total*
TOTAL		\$ 17,110.16	\$ 127.42	\$ 16,982.74
Current as of 12/10/2015		\$ 22,191,083.82	\$ 207,361.75	
Remaining Balance				\$ 6,516,277.93
* 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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Transactions	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
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	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
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	7/7/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		\$ 22,779,195.18
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	\$ 22,786,195.83
Savings Interest - June 2011	7/18/2011		\$ 419.20	\$ 22,786,615.03
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	\$ 22,788,649.03
Terraphase Engineering, Inc. c/o Bookkeeping	7/29/2011	\$ 37,573.67		\$ 22,751,075.36
Winehaven Partners, LLC	7/29/2011	\$ 574.96		\$ 22,750,500.40
State Water Resources Control Board	7/29/2011	\$ 8,397.38		\$ 22,742,103.02
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		\$ 22,741,803.02
Terraphase Engineering, Inc. c/o Bookkeeping	8/23/2011	\$ 99,184.28		\$ 22,642,618.74
Winehaven Partners, LLC	8/23/2011	\$ 221.78		\$ 22,642,396.96
Contra Costa Environmental Health	8/23/2011	\$ 474.00		\$ 22,641,922.96
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		\$ 22,641,622.96
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	\$ 22,648,719.03
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	\$ 22,650,816.59
Savings Interest	9/1/2011		\$ 8,047.46	\$ 22,658,864.05
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		\$ 22,655,765.30
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		\$ 22,646,109.58
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		\$ 22,645,809.58
Terraphase Engineering, Inc. c/o Bookkeeping	9/14/2011	\$ 109,635.96		\$ 22,536,173.62
Winehaven Partners, LLC	9/14/2011	\$ 89.96		\$ 22,536,083.66
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	\$ 22,538,173.83
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	\$ 22,544,397.89
Terraphase Engineering, Inc. c/o Bookkeeping	10/21/2011	\$ 51,791.39		\$ 22,492,606.50
Winehaven Partners, LLC	10/21/2011	\$ 136.55		\$ 22,492,469.95
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		\$ 22,484,964.95
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		\$ 22,481,444.95
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		\$ 22,475,210.45
State Water Resources Control Board	10/21/2011	\$ 30,340.20		\$ 22,444,870.25
PG&E	10/21/2011	\$ 6,626.33		\$ 22,438,243.92
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	\$ 22,440,241.53
Bank Saving Charge	11/1/2011	\$ 20.00		\$ 22,440,221.53
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	\$ 22,441,486.59
Terraphase Engineering, Inc. c/o Bookkeeping	11/14/2011	\$ 71,065.26		\$ 22,370,421.33
Winehaven Partners, LLC	11/14/2011	\$ 127.23		\$ 22,370,294.10
Contra Costa Environmental Health	11/14/2011	\$ 474.00		\$ 22,369,820.10
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		\$ 22,367,886.35
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	\$ 22,369,916.77
Terraphase Engineering, Inc. c/o Bookkeeping	12/8/2011	\$ 158,309.56		\$ 22,211,607.21
Winehaven Partners, LLC	12/8/2011	\$ 127.36		\$ 22,211,479.85
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		\$ 22,206,174.85
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		\$ 22,201,329.85
State Water Resources Control Board	12/8/2011	\$ 36,003.36		\$ 22,165,326.49
PG&E	12/8/2011	\$ 3,016.85		\$ 22,162,309.64
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		\$ 22,161,709.64
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	\$ 22,163,665.14
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		\$ 22,053,382.57
Winehaven Partners, LLC	1/25/2012	\$ 127.42		\$ 22,053,255.15
Morrison & Foerster LLP	1/25/2012	\$ 297.50		\$ 22,052,957.65
State Water Resources Control Board	1/25/2012	\$ 11,195.00		\$ 22,041,762.65
Contra Costa Health Services	1/25/2012	\$ 395.00		\$ 22,041,367.65

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Transactions	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
Savings Interest - Decemern 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,908.84
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,013.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,979.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,511.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,117.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,801.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,596.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,978.20
Savings Interest - Novemeber 2012	12/19/2012		\$ 1,838.75	\$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		\$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		\$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		\$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	\$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		\$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		\$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		\$ 20,142,526.30
Contra Costa Health Services	2/12/2013	\$ 316.00		\$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	\$ 20,145,550.84
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		\$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	\$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		\$ 19,945,318.48

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Transactions	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
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

Pt. Molate Remediation Budget Report
As of December 10, 2015

Transactions	Date	Expenditures	Revenues	Balance
		As of 12/10/2015	As of 12/10/2015	As of 12/10/2015
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	\$ 87,923.69		\$ 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		\$ 12,764,147.66
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
Nichols Consulting Engineers, CHTD	7/28/2015	\$ 23,625.00		\$ 10,339,621.85
Terraphase Engineering, Inc.	8/3/2015	\$ 133,605.29		\$ 10,206,016.56
Pacific States Environmental Contractors, Inc.	8/11/2015	\$ 1,831,042.78		\$ 8,374,973.78
Pacific States Environmental Contractors, Inc.	9/17/2015	\$ 1,300,776.20		\$ 7,074,197.58
Terraphase Engineering, Inc.	9/17/2015	\$ 135,433.09		\$ 6,938,764.49
Union Bank Administrative Fees	9/23/2015	\$ 1,060.00		\$ 6,937,704.49
State Water Resources Control Board	10/28/2015	\$ 10,600.60		\$ 6,927,103.89
Terraphase Engineering, Inc.	10/28/2015	\$ 140,582.81		\$ 6,786,521.08
Nichols Consulting Engineers, CHTD	10/28/2015	\$ 12,601.89		\$ 6,773,919.19
State Water Resources Control Board - SCP Program	11/30/2015	\$ 15,344.24		\$ 6,758,574.95
Terraphase Engineering, Inc.	11/30/2015	\$ 88,207.01		\$ 6,670,367.94
Pacific States Environmental Contractors, Inc.	11/30/2015	\$ 153,431.01		\$ 6,516,936.93
State Water Resources Control Board	11/30/2015	\$ 659.00		\$ 6,516,277.93
Current as of 12/10/2015		\$ 22,191,083.82	\$ 207,361.75	
Remaining Balance				\$ 6,516,277.93

BAI.14

Pt. Molate FY2015-16 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 82,742	\$ 170,589
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 83,380	\$ 13,700	\$ 69,680
				<u>\$ 336,711</u>	<u>\$ 96,442</u>	<u>\$ 240,269</u>

As of November 30, 2015

CA2

DP Security Services, INC

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

December 9, 2015

Captain Louie Tirona
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of November 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 Tirona the following is the compiled information relating to activity at the Point Molate site during the month of November 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 2061 security checks within Point Molate designated patrol area during November 2015. There were two significant incident reported.

November 4, 2015, 0450hrs, Security during patrols near gate #12 located an abandoned van license # ~~4411224~~ parked and unoccupied. The area was checked for possible owners with negative results. RPD was notified and a report submitted for the removal of the vehicle.

DP Security Services, INC

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

November 28, 2015, 2200hrs, Security while on patrol was contacted and informed of a vehicle near the beach area with a male and a small child inside. Security responded and located a Cadillac with no license plates occupied by a black male and a small child. Security notified RPD and upon their arrival the male occupant was contacted, where it was determined that he had been drinking and was intoxicated. RPD notified the child's mother who responded and took custody of the child. RPD continued to investigate the male occupant of the vehicle (Black male 28-35 years old). No arrests were made.

Contractors contacted during the month of November, 2015.

Terra Phase – 12 contacts
De Silva Gates – 2 contacts
Pacific States – 9 contacts
Bay Crossing - 7 contacts
D&H Landscaping – 3 contacts
City of Richmond – 1 contact
Richmond Photographer – 1 contact
Cresco Tools – 1 contact
Mobile Modular – 1 contact
GFSPM – 1 contact
United Rentals – 1 contact
Double D – 1 contact

Administrative Action Taken:

Site Environmental Concerns:

None.

Sincerely,

Michael Davenport, Owner/President

FRIENDS OF POINT MOLATE ACTIVITY REPORT FOR NOVEMBER, 2015

INVASIVE PLANT REMOVAL

The focus this month has been on invasive plants at the Beach Park and along Stenmark Drive. FPM has now successfully removed all the large weeds from the Beach Park. All of the Bristly ox tongue and Stinkwort is now gone! The next area of focus will be the Dalis grass along the east side of Stenmark.

Further, Charles Smith and Chia Hamilton do all the trash pick-up along the beach and picnic area each week.

PLANTING

FPM has begun to plant flats of Rumex Crassus, Gindelia Stricta, and Pacific Aster.



Figure 1 Rumex Crassus

Jim McKissock also added the following list in line for propagation: *Lomatium*, *Lomatium dasycarpum*, *Yampha*, *Perideridia kelloggii* Beach bur, *Ambrosia chamissonis*, Western ragweed, *Ambrosia psilostachya* California buttercups, *Ranunculus californicus* (Pt. Richmond) Farewell to spring. *Clarkia rubicunda* (Pt. Richmond) Lizard tail, *Eriophyllum stachadifolium* (Pt. Richmond) California wild rose, *Rosa californica*.

INTERSTING SPOTTINGS

While beginning to explore near the south drainage area, the first patch of the California Pipevine has been located! The California Pipevine is rare in the Bay Area and the specific host plant for the California Pipevine Swallowtail. We have known that the Pipevine must be somewhere in this drainage area because we see so many Swallowtail close by. Now the first discovery has been made. FPM will start to cut a larger trail in order to find larger patches near the drainage. Also in the course of their work FPM has located Coffeeberry, Canyon Gooseberry, and Gold Back Fern.



Figure 2 Californian Pipevine

Jim McKissock also writes: *On our last trip to the south creek we discovered the single largest California wild rose, Rosa californica I've ever seen in the lowlands of the east bay and the only one discovered on the property so far. We got seed and it is under propagation.*

NOTEWORTHY

Members of FPM have apparently received clearance to be trained to use the Red Dragon weed burner. This tool will be especially effective at eliminating French Broom sprouts. Therefore, they are considering the purchase of a 2-gallon propane cylinder.

COMMUNITY MEMBERS WHO HAVE CONTRIBUTED THEIR TIME THIS MONTH

Jim McKissock, David Amme Dorothy Gilbert, Charles Smith, Joe Puleo, Tom Johnson, Ralph Periconi, Tom Gehling, Scott Nilson, Chia Hamilton, Jim Hite, and Mike Eichenholtz. Their combined efforts total to approximately 70-80 person-hours this month.

Craig Murray

From: Jim Hanson <~~XXXXXXXXXXXX@XXXXXX~~>
Sent: Friday, December 04, 2015 11:22 AM
To: Duncan, Charles (~~XXXXXXXXXXXX@XXXXXX~~); Craig Murray
Cc: Bruce Beyaert; Pam Stello; Dorothy Gilbert; Paul Carman
Subject: Park and Open Space Committee submittals for DEC. PMCAC agenda
Attachments: PMCAC Park and Open Space Subcommittee Initial Recommendations on Bay Trail design_12-3-15.docx; Beach park and open space subcom. meeting report_10-12-15.docx

Hello Charile, Criag,

Please see attached submittals for December agenda for Park and Open Space Committee section.

Action item: Recommend PMCAC adopt the initial Bay Trail recommendations to EBRPD for design input on Bay Trail Design contract.

Also, enclosed for information onour the subcommittee's work plan focus from an earlier subcommittee's first meeting. Somehow missed getting it in included in the last agenda. Not a big deal, but would like to this included as an informational report for the whole committee since it covers the current focus and work plan of this subcommittee.

Thanks,

Jim Hanson

~~XXXXXXXXXXXX~~

Date: December 3, 2015

To: Charlie Duncan, Chair, PMCAC and Craig Murray, City Staff, PMCAC

From: PMCAC Beach Park and Open Space Subcommittee

Recommendations for Bay Trail between I-580 corridor and Northern Border of former Point Molate NFD

The EB Regional Parks Board has approved a design contract for 2.5 miles of Bay Trail between I-580 corridor and northern border of former Point Molate NFD. The Park and Open Space Subcommittee recommends providing the following input to EBRPD on bay trail design. Please include in December agenda packet for approval during the next PMCAC meeting.

RECOMMENDATIONS:

A. Point Molate Beach Park:

1.. Retain the existing historic rails and integrate them into the design placing compacted, stabilized golden Decomposed Granite (DG) between the rails as a two-way pedestrian section of Bay Trail parallel with the bicycle pathway that will be at least 10' wide for bidirectional bicycle traffic recognizing that some pedestrians will use the paved path.



Combined DG and paved path example

2. Include cross walk striping and some means of slowing through-bicyclist speed where the Bay Trail is adjacent to the Beach Park parking lot and where pedestrians with picnic gear will be crossing the trail. Consider bands of pavers, or a full section of pavers, on the trail adjacent to beach parking lot (i.e. a bike version of a 'rumble strip') to encourage speeding bicyclists to slow down. Pavers are a Low Impact Design (LID) feature also.

3. Integrate the Beach Park parking lot circulation, fence & landscaping with the Bay Trail. If not renovated prior to Bay Trail construction, upgrade the existing parking lot/Bay Trail barrier fence by straightening metal posts and replacing horizontal wood rails, including a 2"x 6" top rail

in place of existing 2"x 4" for added stability and proportion. Although not fancy, this fence apparently was part of the original park and railroad infrastructure.

B. Other Bay Trail Sections:

1. Design the trail as a compacted, stabilized DG surface sufficiently wide for bidirectional pedestrian traffic on the Bay side of a paved ac pathway at least 10 wide for bidirectional bicycle traffic recognizing that some pedestrians will use the paved path.
2. Provide benches and interpretative panels at selected view points, including but not limited to those identified in the attached Figure 4 of the San Pablo Peninsula Open Space Study. Use DG paving at lookouts to tie into trail edge DG.

C. Include Site Native Vegetation Conservation Measures in Construction Specifications:

1. Include eradication of non-native invasive weeds between the shoreline and trail and 50' inland of the trail for reasons of trail aesthetics, conservation of desired native vegetation, and an investment to reduce long-term trail maintenance expenses. This will be a low cost, high payback project element. For reference, use Cal-IPC High and Moderately invasive weeds designations of weeds to eradicate using Integrated Vegetation Management best practices, Specify that this be done at the beginning of construction in the "clearing and grubbing" phase, so that the weed seeds are not spread by grading or construction vehicles.
2. Conserve and integrate Pt. Molate native vegetation with the Bay Trail design: a) maximize conservation and integration of native vegetation adjacent to the Bay Trail by indicating native vegetation to remain in the construction plans — specifically, established and healthy native trees, shrubs, forbs, grasses, and sedges; b) include construction specifications for using pruning where necessary for native vegetation to remain; require arborist supervision; c) Include provisions to salvage native sedges, grasses, and other plants and replant them at appropriate new locations; d) Retain Bottle brush (*Callistemon* sp.) at the north Quonset hut and other desirable shrubs, e.g. due to bird habitat values, but prune as necessary following the procedures above.

D. Signs and Lighting: Develop an integrated system of signs to inform and enrich trail user experience, including:

1. A welcoming orientation sign with map located where the Point Molate Trail leaves the I-580 corridor.
2. Distance markers located at 0.5 mile intervals.
3. Cultural history interpretive panels, including: freight, passenger & automotive ferry services, Belt Line Railroad, recreational history of Point Molate Beach, Chinese shrimp camp, Point Molate NFD, NFD pier and Winehaven. Enable people to be aware of *other trails* (deer, newts, bird migratory patterns,) in the interpretive signage content.
4. Outdoor lighting to be solar powered and designed for no, or very low, impacts to migrating and resident birds.

Report of Meeting of Beach Parks and Open Space Subcommittee, Sunday 10-4-15

Attending: Paul Carman, Dorothy Gilbert, Jim Hanson, Pam Stello. Bruce Beyaert unable to attend due to schedule conflict

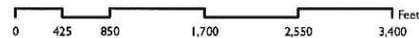
Agenda: Discuss possible Beach Park and Open Space subcommittee topics and initial steps. Report back to PMCAC in advisory role to City Council

1. Bay Trail Planning – Bruce Beyaert discussed Bay Trail planning at last PMCAC meeting. At the last PMCAC meeting some questions were raised about the design of the Bay Trail through the beach park. Pam Stello will contact Bruce to check on the status of the Bay Trail design through the Beach Park and how the committee and public can ask questions and submit comments about design alternatives with vegetation removal, permeable surface and fencing options, etc.
2. Beach Park Edge Erosion – Bruce Beyaert asked that the issue of shoreline beach erosion at Pt. Molate park be included in the subcommittee's work program. The beach park was constructed by the Navy with fill over the original natural beach area. Serious shoreline erosion is now occurring at high tides. There is no current engineering evaluation of options and costs to address the problem. Installing rip rap for shoreline armoring is a common, however the park's mixed uses, such as recreational kayak launching, include an accessibility requirement. Therefore, combinations of solutions are called for. The subcommittee decided to discuss this with Bruce further, including the exploring a preliminary step of recommending to the PMCAC that the City's Engineering Services Dept. be asked to evaluate the problem and provide a conceptual list of shoreline design objectives and combinations of options.
3. Beach Park Care – Subcommittee member Dorothy Gilbert volunteers with a group that is assisting the City with vegetation management in the Beach Park. They hold work parties weekly on Tuesday. The group completed a season of removing weeds in the beach grass and forb cover and will be tackling a new invasive weed introduced to the park (Stinkwort, or *Dittrichia graveolens*, will rapidly invade all bare soils, road edges, and disturbed places and can lead to skin irritation and degradation of the open spaces if left unchecked). The group plans to start propagating native plants over the fall and winter to reintroduce to the park. The native grass cover in the Park is drought tolerant, low maintenance, and holds up under foot traffic.
4. Native Plant Protection provision added to Pt. Molate Vegetation Management Contract– At the last meeting, Craig Murray said that the Pt. Molate High Fire Severity Zone (uplands) vegetation management contract would be on the following night's City Council consent agenda. Jim Hanson subsequently read the contract in the agenda and appeared before the Council to ask that a provision be added to "protect and promote native plants along the shoreline beach park, creeks, and in the hills to protect native habitat and maintain the integrity of the hillsides, creeks, and wetlands" (note: language taken directly from Richmond General

Plan 2030, Conservation, Natural Resources, and Open Space). Since this item had not been reviewed by the PMCAC, Jim requested this contract addition as Conservation Chair for the California Native Grasslands Association and Conservation Committee for the East Bay Chapter of the California Plant Society. Council unanimously approved adding this provision. Jim had a follow up meeting with Parks and offered to orient the landscape company crew to valuable native plant cover in the uplands above the beach park. Turns out, one of the major ways to protect higher habitat value native plant cover is prioritized invasive weed removal and noxious, invasive weed removal is reported by the Contractor as a major element of the vegetation management contract work. The subcommittee discussed recommending to the PMCAC that a simple quarterly report be requested from Parks to map the progress on prioritized invasive weeds controlled as part of their work. Documentation of locations and time-required on the invasive weed problem would be valuable to the City to help coordinate volunteers work and seek added funding.

Submitted: Jim Hanson

San Francisco Bay Trail
 Pt. Molate - Project Area



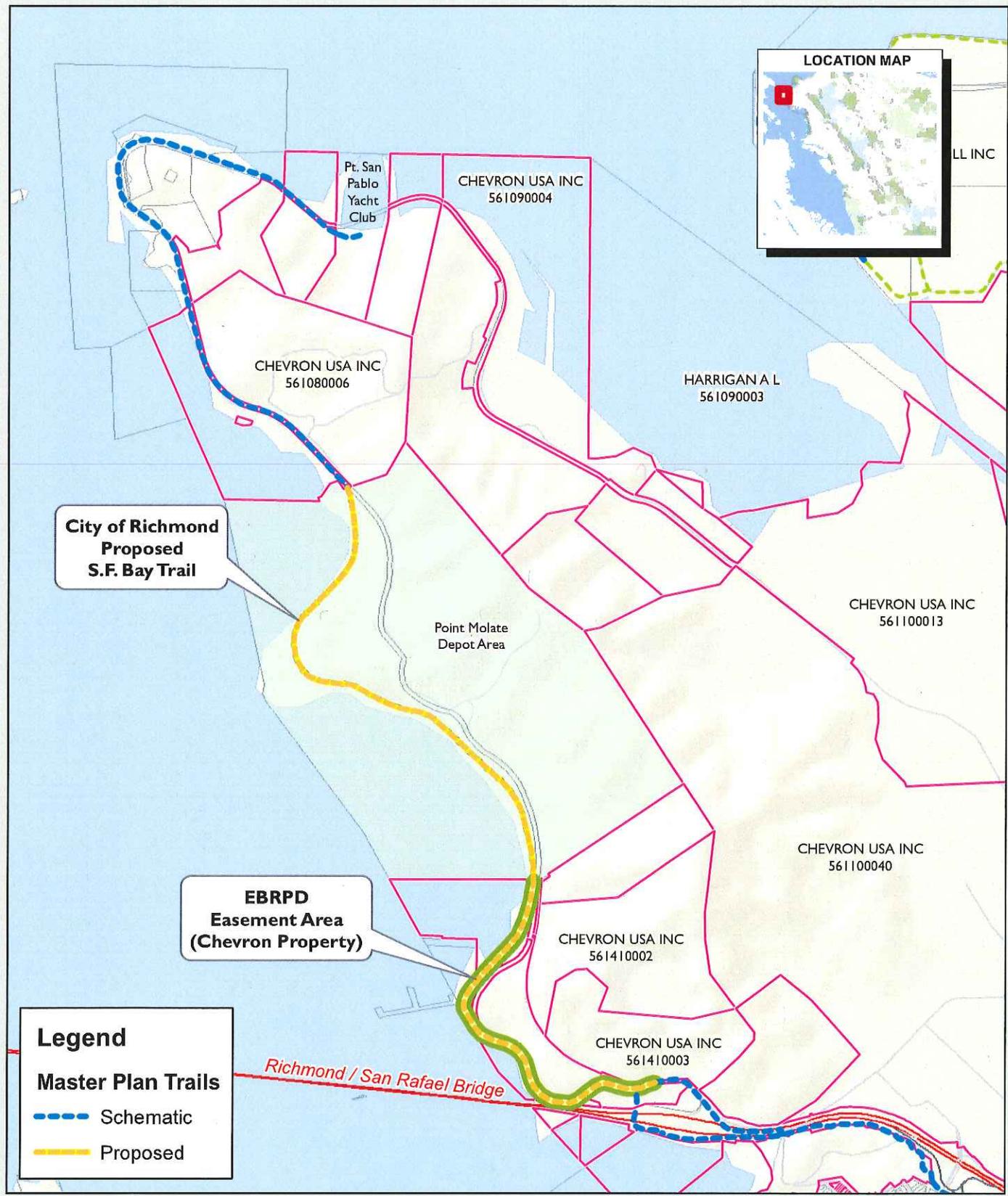
**City of Richmond
 Proposed
 S.F. Bay Trail**

**EBRPD
 Easement Area
 (Chevron Property)**

Legend

Master Plan Trails

- - - Schematic
- Proposed



**ULI SF TECHNICAL ASSISTANCE PANEL APPLICATION
DECEMBER 2015**

Lead Applicant Organization: The Trust for Public Land

Contact Person: Kelley Hart
Title/Role: Director of Planning for Conservation Vision and GIS
The Trust for Public Land

Address: 101 Montgomery Street, Suite 900
City: State: Zip: San Francisco, CA 94104
Telephone Number: 415-800-5201
E-mail: Kelley.Hart@tpl.org

Please attach the following:

SCOPE OF WORK

Provide a one-page description of the need for the Technical Assistance Panel. Include background information on the affected site or area and current and future plans or activities (both public and private). Maps, statistics, planning and development goals, and other information may be attached if relevant. Provide an explanation of previous efforts to address the scope of work, including outcomes of those efforts.

QUESTIONS FOR THE EXPERT PANEL

Provide three to four specific questions about the affected site or area for the panel to address.

LEADERSHIP SUPPORT

Provide a letter from the municipality in support of the TAP process agreement with the criteria outlined in this application. Letters of support from local businesses and/or community-based organizations are encouraged but are not required.

RETURN TO: Elliot Stein

District Council Executive Director, ULI San Francisco
One California Street, 25th floor, San Francisco, 94111
Phone: (415) 268-4093
Email: elliot.stein@uli.org

SCOPE OF WORK

The Point Molate property stretches north of the Richmond-San Rafael Bridge along San Pablo and San Francisco Bays and covers approximately 423 acres in the City of Richmond, California. It is surrounded on the north, east and south by Chevron-owned properties. The topography ranges from sea level to steep slopes rising as high as 500 feet above sea level. From Point Molate beach, visitors are given spectacular views of the Richmond Bridge, Mount Tamalpais and Marin. Point Molate has been called “the best place on San Francisco Bay no one’s ever heard of.” Point Molate is poised to become an incredibly successful mixed use, recreation and hospitality destination with an iconic regional park for visitors from throughout the Bay Area and beyond, but we need help developing implementation strategies and moving proactively forward.

City of Richmond community members and elected officials would like to responsibly and thoughtfully develop portions of the site and dedicate roughly 50 -60% of the site for public access/park space. All efforts to develop Point Molate should benefit residents of Richmond.

Almost two years ago, the Mayor of Richmond and a local group of interested residents asked The Trust for Public Land to informally offer advice about moving forward. Much time and energy had already been spent thinking about what to do with the site, and leaders are now gearing up to take action. The property has been held up in litigation for several years but the claims are on appeal and likely to be resolved soon. Leaders would like to be prepared to act when the litigation is resolved. They asked the The Trust for Public Land to weigh in with ideas. We first developed a memo of background information about the site (that we are happy to share with ULI and others). We then retained Sedway Consulting to conduct a market study of the most viable economic uses proposed for the site so far (based on past studies). At the conclusion of the market study we thought a prudent next step would be to recruit other experts to weigh in on a path forward. Our work has been done in close coordination with an ad hoc group led by Councilmember McLaughlin, and we have additionally consulted with city staff, the City Council, and the Point Molate Citizens Advisory Committee.

We seek counsel from accomplished multi-disciplinary experts who can combine vision and pragmatism, and who are willing and able to gain an understanding of the complexities of the Point Molate site before making recommendations. TPL can assist in providing the needed background information, working closely with a new ad hoc group designated by the Point Molate Citizens Advisory Committee.

Re: the TAP process, we request a final document from the TAP that includes goals and steps to meet them. For the sake of keeping momentum, we request that within a week of the TAP forum, we receive at least a brief memo that summarizes the key recommendations (with longer report to follow, as applicable). Also, we request that the TAP proceedings are summarized for ready access and reference by others. This is important because we know that many residents of Richmond will be interested in the TAP process and TAP findings.

QUESTIONS FOR THE EXPERT PANEL

1. Given the uses suggested in the plans for Point Molate since the U.S. Navy began contemplating transferring the property to Richmond (e.g. 1997 Point Molate Reuse Plan, casino plan, KLMR plan, Sedway study, etc.)*, are there any additional or different land uses that you would recommend for the site for the mixed use concept? [Please focus no more than 10% of time on answering this question!].

*: We can summarize all of the uses suggested in the previous plans in the TAP briefing packet.

2. What are the short, mid and long term implementation strategies to bring the mixed use concept to fruition? What are the specific next steps that need to happen (such as related to: governance, funding, infrastructure, marketing and specific planning)?
3. What financing mechanisms are available to the City of Richmond for the infrastructure development, historic district* rehabilitation, environmental restoration needs, as well as any additional development needed to support future land uses and parkland goals?

*The structures are designated in the national registry.

LEADERSHIP SUPPORT

Rather than furnishing a letter of support, we are providing here a description of recent efforts around securing support from key City of Richmond stakeholders toward the TAP process.

- On 11/6/15 TPL staff, ULI staff and affiliates, Richmond City staff and Richmond elected officials (Mayor Tom Butt and Councilmember Gayle McLaughlin) met to discuss the ULI TAP concept.
- On 11/13/15 TPL staff presented the ULI TAP concept to the Point Molate Citizens Advisory Committee. They agreed to recommend to the Richmond City Council that staff work with TPL and ULI. The PMCAC also decided to create an Ad Hoc committee to support TPL in the application process and TAP. (Note: the Ad Hoc committee and some members of the other working group (led by Councilmember McLaughlin) met by conference call on Wednesday, December 2 to review and comment on TAP questions. Their combined thinking is reflected in the new versions of the questions above).
- On 11/17/15 TPL staff presented the ULI TAP concept to the council agenda (per city manager's recommendation to put this item on the city council agenda). City Council approved the mayor's recommendation that TPL pursue/pay-for a ULI TAP for 2016 and that city would participate in the TAP and support activities with staff time.
 - See attached Agenda Report from Mayor Tom Butt dated 11/17/15.



AGENDA REPORT

City Council

DATE: November 17, 2015

TO: Members of the City Council

FROM: Mayor Tom Butt
Councilmember Gayle McLaughlin
Councilmember Eduardo Martinez

SUBJECT: APPROVAL TO PARTICIPATE IN AN URBAN LAND INSTITUTE
TECHNICAL ASSISTANCE PANEL REGARDING PT. MOLATE,
FUNDED BY THE TRUST FOR PUBLIC LAND

STATEMENT OF THE ISSUE:

On Monday, November 9, 2015, the Point Molate Citizens Advisory Committee (PMCAC) received a presentation on a proposal by the Trust for Public Land (TPL) to fund a Technical Assistance Panel regarding Pt. Molate to be conducted by the Urban Land Institute (ULI). This program would bring experts together from various fields such as planning, engineering and real estate to focus on concepts for the development of Pt. Molate.

RECOMMENDED ACTION:

APPROVE participation by the City of Richmond in a Technical Assistance Panel on the development of Pt. Molate to be conducted by the Urban Land Institute (ULI) and funded by the Trust for Public Land (TPL), as recommended by the Point Molate Citizens Advisory Committee (PMCAC).

FINANCIAL IMPACT OF RECOMMENDATION:

Financial impact would be related to staff time to work with ULI to support activities related to the Technical Assistance Panel.

DISCUSSION:

On Monday, November 9 2015, the PMCAC received a presentation by Jennifer

Isacoff, Director of Parks for People Bay Area Program for the Trust for Public Land (TPL) on a Technical Assistance Panel (TAP) program developed by the Urban Land Institute (ULI). During the presentation, Ms. Isacoff referenced the study on Pt. Molate recently completed by real estate economist Lynn Sedway. She proposed that the Trust for Public Land help build on this work by funding ULI's Technical Assistance Panel to be focused on Pt. Molate. The TAP would bring together experts from various fields such as planning, engineering and real estate to develop concepts for the development of Pt. Molate, including topics such as public finance, architecture, engineering, historic restoration, governance, and transportation.

If authorized by the City Council, ULI will prepare a briefing document prior to engaging the Technical Advisory Panel, and the panel would convene over a three-day period potentially in February or March of 2016.

Participation by the City of Richmond in the TAP program was recommended by the Point Molate Citizens Advisory Committee (PMCAC).