

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, June 13, 2016 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

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

Bob McNeil

Katrinka Ruk

Pam Stello

AGENDA

1. **Call to Order** (1 min.)
2. **Roll Call** (1 min.)
3. **Welcome and Meeting Procedures** (1 min.)

Individuals who would like to address the committee on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.

4. **Agenda Review and Adoption** (2 min.)
The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.
5. **Announcements through the Chair** (2 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (100 min.)
 - a. Discussion: Weekly and monthly remediation progress report out with Terraphase (10 min.), Q&A (5 min.) Bill Carson, Principal, Terraphase
 1. Monthly Report – April 2016
 2. UST Monitoring Report – 1Q2016
 - b. Presentation: Presidio Trust (20 min.), Q&A (10 min.) Michael Boland, Executive Director
 - c. Discussion: Building 6 Documentation Update (10 min.), Q&A (5 min.) Shana Bagley
 - d. Discussion: Pt. Molate property management (5 min.), Q&A (5 min.) Shana Bagley
 - e. Discussion: PMCAC Visioning Results, (10 min.), Q&A (5 min.) Bruce Beyaert
 - f. Discussion: Point Molate Beach Erosion Review, (10 min.), Q&A (5 Min.) Bruce Beyaert
 - g. Discussion: Interim Zoning Results (10 min.), Q&A (5 min.) Joan Garrett/Charles Duncan

8. **Staff Reports** (10 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Project Manager's Staff Report (10 min.) – including
 1. Expenditures and balance from the Navy Escrow Fund
 2. Expenditures and balance from the General Fund
 3. Insurance Reporting filings
 4. Lease/Occupation Status for all Pt Molate users
 5. Monthly summary of security incidents
 6. Monthly summary of authorized entries
 7. Caretaker Summary
 8. Beach Park
 9. IR Site 3 Remediation and Abatement Project
 10. Other –

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9. Consent Calendar (2 min.)

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

- a. APPROVE – PMCAC meeting minutes of May 9, 2016
- b. APPROVE – PMCAC special meeting minutes of May 18, 2016

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

11. Future Agenda Items (5 min.)

- a. Regional Measure 3 – Antwon Cloird/Bobby Winston
- b. Alternative Use Studies and prior visioning
- c. Short term leasing and professional property management
- d. Bike Skills Park
- e. Cottages Review

12. City Council Liaison Reports (12 min.)

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

13. Chair and Sub-Committee Reports (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, July 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-72MzVkJWQ1ZDQ1NW1wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>



May 31, 2016

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 April 2016, 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 2015, please see the monthly status report for December 2015 (Terraphase 2015aa). 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 April 2016:

1. None.

Major Work Items Previously Completed in 2016:

1. None.

Upcoming Work in May 2016:

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 was substantially completed in November 2015.

Work completed in April 2016:

1. Preparation of Remedial Action Completion Report

Major Work Items Previously Completed in 2016:

1. None.

Upcoming Work in May 2016:

1. Preparation of Remedial Action Completion Report

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)

Complete - *Interim Remedial Measures Performance Evaluation, IR Site 4, Drum Lot2/Building 87 Area, Formal Naval Fuel Depot, Point Molate, Richmond, California. October 22 (Terraphase 2015u)*

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

Work completed in April 2016:

1. Submittal of HHRA work plan (Terraphase 2016i)

Major Work Items Previously Completed in 2016:

1. None.

Upcoming Work in May 2016:

1. Awaiting RWQCB comments.

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 April 2016:

1. Review of RWQCB comments on tank closure request for UST 2

Major Work Items Previously Completed in 2016:

1. Submittal of tank closure requests to the RWQCB for UST 2 (Terraphase 2016g).

Upcoming Work in May 2016:

1. Review of RWQCB comments on tank closure request for UST 2

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 March 2016:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Submittal of Q1 UST Monitoring Report (Terraphase 2016k).

Major Work Items Previously Completed in 2016:

1. Submittal of Q4 UST Monitoring Report (Terraphase 2016d).

Upcoming Work in April 2016:

1. Conduct routine monthly UST closure monitoring inspections.

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

Not Applicable. No closures have been requested.

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

Work completed in April 2016:

1. Submitted the monthly remediation status report for March 2016 (Terraphase 2016j) to the RWQCB.

Major Work Items Previously Completed in 2016:

1. Submitted the monthly remediation status report for January 2016 (Terraphase 2016f) to the RWQCB.
2. Submitted the monthly remediation status report for February 2016 (Terraphase 2016h) to the RWQCB.

Upcoming Work in May 2016:

1. Submit the monthly remediation status report for April 2016 to the RWQCB.

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 April 2016:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.
3. Monthly sampling of treatment system.
4. Preparation of IR Site 1 5 year review report.

Major Work Items Previously Completed in 2016:

1. Submittal of 2015 annual monitoring report (Terraphase 2016c).

Upcoming Work in May 2016:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system.
3. Preparation of IR Site 1 5 year review report.

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, operated, maintained, and monitored 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 PGWTP ceased all operations on July 31, 2015. Notice of Termination for the VOC and Fuel General Permit to the RWQCB and receipt of Notice of Rescission from the RWQCB was received October 9, 2015.

Work completed in March 2016:

1. None.

Major work items completed previously in 2016:

1. Submittal of 2015 Annual Monitoring Report (Terraphase 2016e).

Upcoming Work in April 2016:

1. None.

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 April 2016:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MWT15-02, MW02-06R. Bi-weekly skimming of MW10-24.

Major work items completed previously in 2016:

1. Submittal of 2015 dry season semi-annual groundwater monitoring report (Terraphase 2016b).
2. Submittal of 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).

Upcoming Work in May 2016:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MWT15-02, MW02-06R. Bi-weekly skimming of MW10-24.
2. Wet season 2016 semi-annual monitoring event.
3. Response to RWQCB comments on Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in April 2016, 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 was substantially 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
Charles Duncan, PMCAC
Mark Howe, PMCAC
Joan Garret, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

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



May 13, 2016

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

Subject: First Quarter 2016 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth,

On behalf of the City of Richmond, Terraphase Engineering Inc. (Terraphase) has prepared the attached First Quarter 2016 Underground Storage Tank (UST) Monitoring Report. This report describes the activities and status for the ongoing monitoring and maintenance program for USTs 1 through 20 at the former Naval Fuel Depot Point Molate located in Richmond, California. The inspections were conducted in accordance with the Final Post-Closure UST Maintenance and Monitoring Plan (PMMP) (ITSI 2005).

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

Sincerely,
For Terraphase Engineering Inc.

A handwritten signature in black ink, appearing to read 'T.S.', located below the typed name Tomer Schetrit.

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

A handwritten signature in black ink, appearing to read 'Jennifer Repa', located below the typed name Jennifer Repa.

Jennifer Repa
Senior Staff Engineer

cc: Carlos Privat, City of Richmond
Craig Murray, City of Richmond
Jim Whitcomb, BRAC Program Management Office
Michael Leacox, NCE
Charles Duncan, PMCAC
Joan Garrett, PMCAC
Mark Howe, PMCAC
Lori Braunesreither, Contra Costa County Environmental Health Services

Attachments: 1st Quarter 2016 Underground Storage Tank (UST) Monitoring Report

**1st QUARTER 2016 MONITORING REPORT
UNDERGROUND STORAGE TANKS
FORMER NAVAL FUEL DEPOT POINT MOLATE,
RICHMOND, CALIFORNIA**

Prepared on Behalf of

City of Richmond
450 Civic Center Plaza
Richmond, California

Prepared by

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

May 13, 2016

Project Number 0078.001.033



CONTENTS

1.0	INTRODUCTION	1
2.0	HISTORY OF UST OPERATIONS AT NFD POINT MOLATE	2
3.0	SITE INSPECTIONS	4
3.1	Monthly Inspection of Gates, Locks, and Fences	4
3.2	Quarterly Inspection of Erosion Control	4
3.2.1	Vegetation	4
3.2.2	Surface Grade	5
3.3	Quarterly Inspection of UST Systems	5
3.3.1	Ground Surface	5
3.3.2	Tank Vents	6
3.3.3	French Drain Outfalls	6
3.4	Quarterly Inspection of Groundwater Monitoring Wells	6
3.5	Biannual Interior Inspections for Standing Water	7
4.0	RECOMMENDATIONS	8
4.1	Gates, Locks, and Fences	8
4.2	Erosion Control	8
4.2.1	Vegetation	8
4.2.2	Surface Grade	8
4.3	UST Systems	8
4.3.1	Ground Surface	8
4.3.2	Tank Vents	9
4.3.3	French Drain Outfalls	9
4.4	Groundwater Monitoring Wells	9
5.0	REFERENCES	10

Figures

- 1 Site Location Map
- 2 UST Locations
- 3 UST Cross Section

Appendices

- A Summary Tables of Quarterly Inspection

Acronyms and Abbreviations

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

1.0 INTRODUCTION

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

2.0 HISTORY OF UST OPERATIONS AT NFD POINT MOLATE

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

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

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

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

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

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

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

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

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

Approximate dimensions of USTs 1-20 are as follows:

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

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

3.0 SITE INSPECTIONS

The PMMP requires:

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

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

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

3.1 Monthly Inspection of Gates, Locks, and Fences

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

Observations during the monthly inspections of the gates, locks, and fences performed on January 13, February 11, and March 21, 2016:

- The gates, locks, and fences for gates 7 and 15 through 19 are in good condition, locked, and secure.
- Gate 23 is under constant surveillance as it is located next to the guard house (Building 123).

3.2 Quarterly Inspection of Erosion Control

3.2.1 Vegetation

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

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

Observations during the quarterly inspection performed on February 11, 2016:

- Some vegetation was uprooted on the north slope of UST 2, along the northern edge of UST 5, and along the western slope of UST 11. This could be due to the recent rains preceded by drought conditions. These areas will be monitored further in subsequent inspections. Slope repair/re-vegetation could be necessary in the future.
- Vegetation is sparse along the southern edge of tank 9, along the northeastern edge of tank 11, and along the southwestern edge of tank 16. Vegetation will be monitored further in subsequent inspections. Revegetation for these areas is being considered.

3.2.2 Surface Grade

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

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

Observations during the quarterly inspection performed on February 11, 2016:

- Minor indications of erosion were visible at UST 11 along the northern edge and on the slopes of USTs 13 and 16. Erosion control measures should be considered for these tanks.
- More animal burrows were observed on the surface of USTs 3, 4, 5 and 19 than in the past. The burrows will be monitored during future inspections.

3.3 Quarterly Inspection of UST Systems

3.3.1 Ground Surface

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

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

Observations during the quarterly inspection performed on February 11, 2016:

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

- Some shallow desiccation cracks are present in the surface soils on USTs 6 through 14 and UST 16 with a large crack in the ground surface near the northwest drain. The cracking will be monitored during future inspections.

3.3.2 Tank Vents

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

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

Observations during the quarterly inspection performed on February 11, 2016:

- The vents on USTs 1 and 18 show minor indications of vandalism and are in need of repair. The remainder of the UST vent openings were intact and unobstructed.

3.3.3 French Drain Outfalls

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

The quarterly observations for the French drain outfalls can be found in Table 1 of Appendix A, which is attached to this report. The West drain at UST 6 and the South drain at UST 15 could not be located. It is suspected that they were previously destroyed or were never constructed by the Navy. The south drain at UST 2, the west drain at UST 16 and the northeast drain at tank 20 were not located due to overgrowth. The north drain at UST was inspected, however, it was hard to locate through the vegetation. The drains will be cleared of vegetation at the end of the rainy season.

3.4 Quarterly Inspection of Groundwater Monitoring Wells

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

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

The quarterly observations for the groundwater monitoring wells can be found in Table 2 of Appendix A, which is attached to this report.

3.5 Biannual Interior Inspections for Standing Water

Every two years the manhole covers are removed on each UST and the interiors are inspected for standing water and sheen.

The biannual observations for standing water in USTs 1 through 20 were not conducted as part of this first quarter monitoring period. The biannual interior investigation was conducted in the 3rd quarter of 2015.

4.0 RECOMMENDATIONS

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

4.1 Gates, Locks, and Fences

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

Recommended actions:

None

4.2 Erosion Control

4.2.1 Vegetation

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

Recommended actions:

Hydroseeding should be applied, as appropriate, to the bare spots mentioned in the above sections at USTs 2, 5, 9, 11 and 16.

4.2.2 Surface Grade

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

Recommended actions:

Shallow desiccation cracks in the surface soils for USTs 6 through 14 are not significant enough to require repair by backfilling. Many of the cracks have been partially covered by vegetation growth during the rainy season. The cracks will be monitored during future inspections and the larger crack at UST 16 will be assessed for surface stability.

4.3 UST Systems

4.3.1 Ground Surface

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

Recommended actions:

None

4.3.2 Tank Vents

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

Recommended actions:

Repair vents on USTs 1 and 18.

4.3.3 French Drain Outfalls

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

Recommended actions:

The vegetation around the South drain at UST 2, the North drain at UST 4, the west drain at UST 16, and the northeast drain at tank 20 should be cleared and maintained to allow access to these drains.

4.4 Groundwater Monitoring Wells

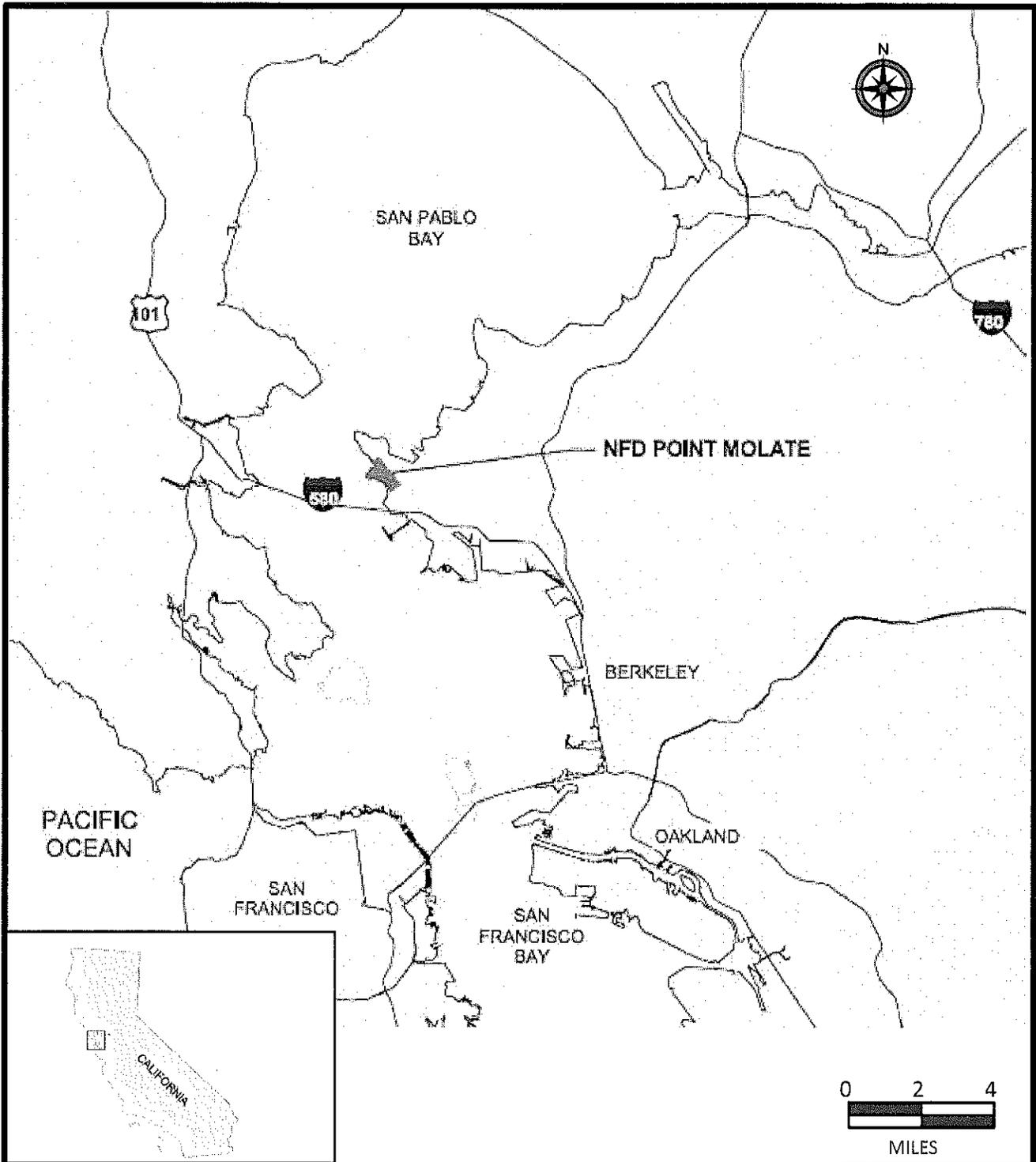
If standing water is present in the well standpipes, it must be removed from the standpipe and the condition allowing water to accumulate should be mitigated. If casing caps are missing, they should be replaced. If grout is cracked, it should be removed and replaced.

Recommended actions:

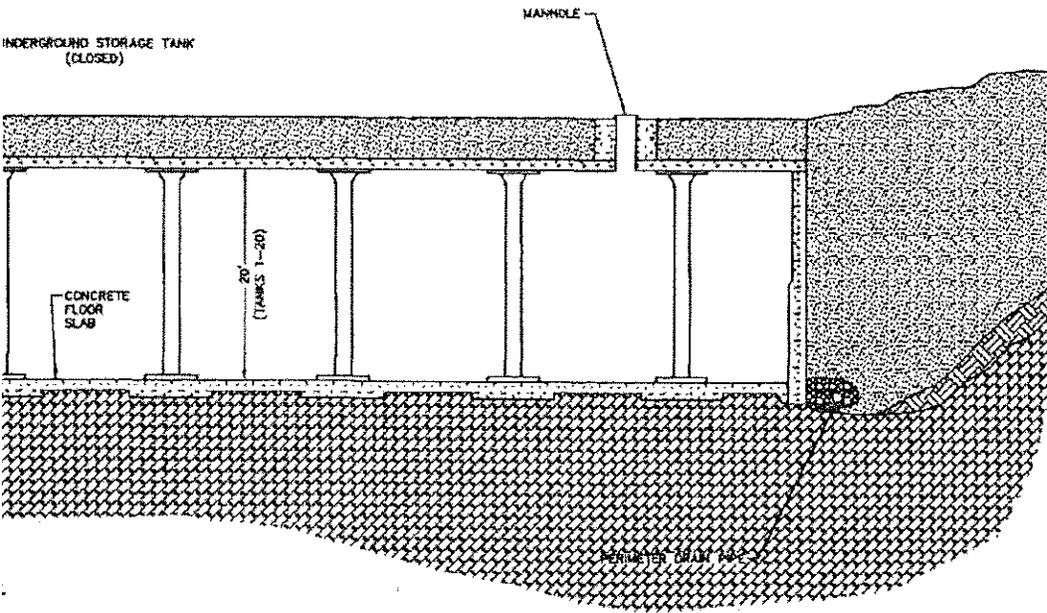
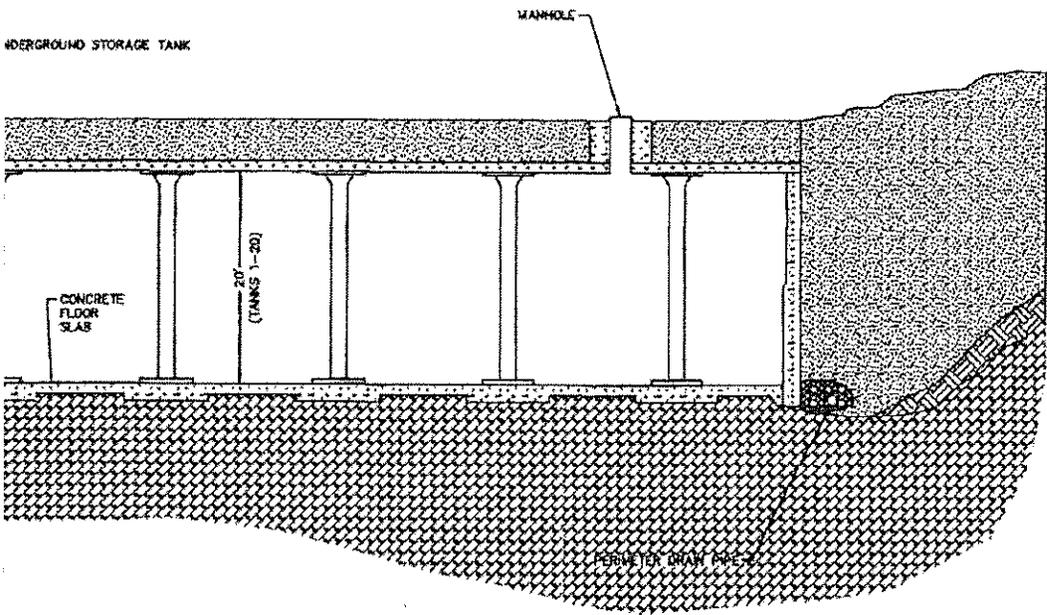
None

5.0 REFERENCES

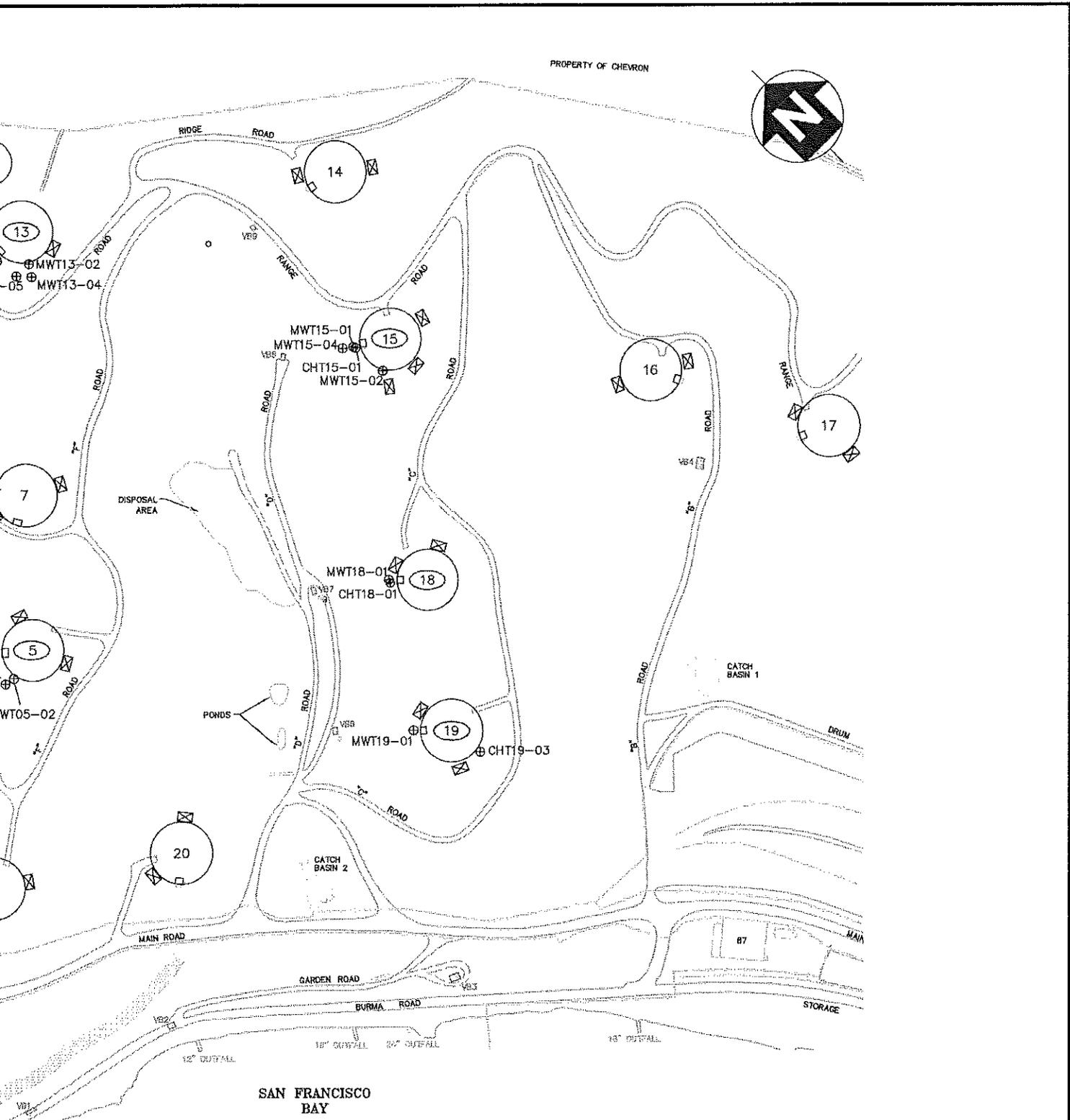
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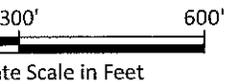
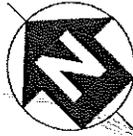
<p>SAFETY FIRST</p>	<p>CLIENT: City of Richmond</p>	<p>Site Location Map</p>
	<p>PROJECT: UST Monitoring Report</p>	
<p>PROJECT NUMBER: 0078.001.024</p>		<p>FIGURE 1</p>



00 00	CLIENT:	City of Richmond	UST Cross Section
	PROJECT:	UST Monitoring Report	
	PROJECT NUMBER:	0078.001.024	FIGURE 3



PROPERTY OF CHEVRON



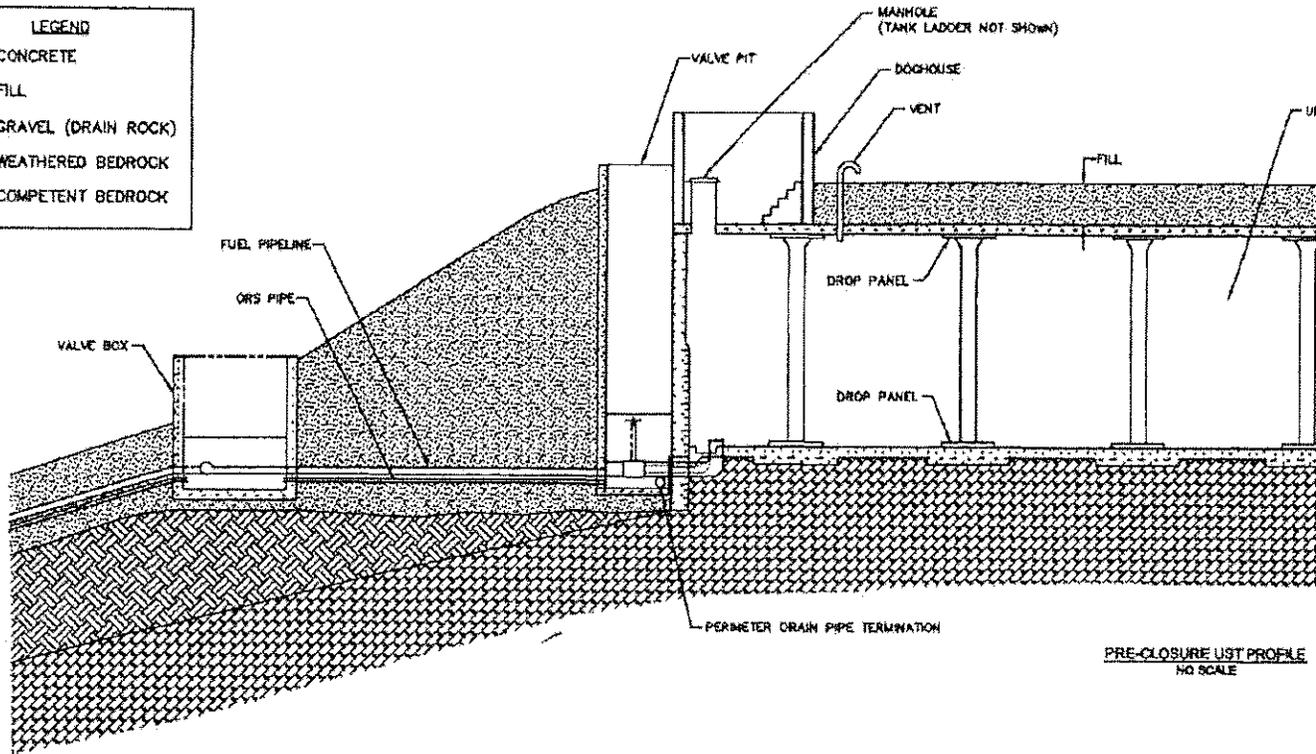
Graphic Scale in Feet

SAN FRANCISCO BAY

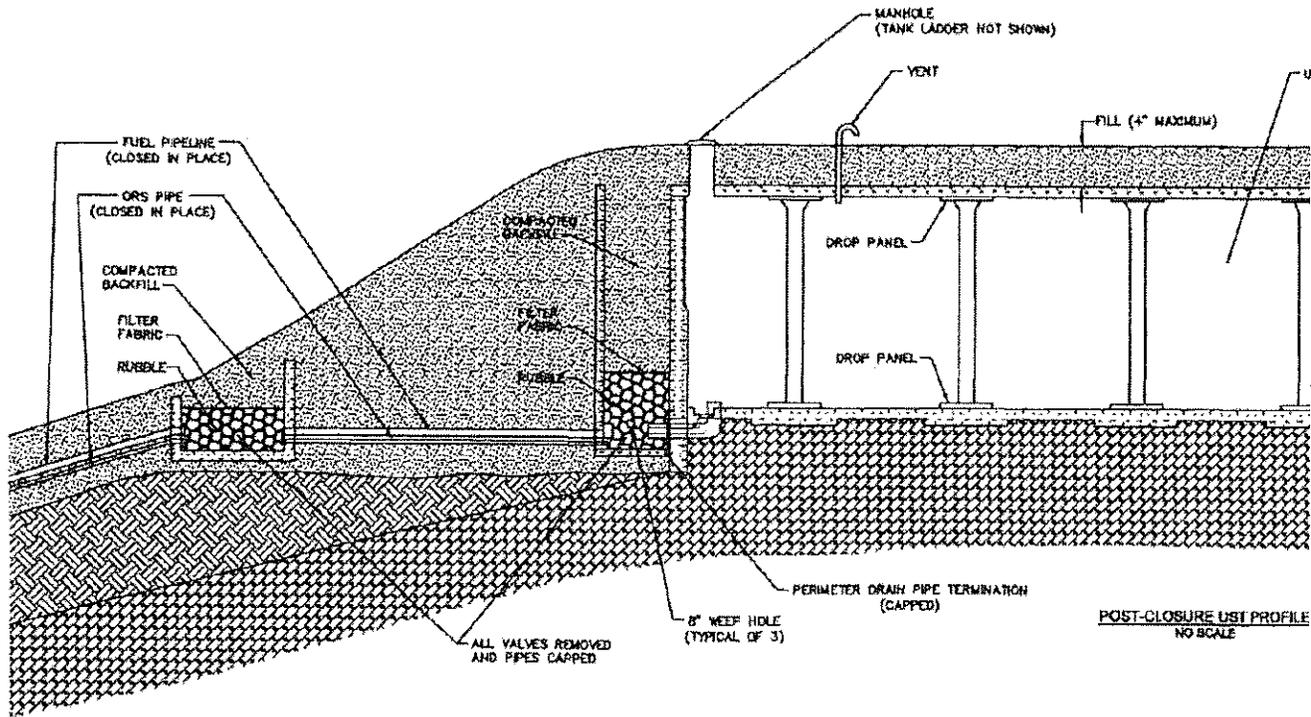
SAFETY FIRST  terr aphase engineering	CLIENT:	City of Richmond	UST Features
	PROJECT:	Point Molate	
	PROJECT NUMBER:	0078.001.014	Figure 2

FAZ.21

LEGEND	
	CONCRETE
	FILL
	GRAVEL (DRAIN ROCK)
	WEATHERED BEDROCK
	COMPETENT BEDROCK



PRE-CLOSURE LIST PROFILE
NO SCALE



POST-CLOSURE LIST PROFILE
NO SCALE

SAFETY FIRST



APPENDIX A
SUMMARY TABLES

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



Tank	French Drain Outfall	Observations during the February 2016 Inspection
UST 1	East drain	Good condition
	West drain	Good condition
UST 2	North drain	Good condition
	South drain	Unable to access (Vegetation requires clearing)
UST 3	North drain	Good condition
	South drain	Good condition
UST 4	North drain	Able to access but vegetation requires clearing
	East drain	Good condition
UST 5	North drain	Good condition
	South drain	Good condition
UST 6	North drain	Good condition
	Northwest drain	Good condition
	West drain	Cannot be located
UST 7	East drain	Good condition
	West drain	Good condition
UST 8	North drain	Good condition
	Southwest drain	Good condition
UST 9	North drain	Good condition
	South drain	Good condition

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



Tank	French Drain Outfall	Observations during the February 2016 Inspection
UST 10	Northwest drain	Good condition
	West drain	Good condition
	Southeast drain	Good condition
UST 11	North drain	Good condition
	South drain	Good condition
UST 12	East drain	Good condition
	West drain	Good condition
UST 13	Northwest drain	Good condition
	South drain	Good condition
UST 14	Northwest drain	Good condition
	Southeast drain	Good condition
UST 15	South drain	Cannot be located
	Southwest drain	Good condition
	East drain	Good condition: vegetation on top could be cleared
UST 16	East drain	Good condition: clear dead vegetation on top
	West drain	Unable to access (Vegetation requires clearing)
UST 17	North drain	Good condition
	South drain	Good condition

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



Tank	French Drain Outfall	Observations during the February 2016 Inspection
UST 18	Northeast drain	Good condition
	Northwest drain	Good condition
UST 19	North drain	Good condition
	South drain	Good condition
UST 20	Northeast drain	Able to access but vegetation requires clearing
	West drain	Good condition

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



Tank	Groundwater Monitoring Well	Observations during the February 2016 Inspection
UST 2	MWT02-01	Good condition
	MWT02-03	Good condition
UST 3	MWT03-02	Good condition
UST 5	MWT05-02	Good condition
UST 6	MWT06-02	Good condition
UST 8	MWT08-01	Good condition
UST 12	MWT12-03	Good condition
UST 13	MWT13-02	Good condition
UST 15	MWT15-02	Good condition
UST 18	MWT18-01	Good condition
UST 19	MWT19-01	Good condition

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Craig Murray

From: Shana Bagley, Esq. <shanabagley@sbcglobal.net>
Sent: Wednesday, June 08, 2016 2:28 PM
To: Craig Murray
Cc: mark Howe
Subject: Re: Pt Molate Bldg. 6 Documentation Effort
Attachments: B6map.pdf; Point Molate Document Cataloging.pdf; POint Molate.pdf; TERRAPHASE DOCUMENTS.pdf

Craig,

Attached are the remaining documents that I have created in regard to the map/chart cataloging project. They are:

Map of Building 6 "documentation zones"
Instructions
Blank spreadsheet
List of documents removed by Terraphase

Please let me know if you have any questions or are unable to open an attachment.

Shana A. Bagley, Esq.
MSH Group
201 W. Richmond Ave., Ste. C
Richmond, CA 94801
510.215.5134

On Wednesday, June 8, 2016 9:14 AM, Craig Murray <Craig_Murray@ci.richmond.ca.us> wrote:

Shana
Mark

Thanks for update. I can understand that this is very time consuming and appreciate your efforts to jump into it and define what is there.

It seems that this may be slow burn project.

Did you want to put this on the Agenda and discuss with PMCAC? Perhaps look at Summer Youth Interns or Richmond Museum of History to help and curate documents.

Brown and Caldwell were the professionals hired by US Navy BRAC Staff to keep the repositories but this was just the current environmental-related work.

Craig K. Murray, SR/WA
Development Project Manager II
City of Richmond, Successor Agency
Department of Infrastructure & Maintenance Operations (DIMO)
Pt Molate Community Advisory Committee Staff Liaison
450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804-1630
510-231-3008 DIMO
510-307-8188 Direct
510-621-1734 Fax

From: Shana Bagley [mailto:shanabagley@sbcglobal.net]
Sent: Tuesday, June 07, 2016 9:08 PM
To: Craig Murray
Cc: mark Howe
Subject: Fwd: Pt Molate Bldg. 6 Documentation Effort

Craig,

I organized Building 6 by zones and tried to clean up a little (it is a disaster) so that the document sorting could be done by anyone who wanted to help. Only Mark and I have worked on the project so far. We have spend many hours there trying to make sense of what is there and what might be invaluable to the City, its residents, and historians.

Attached is my documentation list for the charts in Building 6 at Point Molate. I still need to send you a photocopied list (not very legible) of the documents that Terraphase removed from Building 6 and a the map that I drafted of self assigned documenting zones (I, II, III, etc.) so that my list makes sense. My documentation efforts to date cover the first couple of filing/map cabinets in the glassed office.

We started off with including a lot of data on the spreadsheet and realized that there are thousands of documents, many of them not so relevant. So, to use our time wisely, we stopped logging all of the data and just identified the charts/documents, their location, and if there was of any significant value/content.

We haven't been there in a few weeks due to work constraints.

Let me know if you have any questions.

Shana Bagley Howe
PMCAC Vice Chair

Begin forwarded message:

From: Mark Howe <howefam2@pacbell.net>
Subject: Re: Pt Molate Bldg. 6 Documentation Effort
Date: May 26, 2016 at 11:13:33 AM PDT
To: Craig Murray <Craig_Murray@ci.richmond.ca.us>, Tom Butt <tom.butt@intres.com>, Joan Garrett <joan@vbsi.com>, Gayle McLaughlin <gayle@definingourdestiny.net>, Alex Knox <alex_knox@ci.richmond.ca.us>, Shana Bagley <shanabagley@sbcglobal.net>
Reply-To: Mark Howe <howefam2@pacbell.net>

Shana and I have spent 50 hours or so inventorying engineering drawings in Bldg 6. We received no help. It was just Shana and I. Shana has organized the drawing room by assigning #'s to the cabinets and locations in the room. I have attached the map and the inventory report I have completed so far (I inventoried 70 drawings) All drawings are still located the the sections that are shown on the report.

Shana will send you her report from here home portable. Mine is attached.

I estimate we have inventoried less than 5% of the drawings at the site. We have not scanned any of them. The project is much bigger than we thought so we have pretty much stopped work on it.

Significant finds are:

1. Full size 12 page topographic map of whole site.
2. Construction drawings of 2.4 KV switch gear that needs to be repaired.
3. Complete construction drawing set of 12" water line installed in 1998 by EBMUD.
4. Although not complete, the electrical drawings, I found, helped me determine the design of the electrical distribution system.
5. Valuable roadway civil drawings of upland streets and drainage infrastructure.
6. Good maps of the site that could be used to create a CAD base map.
7. Lots of hydrographic drawings of shoreline depths around pier and just offshore.
8. The original real estate parcel map showing the Southern Pacific pipeline easements locations and the parcels lines for what the navy bought in 1939.
7. 1000's and 1,000's of USELESS drawings about JP-5 actuator valves, piping systems, pier drawings, pump station drawings, wiring drawings for pump stations and on and on and on and on and on. If I see another JP-5 drawing I'll barf jet fuel.

Bottom line many of the drawings are priceless. If they remain in paper form there is a risk of losing them to vandalism, fire, rats, but most importantly they cannot be viewed at the click of a mouse by anybody needing the information.

We probably need to establish several teams to attack these problems. It would probably be smart to identify the valuable drawings we have already found and get them to the Richmond BP Express for scanning so at least they at least be secured once and for all.

I think Gayle M. would be a good person to help us get a couple of teams together to complete this job. She has got a lot of influence and is very interested in Point Molate. She would get it done. My offer to provide \$2,500 in funding for the scanning service still stands.

Mark

k Howe

MSH Group

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(510) 215-5163 (Fax)

www.mshproperties.com

For our current listings go to: <http://www.loopnet.com/Profile/390993060/Mark-Howe/>

On Thursday, May 26, 2016 10:28 AM, Craig Murray <Craig_Murray@ci.richmond.ca.us> wrote:

Mark:

Can you provide a quick update on this status.

I believe you now have a working document listing the maps, documents identified.
Thanks.

Craig K. Murray, SR/WA
Development Project Manager II
City of Richmond, Successor Agency
Department of Infrastructure & Maintenance Operations (DIMO)
Pt Molate Community Advisory Committee Staff Liaison
450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804-1630
510-231-3008 DIMO
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510-621-1734 Fax

From: Mark Howe [mailto:howefam2@pacbell.net]

Sent: Monday, March 14, 2016 11:46 AM

To: Joan Garrett; Bruce Brubaker; Al Guggemos; Craig Murray; Shana Bagley; Charles Duncan; Alex Knox; Bruce Beyaert; Robert McNeil; Jim Hanson

Subject: Re: Pt Molate Bldg. 6 Documentation Effort

Shana and I would like to go to Bldg 6 on Wednesdays at 9:00 AM and get started sorting the drawings.

There is no power, so charge up your laptop batteries. I am attaching a proposed drawing spreadsheet inventories. I would like to use the same format. There is no heat and the place is a mess, so dress warmly in work clothes. There must be a bathroom somewhere that we can use if need be. We will have to improvise with chairs and tables.

Let me know if you are available. I think we should continue to meet on Wednesday mornings @9:00 until the inventory is done. After we finish the inventory we have to collectively decide which drawings to scan.

Then, the City:

1. Needs the inventory of drawings -- probably Craig will represent the City on this..
2. Craig needs to know which drawings we are going to be removed from the site and sent to be scanned. My company will be paying for the scanning work up to \$2,500 in cost. Joan will be responsible for getting some consensus to which file server to upload the drawings. The City will have to agree to which file server they will be uploaded (Craig).
3. After the scanning and uploading is complete, we probably should do some email outreach & (links on other sites) to let people know the drawing database is online.

The drawings should be categorized into families: For example: Topographical, California Wine Association, Navy, Structural Engineering, Civil Engineering, Environmental, Pier related, Underwater areas, Landscape, Native plant and watershed, and more. Please start thinking about the categories you think we may need.

I think that the various daily spreadsheets can be emailed to me at the end of every Wednesday. I can then copy and paste them together into a combined spreadsheet and then post to Google docs weekly. Do you guys think that will work?

THIS WILL BE A FUN PROJECT. I WILL BRING COFFEE TOO.

Mark, Shana

ark Howe

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For our current listings go to: <http://www.loopnet.com/Profile/390993060/Mark-Howe/>

On Monday, March 14, 2016 11:06 AM, Joan Garrett <joan@vbsi.com> wrote:

Hi Mark -

Is this project now underway? When touring Bldg 6 the other day with the ULI/TAP panel I noticed the padlock had been removed on the chart drawer. As mentioned in a previous email, I'd like to go through those charts and select some for potentially scanning, and catalogue them for the museum. I'm just concerned about leaving that drawer unlocked for any period of time.

Thank You

Joan Garrett

650-861-0726

On February 5, 2016 at 8:36 PM Mark Howe <howefam2@pacbell.net> wrote:

Ok I'll get the crew in gear. I am anxious to find any CWA drawings. Our experience with the AMOT, the Bank of Richmond bldg and the Rheem plant projects have demonstrated how valuable these old drawings can be. And they will be available to everybody, once they have been digitized and placed on a publicly available file server. Has anybody thought about a file server? Google docs, city file server, drop box are obvious options.

Geotracker is a file server we all use at Point Molate. It works very well. It handles large files well. It is GIS based, which would work well for drawings. It would be nice to see this state system used to revitalize an environmentally challenged site instead of as a tool to prosecute and economically enslave an unfortunate property owner who most often was not involved in the original contamination.

This is the direction the Water Board needs to move in.

Mark Howe

Sent from my iPhone

On Feb 5, 2016, at 6:40 PM, Craig Murray <Craig_Murray@ci.richmond.ca.us> wrote:

Hello Mark:

At today's Pt Molate Staff and consultant conference call, we briefly discussed your request.

This is in response to your email from January 28 on this subject.

Bill Carson reviewed the documents and provided input. There is one location with a padlock and Caretaker Willie Agnew will cut that off.

Documents appear to be in two locations within the office area of Building 6: one is the former US Navy Caretaker Office and the other is the open area outside the office.

Bill Carson read is that there may be some environmental documents of interest but felt that plans were outdated and would probably not be relied upon by a new development team.

However, Bill did indicate that there were some interesting documents from US Navy times. Bill thought the area was dry and reasonable to be kept there.

Access is simple and OK'd by legal office to simply use the existing access waiver form (enclosed). Each person accessing this area would need to complete, sign and return.

Dates could be open say two to three months.

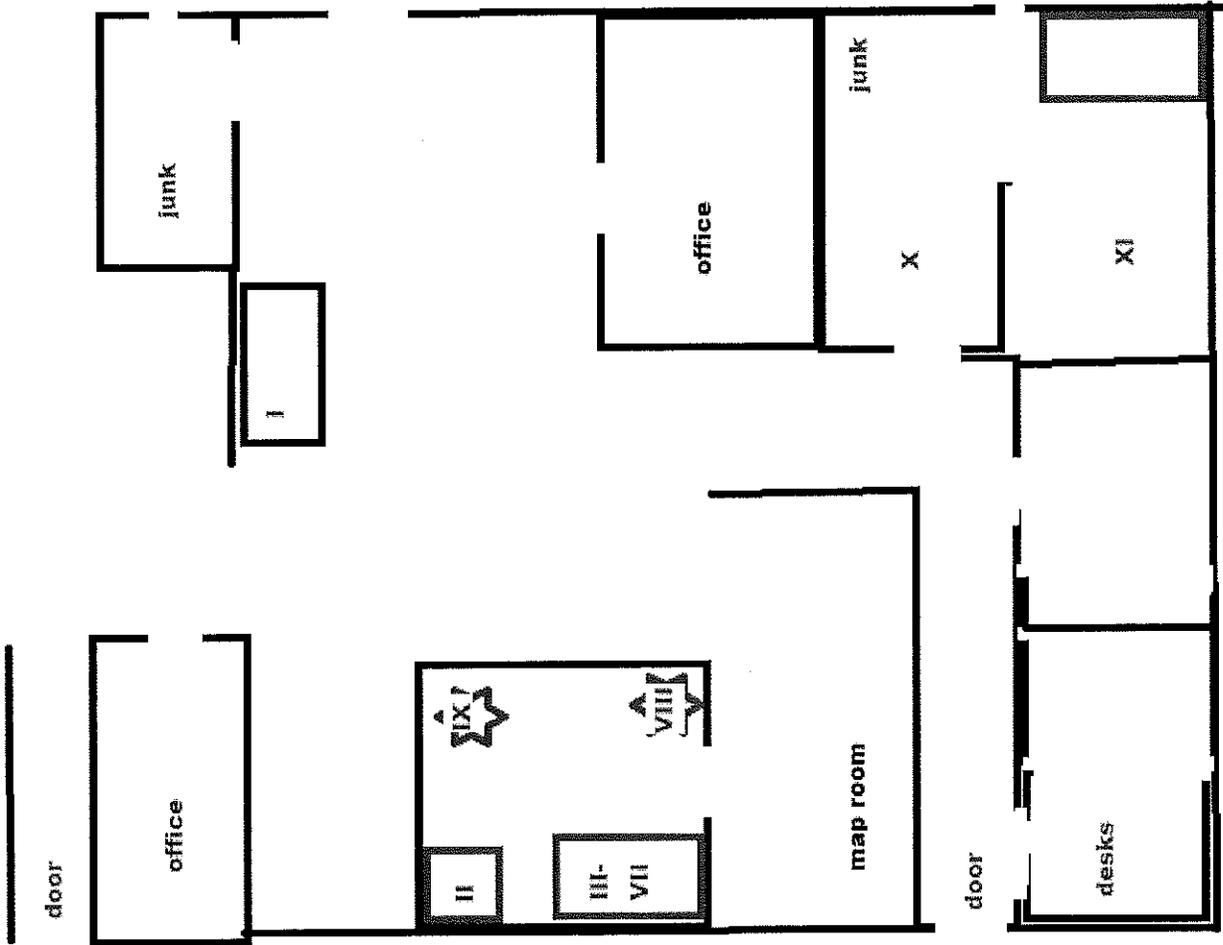
City would like it if your group could access, inventory what is found and then first provide to the City an inventory list of what you would like to remove and scan.

Documents would need to be returned to Building 6 unless there is some additional desire to hold and store certain documents at a different location to be determined.

Thanks.

Craig K. Murray, SR/WA
Pt Molate Community Advisory Committee Staff Liaison
Development Project Manager II
Successor Agency, Engineering Department
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8091
510-307-8188 direct
510-307-8116 fax

<Pt Molate Release Waiver and Indemnity_Form_Final_3-11-14.pdf>



Point Molate Document Cataloging

Bring a flashlight or headlamp just for poking around. The plans are all located in well lit spaces. A jacket for cold days and something to drink (just remember that the nearest bathroom is up at Building 123 or a bush outside). Be careful of the flooring in this building - some areas are sketchy.

We have set up shop (Map Room) in the office (between the two entrance doors) near a bank of windows - with natural light. There are three tables from which to review plans. I scoured the offices for pens, old rubber bands, tape (I McGyvered a dispenser), and paper. They are in the book case in the "Map Room."

Posted in the bookcase in the Map Room is a schematic of the four areas where the plans are and labeled each area (with paper signs). That way anyone can come in and start cataloging. I left a sample spreadsheet for the data we are looking for. Please note in the comments (with a *) if you think the document is important enough to be scanned.

We are using burgundy key tags as a marker to show the last plan catalogued (can be clipped to the plan, person can put their initials on on the tag) in an certain area.

There is plan log for cabinet II (the original is on top of the cabinet)

There is a list of documents that Terraphase removed from the property.

There are piles of plans in a back supply office (area XI). There are several empty wooden supply cabinets that we might want to utilize to store them.

There are several rooms full of garbage (adult education papers), e-waste, and furniture. At some point, this should all be thrown out and recycled. It would be nice if the City could donate some of the usable furniture to local charitable organizations (Family Justice Center, Rotacare, senior centers).

TERRAPHASE DOCUMENTS

This is a list of the maps that Terraphase removed from Point Molate Building 6:

Storage Tank Testing Report

FFPALDR 2001

UST Closure concept diagram 1999

Structural integrity UST 2000

Clean u Tank 4 Integration Plan 1999

Plate Pipeline Report: Plate 3, 4, 2, 6, 5

Sampling locations : Plate 2, 1, 3, 4, 5

PCB xxxx Cleanup

Clean Up tank 2, 3, 18 (2000)

Site 4 Design (1997)

Site 4 construction (1997)

Phase II Baseline (2002)

Draft Corrective Action Plan (2001)

Excavation Locations - Adjacent to fuel pipeline and valve xxxx - Plate 6

Surface Soil and *** Sampling- Plate 7

Craig Murray

From: Bruce Beyaert <pointsanpablo@earthlink.net>
Sent: Sunday, May 22, 2016 7:14 PM
To: Charles Duncan
Cc: Shana Bagley; Gayle McLaughlin; Alex Knox; Craig Murray
Subject: Visioning Point Molate's Future
Attachments: PMCAC Top RankedVisioning.pdf; PMCACVisioningResults.pdf

Charlie,

This email follows up on the discussion during last Monday nite's PMCAC meeting that past ideas for future uses of Point Molate have been by and large been harmonious with the exception of recent organized opposition to residential housing as recommended by City's 45-member Blue Ribbon Advisory Committee and contained in the Reuse Plan adopted by the City Council in 1997.

In 2011, a survey of the PMCAC was taken as a followup to a 1996 survey of the Blue Ribbon Advisory Committee (BRAC). PMCAC members were asked:

"On a scale of 1-5 please rank the following uses for former Point Molate Naval Fuel Depot. You may rank more than one item "1", which represents the highest priority."

The first attachment lists the highest ranked uses from the PMCAC survey. A second attachment compares ranking of the PMCAC with the BRAC. It shows that with few exceptions the PMCAC in 2011 had the same priorities as the larger, more diverse BRAC had in 1996. As noted by bold italics, the primary differences were that the PMCAC attached higher rankings for arts, boating, swimming and habitat restoration, but lower ranking for restaurants on pier and office space. Residential housing was not contained in either survey.

Would you like to conduct the same survey of the current PMCAC? If so, I'd be glad to set it up for emailing.

Bruce

Bruce Beyaert
pointsanpablo@earthlink.net
tel./fax 510-235-2835
<http://www.pointrichmond.com/pointsanpablo/>

7E.2

Highest Ranked Uses in PMCAC Visioning Survey

Average of ranking by 11 PMCAC members of uses ranked by BRAC in 1996 on a scale of 1-5 with "1" the highest priority and "5" the lowest.

Uses Ranked 1.0 to 1.9:

Open Space, Nature and Recreational Uses

- 1.0___ Extend Bay Trail
- 1.0___ Shoreline Trail - Hiking, Biking (ADA assessable)
- 1.0___ Restoration and enhancement of plant and wildlife habitat
- 1.0___ Protect and enhance intertidal marine habitat
- 1.0___ Restore and protect native coastal prairie habitat on hillsides
- 1.0___ Hillside open space for hiking and picnicking
- 1.3___ Nature Interpretive Center

Recreation

- 1.1___ Picnic areas
- 1.2___ Reopen Point Molate Beach Park
- 1.3___ Boating
- 1.7___ Swimming

Uses Ranked 2.0 to 2.9:

Cultural uses which would benefit the community

- 2.0___ Artist Studios (Including Hobbies & Crafts)
- 2.1___ Performing Arts /Cultural Center
- 2.4___ Museum containing History of Winehaven and Chinese shrimpers, whaling station. etc.
- 2.9___ Design Studios, etc.

Educational & Research, including job training as well as high school, junior college & other higher learning institutions

- 2.0___ Education & Research (UC Extension, Contra Costa College, K-12)
- 2.0___ Asilomar type conference and retreat center for workshops & seminars
- 2.5___ Teaching/Training Center

Commercial Development

- 2.5___ Bed and Breakfast facility
- 2.5___ Hostel (Elder hostel)
- 2.7___ Restaurants (on Pier)
- 2.9___ Shops & Boutiques

Recreation

- 2.0___ Convert Red Rock Marina to public use
- 2.1___ Tourism/Visitor Attractions
- 2.2___ Outdoor amphitheater
- 2.3___ Environmental campsites on UST sites
- 2.3___ Marina/Fishing Pier

Open Space, Nature and Recreational Uses

- 2.1___ wildlife rescue & rehabilitation

12/15/11

FE.3

PMCAC Visioning Results

Average ranking by 11 members of PMCAC of uses compared to ranking by 25 members of BRAC in 1996 on a scale of 1 to 5 with "1" the highest priority and "5" the lowest. Results are expressed as PMCAC/BRAC below with difference of greater than 1.0 in bold italics.

Cultural uses which would benefit the community

2.1/2.9 Performing Arts /Cultural Center

1.7/2.8 Arts Marketplace (e.g., Fort Mason)

2.0/3.1 Artist Studios (Including Hobbies & Crafts)

2.4/2.0 Museum containing History of Winehaven and Chinese shrimpers, whaling station. etc.

3.3/3.0 Entertainment Incubator

2.9/3.3 Design Studios, etc.

Educational & Research, including job training as well as high school, junior college & other higher learning institutions

2.0/1.9 Education & Research (UC Extension. Contra Costa College. K-12)

2.5/2.2 Teaching/Training Center

2.0/1.8 Asilomar type conference and retreat center for workshops & seminars

Business Opportunities

4.1/2.8 Office Space Development

3.4/2.7 Business Incubator

Commercial Development

2.7/1.6 Restaurants (on Pier)

2.5/2.4 Bed and Breakfast facility

3.0/2.5 Hotel (small. first class)

2.5/2.9 Hostel (Elder hostel)

2.9/2.7 Shops & Boutiques

4.7/4.0 9-hole golf course

4.7/NA Mega-yacht port and helipad for private use

4.3/4.1 Light Industry

PMCAC Visioning Results

Recreation

- 2.1/2.4 Tourism/Visitor Attractions
- 2.3/2.8 Marina/Fishing Pier
- 2.0/2.3 Convert Red Rock Marina to public use
- 4.0/3.2 Waterfront development like San Francisco Pier 39, e.g. ferries, etc.
- 1.2/1.9 Reopen Point Molate Beach Park
- 1.3/3.0** Boating
- 1.7/3.1** Swimming
- 1.1/2.1 Picnic areas
- 2.2/NA Outdoor amphitheater
- 2.3/NA Environmental campsites on UST sites

Open Space. Nature and Recreational Uses

- 1.0/1.9 Extend Bay Trail
- 1.0/1.9 Shoreline Trail - Hiking. Biking (ADA assessable)
- 1.0/2.3** Restoration and enhancement of plant and wildlife habitat
- 1.0/2.3** Protect and enhance intertidal marine habitat
- 1.0/2.3** Restore and protect native coastal prairie habitat on hillsides
- 1.0/NA Hillside open space for hiking and picnicking
- 1.3/2.4** Nature Interpretative Center
- 2.1/NA wildlife rescue & rehabilitation
- 3.0/3.1 Rail service from Marina to Point Molate

Other Uses Suggested by PMCAC Individuals

Something that all of Richmond and the Bay Area can enjoy that is as compelling as Chrissy Field, Sausalito village & Presideo, winery with retail tasting facility, microbrewery, residential housing across from beach park, office & lab space for "green businesses", estuary/marine education center. aquarium like Monterey Bay, SCUBA diving schools, Winehaven cottages as vacation rentals, shops (salt water taffy, gift shops, etc.), economic development, UC Berkeley research.

Dec. 18, 2011

Craig Murray

From: Bruce Beyaert <pointsanpablo@earthlink.net>
Sent: Friday, May 27, 2016 3:18 PM
To: Charlie Duncan
Cc: Al Guggemos; Yader Bermudez; Craig Murray; Shana Bagley; Bruce Brubaker; Joan Garrett; Mark Howe
Subject: Point Molate Beach Erosion
Attachments: GoogleEarth_Placemark.kmz; ~GEjb2CTt.kmz; PMB Erosion.pdf; PM Beach Park 1939.pdf; PM Beach Park102015.pdf

Charlie and Al,

Following up on the suggestion made by Matt Gerhart of the Coastal Conservancy during our meeting today , I checked Google Earth for Point Molate Beach and found that images were available from 1939 to 2015. The historic aerial photos were provided by SF Estuary Institute. Attached are 1939 & 2015 images as examples, and Google place marks is attached if you'd like to view the historic images online.

The attached table based on my manual measurements (rather than Google's ruler) indicates that from 65 to 150 feet has eroded away since 1939 with the average annual erosion rate varying from about 1 to 2.5 feet/year over the 76-year period. There is no apparent time trend in erosion rate.

Bruce

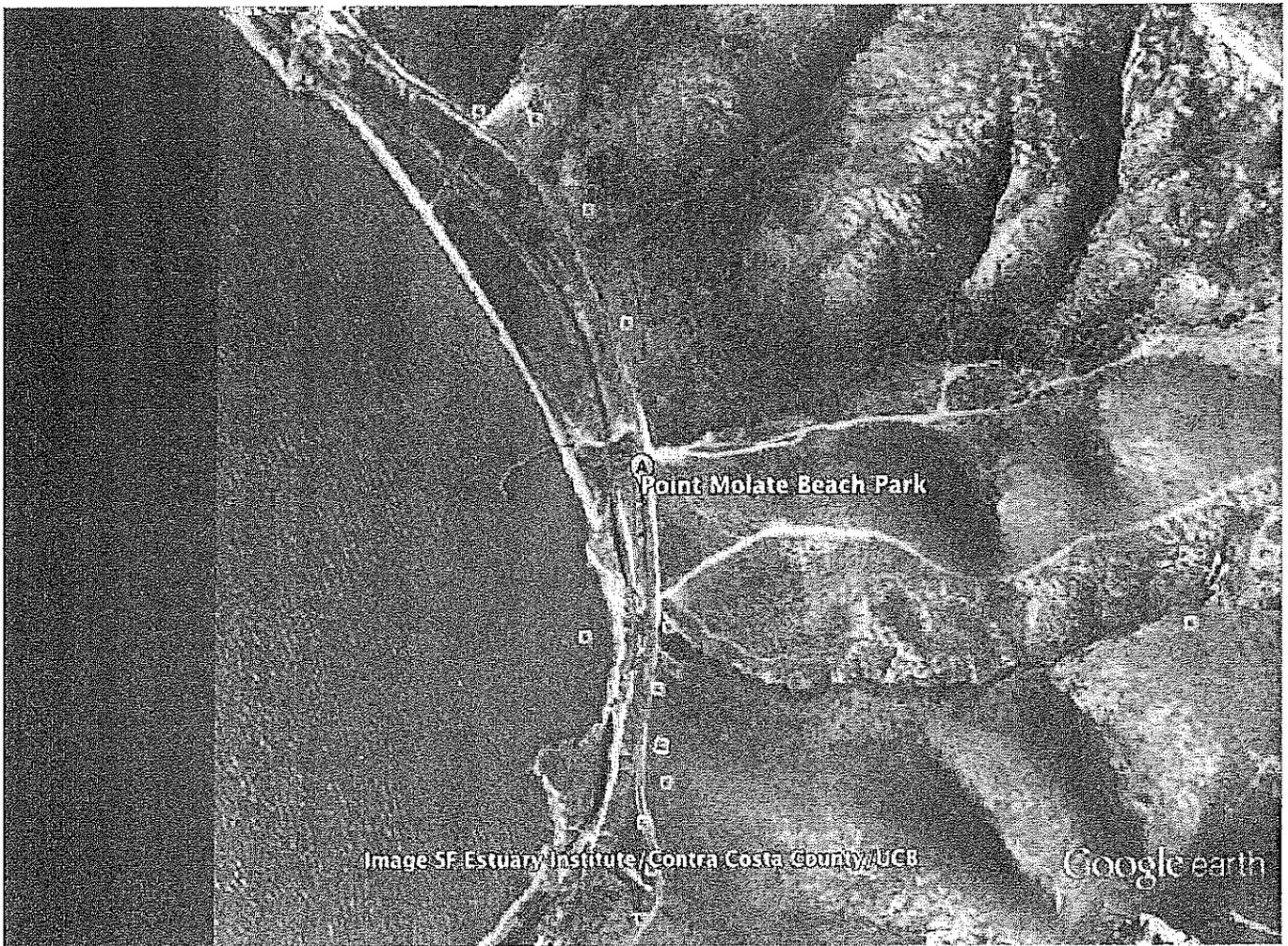
Bruce Beyaert
pointsanpablo@earthlink.net
tel./fax 510-235-2835
<http://www.pointrichmond.com/pointsanpablo/>

Point Molate Beach Approximate* Shoreline Erosion in Feet Vs. 1939 Base Year
Measured Manually from Google Maps

<u>Stations North to South</u>	<u>1939</u>	<u>1987</u>	<u>1993</u>	<u>2002</u>	<u>2015</u>
A by Bldg. 87	Base	85	107	107	149
B Mid Point Beach Park	Base	64	64	85	107
C South of Park	Base	21	43	43	64
Average Loss Vs. 1939	Base	57	15	7	28
Average Ft./Yr. Vs. Prior Yr.		1.2	2.5	0.8	2.2

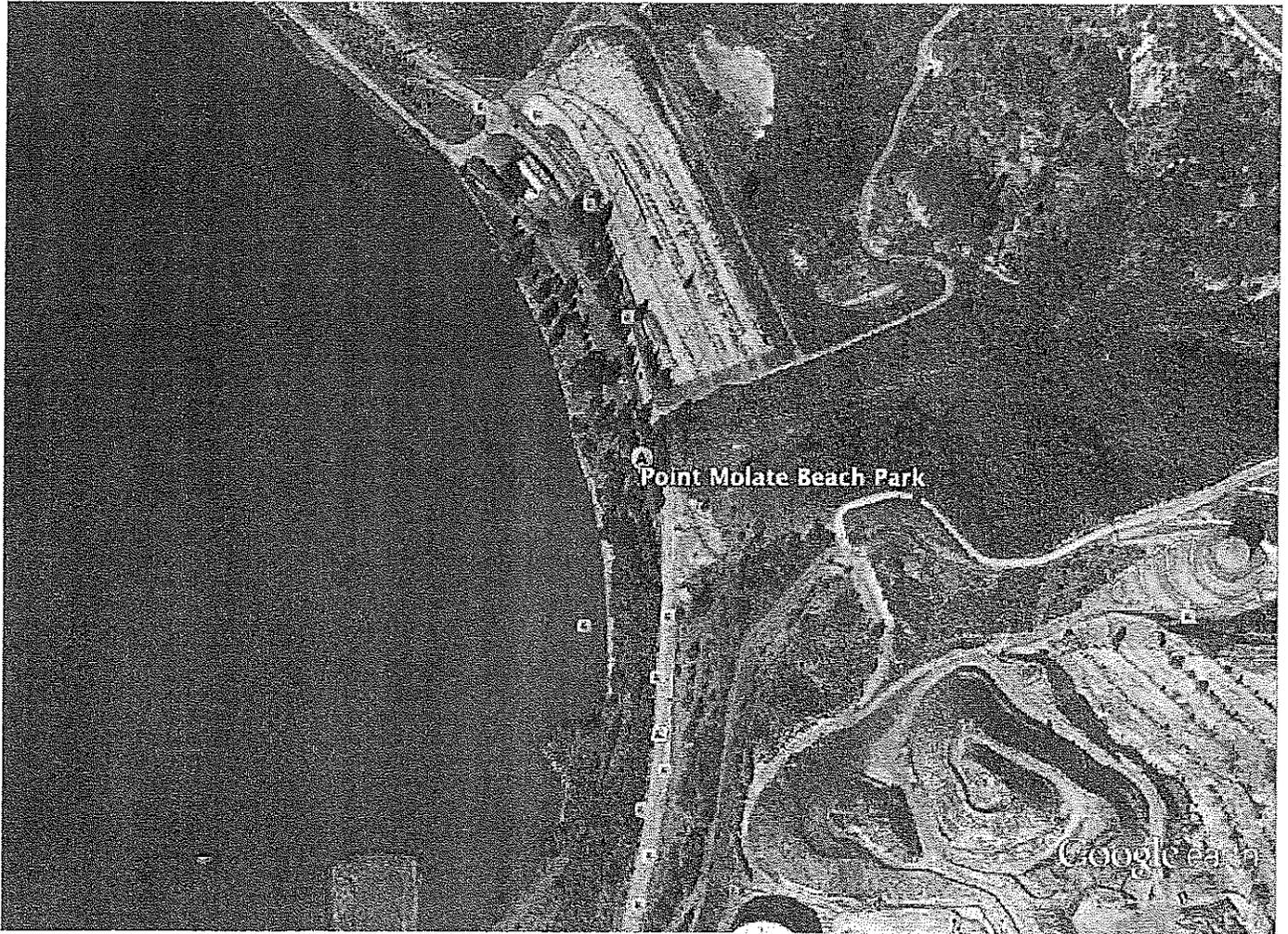
* Note: Measured by hand from printed images for each year, rather than using more precise Google ruler.

BB, 5/27/16



Google earth





Google earth





Pt Molate Report

PMCAC #61 June 13, 2016

Expenditures and balance from Navy Escrow Fund:

- Five Expenditures totaling \$143,566.60
- Balance: \$4,948,620.94

Expenditures and balance from City General Fund:

- Expenditures to date for FY 15-16 total \$230,138
- Balance: \$106,573.

Insurance Report filings

- Report provided in the May 2016 PMCAC Agenda Packet.

Lease/Occupation status for all Pt. Molate Users

- Caretaker report for May 2016 not enclosed.
- Staff and City Manager met with Nematode Holdings. Inspections were conducted by Code Enforcement, Fire and Building. Report from new DIMO Department Head Tim Higaes is being readied.
- Village of Point Molate Sign could be replaced through a volunteer effort of Nematode and tenants.

Monthly Summary of security incidents:

- May, 2016 report enclosed. Report provided by First Security.
- One significant incident was reported. On May 5, two middle-aged women were found walking in the Pt Molate area on the road and down by the Winehaven (Building 1) area earlier in the day.
- First Security performed 11 Contacts during this period.
- First Security provided five guards to Pt Molate during this month and initiated 950 security checks within Point Molate designated patrol site during the month of May 2016.

Monthly Summary of authorized entries:

- There were twelve public entry authorizations for prior month including Eight (Gawthrop, Robertson, Duckles, Taylor, Lectner, Whitestone, Würzberg) for Botany Tour and Four for Utility locating, environmental boring for Bay Trail work (Boudron, Smith, Brown & Lemus).

Caretaker Summary

- Public Works Dept. provided enclosed report.

Beach Park

- New City of Richmond Department of Infrastructure and Maintenance Operations (DIMO)/Parks & Landscaping via D&H Landscaping provided a Pt Molate Landscaping Maintenance Report. D&H is working with Terraphase to clear the UST's for inspection.

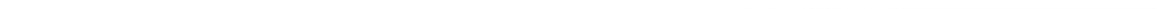
- Summary of the May activity report from the Friends of Point Molate group is pending. McKissock Report is enclosed.

IR Site 3 Remediation and Abatement Project

- Terraphase will be providing a current status update on IR Site 3 at tonight's meeting.

Other

- Red Rocks Marina was reported by listing Broker as sold. Location is significant historical place for the Richmond – Pt San Quentin/San Rafael ferry ran up until the Richmond San Rafael Bridge was built and open in 1956. Murray corresponded with new representative of the Red Rocks: J. Chiang AKA Yung C Chiang The 7 Eleven Realty ID: 00769147 650-757-1678, 650-284-2138 fax, the711realty@yahoo.com. Listing Agent may have further information on property: Friddle Real Estate, Mike Friddle Broker, 421 Central Park Place, Brentwood, CA 94513, Phone: 925-513-1893, email: mike.friddle@comast.net.



Pt. Molate Remediation Budget Report
As of June 10, 2016

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
Point Molate Site Remediation Capital Budget				
Sources of Funds:				
Navy Funds				
Navy Funds (Grant) - Starting Balance				
		\$ 28,500,000.00		
Vendors				
	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
City of Richmond				
City of Richmond	4/16/2010	\$ 630,000.00		
TOTAL		\$ 630,000.00	\$ -	\$ 630,000.00
Upstream Point Molate - Remediation Work				
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		
TOTAL		\$ 170,000.00	\$ -	\$ 170,000.00
Alliant Insurance Services, Inc - Insurance Payment				
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		
TOTAL		\$ 4,130,000.00	\$ -	\$ 4,130,000.00
Arcadis US Inc.				
Arcadis US Inc.	7/15/2010	\$ 165,343.93		
Arcadis US Inc.	10/18/2010	\$ 121,923.17		
Arcadis US Inc.	1/5/2011	\$ 105,245.30		
TOTAL		\$ 392,512.40	\$ -	\$ 392,512.40
AT&T				
AT&T	7/9/2012	\$ 34.16		
TOTAL		\$ 34.16	\$ -	\$ 34.16
Bank Charge				
Bank Charge	3/7/2011		\$ 20.00	
Bank Charges - February 2010	3/28/2011	\$ 35.00		
Bank Charges - February 2011	3/2/2011	\$ 35.00		
Bank Charges - March 2011	4/25/2011	\$ (35.00)		
Bank Saving Charge	11/1/2011	\$ 20.00		
FAFC Bank Charge	7/26/2010	\$ 20.00		
FAFC Bank Charge	7/26/2010	\$ 20.00		
TOTAL		\$ 95.00	\$ 20.00	\$ 75.00
BPXpress				
BPXpress	9/27/2014	\$ 1,145.64		
TOTAL		\$ 1,145.64		\$ 1,145.64
City of Richmond - Reimbursements				
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		
City of Richmond - 2011 Single Audit Reimbursement	7/9/2012	\$ 10,234.00		
City of Richmond - 2012 Single Audit Reimbursement	6/3/2014	\$ 10,227.00		
City of Richmond - 2013 Single Audit Reimbursement	6/3/2014	\$ 9,200.00		
City of Richmond - 2015 Single Audit Reimbursement	6/29/2015	\$ 6,478.01		
City of Richmond - 2014 Single Audit Reimbursement	5/31/2016	\$ 32,839.37		
TOTAL		\$ 129,584.95	\$ -	\$ 129,584.95
Contra Costa County				
Contra Costa County	7/15/2010	\$ 1,264.00		
Contra Costa County	10/18/2010	\$ 632.00		
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	
TOTAL		\$ 1,896.00	\$ 158.00	\$ 1,738.00

8A1.1

Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
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		
Contra Costa Environmental Health/CCHS	12/21/2015	\$ 522.00		
Contra Costa Environmental Health/CCHS	3/25/2016	\$ 565.10		
TOTAL		\$ 6,382.10	\$ -	\$ 6,382.10
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

8A1.2

Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
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		
Pacific States Environmental Contractors, Inc.	1/8/2016	\$ 425,137.76		
Pacific States Environmental Contractors, Inc.	1/15/2016	\$ 279,641.87		
Pacific States Environmental Contractors, Inc.	4/19/2016	\$ 498,835.98		
Pacific States Environmental Contractors, Inc.	5/31/2016	\$ 16,660.48		
TOTAL		\$ 11,421,530.31	\$ -	\$ 11,421,530.31
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

841.3

Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
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 - Decemberr 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	

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Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 6/10/2016	As of 6/10/2016	As of 6/10/2016
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	11/1/2011		\$ 1,265.06	
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	
Savings Interest - September 2010	3/7/2011		\$ (725.31)	
Savings Interest - September 2011	10/12/2011		\$ 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		
State Water Resources Control Board	3/4/2016	\$ 4,519.18		
State Water Resources Control Board	4/19/2016	\$ 4,519.18		
State Water Resources Control Board	5/31/2016	\$ 16,621.30		
State Water Resources Control Board	5/31/2016	\$ 7,500.00		
TOTAL		\$ 471,943.47	\$ -	\$ 471,943.47

8A1.5

Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
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		
Terraphase Engineering, Inc.	3/4/2016	\$ 32,548.97		
Terraphase Engineering, Inc.	3/4/2016	\$ 131,231.71		
Terraphase Engineering, Inc.	4/25/2016	\$ 46,568.64		
Terraphase Engineering, Inc.	5/31/2016	\$ 69,945.45		
TOTAL		\$ 6,027,302.71	\$ -	\$ 6,027,302.71

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Pt. Molate Remediation Budget Report
As of June 10, 2016

Vendors	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
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	
TOTAL		\$ 17,110.16	\$ 127.42	\$ 16,982.74
				Net Total*
Current as of 6/10/2016		\$ 23,758,740.81	\$ 207,361.75	
Remaining Balance				\$ 4,948,620.04
* Net Total - Indicates the net amount paid to a vendor after accounting for a return of funds paid by the vendor back into the escrow account				

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Pt. Molate Remediation Budget Report
As of June 10, 2016

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate	
			Site Remediation	
			Capital Budget	
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
Transactions	Date	As of 6/10/2016	As of 6/10/2016	As of 6/10/2016
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

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Pt. Molate Remediation Budget Report
As of June 10, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/10/2016	As of 6/10/2016	As of 6/10/2016
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

8/1.10

Pt. Molate Remediation Budget Report
As of June 10, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/10/2016	As of 6/10/2016	As of 6/10/2016
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

8A1.11

Pt. Molate Remediation Budget Report
As of June 10, 2016

Transactions	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
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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Pt. Molate Remediation Budget Report
As of June 10, 2016

Transactions	Date	Expenditures As of 6/10/2016	Revenues As of 6/10/2016	Balance As of 6/10/2016
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		\$ 19,921,526.40
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	\$ 19,924,873.00
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		\$ 19,842,282.37
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		\$ 19,766,965.94
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		\$ 19,766,665.94
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	\$ 19,769,872.67
Savings Interest - May 2013	6/14/2013		\$ 3,287.38	\$ 19,773,160.05
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		\$ 19,729,604.04
Contra Costa Health Services	6/14/2013	\$ 348.00		\$ 19,729,256.04
Savings Interest - June 2013	7/10/2013		\$ 3,180.04	\$ 19,732,436.08
FAFC Fee Slip - June & July 2013	8/2/2013	\$ 600.00		\$ 19,731,836.08
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		\$ 19,687,280.85
Contra Costa Health Services	8/8/2013	\$ 348.00		\$ 19,686,932.85
State Water Resources Control Board	8/8/2013	\$ 10,078.39		\$ 19,676,854.46
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		\$ 19,616,325.60
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		\$ 19,615,279.60
Savings Interest - July 2013	8/12/2013		\$ 1,824.74	\$ 19,617,104.34
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	\$ 19,618,922.57
Union Bank Fee	9/20/2013	\$ 1,560.00		\$ 19,617,362.57
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		\$ 19,566,114.00
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		\$ 19,541,369.00
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		\$ 19,513,017.19
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		\$ 19,444,412.78
Contra Costa Health Services	12/18/2013	\$ 348.00		\$ 19,444,064.78
State Water Resources Control Board	12/18/2013	\$ 1,952.67		\$ 19,442,112.11
State Water Resources Control Board	12/18/2013	\$ 11,877.00		\$ 19,430,235.11
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		\$ 19,363,906.73
Interest earned	9/13 - 11/13		\$ 409.95	\$ 19,364,316.68
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		\$ 19,298,737.25
Contra Costa Health Services	2/10/2014	\$ 348.00		\$ 19,298,389.25
State Water Resources Control Board	2/10/2014	\$ 19,032.82		\$ 19,279,356.43
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		\$ 19,175,672.74
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		\$ 19,073,299.22
State Water Resources Control Board	3/27/2014	\$ 6,224.57		\$ 19,067,074.65
Interest earned	12/13 - 5/14		\$ 959.40	\$ 19,068,034.05
Terraphase Engineering, Inc.	5/6/2014	\$ 68,324.79		\$ 18,999,709.26
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		\$ 18,938,069.26
State Water Resources Control Board	6/3/2014	\$ 553.32		\$ 18,937,515.94
Contra Costa Health Services	6/3/2014	\$ 348.00		\$ 18,937,167.94
City of Richmond - 2012 Single Audit Reimbursement	6/3/2014	\$ 10,227.00		\$ 18,926,940.94
City of Richmond - 2013 Single Audit Reimbursement	6/3/2014	\$ 9,200.00		\$ 18,917,740.94
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		\$ 18,880,857.15
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		\$ 18,828,351.52
State Water Resources Control Board	8/2/2014	\$ 20,589.19		\$ 18,807,762.33
Nichols Consulting Engineers, CHTD	8/2/2014	\$ 18,683.67		\$ 18,789,078.66
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		\$ 18,737,195.94
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$ 1,060.00		\$ 18,736,135.94
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		\$ 18,621,181.98
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		\$ 18,564,110.44
BPXpress	9/27/2014	\$ 1,145.64		\$ 18,562,964.80
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		\$ 18,467,035.03
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		\$ 17,611,219.36
State Water Resources Control Board	11/19/2014	\$ 34,327.45		\$ 17,576,891.91
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		\$ 17,372,469.62
State Water Resources Control Board	11/27/2014	\$ 11,497.00		\$ 17,360,972.62
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		\$ 16,354,757.79
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		\$ 15,575,533.02
Nichols Consulting Engineers, CHTD	1/20/2015	\$ 24,708.88		\$ 15,550,824.14
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		\$ 15,446,330.40
State Water Resources Control Board	1/20/2015	\$ 11,497.00		\$ 15,434,833.40
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		\$ 15,410,885.41
Pacific States Environmental Contractors, Inc.	3/11/2015	\$ 67,017.85		\$ 15,343,867.56

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Pt. Molate Remediation Budget Report
As of June 10, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/10/2016	As of 6/10/2016	As of 6/10/2016
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
Contra Costa Environmental Health	12/21/2015	\$ 522.00		\$ 6,515,755.93
Pacific States Environmental Contractors, Inc.	12/21/2015	\$ 425,137.76		\$ 6,090,618.17
Pacific States Environmental Contractors, Inc.	1/15/2016	\$ 279,641.87		\$ 5,810,976.30
State Water Resources Control Board	3/4/2016	\$ 4,519.18		\$ 5,806,457.12
Terraphase Engineering, Inc.	3/4/2016	\$ 32,548.97		\$ 5,773,908.15
Terraphase Engineering, Inc.	3/4/2016	\$ 131,231.71		\$ 5,642,676.44
Contra Costa Environmental Health	3/25/2016	\$ 565.10		\$ 5,642,111.34
State Water Resources Control Board	4/19/2016	\$ 4,519.18		\$ 5,637,592.16
Pacific States Environmental Contractors, Inc.	4/19/2016	\$ 498,835.98		\$ 5,138,756.18
Terraphase Engineering, Inc.	4/25/2016	\$ 46,568.64		\$ 5,092,187.54
Pacific States Environmental Contractors, Inc.	5/30/2016	\$ 16,660.48		\$ 5,075,527.06
State Water Resources Control Board	5/30/2016	\$ 16,621.30		\$ 5,058,905.76
City of Richmond (2015 Audit)	5/30/2016	\$ 32,839.37		\$ 5,026,066.39
State Water Resources Control Board	5/30/2016	\$ 7,500.00		\$ 5,018,566.39
Terraphase Engineering, Inc.	5/30/2016	\$ 69,945.45		\$ 4,948,620.94
Current as of 6/10/2016		\$ 23,758,740.81	\$ 207,361.75	
Remaining Balance				\$ 4,948,620.94

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Pt. Molate FY2015-16 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
Non-Departmental	01917090-400218	Security	DP Security	\$ 253,331	\$ 175,338	\$ 77,993
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 83,380	\$ 54,800	\$ 28,580
				<u>\$ 336,711</u>	<u>\$ 230,138</u>	<u>\$ 106,573</u>

As of May 31, 2016



**FIRST
SECURITY
SERVICES**

PPO 11167
East Bay Service Area
1801 Oakland Blvd
#315, Walnut Creek
CA, 94596
(925) 295-1260
(800) 400-1110
Fax: (510) 899-1444

Joshua Lemmer
Branch Manager

jlemmer@firstsecurityservices.com

June 7th, 2016

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

During the month of May 2016, First Security Services maintained 128 hours per week of service. 3pm – 7am on weekdays, and 24 hours on weekends.

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 our onsite patrol hours.
2. During patrol hours First Security utilizes our FirstWatch patrolling system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.
3. Document all contractors and visitor's entry with prior approval by Development Agency representatives.

Captain Tirona the following is the compiled information relating to activity at the Point Molate site during the month of May 2016.

Primary Personnel Assigned:

Patrol Officers: M. Muhommad, A. Reed, G. Pete
Supervisors: E. Merritt, A. Treadwell

First Security Services personnel initiated 950 security checks within Point Molate designated patrol area during May 2016. There was one incident reported.

On 05/06/16 at approximately 6:12pm, two middle-aged women were found walking in the Pt Molate area on the road. They were down by the Wine haven building earlier in the day as well.

Contractors contacted during the month of May, 2016.

Jean Robertson - CNPS
Janet Gawthrop - CNPS
Thomas Kelly - CNPS
Jane Kelly - CNPS
Beth Wurzburg - CNPS
Karen Whitestone - CNPS
Sue Duckles - CNPS
Barbara Leitner - CNPS
Nicole Jurjavcic - CNPS
Jim Harmon – CNPS
Charles Brooks – Mountain Pacific Surveys

Administrative Action Taken:

None.

Site Environmental Concerns:

None.

Sincerely,
Joshua Lemmer, Branch Manager



Pt. Molate
2100 Western Drive
Richmond, 94801

June 9, 2016

VEGETATION MANAGEMENT REPORT – MAY 2016

May Summary –

- Navy housing and UST abatement was primary focus, 60% completed.
- Roadway clearance for areas highlighted above.
- All areas abated to management specifications where possible.

June Focus:

Complete drain clearance, and significant impact in remaining brush clearance.

EAB.1

BA8.2

Craig Murray

From: Dorothy Gilbert <~~XXXXXXXXXXXXXXXXXXXX@XXXXXX~~>
Sent: Friday, June 10, 2016 3:36 PM
To: Craig Murray
Subject: Point Molate Report from the Field--May
Attachments: c. rubicunda close.jpg; frogs getting bigger in tank.jpg; Rosa californica pt.molate.jpg

Dear Craig,

Here is my report on the activities of the Friends of Point Molate for May. I trust I have not sent it to late for inclusion in the PMCAC Agenda. I held onto it for a bit hoping for some extra input from fellow workers, but this report should be OK. Do let me know if you have questions.

Many thanks. Craig.

FRIENDS OF POINT MOLATE REPORT FROM THE FIELD—MAY 2016—PAGE 1 OF 3

Compiled by Dorothy Gilbert

INVASIVE PLANT REMOVAL: MOWING

This month we continued the second mowing of the Beach Park that we began in April, starting at the south end, where the going was hardest, and increasing speed as we worked north. We continued to find fewer invasives than last year, but oat grass did show up, particularly along the bluffs and and cats' ears began coming into bloom. The rains fell evenhandedly on the natives and the weeds; both thrived, and we had to push ourselves to keep up with the weeds. We mowed the entrance to the Park and the edges of the entrance road. We pulled out broom with a weed wrench and by May 9th had over two-thirds of the picnic area and rail tracks mowed. By May 16th we had done 80% of the second mow of the Park, and also had cleaned up the east side of the road. Light rains Friday and Saturday, the 20th and 21st, were just enough to keep vegetation going. and by the 23rd we had just about finished the second mow and both sides. By May 30th we planned to start the third mow as soon as possible, as two more mows are probably needed by July. Jim Hanson offered to help with a power motor.

By June 6th we were ready to re-mow the south end and the roadsides. We think this job should go fast, especially if we don't get another late rain. We are now very close to being entirely caught up, with touch-ups in some areas in July. The area is now fire-safe.

FRIENDS OF POINT MOLATE REPORT FROM THE FIELD—MAY 2016—PAGE 2 OF 3

PLANTINGS

We had planted *Clarkia rubicunda*—a.k.a. Farewell-to-Spring—in March. The week of May 23rd we planted *mimulus*—monkeyflower—that Jim McKissock had raised from last years' seed in the wet areas. Monkeyflower is blooming in the south seep. This is a showy variety with deep yellow-gold cup-like flowers. We have not seen any bees, but we hope they will show up and pollinate the flowers. Someone removed the bee box whose denizens pollinated them last year.

By the end of May the *Clarkia* had started to bloom in two patches in the tall *Stipa pulchra* grass at the north end of the Park; drifts of these beautiful deep pink bell-shaped flowers showed through the grass. We hope they will spread widely next year. See photo below.

Jim McKissock has also planted Point Molate *yampha* that he grew last year from seed, and hopes it will bloom and continue to propagate. He also has hopes for the nine *rosa californica*—California wild rose—plants he has raised from the large bush we found on the east side of the road last year. See photo.

FROG PROGRESS

On May 2nd Jim McKissock and Tom Johnson set up a tadpole tank, larger than the barrel we have used before. After work the previous week—April 25th—we checked the wetland pools and

FRIENDS OF POINT MOLATE REPORT FROM THE FIELD—MAY 2016—PAGE 3 OF 3

it seemed the rains had done little for them. But we began to see froglets; Jim McKissock counted eight. The pools faded fast over the weeks, but we were able to rescue over 100 tadpoles. By the end of the month we were seeing more small froglets, and some of them were starting to leave the tank. The surrounding area is full of tiny insects they can thrive on. They have begun to sing at night. The frogs are tiny and perfect; caught sitting still they look like green scarabs, perhaps half an inch long. See photo, where they look more piebald, the angle of light makes a difference,

BEEES

Jim Hite spoke with the man who has been in charge of the bees by the side of the road, who says a new hive will be brought to replace the old one taken away. That should, we hope, insure pollination of the *mimulus* and other blooms .

OSPREYS

A nesting pair were seen in early May at the Chevron nest site.

Much material here was drawn from Jim McKissock's reports.

Craig Murray

From: Jim Mckissock <jcmckissock@gmail.com>
Sent: Monday, June 06, 2016 11:09 AM
To: Barbara Thompson; Carol Teltschick; Chales Smith; Chia Hamilton; Craig Murray; David Amme; Dorothey gilbert; Gail Wilson; Jim Hanson; Jim Hite; Joe Puleo; Mark Maltagliati; Mike Eichenholtz; Pam Stello; Paul Carman; Ralph Pericoli; Scott Nilson; Tom Gehling; Tom Johnson
Subject: workday pt.molate 6-7-16 10 am
Attachments: Clarkia rubicunda.jpg; c. rubicunda close.jpg; frogs getting bigger in tank.jpg

Hi Everyone We can re mow the southend now and we will have the entire area down low as a result of the extra mowing we have put in in the last two weeks and in affect we will finish the third mow of the picnic area. there is still a little bit of mowing and weeding along the north end of the tracks and some weeding and mowing of the north parking lot but much less there than last year. By leaving the the thick roots of the non native annual *Gnaphallium luteo-album* in the numerous cracks in the pavement there was little room for new plants this year. so it is best to just low mow there than try and chop them out.

We will need to re mow the road areas soon. This will be easy and should go fast, lets hope we don't get a late rain this June, because there is still enough life left in the grasses and other weeds for them to take off again. We will still be doing touch up mowing and weeding in some areas in July. We are very close to being all caught up. The area is fire safe now

The *Clarkia rubicundas* are blooming very well in the *Stipa pulchra* patch. The frogs are getting bigger in the tank and we have seen some leave. For the first time we have be able to see the *Elymus triticoides* ssp *multiflorus* in bloom versus the more common *E. triciodes*, we have patches of both in close proximity. These can be very useful in bluff stabllization. More info on these to follow.

The weather should be great so I hope you can make it. Jim

9A8.5

8A8.6



SAB.7

