

CITY OF RICHMOND  
**Pt. Molate Community Advisory Committee**  
Monday, September 12, 2016 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**Members:**

**Bruce Beyaert**

**Bruce Brubaker**

**Paul Carman**

**Charles Duncan  
Chair**

**Joan Garrett**

**Dorothy Gilbert**

**Al Guggemos**

**Jim Hanson**

**Mark Howe**

**Bob McNeil**

**Katrinka Ruk**

**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** (80 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 – June 2016
  2. Monthly Report – July 2016
  3. Monitoring Report USTs – 2Q 2016
  4. Wetland Mitigation Project Update
- b. Discussion: Status update of the short term leasing program. Lease compliance, improvement activities, lease arrangements – Tim Higaes, Director of DIMO (15 min.), Q&A (5 min.)
- c. Discussion: Point Molate Development Forecast – Mayor Tom Butt (20 min.), Q&A (10 min.)
- d. Discussion: City Council Resolution No. 51-16 Modifications – Alex Knox (10 min.), Q&A (5 min.)
- e. Action: Election of Chair and Vice Chair – Craig Murray (20 min.)

8. **Staff Reports** (10 min.)

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

- a. Project Manager's Staff Report (10 min.) – including
  1. Expenditures and balance from the Navy Escrow Fund
  2. Expenditures and balance from the General Fund
  3. Insurance Reporting filings
  4. Lease/Occupation Status for all Pt Molate users
  5. Monthly summary of security incidents
  6. Monthly summary of authorized entries
  7. Caretaker Summary
  8. Beach Park
  9. IR Site 3 Remediation and Abatement Project
  10. Other –

**CITY OF RICHMOND**  
**Pt. Molate Community Advisory Committee**

Monday, September 12, 2016 6:30 PM  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**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 July 11, 2016

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

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

- a. Public Outreach
- c. Bike Skills Park
- d. Bay Trail/Pt San Pablo Peninsula

**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
    - a. No Monday October 10, 2016 PMCAC Meeting due to Holiday. PMCAC will meet on Wednesday, October 12, 2016 in the Richmond Room.

**14. Adjournment of PMCAC regular meeting**

**15. Assemblage of PMCAC Standing Sub-Committees**

**Scheduled Meetings**

Committee Meeting - Wednesday, October 12, 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](mailto:craig_murray@ci.richmond.ca.us).

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

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

Additional correspondence can be directed to [PtMolateCAC@gmail.com](mailto:PtMolateCAC@gmail.com)

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZDQ0tNW1wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

**Members:**

**Bruce Beyaert**

**Bruce Brubaker**

**Paul Carman**

**Charles Duncan**  
Chair

**Joan Garrett**

**Dorothy Gilbert**

**Al Guggemos**

**Jim Hanson**

**Mark Howe**

**Bob McNeil**

**Katrinka Ruk**



July 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 June 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 June 2016:*

1. None.

*Major Work Items Previously Completed in 2016:*

1. None.

*Upcoming Work in July 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 June 2016:*

1. Preparation of Remedial Action Completion Report

*Major Work Items Previously Completed in 2016:*

1. None.

*Upcoming Work in July 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 June 2016:*

1. Review of RWQCB comments on HHRA work plan.

*Major Work Items Previously Completed in 2016:*

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

*Upcoming Work in July 2016:*

1. Preparation of response to RWQCB comments on HHRA work plan.

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

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

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

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

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

*Work completed in June 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 July 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 June 2016:*

1. Conducted the routine monthly UST closure monitoring inspections.

*Major Work Items Previously Completed in 2016:*

1. Submittal of Q4 UST Monitoring Report (Terraphase 2016d).
2. Submittal of Q1 UST Monitoring Report (Terraphase 2016k).

*Upcoming Work in July 2016:*

1. Conduct routine monthly UST closure monitoring inspections.
2. Conduct Q2 inspection of USTs.
3. Preparation of Q2 UST Monitoring Report

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

Not Applicable. No closures have been requested.

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

*Work completed in June 2016:*

1. Submitted the monthly remediation status report for May 2016 (Terraphase 2016m) 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.
3. Submitted the monthly remediation status report for March 2016 (Terraphase 2016j) to the RWQCB.
4. Submitted the monthly remediation status report for April 2016 (Terraphase 2016l) to the RWQCB.

*Upcoming Work in July 2016:*

1. Submit the monthly remediation status report for June 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 June 2016:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Preparation of IR Site 1 5 year review report.
3. Quarterly inspection of IR Site 1 with CCEH.

*Major Work Items Previously Completed in 2016:*

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

*Upcoming Work in July 2016:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. 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 June 2016:*

1. None.

#### *Major work items completed previously in 2016:*

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

#### *Upcoming Work in July 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 June 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. Preparation of Wet season 2016 semi-annual monitoring report.
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).

#### *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 July 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 report preparation.
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 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

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 Leyva to Mr. Levine RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George 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*



September 2, 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 July 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 July 2016:*

1. None.

*Major Work Items Previously Completed in 2016:*

1. None.

*Upcoming Work in August 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 July 2016:*

1. Preparation of Remedial Action Completion Report

*Major Work Items Previously Completed in 2016:*

1. None.

*Upcoming Work in August 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, Former 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 July 2016:*

1. Review of RWQCB comments on HHRA work plan.
2. Meeting with RWQCB regarding comments on HHRA work plan.

*Major Work Items Previously Completed in 2016:*

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

*Upcoming Work in August 2016:*

1. Preparation of response to RWQCB comments on HHRA work plan.

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

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

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

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

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

*Work completed in July 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 August 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 July 2016:*

1. Conducted the routine monthly UST closure monitoring inspections.
2. Conduct Q2 inspection of USTs.

*Major Work Items Previously Completed in 2016:*

1. Submittal of Q4 UST Monitoring Report (Terraphase 2016d).
2. Submittal of Q1 UST Monitoring Report (Terraphase 2016k).

*Upcoming Work in August 2016:*

1. Conduct routine monthly UST closure monitoring inspections.
2. Preparation and submittal of Q2 UST Monitoring Report.

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

Not Applicable. No closures have been requested.

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

*Work completed in July 2016:*

1. Submitted the monthly remediation status report for June 2016 (Terraphase 2016n) 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.
3. Submitted the monthly remediation status report for March 2016 (Terraphase 2016j) to the RWQCB.
4. Submitted the monthly remediation status report for April 2016 (Terraphase 2016l) to the RWQCB.
5. Submitted the monthly remediation status report for May 2016 (Terraphase 2016m) to the RWQCB.

*Upcoming Work in August 2016:*

1. Submit the monthly remediation status report for July 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 July 2016:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. 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 August 2016:*

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. 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 July 2016:*

1. None.

*Major work items completed previously in 2016:*

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

*Upcoming Work in August 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 July 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. Preparation of Wet season 2016 semi-annual monitoring report.
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).

*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 August 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 report preparation.
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).
4. Installation of 5 monitoring wells on IR Site 3 up-gradient of the contingency extraction trench wells as required by the FSRAP.

**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 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 Leyva to Mr. Levine RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George 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



August 15, 2016

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

Subject: Second 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 Second 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 be 'TS'.

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

A handwritten signature in black ink, appearing to be '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: 2nd Quarter 2016 Underground Storage Tank (UST) Monitoring Report

**2<sup>nd</sup> 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

August 15, 2016

Project Number 0078.001.033



7A3.2

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2.0</b>	<b>HISTORY OF UST OPERATIONS AT NFD POINT MOLATE.....</b>	<b>2</b>
<b>3.0</b>	<b>SITE INSPECTIONS.....</b>	<b>4</b>
3.1	Monthly Inspection of Gates, Locks, and Fences.....	4
3.2	Quarterly Inspection of Erosion Control.....	5
3.2.1	Vegetation.....	5
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
<b>4.0</b>	<b>REFERENCES .....</b>	<b>8</b>



## Figures

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

## Appendices

- A Summary of UST Area Inspection Notes
- B UST Systems Observations
- C UST Erosion Control/Ground Surface Observations

## Acronyms and Abbreviations

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

## 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. Appendix A provides an overview of systems observations of the USTs made during the inspections. Recommendations for repairs that could not be completed during the site inspection are provided at the end of page 2 in Appendix A. Individual UST sites are referred to by tank number (e.g., UST 6). Appendix B provides an overview of erosion control/ground surface observations of the USTs made during the inspections. Recommendations for repairs that could not be completed during the site inspection are provided on page 2 in Appendix B.

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.

Observations made during the quarterly inspection can be found in Appendices A, B and C.

#### 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.

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.

Observations recommendations for 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.

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:

None

### 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.

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:

Monitor SW side of tank 4 lacking vegetation. Monitor southern edge of Tank 5, loose dirt is visible, vegetation is uprooted and rebar visible. Dirt is accumulated in the French Drains of USTs 11, 12, 13, 14, 16, 17 and 20, monitor slope erosion.

## 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.

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:

Monitor animal burrows on Tanks 4 and 19. Re-install the "Keep off" sign on UST 7.

### 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.

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

Recommended Actions:

The vents on USTs 1, 18 and 19 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.

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 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 north drain at UST 4 and the west drain at UST 16 were not located due to overgrowth. Detailed observations of the tanks can be found in Appendix A.

## 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.

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

### **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 second quarter monitoring period. The biannual interior investigation was conducted in the 3<sup>rd</sup> quarter of 2015.

## 4.0 REFERENCES

- AGS, 2000. Structural Integrity Evaluation of Underground Storage Tanks at Naval Fuel Depot, Point Molate, Richmond, California, Final Report. September.
- Barajas and Associates, Inc. (BAI). 2007. Basewide Groundwater Monitoring, Site 1 Post Closure Monitoring and Maintenance, and Closed Underground Storage Tank Monitoring and Maintenance, Site Health and Safety Plan, Naval Fuel Depot Point Molate, Richmond, California. June.
- CDM. 2009. Final Annual 2007 – 2008 Post-Closure UST Monitoring Report Former Naval Fuel Depot Point Molate Richmond, California. September 30.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Final Post-Closure UST Maintenance and Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. December.
- \_\_\_\_\_. 2005b. Final Post-Construction Summary Report for Closure of the UST, Pipeline, and Valve Box Systems at Naval Fuel Depot Point Molate, Richmond, California. November 17.
- (United States) Department of the Navy and City of Richmond. 2003. Finding of Suitability for Transfer, Naval Fuel Depot Point Molate, Richmond, California. May 27.
- \_\_\_\_\_. 2008. Finding of Suitability for Early Transfer, Disposal Areas 3, 5, 10, and 13, Naval Fuel Depot Point Molate, Richmond, California. September 12.
- Terraphase. 2011. Underground Storage Tank Monitoring and Maintenance Plan, Former Naval Fuel Depot Point Molate, Richmond, California. March 11 (revised April 4).
- Terraphase. 2012. Well Abandonment Work Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 8.
- Tetra Tech EM Inc. (TtEMI), 1999. Underground Storage Tank and Hillside Pipeline Closure Conceptual Design, Naval Fuel Depot Point Molate, Richmond, California. 30 April.
- \_\_\_\_\_. 2002. Final Definitive Design for the UST and Hillside Pipeline Closure, Naval Fuel Depot Point Molate, Richmond, California. 24 January.

## APPENDIX A

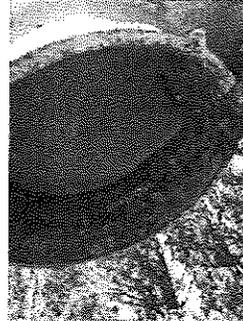
Summary of UST Area Inspection Notes

---

*THIS PAGE LEFT INTENTIONALLY BLANK*

**Summary of UST Area Inspection Notes  
Former NFD Point Molate**

Tank 1                      Field Staff                      Anna Behrens                      Inspection Date                      06/30/16

Maintenance Elements	Observations		Comments/Actions Needed/Taken
Gates, Locks and Fences: Function & Integrity			Good - no action needed
UST Systems - Tank Vent Inspection	Photo 1		Good - no action needed
UST Systems - Tank Vent Inspection	Photo 2		Screen not fully sealed - maintenance needed
Erosion Control - Grade Inspection	Photo 1		Path to west drain  Good - no action needed
Erosion Control - Grade Inspection	Photo 2		Well vegetated  Good - no action needed

## APPENDIX B

### UST Systems Observations

---

*THIS PAGE LEFT INTENTIONALLY BLANK*

UST Systems: Observations during June 2016 Inspection					
Tank	French Drain Outfall label	French Drain Outfall Condition	Tank Vents	Groundwater Monitoring Well	Monitoring Well Condition
UST 1	East Drain	Clear loose vegetation	Screen not fully sealed - maintenance needed	N/A	
	West Drain	Clear loose vegetation			
UST 2	North Drain	Good condition	Good condition	MWT02-01	Good condition
	South Drain	Good condition		MWT02-03	Good condition
UST 3	North Drain	Good condition	Good condition	MWT03-02	Good condition
	South Drain	Clear loose vegetation			
UST 4	North Drain	Could not access	Good condition	N/A	
	East Drain	Clear dirt in drain mouth			
UST 5	North Drain	Clear path to and around drain	Good condition	MWT05-02	Good condition
	South Drain	Good condition			
UST 6	North Drain	Good condition	Good condition	MWT06-02	Good condition
	Northwest Drain	Clear loose vegetation in drain			
	West Drain	Could not locate			
UST 7	East Drain	Good condition	Good condition	N/A	
	West Drain	Clear vegetation roots and dirt at edge			
UST 8	North Drain	Good condition	Good condition	MWT08-01	Good condition
	Southwest Drain	Good condition			
UST 9	North Drain	Good condition	Good condition	N/A	
	South Drain	Good condition			
UST 10	Northwest Drain	Good condition	Good condition	N/A	
	West Drain	Good condition			
	Southeast Drain	Good condition			
UST 11	North Drain	Good condition	Good condition	N/A	
	South Drain	Vegetation and dirt needs to be cleared from front			

UST Systems: Observations during June 2016 Inspection					
Tank	French Drain Outfall label	French Drain Outfall Condition	Tank Vents	Groundwater Monitoring Well	Monitoring Well Condition
UST 12	East Drain	Vegetation and dirt needs to be cleared from front	Good condition	MWT12-03	Good condition
	West Drain	Vegetation and dirt needs to be cleared from front			
UST 13	Northwest Drain	Good condition	Good condition	MWT13-02	Good condition
	South Drain	Good condition			
UST 14	Northwest Drain	Good condition	Good condition	N/A	
	Southeast Drain	Dirt needs to be cleared from rocks for proper function			
UST 15	South Drain	Could not locate	Good condition	MWT15-02	Good condition
	Southwest Drain	Good condition			
	East Drain	Vegetation needs to be cleared to and around drain			
UST 16	East Drain	Good condition	Good condition	N/A	
	West Drain	Could not locate			
UST 17	North Drain	Good condition	Good condition	N/A	
	South Drain	Good condition			
UST 18	Northeast Drain	Good condition	Vent screen is coming off, needs to be re-connected	MWT18-01	Good condition
	Northwest Drain	Good condition			
UST 19	North Drain	Good condition	Vent screen is beginning to come off, monitor	MWT19-01	Good condition
	South Drain	Dirt and Vegetation needs clearing from drain front			
UST 20	Northeast Drain	Dirt needs to be cleared from front of drain	Good condition	N/A	
	West Drain	Good condition			
<b>Recommended Actions: French Drains</b>					
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 north drain at UST 4 and the west drain at UST 16 were not located due to overgrowth. Detailed observations of the tanks can be found in Appendix A.					
<b>Recommended Actions: Tank Vents</b>					
The vents on USTs 1, 18 and 19 show minor indications of vandalism and are in need of repair. The remainder of the UST vent openings were intact and unobstructed.					
<b>Recommended Actions: Monitoring Wells</b>					
None					

## APPENDIX C

### UST Erosion Control/Ground Surface Observations

---

*THIS PAGE LEFT INTENTIONALLY BLANK*

<b>Erosion Control/Ground Surface: Observations during June 2016 Inspection</b>			
<b>Tank</b>	<b>Surface Inspection</b>	<b>Vegetation</b>	<b>Surface Grade</b>
<b>UST 1</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 2</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 3</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 4</b>	Monitor animal burrows on eastern edge of tank surface	Good - no action needed	Monitor small area on the SW side of tank near vent lacking vegetation
<b>UST 5</b>	Good - no action needed	Good - no action needed	Monitor southern edge of tank, loose dirt visible: Vegetation uprooted and rebar visible on northern edge of tank
<b>UST 6</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 7</b>	"Keep off" sign has been knocked down and needs to be re-installed	Good - no action needed	Good - no action needed
<b>UST 8</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 9</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 10</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 11</b>	Good - no action needed	Good - no action needed	Dirt accumulated in french drains, monitor slope erosion
<b>UST 12</b>	Good - no action needed	Good - no action needed	Dirt accumulated in french drains, monitor slope erosion
<b>UST 13</b>	Good - no action needed	Good - no action needed	Dirt accumulated in south french drain, monitor slope erosion
<b>UST 14</b>	Good - no action needed	Good - no action needed	Dirt accumulated in southeast french drain, monitor slope erosion
<b>UST 15</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 16</b>	Good - no action needed	Good - no action needed	Monitor erosion and dead vegetation along southeastern tank edge
<b>UST 17</b>	Good - no action needed	Good - no action needed	Dirt accumulated in north french drain, monitor slope erosion
<b>UST 18</b>	Good - no action needed	Good - no action needed	Good - no action needed
<b>UST 19</b>	Monitor animal burrows on eastern edge of tank surface	Good - no action needed	Good - no action needed
<b>UST 20</b>	Good - no action needed	Good - no action needed	Dirt accumulated in northeast french drain, monitor slope erosion

**Recommended Actions: Surface Inspection**

Monitor animal burrows on Tanks 4 and 19. Re-install the "Keep off" sign on UST 7.

**Recommended Actions: Vegetation**

None

**Recommended Actions: Surface Grade**

Monitor SW side of tank 4 lacking vegetation. Monitor southern edge of Tank 5, loose dirt is visible, vegetation is uprooted and rebar visible. Dirt is accumulated in the French Drains of USTs 11, 12, 13, 14, 16, 17 and 20, monitor slope erosion.



# Memo

**ISSUE REGARDING:** Revisions to PMCAC enabling resolution

**FROM:** Office of Mayor Tom Butt

**TO:** Point Molate Community Advisory Committee

**DATE:** September 12, 2016

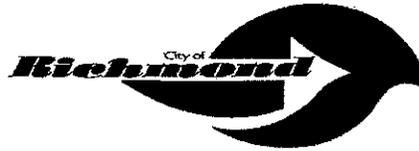
**SUMMARY:**

The Mayor has suggested that the PMCAC discuss and consider revisions to the committee's enabling resolution (51-16). Councilmember McLaughlin recently put forward a revision to the resolution which was co-sponsored by Mayor Butt and approved by the city council on June 21, 2016. There have been other elements of the enabling resolution that could be improved upon and should be reviewed by the committee as an agendaized discussion.

The following suggestions are relevant to updating the language in the resolution: (In order of appearance in the resolution)

1. Reduce the size of the committee from 19 to 11 or fewer.
2. Frequency of meetings
3. Update the section related to reports to city council to be more consistent with the committee's goals.
4. Review "powers and duties" to ensure they are consistent with current issues.
5. Any other revisions and updates identified by the PMCAC that allow the committee to function more efficiently and provide guidance on issues related to Pt. Molate.





## Pt Molate Report

PMCAC #64 September 12, 2016

### Expenditures and balance from Navy Escrow Fund:

- One Expenditures totaling \$7,500.00
- Balance: \$4,941,120.94

### Expenditures and balance from City General Fund:

- Expenditures to date for FY 16-17 total \$0
- Balance: \$336,711.

### Insurance Report filings

- Report provided in the May 2016 PMCAC Agenda Packet.

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

- Caretaker report for July 2016 is enclosed. Includes Break In Reporting, OSHA signs on certain gates, and Graffiti abatement.
- Staff and Senior Assistant City Attorney met with Nematode Holdings. As reported to PMCAC in July, Nematode Holding current license area inspections were conducted by Code Enforcement, Fire and Building. Report from new DIMO Department Head Tim Higaes will be also provided in the September PMCAC meeting.
- SFSU License Agreement will appear on the September 13 City Council Meeting. This will establish authority for a Five Year License with SFSU to continue to perform Eelgrass studies.

### Monthly Summary of security incidents:

- July and August, 2016 reports are not enclosed. First Security has a new Branch Manager assigned to Pt Molate. His name is Rich Fratus.

### Monthly Summary of authorized entries:

- There were fifteen public entry authorizations for prior month including six for Site Inspections (NCE/Kamerath, Haidinger, Bui, Minto, Stanley and Casterman), one tour (Buchanan), five pretours (Chin, Choy, Stewart, Hughes and Workman) and three CA Native Plant Society tours (Whiteside, Powell, Naumovich).

### Caretaker Summary

- Public Works Dept. provided enclosed report.

### Beach Park

- No DIMO/Parks & Landscaping contractor report. Terraphase reported on UST clearance work in the Monitoring UST Report in this month's packet.
- Summary of the July and August activity report from the Friends of Point Molate group was not made available.

## IR Site 3 Remediation and Abatement Project

- Terraphase will be providing a current status update on IR Site 3 (in monthly report) at tonight's meeting.

### Other

- Final PMCAC Minutes dating back to the first meeting in 2011 have been completed and posted on the Committee website in the City Clerk's area of the City Webpage. Thanks go to interim PMCAC Liaison Debra Holter for completing this task as well as the last several sets of PMCAC minutes.
- The San Francisco Bay Conservation and Development Commission will hold a Public Hearing on September 15 regarding the Bay Area Toll Authority's \$48M Richmond San Rafael Bridge Access Improvement Project. This will be a Pilot Project under Cal Trans Authority on the bridge. East Bay Regional Park District's planned Pt Molate Trail has been designated as outside of the Commission's jurisdiction.
- On September 1 at Terminal 4, State of California Coastal Commission and Ducks Unlimited held a Contractor site pre-job meeting and job walk. Contractors will be bidding on the removal of Creosote Pilings and various rubbish material such as large blocks of concrete of the former Warehouse Building that suffered fire damage some time ago. City Council approved this project at their May 17 meeting and work is expected to be underway in October 2016. This project will remove approximately 350 Creosote-treated piles and cement slabs and rubbish. Habitat restoration work to benefit the Pacific Herring and variety of species is scheduled to commence in July 2017 and post construction monitoring to occur through 2022.
- A final report of the San Francisco Urban Land Institute, Technical Assistance Panel and recommendations for Pt Molate March 10-11, 2016 was delivered to PMCAC Members during August.



Pt. Molate Remediation Budget Report  
As of July 7, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 7/7/2016	As of 7/7/2016	As of 7/7/2016
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

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Transactions	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
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

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Transactions	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
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

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 7/7/2016	As of 7/7/2016	As of 7/7/2016
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



Pt. Molate Remediation Budget Report  
As of July 7, 2016

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate Site Remediation Capital Budget	
<b>Sources of Funds:</b>		Navy Funds		
Navy Funds (Grant) - Starting Balance		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
<b>Vendors</b>	<b>Date</b>	<b>As of 7/7/2016</b>	<b>As of 7/7/2016</b>	<b>As of 7/7/2016</b>
<b>City of Richmond</b>				
City of Richmond	4/16/2010	\$ 630,000.00		
<b>TOTAL</b>		<b>\$ 630,000.00</b>	<b>\$ -</b>	<b>\$ 630,000.00</b>
<b>Upstream Point Molate - Remediation Work</b>				
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		
<b>TOTAL</b>		<b>\$ 170,000.00</b>	<b>\$ -</b>	<b>\$ 170,000.00</b>
<b>Alliant Insurance Services, Inc - Insurance Payment</b>				
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		
<b>TOTAL</b>		<b>\$ 4,130,000.00</b>	<b>\$ -</b>	<b>\$ 4,130,000.00</b>
<b>Arcadis US Inc.</b>				
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		
<b>TOTAL</b>		<b>\$ 392,512.40</b>	<b>\$ -</b>	<b>\$ 392,512.40</b>
<b>AT&amp;T</b>				
AT&T	7/9/2012	\$ 34.16		
<b>TOTAL</b>		<b>\$ 34.16</b>	<b>\$ -</b>	<b>\$ 34.16</b>
<b>Bank Charge</b>				
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		
<b>TOTAL</b>		<b>\$ 95.00</b>	<b>\$ 20.00</b>	<b>Net Total* \$ 75.00</b>
<b>BPXpress</b>				
BPXpress	9/27/2014	\$ 1,145.64		
<b>TOTAL</b>		<b>\$ 1,145.64</b>		<b>\$ 1,145.64</b>
<b>City of Richmond - Reimbursements</b>				
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	\$ 10,614.36		
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		
<b>TOTAL</b>		<b>\$ 129,584.95</b>	<b>\$ -</b>	<b>\$ 129,584.95</b>
<b>Contra Costa County</b>				
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	
<b>TOTAL</b>		<b>\$ 1,896.00</b>	<b>\$ 158.00</b>	<b>Net Total* \$ 1,738.00</b>

8A1.7

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
<b>Contra Costa Environmental Health</b>				
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		
<b>TOTAL</b>		<b>\$ 6,382.10</b>	<b>\$ -</b>	<b>\$ 6,382.10</b>
<b>Escrow/Account Holder Fees</b>				
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		
FAFC Fee Slip - August 2010	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		
<b>TOTAL</b>		<b>\$ 19,074.15</b>	<b>\$ -</b>	<b>\$ 19,074.15</b>

8A1.8

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
<b>Morrison &amp; Foerster LLP</b>				
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		
Morrison & Foerster LLP	1/25/2012	\$ 297.50		
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		
Morrison & Foerster LLP	5/18/2012	\$ 297.50		
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		
<b>TOTAL</b>		<b>\$ 19,807.50</b>	<b>\$ -</b>	<b>\$ 19,807.50</b>
<b>Nichols Consulting Engineers, CHTD</b>				
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 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	6/8/2013	\$ 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		
<b>TOTAL</b>		<b>\$ 276,071.17</b>	<b>\$ -</b>	<b>\$ 276,071.17</b>
<b>Pacific States Environmental Contractors, Inc.</b>				
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		
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		
<b>TOTAL</b>		<b>\$ 11,421,530.31</b>	<b>\$ -</b>	<b>\$ 11,421,530.31</b>
<b>PG&amp;E</b>				
PG&E	10/21/2011	\$ 6,626.33		
PG&E	12/8/2011	\$ 3,016.85		
PG&E	3/15/2012	\$ 3,026.91		
<b>TOTAL</b>		<b>\$ 12,670.09</b>	<b>\$ -</b>	<b>\$ 12,670.09</b>
<b>REGIONAL MONITORING PROGRAM</b>				
Regional Monitoring Program	6/10/2016	\$ 7,500.00		\$ 7,500.00
<b>RORE, Inc.</b>				
RORE, Inc.	1/5/2011	\$ 31,581.00		
<b>TOTAL</b>		<b>\$ 31,581.00</b>	<b>\$ -</b>	<b>\$ 31,581.00</b>

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
<b>Savings Interest</b>				
Savings Interest	9/1/2011		\$ 8,047.46	
Savings Interest	3/7/2011		\$ 2,704.15	
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	
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		\$ 62.19	
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	

8A1.10

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 7/7/2016	As of 7/7/2016	As of 7/7/2016
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	
<b>TOTAL</b>			<b>\$ 207,056.33</b>	
<b>State Water Resources Control Board</b>				
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		
<b>TOTAL</b>		<b>\$ 471,943.47</b>	<b>\$ -</b>	<b>\$ 471,943.47</b>

8A1.11

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures As of 7/7/2016	Revenues As of 7/7/2016	Balance As of 7/7/2016
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	\$ 82,690.63		
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	\$ 188,063.37		
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	\$ 52,605.63		
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	\$ 48,568.64		
Terraphase Engineering, Inc.	5/31/2016	\$ 69,945.45		
<b>TOTAL</b>		<b>\$ 6,027,302.71</b>	<b>\$ -</b>	<b>\$ 6,027,302.71</b>

8A1.12

Pt. Molate Remediation Budget Report  
As of July 7, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 7/7/2016	As of 7/7/2016	As of 7/7/2016
<b>Winehaven Partners, LLC</b>				
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	\$ 574.98		
Winehaven Partners, LLC	8/23/2011	\$ 221.78		
Winehaven Partners, LLC	9/14/2011	\$ 89.96		
Winehaven Partners, LLC	10/21/2011	\$ 136.55		
Winehaven Partners, LLC	11/14/2011	\$ 127.23		
Winehaven Partners, LLC	12/8/2011	\$ 127.36		
Winehaven Partners, LLC	1/25/2012	\$ 127.42		
Winehaven Partners, LLC	4/23/2012	\$ 137.42		
Winehaven Partners, LLC	4/23/2012		\$ 127.42	Net Total*
<b>TOTAL</b>		\$ 17,110.16	\$ 127.42	\$ 16,982.74
<b>Currents as of 7/7/2016</b>		\$ 23,766,240.81	\$ 207,361.75	\$ 4,941,120.94
<b>Remaining Balance</b>				

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



Pt. Molate FY2016-17 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
Non-Departmental	01917090-400218	Security	DP Security	\$ 253,331	\$ -	\$ 253,331
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 83,380	\$ -	\$ 83,380
				<u>\$ 336,711</u>	<u>\$ -</u>	<u>\$ 336,711</u>

As of July 31, 2016



# Point Molate Caretakers Report

JULY 2016

**Tim Higaes**

Director of Infrastructures and Maintenance Management  
#6 13<sup>th</sup> Street  
Richmond, Ca. 94801

**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

**Milt Rayford**

Facility Maintenance Superintendent  
City of Richmond / Public Works Dept.  
# 6 13<sup>th</sup> Street  
Richmond, CA 94801  
Main Office: 510-231-3010

**Cornell Hughes**

City of Richmond Electrical Supervisor  
#6 13<sup>th</sup> street  
Richmond, Ca. 94801  
510-231-3033

**Willy Agnew**

City of Richmond, Point Molate Caretaker  
2600 Stinemark Dr.  
Point Molate, Ca.

7/27/2016 – Willy reported more break in's – main electrical distribution building. Also reported loose metal roof panels on the covered tank structure near the pier.

7/25/2016 – installed OSHA notification signs at Gate 11 and Gate for building 123.

7/20/2016 – Milt assigned Ed Pash to paint out the graffiti at Winehaven.

7/11/2016 – WILLY notified me of break in and graffiti and electrical vandalism at Winehaven. Inside and outside.

7/11/2016 – Willy provided copy of sign in sheet for group that accessed the facility.

7/5/2016 – Willy told me that the message he received for access when he was off was for Gate #11 area. It is double locked. A combination & 2239 City lock.

8A7.2

## Craig Murray

---

**From:** Cornell Hughes  
**Sent:** Tuesday, August 16, 2016 9:42 AM  
**To:** Milt Rayford  
**Cc:** Craig Murray  
**Subject:** break in at Pt Molate - 8/14/16

Milt,

Willy notified me this morning there was a break in at Pt Molate last Sunday, 8/14/16 into Bldg. 6. I have entered the information into my monthly log.

"8/16/2016 – Willy reported there has been a break in at Bldg. 6 on Sunday Night. He also told me he found someone had dumped bush and tree debris above the area I keep my poles. Willy said he would send me a more complete report later.

Email Willy sent me today, 8/16/16 - To follow up on our conversation about building 6 being broken into on Sunday night. Left lower front door panel kicked in. Variety of graffiti inside Cabinets and Drawers all opened. I will follow up with photos.

Willie Agnew"



Cornell Hughes

**Electrical Supervisor**  
City of Richmond  
**Department of Infrastructure Maintenance and Operations**  
**#6 13<sup>th</sup> Street**  
**Richmond, Ca. 94801**  
510 231 3033 (office)  
510 231 3039 (fax)  
**M-F 6:30am - 3:00 pst**

## Craig Murray

---

**From:** Cornell Hughes  
**Sent:** Monday, July 25, 2016 12:14 PM  
**To:** Milt Rayford  
**Cc:** Kim Greer; Craig Murray  
**Subject:** Notice posted

Done.







STATE OF CALIFORNIA  
DEPARTMENT OF INDUSTRIAL RELATIONS  
Division of Occupational Safety and Health  
American Canyon District Office  
3415 Broadway Street, Suite 104  
American Canyon, CA 94923  
Email: DIIPO@saic.com; Canyon.dio@dir.ca.gov  
Tel. # (707) 849-3700 Fax # (707) 848-3712

EDMUND G. BROWN JR., Governor

May 26, 2016

City of Richmond Public Works Dept.  
#6 13th Street  
Richmond, CA 94804

Dear Employer:

The Division of Occupational Safety and Health has received a complaint (Complaint No. 505-16, 1095744) alleging the following condition(s) at your workplace at 4100 Stearns Drive, Richmond, which may be a violation of the Safety Orders found in Title 8 of the California Code of Regulations:

Code Section(s) and Alleged Condition(s)

1. Employee was asked to open and close manually by himself, gates 11 and 123 weighing 400 pounds each, TS CCR 5110(6).

**§5110(6) Repetitive Motion Injuries**

(b) Program designed to minimize RMI. Every employer subject to this section shall establish and implement a program designed to minimize RMIs. The program shall include a worksite evaluation, control of exposures which have caused RMIs and training of employees.

(1) Worksite evaluation. Each job, process, or operation of identical work activity covered by this section or a representative number of such jobs, processes, or operations of identical work activities shall be evaluated for exposures which have caused RMIs.

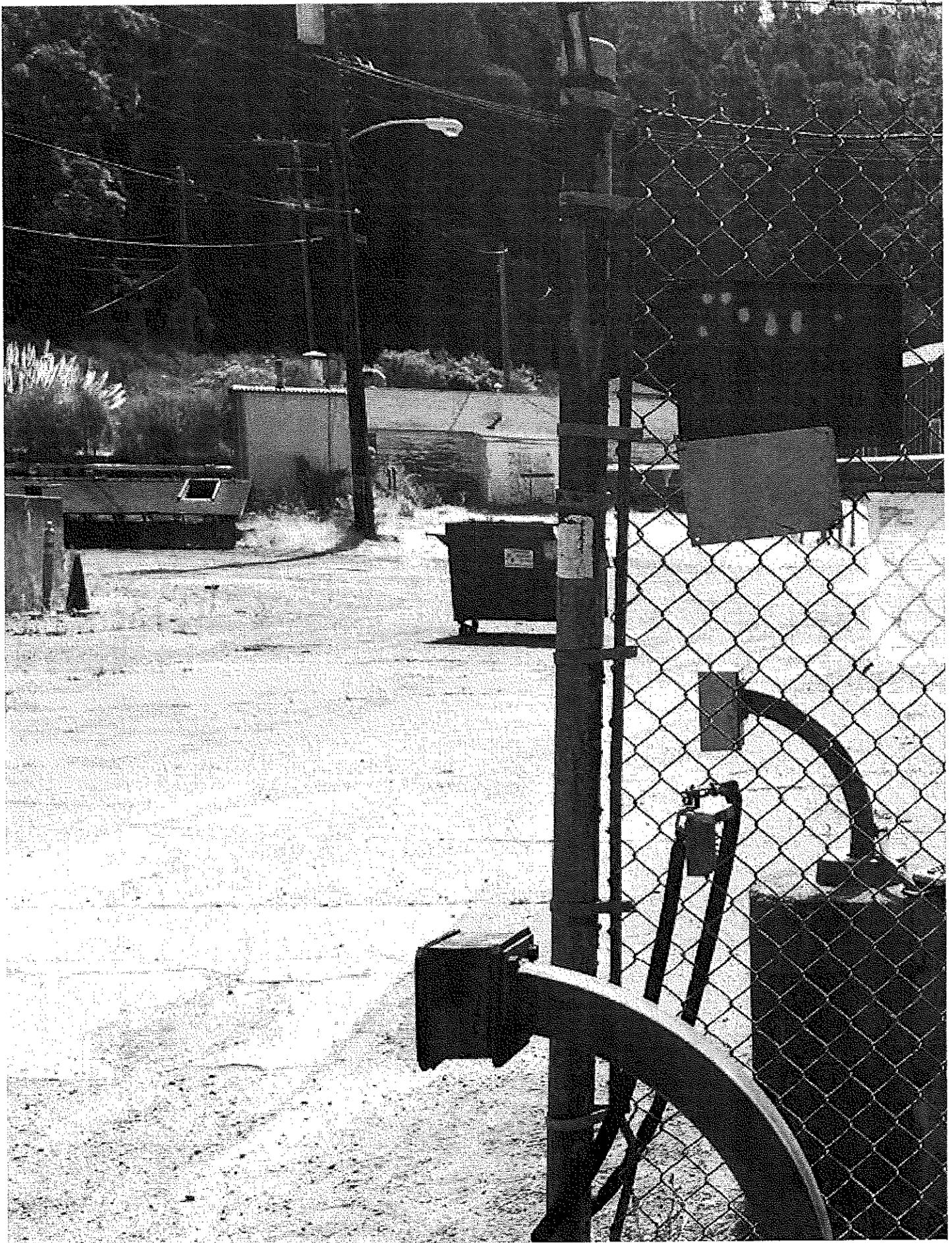
(2) Control of exposures which have caused RMIs. Any exposures that have caused RMIs shall, in a timely manner, be corrected or if not capable of being corrected have the exposures minimized to the extent feasible. The employer shall consider engineering controls, such as work station redesign, adjustable fixtures or tool redesign, and administrative controls, such as job rotation, work pacing or work breaks.

(3) Training. Employees shall be provided training that includes an explanation of:

- (A) The employer's program;
- (B) The exposures which have been associated with RMIs;
- (C) The symptoms and consequences of injuries caused by repetitive motion;
- (D) The importance of reporting symptoms and injuries to the employer; and
- (E) Methods used by the employer to minimize RMIs.

2. Gates 11 and 123 located along Stearns Drive in Richmond were defective for two years now, TS CCR 3223(a)









Cornell Hughes  
Electrical Supervisor  
Department of Infrastructure Maintenance and Operations  
City of Richmond  
#6. 13th Street  
Richmond, Ca. 94801  
510-231-3033  
Sent from my iPhone.

DEPARTMENT OF INDUSTRIAL RELATIONS  
Division of Occupational Safety and Health  
American Canyon District Office  
3419 Broadway Street, Ste. H8  
American Canyon, CA 94503  
Email: DIRDOSHAmericanCanyon@dir.ca.gov  
Tel. # (707) 649-3700 Fax # (707) 649-3712



May 26, 2016

City of Richmond Public Works Dept  
#6-13th Street  
Richmond, CA 94804

Dear Employer:

The Division of Occupational Safety and Health has received a complaint (Complaint No. 505-16, 1095744) alleging the following condition(s) at your workplace at 2100 Stenmark Drive, Richmond, which may be a violation of the Safety Orders found in Title 8 of the California Code of Regulations:

Code Section(s) and Alleged Condition(s):

1. Employee was asked to open and close manually by himself, gates 11 and 123 weighing 400 pounds each, T8 CCR 5110(6).

#### §5110(6) Repetitive Motion Injuries

(b) Program designed to minimize RMIs. Every employer subject to this section shall establish and implement a program designed to minimize RMIs. The program shall include a worksite evaluation, control of exposures which have caused RMIs and training of employees.

(1) Worksite evaluation. Each job, process, or operation of identical work activity covered by this section or a representative number of such jobs, processes, or operations of identical work activities shall be evaluated for exposures which have caused RMIs.

(2) Control of exposures which have caused RMIs. Any exposures that have caused RMIs shall, in a timely manner, be corrected or if not capable of being corrected have the exposures minimized to the extent feasible. The employer shall consider engineering controls, such as work station redesign, adjustable fixtures or tool redesign, and administrative controls, such as job rotation, work pacing or work breaks.

(3) Training. Employees shall be provided training that includes an explanation of:

- (A) The employer's program;
- (B) The exposures which have been associated with RMIs;
- (C) The symptoms and consequences of injuries caused by repetitive motion;
- (D) The importance of reporting symptoms and injuries to the employer; and
- (E) Methods used by the employer to minimize RMIs.

2. Gates 11 and 123 located along Stenmark Drive in Richmond were defective for two years now, T8 CCR 3328(g).



9A7.15

### §3328(g) Machinery and Equipment

---

(g) Machinery and equipment in service shall be maintained in a safe operating condition.

3. Employer failed to correct the unsafe condition, work practices and work procedures in a timely manner regarding the use of the defective gates, T8 CCR 3203(a)(6).

### §3203(a)(6) Injury and Illness Prevention Program

---

(a) Effective July 1, 1991, every employer shall establish, implement and maintain an effective Injury and Illness Prevention Program (Program). The Program shall be in writing and, shall, at a minimum:

(6) Include methods and/or procedures for correcting unsafe or unhealthy conditions, work practices and work procedures in a timely manner based on the severity of the hazard:

(A) When observed or discovered; and,

(B) When an imminent hazard exists which cannot be immediately abated without endangering employee(s) and/or property, remove all exposed personnel from the area except those necessary to correct the existing condition. Employees necessary to correct the hazardous condition shall be provided the necessary safeguards.

To review Title 8, California Code of Regulations, go to [www.dir.ca.gov](http://www.dir.ca.gov), click on "Title 8 Regulations" then click on "Cal/OSHA" and enter the code section number mentioned above. Or you can go directly to [www.dir.ca.gov/samples/search/query.htm](http://www.dir.ca.gov/samples/search/query.htm).

The Division has not determined whether the hazard(s), as alleged, exist(s) at your workplace and, at this time, the Division does not intend to conduct an inspection of your workplace.

However, you are required to investigate the alleged condition(s) and notify this office **in writing** no later than fourteen (14) calendar days after receipt of this letter whether the alleged condition(s) exist and, if so, specify the corrective action(s) you have taken and the estimated date when the corrections will be completed. If possible, please fax or e-mail your response to Kathy Lynn Garner, District Manager, at fax number (707) 649-3712 or e-mail at [DIRDOSHAmericanCanyon@dir.ca.gov](mailto:DIRDOSHAmericanCanyon@dir.ca.gov).

Please include any written documentation, e.g., equipment purchase orders or contracts for corrective work, and photographs, if appropriate, in your response. If you do not respond in a timely and satisfactory manner, an unannounced inspection of your workplace will be scheduled, which may result in citation(s) and monetary penalties. Also, every tenth satisfactory letter response from employers is subject to verification by an inspection.

You are required to post a copy of this letter in a prominent location in their workplace where it is readily accessible for employee review for at least three (3) working days or until the hazard is corrected, whichever is longer.

This letter is not a citation or a notification of a proposed penalty. Citations and penalties can only be issued after an inspection of your workplace. If the Division does not receive a satisfactory response from you within fourteen (14) calendar days after receipt of this letter, an on-site inspection will be conducted as appropriate.

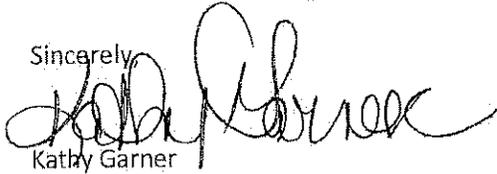
8A7.16

If the identity of the complainant is known to the Division, a copy of this letter will be sent to the complainant. Also, the complainant will be notified that California law protects any person who makes a complaint about workplace safety or health hazards from being treated differently, discharged or discriminated against in any manner by their employer. If a complainant believes they have been discriminated against, it is their right to file a complaint with the Division of Labor Standards Enforcement within six (6) months of the discriminatory action.

If you have any questions concerning this matter, please contact me at the address in the letterhead.

Your interest in the safety and health of your employees is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Garner', written over the word 'Sincerely,'.

Kathy Garner  
District Manager

KG/gc

Reference: Complaint No. 505-16, 1095744 - Ltr D

BA7.17



**City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE**  
Multi-Purpose Room, 440 Civic Center Plaza  
Proposed Minutes  
Monday, July 11, 2016, 6:30 PM

**1. Call to Order**

Chair Duncan called the meeting to order at 6:39 p.m.

**2. Roll Call**

Present: Committee Members: Beyaert, Brubaker (6:47), Carman, Garrett, Gilbert, Guggemos, McNeil, Stello (6:44)

Absent: Hanson, Howe, Ruk

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Gayle McLaughlin, City Council Liaison; Alex Knox, City Council Liaison; Debra Holter, Office Assistant II

**3. Welcome and Meeting Procedures**

Duncan presented.

**4. Agenda Review and Adoption**

Duncan reviewed.

Murray reported that Dorothy Gilbert attended Stakeholders meeting and has maps to share. To be presented under 13b. Duncan made motion.

**Action:** Committee approved (M/S Duncan/Stello 8-0-3-0) to adopt the motion.

AYES:	Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, McNeil, Stello
NOES:	None
ABSENT:	Hanson, Howe, Ruk
ABSTAIN:	None

**5. Announcements Through the Chair**

Duncan reported that Shana Bagley resigned June 24, 2016 as Committee Member and Vice Chair and will be missed. Public thank you for all her efforts.

Garrett mentioned final TAP report has come in and she will distribute.

**6. Open Forum**

Tim Higarez introduced himself as the Director of the newly formed Department of Infrastructure Maintenance and Operations, which consists of Parks and Landscaping, Equipment Services, Facilities Maintenance, Code Enforcement, Abatement and Property Asset Management and will be addressing concerns at September PMCAC meeting. July 8, 2016 memo in agenda package regarding Point Molate Licensee Nematode Holdings,

Inc. inspection. J. J. Amdjadi, Interim Branch Manager of First Security Services introduced himself stating they are currently resourcing for a replacement for Joshua Lemer who left the company. Zero impact on security controls. Cordell Hindler presented U. S. Coast Guard music.

## 7. Presentations, Discussion and Action Items

- a. Tomar Schetrit, Senior Project Engineer of Terraphase stated camera was unsuccessful at IR Site 3 in terms of locating blockage. From upstream to middle of site only able to go 2 1/2 feet, the rest is full of sediment. Seeking alternate solution, either to dig up and replace or jet out sediment which would need to be collected and disposed of. Another option to dig up other sections, tried camera in three different locations with no success.

Water from vault goes into bay which is clear. Wetland accepted bid from Hanford ARC, in process of coordinating kickoff meeting next week. Hopefully will get started in August. Make small accommodation for section that has erosion for bay trails trying to cut out a little section from the wetland and move it to the other side a little closer to the road. Meeting scheduled with Maggie. Does not see a problem approving the plan as is. This summer at Point Molate installation of 5 ground water monitoring wells upstream of IR Site 3. Garrett requested copies of the comments given to water board on draft work plan for the alternative modification and their response. Discussion on Petroleum Metabolites.

- b. Garrett spoke of July 8, 2016 memo from Tim Higare regarding Nematode Holdings inspection. Mr. Higare will be addressing other issues associated with leasing and lease rates in September. McLaughlin concerned with Mr. Winston's use agreement, leasing happening without City Council knowledge or approval. Discussion of inspection findings with Code Enforcement and Fire Department regarding compliance by Mr. Winston. Beyaert stated City Attorney needs to be engaged into looking at the legal issues. McLaughlin to address with Bill Lindsay and City Attorney's office and see what progress has been made. She will agendize for City Council.

Carman called for motion for Garrett to write letter for Duncan signature with questions regarding Point Molate lease agreements concerns brought up by Bagley at earlier meeting.

**Action:** Committee approved (M/S Carman/Stello 8-0-3-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, McNeil, Stello

NOES: None

ABSENT: Hanson, Howe, Ruk

ABSTAIN: None

- c. Garrett encouraged everyone to read documents included in agenda packet regarding the Upstream proposal. Discussion regarding the Conceptual Land Plan (page 7c.29). Beyaert stated it is totally contrary to reuse plan, substantially reduces shoreline and parks. Carman expressed it would be our worst nightmare. All privatized development, most of Point Molate would be off limits to Richmond residents.

Motion by Carman for Garrett to write letter stating how this committee finds the proposal completely inconsistent with the General Plan, Point Molate Reuse Plan, because it privatizes public lands, it is out of sequence of what City Council adopted in April 2012 regarding public process to create a land use definition. If agreed to or considered part of the settlement it amounts to a sole source contract.

**Action:** Committee approved M/S Carman/Stello (8-0-3-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, McNeil, Stello

NOES: None

ABSENT: Hanson, Howe, Ruk

ABSTAIN: None

Public speaker Cordell Hindler presented picture of hotel that he would like to see in Point Molate which was tropical and serene looking.

- d. Garrett discussed Sport Molate Concept Plan. Stello spoke of community needs and wants during slide show, looked at models of art village in Japan, there may be an interest in bringing international art to trailhead, Chrissy Field model also reviewed. Garrett spoke of plans that did not work at Chrissy Field and changes made. Further discussion regarding community survey and to get to public process so people can start seeing what can happen, and revenue streams. Stello distributed photo of Parks Plus Plan from ULI. Shoreline setback and Chevron proposal discussed.

## 8. Staff Reports

Project Manager's Staff Report including:

1. Expenditures and balances from the Navy Escrow Fund
2. Expenditures and balance from the General Fund
3. Insurance Reporting filings
4. Lease/Occupation Status for all Point Molate users
5. Monthly summary of security incidents
6. Monthly summary of authorized entries
7. Caretaker summary



**Action:** Committee approved (M/S Garrett/Carman 8-0-3-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, McNeil,  
Stello  
NOES: None  
ABSENT: Hanson, Howe, Ruk  
ABSTAIN: None

### 13. Chair and Sub-Committee Reports

Duncan made motion to extend meeting until 9:15 p.m.

**Action:** Committee approved (M/S Duncan/Carman 8-0-3-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, McNeil,  
Stello  
NOES: None  
ABSENT: Hanson, Howe, Ruk  
ABSTAIN: None

- a. Clean-Up and Restoration: No report.
- b. Parks and Open Space - Gilbert spoke of attending stakeholders meeting. Presented designs for Bay Trail. Committee discussed.
- c. Legal: No report.
- d. Finance: No report.
- e. ULI Ad Hoc Committee: Disbanded
- f. Chair: Duncan indicated no scheduling conflicts.

### 14. Adjournment of PMCAC regular meeting

Garrett moved to adjourn the meeting at 9:07 p.m., seconded by Carman. Passed unanimously.

### SCHEDULED MEETINGS

Committee Meeting –

Monday, September 12, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

\_\_\_\_\_  
Craig K. Murray, PMCAC Staff Liaison

