CITY OF RICHMOND

Pt. Molate Community Advisory Committee

Wednesday, November 14, 2016 6:30 PM

Multi-Purpose Room, 440 Civic Center Plaza

Members:

Bruce Beyaert

Bruce Brubaker
Vice Chair

Paul Carman

Charles Duncan

Joan Garrett

Dorothy Gilbert

Jim Hanson
Chair

Mark Howe

Bob McNeil

Connie Portero

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** (1 hr. 40min.)

   a. *Presentation/Discussion*: Annual Budget, Schedule; Weekly and monthly remediation progress report out with Terraphase (25 min.), Q&A (10 min.) Bill Carson, Principal, Terraphase
      1. Annual Budget, Schedule and Deliverables Presentation
      2. ACE Report
      3. Monthly Report – September 2016
      4. Wetland Mitigation Project Update
      5. Landfill Cap Repair Recommendations Technical Memorandum
   b. *Presentation*: Pt. Molate National Historic District – (20 min.), Q&A (10 min.) Mayor Tom Butt, AIA
   c. *Presentation/Discussion*: Council Action on Oversight Contract – RWQCB permit and next steps – Mark Howe, Member (15 min.)
   d. *Discussion*: Agenda Streamlining – Bruce Brubaker, Vice Chair (5 min.), Q&A (5 min.)
   e. *Presentation*: Pt. Molate Community Planning Meetings – Hanson, Brubaker, Portero, Carman (10 min.)

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

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9. **Consent Calendar** (2 min.)
   Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion
   a. APPROVE – PMCAC meeting minutes of September 12, 2016
   b. APPROVE – PMCAC meeting minutes of October 12, 2016

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

11. **Future Agenda Items** (5 min.)
   a. Public Outreach
   b. Bike Skills Park
   c. 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** (6 min.)
   Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
   a. Meeting of the Minds Conference – October 25, 2016 Pt Molate tour and workshop feedback – Bruce Beyaert (2 min.)
   b. Parks and Open Space (2 min.)
      1. Vegetation Management and Very High Fire Severity Zone
      2. Pt. Molate Shoreline Erosion Project
   c. Chair (2 min.)
      1. Identification of pending schedule conflicts
         a.

14. Adjournment of PMCAC regular meeting

15. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, December 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.
Agenda and minute information on the PMCAC can be found on the
City Clerk's web location: http://ca-richmond2.civicplus.com/index.aspx?NID=2442
Additional correspondence can be directed to PtMolateCAC@gmail.com
PMCAC Repository Information is available at: https://docs.google.com/open?id=0B9WXrZeb-_72MzVkZWQ1ZDQtNWIwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw

Craig Murray

From: Tomer Schetrit <tomer.schetrit@terraphase.com>
Sent: Wednesday, October 12, 2016 4:17 PM
To: Puranapanda, Venkat R
Cc: Carlos A. Privat; William Carson; Craig Murray; 'mleacox@ncenet.com'; david.j.clark2@navy.mil; james.h.whitcomb@navy.mil
Subject: Naval Fuel Depot Point Molate ACE Project Update
Attachments: Attachments.html

Mr. Puranapanda,

Please find the link below to the Remediation Project Update report and cost summary worksheet for the remediation work at the former Naval Fuel Depot Point Molate. The Project update through August 2016 is available for your review.

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

Sincerely,

Tomer Schetrit

ShareFile Attachments

Title	Size
ACE-Project Update-Sept-2016.pdf	12.4 MB

Download Attachments

Tomer Schetrit uses ShareFile to share documents securely. Learn More.

Tomer Schetrit, P.E.
Senior Project Engineer
Terraphase Engineering Inc.
1404 Franklin Street, Suite 600
Oakland, California 94612
tomer.schetrit@terraphase.com
510-645-1850 x50 (office)
650-793-5686 (cell)
510-380-6304 (fax)
www.terraphase.com

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FA2.2

terraphase engineering

October 12, 2016

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

Sent via e-mail

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

Mr. Puranapanda:

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

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

Sincerely,
For Terraphase Engineering Inc.

Tomer Schetrit, PE (C81411)
Senior Project Engineer

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

Attachments: Remediation Project Update (through August 28, 2016)
Cost Summary (through August 28, 2016)
August 2016 Monthly Remediation Status Report
Invoices for February through August 2016

Terraphase Engineering Inc.
1404 Franklin Street, Suite 600
Oakland, California 94612
www.terraphase.com

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REMEDIATION PROJECT UPDATE

Named Insured	City of Richmond	Insured contact(s)	Kim Greer, Carlos Privat, Craig Murray (City of Richmond)
Insured Location	450 Civic Center Plaza, 2nd Floor , Richmond	Other Insured Contact (Technical)	William Carson
Additional Site Location(s)	None	Other Insured Contact (Legal)	
Policy Number	RCC G2488965B 001	Insured's Lead Consultant/Contractor	Terraphase Engineering, Inc.
Policy Term	March 31, 2010 to March 31, 2020	Regulatory Contact	Margarete Beth (California RWQCB)
Policy Limit	$20,000,000	Broker Contact	Seth Cole (Alliant Insurance Services)
Projected Remediation Cost	$21,306,527	ACE Underwriter	Venkat Puranapanda
Self Insured Retention	$29,500,000	ACE Cost Cap Monitoring Manager	Venkat Puranapanda
Date Submitted	September 6, 2016	Reporting Period	February 1, 2016 through August 28, 2016

Scope of Work Conducted in Reporting Period

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

Scope of work

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

   See attached monthly status reports.

2. *List tasks completed since last update*

   See attached monthly status reports.

3. *List tasks which are at 100 % completion*

   IR Site 4 – Drum Lot 1 and 2 – Site Management Plan (Task 1.0)
   Long-Term Groundwater Monitoring – Plans (Task 1.0)
   Long-Term Groundwater Monitoring – Sampling and Analysis (Years 1-4) (Task 3.0)
   IR Site 4 – Drum Lot 1 and 2 - Additional Investigation for TCE Plume at IR Site 4 Drum Lot 2 (Task 3.0)
   IR Site 3 – Feasibility Study and Remedial Action Plan (Task 1.0)
   IR Site 3 – Waste Characterization Plan (Task 2.0)
   IR Site 3 – Remedial Design Implementation Plan (Task 3.0)

Changes in Project Conditions

Please identify the following:

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

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

   The revised IR Site 3 FS/RAP addresses comments by the RWQCB regarding development of IR Site 3 as a Waste Management Unit under Title 27 as reported on March 11, 2013 and discussed in the June 2013 meeting with ACE in Emeryville, CA. Costs under IR 3 Task 4 have been adjusted in accordance with projected costs as the work at IR Site 3 progresses. The costs estimated for the recommended alternative for remediation of IR Site 3 remains below the estimated budget in the FS/RAP. The Remediation and Abatement contract for IR Site 3 was awarded on August 8, 2014 and implementation of the remedial plan has been implemented. The remediation action was substantially completed on November 6, 2015.On February 7th 2014 the RWQCB informed the City that silica gel cleanup analysis – a long standing and regulatory required and accepted practice – could no longer be implemented prior to analysis of total petroleum hydrocarbons (TPH). This change in regulatory position was implemented and some of the resulting reported laboratory concentrations exceed site specific ceiling values. This resulted in a RWQCB Notice of Violation (August 26, 2014) for discharge of TPH and TPH decomposition products into waters of the state and could potentially affect monitoring and remediation costs. The City submitted a "Polar Compounds Assessment Work Plan" on January 16, 2015 and met with the RWQCB on February 11, 2015 to present and discuss the draft work plan. The RWQCB provided formal comments to the work plan on May 21, 2015. A revised "Polar Compounds Assessment Work Plan" was submitted to the RWQCB on February 9, 2016. Per the revised Work Plan, the polar compounds assessment will consist of (1) a detailed literature study of polar compounds and their properties and (2) a site-specific field study to evaluate the potential presence and impact of polar compounds at the site including aquatic toxicity testing.

   Comments by the RWQCB on the IR Site 4 Human Health Risk Assessment Workplan received on May 31, 2016 noted that for this cleanup project, and for all future cleanup projects at the Former Naval Fuel Depot Point Molate (Point Molate), the FPALs shall be replaced by the most current San Francisco Bay Regional Water Board Environmental Screening Levels (ESLs) for risk screening purposes. Comments were followed by a letter on September 8, 2016 indicating that ESLs must be used in assessing potential risks to human and ecological receptors exposed to petroleum-contaminated and other contaminants of potential concern in soil, groundwater, and surface water at Point Molate. The letter also indicated that petroleum-derived polar compounds exhibit toxicity comparable to the parent hydrocarbons, and should be included in the extractable TPH analysis and not removed using silica gel. The letter also stated that ESLs, or site-specific screening criteria and/or cleanup goals approved by RWQCB staff for Point Molate, shall apply to the following scenarios:

   - Sites that are re-opened due to the discovery of previously unknown contamination that poses a threat to human health, safety, or the environment.
   - Sites closed prior to this letter will not be re-opened for re-evaluation solely because of newly updated ESLs.
   - Sites closed with restrictions prior to this letter, but where additional work is required to remove or modify existing restrictions.
   - Sites for which a closure request package, including Human Health and Ecological Risk Assessment documents, has been submitted prior to the date of this letter, but not yet approved by Regional Water Board staff. Since soil remediation activities at IR Site 3 used the FPALs for cleanup criteria, the closure request package for IR Site 3 may use the FPALs. The closure request package for IR Site 4 must use the most recent ESLs as

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the latest interim measure remediation activity and the recent draft Human Health Risk Assessment Work Plan used the ESLs and not the FPALs.

- Studies and reports (e.g. Feasibility Studies) developed with screening criteria and/or cleanup criteria for pending or future remedial activities.
- Wet Season and Dry Season Annual Groundwater Monitoring Reports shall also include a discussion and comparison (e.g. text, tables, and figures) of the groundwater monitoring analysis results with the most recent ESLs.

2. *Any increase/decrease in contamination.*

   No increase or decrease in contamination were identified during this reporting period.

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

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

Project Schedule

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

   The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status report for a breakdown of tasks and required completion dates). IR Site 3 remedial activities commenced in August 2014 and were substantially completed on November 6, 2015.

Out of Scope Activities (if any)

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

1. *Changes in Regulatory conditions*
   a. Revisions of IR Site 3 remediation approach based on changes in the RWQCB regulatory approach to IR Site 3 to treat IR Site 3 as a Title 27 Waste Management Unit.
   b. RWQCB letter informing that silica gel cleanup will no longer be allowed to be used prior to analysis for total petroleum hydrocarbons.
   c. Notice of Violation (August 26, 2014) from RWQCB regarding discharge of TPH decomposition byproducts into waters of the state. The City submitted the "Polar Compounds Assessment Work Plan" to the RWQCB on January 16, 2015, proposing alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay. The City met with the RWQCB on February 11, 2015 to present and discuss the draft work plan. The RWQCB provided formal comments to the work plan on May 21, 2015. A revised "Polar Compounds Assessment Work Plan" was submitted to the RWQCB on February 9, 2016. Per the revised Work Plan, the polar compounds assessment will consist of (1) a detailed literature study of polar compounds and their properties and (2) a site-specific field study to evaluate the potential presence and impact of polar compounds at the site including aquatic toxicity testing.

2. *Discovery of additional contamination*

The quantity of Non-RCRA hazardous waste located in IR Site 3 was 41% greater than initial planning estimates. Class II excavation, transport and disposal amounts were approximately 31% greater than planning estimates. Import fill required exceeded initial estimates by approximately 38%. The total cost for implementation of the IR Site 3 Remediation Plan is approximately $13, 144,825.

3. *Discovery of new contaminants*

   None

4. *Changes in site conditions*

   Please refer to response in the "Changes in Project Conditions" section regarding changes in regulatory conditions.

5. *Changes in Project schedule*

   The remediation is based on the RWQCB Order R2-2011-0087 (see attached monthly status (August 2016) report for a breakdown of tasks and required completion dates).

6. *Other unanticipated changes*

   None

Project Cost/Controls for Out of Scope Activities

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

   As required by the RQWCB, any out of scope activities will be completed as quickly as possible to allow for the remediation of IR Site 3. As described above, the City prepared a work plan that proposes alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay. A revised "Polar Compounds Assessment Work Plan" was submitted to the RWQCB on February 9, 2016. Comments were received from the RWQCB on May 13, 2016. It is anticipated that the initial field investigation associated with the Work Plan will begin during the 2016 Dry Season Groundwater Monitoring event. Per the Work Plan, the polar compounds assessment will consist of (1) a detailed literature study of polar compounds and their properties and (2) a site-specific field study to evaluate the potential presence and impact of polar compounds at the site including aquatic toxicity testing.

Project Deliverables - Milestone Completion

Please identify project deliverables and scheduled date of completion.

Please see the attached monthly remediation status report (August 2016).

Project Budget Report

USE ATTACHED EXCEL SPREADSHEET TEMPLATE (COST REPORT)

Please discuss the following:

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

   The projected cost to complete remediation has been revised to $21,306,527, which is higher than the previous project update ($20,943,385) due to the inclusion of the construction costs of the

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mitigation wetland associated with the remediation implementation plan at IR Site 3. Contingency associated with Task 4.0 for IR Site 3 has been eliminated as the task has been substantially completed.

2. *Backup provided for costs incurred.*

   Invoices February through August 2016.

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

   None

Potential for Excess Remediation Costs

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

   Execution of the Polar Compounds Assessment Work Plan could add approximately $190,000 in additional costs associated with Task 1 under Long Term Groundwater Monitoring.

   Additional data gap investigation costs are anticipated to be required as part of the Human Health Risk Assessment for IR Site 4, based upon dialogue with the RWQCB. The cost impacts on IR Site 4 are still being evaluated. However, it estimated that a data gap investigation will add approximately $100,000 in additional costs.

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

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

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

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

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

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

   Additional investigation costs could be associated with the revised Polar Compounds Assessment Work Plan submitted to the RWQCB on February 9, 2016. Per the revised Work Plan, the polar compounds assessment will consist of (1) a detailed literature study of polar compounds and their properties and (2) a site-specific field study to evaluate the potential presence and impact of polar compounds at the site including aquatic toxicity testing.

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

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

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

   The quantity of Non-RCRA hazardous waste located in IR Site 3 was 41% greater than initial planning estimates. Class II excavation, transport and disposal amounts were approximately 31% greater than planning estimates. Import fill required exceeded initial estimates by approximately

38%. This represents an approximate additional cost of $1,188,166 to Task 4.0 IR Site 3 – Former Oil Sump Area compared to initial estimates. All excavation and fill activities have been substantially completed within IR Site 3.

Backup Documentation

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

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

   Invoices and backups provided for the invoice period February 1, 2016 through May 29, 2016.

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

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

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

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

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

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

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

   None

Signature of Named Insured

CRAIG K. MURRAY

Print Name

DEVELOPMENT PROJECT MANAGER II

Title

10/11/16

Date

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

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

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

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Named Insured	City of Richmond	Insured Contact	Carlos Privat, Craig Murray, Kim Greer (City of Richmond)
Insured Location	450 Civic Center Plaza, 2nd Floor, Richmond	Consultant	Terraphase Engineering Inc.
Policy Number	RCC G24889658 001	Contractor	Terraphase Engineering Inc.
Policy Term	March 31, 2010 to March 31, 2020	Submitted By	Tomer Schetrit
Policy Limit	$20,000,000	Date Submitted	10/11/2016
Self Insured Retention	$29,500,000	Reporting Period	January 31, 2016 to August 28, 2016

				Total Time Period		Total to Date		Under/Over Budget	Projected Cost to Complete	Total	
Task Number	Description	Performance Measure (units)	Proposed Budget ($)	Costs incurred ($)	Work completed (%)	Costs incurred ($)	Work completed (%)	Costs ($)	Costs ($)	(Costs to date) + (cost to completion)	Comment
	IR Site 1 - Closed Landfill	N/A	$ 684,051	$ 35,561	0.8%	$ 408,318	58%	$ 275,733	$ 206,940	$ 615,259	
1.0	Annual Operations and Monitoring	N/A	$ 471,863	$ 34,899	0.8%	$ 400,080	58%	$ 71,783	$ 177,540	$ 577,620	until 2020
2.0	Annual Maintenance	N/A	$ 144,625	N/A	N/A	N/A	N/A	N/A	N/A	N/A	included in individual work orders
3.0	Close Out	N/A	$ -	$ -	0%	$ -	0%	$ -	$ -	$ -	
4.0	Annual Project Management	N/A	$ 67,563	$ 661.89	1.8%	$ 8,238	22%	$ 59,325	$ 29,400.00	$ 37,638	
5.0	Regulatory Oversight	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	IR Site 3 - Former Oil Sump Area	N/A	$ 20,449,113	$ 794,297	4.7%	$ 16,164,782	96%	$ 4,284,331	$ 619,711	$ 16,784,493	
1.0	Feasability Study and Remedial Action Plan	N/A	$ 282,275	$ -	0%	$ 133,392	100%	$ 148,883	$ -	$ 133,392	
2.0	Waste Characterization Study	N/A	$ 195,990	$ -		$ 325,584	100%	$ (129,594)	$ -	$ 325,584	
3.0	Remedial Design Implementation Plan	N/A	$ 287,215	$ -		$ 445,069	100%	$ (157,854)	$ -	$ 445,069	
4.0	Implementation of Remedial Plan	N/A	$ 18,245,411	$ 774,510	5.9%	$ 12,988,267	99%	$ 5,257,144	$ 156,558	$ 13,144,825	Markup of subcontractors not covered
5.0	Annual OM&M on PGWTP	N/A	$ 951,350	$ -		$ 2,026,189	100%	$ (1,074,839)	$ -	$ 2,026,189	PGWTP mothballed July 2015
6.0	Long-Term Monitoring	N/A	$ 345,553	$ -	0%	$ -	0%	$ 345,553	$ 345,553	$ 345,553	20 years
7.0	Project Management	N/A	$ 141,321	$ 19,787	5.4%	$ 246,280	68%	$ (104,959)	$ 117,600	$ 363,880	
8.0	Regulatory Oversight	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	IR Site 4 - Drum Lot 1 and 2	N/A	$ 2,123,901	$ 2,055	0.1%	$ 909,477	44%	$ 1,214,424	$ 1,137,364	$ 2,046,841	
1.0	Site Management Plan	N/A	$ 159,485	$ -	0%	$ 64,944	100%	$ 94,541	$ -	$ 64,944	
2.0	Contingency Excavation - Drum Lot 1	N/A	$ 1,061,591	$ -	0%	$ -	0%	$ 1,061,591	$ 1,061,591	$ 1,061,591	
3.0	Additional Investigation for TCE Plume Drum Lot 2	N/A	$ 105,309	$ -	0%	$ 262,436	100%	$ (157,127)	$ -	$ 262,436	
4.0	Localized Remediation for TCE Plume Drum Lot 2	N/A	$ 542,420	$ -		$ 540,870	99%	$ 1,550	$ 4,549	$ 545,419	
5.0	Monitoring of Remediation at TCE Drum Lot 2	N/A	$ 124,202	$ -	0%	$ -	0%	$ 124,202	$ 6,824	$ 6,824	
6.0	Updated Risk Assessment and Reporting for Drum Lot 2	N/A	$ 93,169	$ -		$ 15,648	17%	$ 77,521	$ 35,000	$ 50,648	
7.0	Project Management	N/A	$ 37,724	$ 2,055	N/A	$ 25,379	N/A	$ 12,145	$ 29,400	$ 54,979	
8.0	Regulatory Oversight	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	Underground Storage Tanks	N/A	$ 237,481	$ 350	0%	$ 2,860	1%	$ 234,621	$ 228,718	$ 231,578	
1.0	Annual Operations and Monitoring - Large USTs	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
2.0	5 Year Monitoring - Large USTs	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
3.0	Annual Maintenance - Large USTs	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
4.0	Large UST Environmental Closure Documentation	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
5.0	Remediation of Groundwater around Large USTs	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
6.0	Smaller USTs Removal and Remediation	N/A	$ 169,918	$ -	0%	$ -	0%	$ 169,918	$ 169,918	$ 169,918	
7.0	Annual Project Management	N/A	$ 67,563	$ 350	0%	$ 2,860	0%	$ 64,703	$ 58,800	$ 61,660	
8.0	Regulatory Oversight	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	Long-Term Groundwater Monitoring	N/A	$ 1,430,715	$ 80,100	4.9%	$ 927,940	57%	$ 502,775	$ 700,415	$ 1,628,356	
1.0	Plans	N/A	$ 34,596	$ -		$ 96,585	34%	$ (61,989)	$ 190,000	$ 286,585	includes polar work plan
2.0	New Wells	N/A	$ 82,367	$ 21,080	95.0%	$ 21,080	95%	$ 61,287	$ 3,720	$ 24,800	
3.0	Annual Sampling and Analysis (Year 1-4)	N/A	$ 532,445	N/A	NA	$ 326,719	100%	$ 205,726	$ -	$ 326,719	complete
4.0	Annual Sampling and Analysis (Year 5-8)	N/A	$ 523,456	$ 57,635	12.6%	$ 237,995	52%	$ 285,461	$ 219,015	$ 457,010	2 years left
5.0	Annual Sampling and Analysis (Year 9-10)	N/A	$ 211,658	N/A	N/A	$ -	0%	$ 211,658	$ 228,880	$ 154,000	2 years
6.0	Monitoring Well Destruction	N/A	$ -	$ -	N/A	$ 228,331	100%	$ (228,331)	$ -	$ 228,331	
7.0	Annual Project Management	N/A	$ 46,194	$ 1,384	0%	$ 17,231	23%	$ 28,963	$ 58,800	$ 76,031	
8.0	Regulatory Oversight	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	Program Management	N/A	$ -	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Covered
	TOTAL		$ 24,925,269	$ 912,363	4.3%	$ 18,413,379	86%	$ 6,511,882	$ 2,893,149	$ 21,306,527	
	Amended Land Use Controls	N/A	$ -	$ -	N/A	$ -	N/A	N/A	$ 25,000	$ 25,000	
	Remediation Status Reports	N/A	$ -	$ -	N/A	$ -	N/A	N/A	N/A	N/A	included in above tasks
	Discoveries During Facility Redevelopment	N/A	$ -	$ -	N/A	$ -	N/A	N/A	N/A	N/A	unknown
	Construction Stormwater General Permit	N/A	$ -	$ -	N/A	$ -	N/A	N/A	N/A	N/A	included in IR Site 3 Task 4.0

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

FOR USE BY ACE PERSONNEL ONLY			
Claim Number		Reviewed By	
Date Reviewed		Distribution	

7A2.11

Remediation Project Update Attachment: Status Report

terraphase engineering

November 3, 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 September 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.

Terraphase Engineering Inc.
1404 Franklin Street, Suite 600
Oakland, California 94612
www.terraphase.com

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

Work completed in September 2016:

1. None.

Major Work Items Previously Completed in 2016:

1. None.

Work completed in October 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 September 2016:

1. Preparation of Remedial Action Completion Report

Major Work Items Previously Completed in 2016:

1. None.

Work completed in October 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 September 2016:

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

7A3.2

Major Work Items Previously Completed in 2016:

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

Work completed in October 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 September 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).

Work completed in October 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 September 2016:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Conduct Q3 inspection of USTs.

Major Work Items Previously Completed in 2016:

1. Submittal of 2015 Q4 UST Monitoring Report (Terraphase 2016d).
2. Submittal of 2016 Q1 UST Monitoring Report (Terraphase 2016k).
3. Submittal of 2015 Q2 UST Monitoring Report (Terraphase 2016o).

Work completed in October 2016:

1. Conduct the routine monthly UST closure monitoring inspections..
2. Preparation of Q3 UST Monitoring Report

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

Not Applicable. No closures have been requested.

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

Work completed in September 2016:

1. Submitted the monthly remediation status report for August 2016 (Terraphase 2016r) 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.
6. Submitted the monthly remediation status report for June 2016 (Terraphase 2016n) to the RWQCB.
7. Submitted the monthly remediation status report for July 2016 (Terraphase 2016p) to the RWQCB.

Work completed in October 2016:

1. Submit the monthly remediation status report for September 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 September 2016:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Preparation of IR Site 1 5 year review report.
3. Conducted cap repair for cracks identified by Contra Costa Environmental Health Department.

Major Work Items Previously Completed in 2016:

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

Work completed in October 2016:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Preparation of IR Site 1 5 year review report.
3. Conduct routine sampling IR 1 treatment system if flowing.

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 September 2016:

1. None.

Major work items completed previously in 2016:

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

Work completed in October 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 September 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 for Dry Season 2016 semi-annual monitoring event

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

7A3.5

without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

3. Installation of 5 monitoring wells on IR Site 3 up-gradient of the contingency extraction trench wells as required by the FSRAP.
4. Submittal of 2016 wet season semi-annual groundwater monitoring report (Terraphase 2016q).
5. 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).

Work completed in October 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. Execution of Phase 1 of Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).
3. Conduct Dry Season 2016 semi-annual monitoring.

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.

7A 3.6

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

7A3.7

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

7A3.8

terraphase engineering

TECHNICAL MEMORANDUM

To:
Craig Murray, City of Richmond

cc:
Carlos Privat, City of Richmond
Michael Leacox, NCE

From:
Jeff Raines, P.E. (C51120), G.E. (2762), Terraphase
Tomer Schetrit P.E. (C81411), Terraphase

Date:
November 3, 2016

Project Number:
0078.001.025

Subject: Landfill Cap Repair Recommendations; Point Molate Naval Fuel Depot, Richmond, California

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This memorandum summarizes Terraphase Engineering Inc.'s (Terraphase's) corrective actions addressing the deficiency noted by the Contra Costa Environmental Health Department inspector, Lori Braunesreither, during her September 2, 2016 inspection of the final cover of the landfill (Installation Restoration Site 1 [IR Site 1]) at the former Navel Fuel Depot Point Molate (Point Molate) located in Richmond, California. Ms. Braunesreither's report, dated September 8, 2016 indicated:

> *Observed cracks in the cover at the north end of the landfill. Cracks are -1 /2 to 1 inch wide in some locations and ~1 inch deep. The area is ~5-6 feet long. Appears to be from normal drying out of the soil. Repair/seal these cracks prior to the wet weather season to prevent moisture from entering the closed site and erosion.*

Terraphase repaired these cracks on September 27, 2016 by scarifying the soil to the depth of the crack, amending the soil with top soil, and seeding it with native grasses and wildflower seeds. The area was inspected again and additional top soil added on October 13, 2016. Further inspection of the site prior to the first significant rainfall event of the year on October 26, 2016 indicated that the seeds had sprouted in the reseeded area.

Ms. Braunesreither also recommended that the channel on the west side of the landfill be cleared of dried grasses which was completed on November 2 ,2016. The site will be inspected again by Contra Costa Environmental Health during their next quarterly inspection in December.

If you have any comments or questions regarding this technical memorandum, please do not hesitate to contact Tomer Schetrit at (510) 645-1850 x 50. We appreciate the opportunity to be of service to the City of Richmond.

* * * * *

7.A.5

Form No. 10-306 (Rev. 10-74)

PH05040050

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED SEP 19 1977
DATE ENTERED OCT 2 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Winehaven

AND/OR COMMON: Point Molate, Fuel Department, NSCO

LOCATION

STREET & NUMBER: Point Molate, Fuel Department, NSCO — NOT FOR PUBLICATION

CITY, TOWN: Richmond — VICINITY OF

CONGRESSIONAL DISTRICT

STATE: California — CODE

COUNTY: Contra Costa — CODE 13 — 94804

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	X GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	X MILITARY	OTHER:

AGENCY

FEDERAL

REGIONAL HEADQUARTERS: *(If applicable)* Naval Supply Center Oakland

STREET & NUMBER

CITY, TOWN: Oakland — VICINITY OF — STATE: California 94625

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Held by Department of the Navy

STREET & NUMBER

CITY, TOWN — STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: 1) Historic Preservation Survey Project, Junior League of Oakland

DATE: 1967 — FEDERAL STATE X COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Bancroft Library, University of California

CITY, TOWN: Berkeley — STATE: California

2) On map of historical points of interest 1975
Contra Costa County Historical Society

ENCLOSURE (1)

7B.1

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	DETERIORATED	X UNALTERED Exterior	X ORIGINAL SITE
GOOD	RUINS	X ALTERED Interior	MOVED DATE
FAIR	UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The architectural style of California's wineries is as cosmopolitan and wildly diverse as the personalities of the winemakers who came to the state from every corner of the globe, to contribute their particular expertise to this vintagers paradise of soil and climate.

Spanish, Russian, German, Swiss, Irish, Finnish, Italian and Portuguese influences may be found, and all of them are impressive, even when playfully embroidered, (as some of them are) by a few fantasies of Victorian ornamentation. But wine-making is a deadly serious and competitive business, part industry and part religion. Though there may be differing notions on how grapes should be grown, how wine should be made, and how the buildings should look, all wineries are designed and built with the consuming goal of creating ideal conditions for the creation of wonderful wine. Innovations and experiments are continually under investigation, but since there are certain basic requirements for the production of good wine, all wineries share some functional characteristics, in that they are cool, commodious and have an atmosphere of cloistered calm.

The structures that housed the Winehaven Winery are cool, commodious and quiet. But after conforming to this extent, this complex of turn-of-the-century buildings takes off on a tangent all its own and is an uncommon winery-cluster in an uncommon setting.

The eastern shore of the San Francisco Bay is not where one would expect to find the congregation of buildings heralded in 1908 as "the largest winery in the world". But Winehaven was built on the shore of the Potrero San Pablo, a little, quiet peninsula, conveniently located across the San Francisco Bay from the Golden Gate entrance. The area, now virtually surrounded by the giant Standard Oil Company refinery, is relatively well protected by hills rising to the southeast, the east, and the northeast. To the west is the Bay. The visual pleasure of the Bay site and the amphitheatre of hills which cradle the buildings, is augmented by tall eucalyptus groves, which shelter the area and isolate it serenely from the surrounding industrial turmoil.

Winehaven is a complex of buildings which once comprised one of California's largest wineries. In addition to the winery, built in 1908, the complex included housing for winery workers, a hotel, school, post office and a steam generating plant. From photographic evidence, it appears that most of the buildings were constructed at about the same period of time. Comparisons of early photographs with the buildings today indicate that the Winehaven complex has not seen significant exterior physical changes over the past 68 years.

The major buildings are extremely interesting architecturally, being vast, massive, Teutonic and reminiscent of a Rhineland castle. The

(Cont. - page 2)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED OCT 2 1978

principal winery is built of brick, two and a half stories above grade and one below, and has an unlikely but pleasing crenellated parapet and corner turrets. Several other buildings, including the steam generating plant, are of similar brick construction with crenellated parapets. In addition, there is another large winery constructed of concrete, also with the absurd but lively crenellated parapet.

Besides the imposing castellated buildings in which the wine was made and stored (which are currently used for Naval warehouse storage or stand vacant), approximately 20-25 winery workers' houses (so identical as to look like paperdoll cut-outs) survive from the period of the winery, and are now used to house Navy personnel. These are small but comfortable cottages, originally shingled, which are grouped below the more imposing hillside home of the "wine-master" or winery superintendent. The passage of the 18th Amendment (Prohibition) in 1919 meant the shut-down of Winehaven, and it was really not activated again until 1942. During World War II the Winehaven property and 400 adjacent acres were acquired by the Navy as a Fuel Depot. The Naval Supply Center in Oakland operates the Fuel Depot and the Navy Public Works Center has operational control of the houses, which are used by military personnel. Under the efficient stewardship of the Navy, the buildings, houses and grounds have been kept in excellent condition and appear to be structurally sound. Of course, the paraphernalia of wine making has been removed, either when Winehaven was closed or when the Navy took over the mighty buildings for the storage of incredible numbers of oil drums. But the great red castles and the little toy workers' homes must look much as they did when they were first constructed.

The buildings as a complex are quite handsome and should be considered as interestingly representative of a lively, efficient, productive industrial unit of the early 1900s.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	X ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
__1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
X 1900-	__COMMUNICATIONS	X INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1908 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

California's first wineries, adjuncts to the Franciscan missions, were spaced a hard day's ride apart, and stretched from San Diego to Sonoma. Junipero Serra and the other founding fathers built twenty-one missions, and established successful vineyards and wineries at most of them. The Franciscans abandoned their California winemaking in the 1830's, but others were there to carry it on, so that wineries still stretch from Pomona to Sonoma along the coast. With time and more varieties of grapes, the industry has spread farther north and inland over much of the Central Valley. Vineyards have expanded from the original few hundred acres to many thousands, and wine production has increased from the few thousand gallons of sacramental wine produced during the busiest of the mission days, to many millions of gallons of a wide variety of types of wines, brandies and champagnes. In 1906, after the San Francisco earthquake and fire, the California Wine Association (Calwa), an association of San Joaquin Valley grape growers, purchased 47 acres at Pt. Molate on the Point San Pablo peninsula, near the city of Richmond in Contra Costa County. There, in 1908, they built Winehaven, at that time one of the largest wineries in the world, to be the headquarters and production center of the Association. Long before the first white man came to California, this peaceful sheltered peninsula on the San Francisco Bay had been for many years the home of indigenous Native Americans -- there are shell mounds and burial mounds on the property.* But at the time that the California Wine Association decided to build Winehaven, the Indian tribes had been gone for a long time, and the principle residents were a few Greek and Maltese stoneworkers, employed in a nearby quarry, and a camp of Chinese shrimp fishermen.

In 1906 the California Wine Association was a far-flung empire, with forty vineyards and wineries in the wine districts of the state. Their holdings in Sonoma, Napa, Yolo, Solano, Contra Costa, Alameda, Santa Clara, Santa Cruz, Sacramento, San Joaquin, Fresno, Kings, Tulare and San Bernardino provided a full spectrum of soils, climates, temperatures and exposures of hill and valley land, from San Bernardino to Redding, covering a wide gamut of winemaking possibilities. In all, the Association owned (or cultivated under lease) vineyards with a product per year of about 35,000 tons of grapes. These, with purchased grapes, gave an average total output of about 12,000,000 gallons of wine, (67 different kinds) brandy and champagne, which were transported by ship and rail to foreign and domestic markets. The Point Molate property on the Potrero San Pablo was chosen as the site for Winehaven not only because it was centrally located and accessible, but because of two

* See appendix report by archeologist, Dr. George R. Coles, Jr.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

SEE ATTACHED BIOGRAPHY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 100 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	10	551800	4208820
B	10	551800	4199960
C	10	551020	4199960
D	10	551020	4208820

VERBAL BOUNDARY DESCRIPTION

NORTHERN BOUNDARY OF NOMINATED PROPERTY IS THE PROPERTY LINE SEPARATING STANDARD OIL AND U.S. NAVY PROPERTY; SOUTHERN BOUNDARY IS DIESEL ROAD; WESTERN BOUNDARY IS THE BEACHLINE ON THE WEST SIDE OF BUILDING ONE, THE MAIN WINERY BUILDING; AND THE EASTERN BOUNDARY IS GRAY'S CIRCLE AND HOTEL ROAD, G ROAD AND THE STANDARD OIL PROPERTY LINE.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Winehaven Historical Study Committee

ORGANIZATION — DATE

237 Bishop Avenue

STREET & NUMBER — TELEPHONE

(415) 232-3118

CITY OR TOWN — STATE

Richmond — California

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

4/23/76

YES ✓ NO ___ NONE ___

Robert R. Reed

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ___ National ✓ State ___ Local.

FEDERAL REPRESENTATIVE SIGNATURE Francis B. Loche

TITLE Director, Real Property & Natural Resources DATE June 7, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 10/2/78

~~DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION~~ KEEPER OF THE NATIONAL REGISTER

ATTEST: William Lebovich

~~KEEPER OF THE NATIONAL REGISTER~~ DATE 9/25/78

7B.5

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 19 1977
DATE ENTERED OCT 6 1978

fortuitous transportation elements. One was the Bay and its ships, which in season brought the grapes from the interior of the state to Winehaven, and later transported the finished product to foreign and east coast markets. The other transportation asset was the Belt Line Railroad (still operating today) which provided a direct connection between Winehaven's special electric switching service and the great railroad systems of the state -- the Southern Pacific, the Santa Fe and the Western Pacific (which was at that time in the process of construction). The first completed building was Winehaven Hotel, with 29 rooms, which was used first to house the builders and later the Winehaven bachelor workers. Other workers lived aboard City of Stockton, a river boat anchored in the cove. Next to be built were the remarkable buildings of the winery which housed the cooperage, crushing, fermenting, filtering, storage, bottling and other departments. Every detail in the blending, aging, and handling of the wine was provided for, including cooperage for 10,000,000 gallons, and a crushing capacity of 25,000 tons of grapes at a single crushing. The winery had more than 3,000 vats for aging the wine, and there were more than four miles of passages between these great redwood tanks in the cellars. The largest of these tanks were 58 feet in circumference with a capacity of 25,800 gallons. In addition, 15,000,000 bottles were kept on hand to replenish the supplies in the 8,000,000-gallon capacity warehouse which was kept stacked to the rafters. A wharf 1,800 feet long was constructed out to deep water, at which the river boats and ocean-going ships docked to load and unload their cargoes. Cargo was carried along the wharf on an electric railway line, part of the special electric switching system that served the winery. A little up the bowl of the hill from the massive processing and storage buildings on the shore, a row of tidy little shingled homes were built for the married workers and their families. These little houses were benevolently dominated by the substantial and more imposing home of the "wine-master" or superintendant. By 1909 the Winehaven winery was in full operation, and a small village, complete with its own school and post office, was added to the cluster of buildings satellite to the great red-brick castles of production. One hundred twenty workers were employed as regular workers, and this number swelled to as many as 400 at the peak of the season. The quiet seclusion of the sheltered cove and amphitheatre was interrupted during the years that followed by the orderly bustle of a lively industry. The success of the operation amply justified the high expectations held by the California Wine Association for Winehaven. So successful, indeed, that it is alleged that one year Winehaven was called upon to "save" France during a bad year for wine in that country, by supplying the French with 18,000,000 gallons of "French wine".

In season grapes rolled in by the trainload in open gondolas, or were brought by river boat from the hot interior valleys. All of the California Wine Association's shipments to foreign, coastal and New York markets sailed from the Winehaven dock. Shipping capacity was 500,000 gallons a month, and 40 ships sailed annually for New York alone. Besides the East Coast shipments

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there were those to points on the Pacific Coast and abroad. In addition, the Winehaven bulk tankers, The Four Sisters and The Three Brothers every day carried 300 barrels of wine to San Francisco, whose cosmopolitan population included a generous cross-section of thirsty residents who came originally from wine-drinking countries. Many of the riverboats stopped to load barrels of wine for the Sacramento, Stockton and Valley communities, and to take aboard a supply of bottled goods for their own tables and passengers. Excursion boats crossed the Bay regularly from San Francisco and along the shore from Oakland, and weekends were festive, with visitors who were taken on tours of the winery and generously provided with refreshments. A favorite Saturday, Sunday or holiday diversion was to go by boat or carriage to "Winehaven" to picnic, dance, play ball and drink wine in the cool shade of the eucalyptus trees. One of Winehaven's fables concerns these eucalyptus groves. Winehaven was built on a peninsula of bare and golden hills. But one of the early visitors was the famous California poet, Joaquin Miller, who came with his wife and daughter, Juanita, for a tour and picnic. Juanita Miller had brought with her a bag of eucalyptus pods she had collected from the trees around their home in the Oakland hills. She gave the pods to the young man who conducted their tour, who planted them. While there is no certainty that the eucalyptus groves that surround the former winery (and present Naval Fuel Depot) sprang from this source, it is certain that early pictures indicate open hills, which today are shielded by a rich stand of eucalyptus, many of them large enough and old enough to have been planted early in the century. Winehaven was a success -- a great success. But this prosperous and idyllic scene was brought to a rude halt by one of the social experiments of an emerging nation. On October 15, 1919 the Volstead Act was ratified, despite the best efforts of Winehaven's voting workers. Out of 109 possible voters, 108 voted against Prohibition and only one for it. Mr. S. S. Berndt, the Winehaven superintendent vowed he would fire the man who voted for Prohibition if he could identify him, but the sacred privacy of the voting booth remained inviolate. Eventually, the "traitor", with all of the other workers, lost his job when Prohibition put an end to the activity at Winehaven.

The California Wine Association struggled to continue its operation by making sacramental wine for churches, prescription wine for drug stores, and by the production of Calwa Grape Juice. But smaller wineries were able to produce more economically the limited amount of sacramental and medicinal wine that was needed, and the demand for Calwa Grape Juice was not sufficient to keep the big production plant running. So one sad day the workers were paid off and moved out. Though the winery vats were sealed, the cellars full of wine were an irresistible temptation, and the prohibition agents were kept busy trying to outguess the clever methods used to smuggle wine out to bootleggers. Finally, pushed to the limits of exasperation by the constant flow of wine out to illegal sources, the government prohibition agents ordered the bungs knocked out of the vats, and on that black day 240,000 gallons of wine flowed into the San Francisco Bay. It is said that the next day fishermen found it possible to pick

drunken and amiably languid fish out of the water with their hands, fish that did not need to be cooked in wine since they were full of it.

In the years that followed the shut-down, there were several efforts made to open Winehaven again. The Standard Oil Company refinery officials were rumored to be interested in acquiring the property, and a fish canning and packing plant and a fish reduction plant made overtures and inquiries. But none of these schemes ripened to fulfillment and the buildings lay idle, even after Prohibition was repealed. It would have been prohibitively expensive to put Winehaven back into the business of making and marketing wines, since all the machinery would have had to be replaced and wine-makers found and trained. Furthermore, in the years between, new patterns had been established in the highly competetive wine-maker's art, in modes of transportation, and in holiday excursions to vineyards and wineries. So, felicitous as is the idea that Winehaven again be returned to its original use, the idea was never seriously considered.

In 1941, with the advent of World War II, the U. S. Navy bought 400 acres, including Winehaven at Point Molate, and took it over as a Naval Fuel Storage and Supply Depot. The hill slopes were scooped out and large tanks were tucked into them. Thousands of drums of fuel were stored in the huge buildings, pipelines were laid, and a new pier was built and the old one eventually removed.

The Winehaven area was once more alive and bustling with ships and men. The old Winehaven Hotel was pressed into service for a period as barracks and messhall, and the workers' houses were renovated for the use of Naval personnel. Following Winehaven tradition, the Commanding Officer of the Naval Fuel Depot was assigned the largest house on the bluff overlooking the others, which previously had been the home of the superintendent of the winery. After World War II, activity at the Point Molate Naval Fuel Depot diminished, only to be increased again during the Korean and Vietnam Wars. Today, while it is important as a major fuel storage and supply center, the naval operation is a quietly efficient one, that goes on without the commotion and hustle of the winery days or the war days. Remarkably, the peace and beauty of the area is undiminished. Aside from the loss of two good-sized wooden buildings (the Hotel and the Administration Building*), the growth of the tall rustling eucalyptus, and the modern-model automobiles that infrequently drive through, the general configuration of this small, well-planned, self-sufficient industrial complex is virtually unchanged since its inception.

This is astonishing in an urban scene that has experienced the rapid growth and change of the Bay Area, but can be attributed to its geographical location and isolation on the Point San Pablo Peninsula. The Standard Oil Company's refinery sprawls over two-thirds of this little peninsula, and there is only minor industrial activity beyond Winehaven/Point Molate, at the tip of Point San Pablo. When the Richmond-San Rafael Bridge was built in 1956, the entire peninsula was cut off from through traffic, and today the majority of people who drive out along the road that traverses the peninsula, are coming on business with the Navy, the refinery or the scatter of docks and offices at

* Regretable because of the records and history that were lost in the fire that destroyed it.

the Point. Children, the great explorers, are unable to investigate this tempting urban wilderness, as bicyclists and pedestrians are not allowed on the free-way approach to the Richmond-San Rafael Bridge. Therefore, few people outside the immediate area know that Winehaven exists, though impressive facade of the great red castle can be briefly seen from the nearby Bridge.

It has been due to a happy combination of circumstances that Winehaven remains essentially unchanged -- its size (which meant that it could not be easily torn down or converted to other uses), its isolation, and its protective ownerships. Those who cherish this peaceful and beautiful spot are appreciative of these happy accidents. But they fear that if the excellent stewardship of the Navy should be terminated Winehaven would be at the mercy of rapacious and exploitive developers and land grabbers.

It is for this reason that the Winehaven Historical Study Committee and the other interested groups of the Point Molate Task Force* have asked the Navy to initiate application for certain of the Winehaven structures at Point Molate to the National Register of Historic Places, under the terms of Executive Order 11593. It is hoped that by placing this complex (the winery buildings, the workers homes and a surrounding buffer zone to protect the visual integrity of the complex) on the National Register as a Historic District, it might be afforded certain protections. For example, if in the future it was determined that the Naval Fuel Supply Depot was declared surplus and the property was turned over to the General Services Administration for disposal, the protections afforded through the National Historic Preservation Act of 1966 would come into effect. It would be desirable that protective mechanisms be built into any transfer of title, viz, that the federal government would retain easements on the exterior of the buildings within the Winehaven complex. Protections of this nature would enable those groups interested in preservation to develop long-term feasibility plans for an appropriate adaptive use of this interesting and exceptional building complex. Since Winehaven is presently safeguarded by the Navy, such plans are neither possible nor necessary.

Lucretia Edwards

Lucretia Edwards
Winehaven Historical Study Committee

* See list in appendix material

CONTINUATION SHEET ITEM NUMBER 9

- BIBLIOGRAPHY -

Supportive to Nomination of Winehaven Winery at Point Molate, Richmond, California

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Nourse, John Melville and Jeff Morgan Revison. A Guide to California Wines (n.d.).

Thompson, Robert, ed. California Wine Country.
Menlo Park, California: Lane Books, (n.d.).

Records which could provide a more elaborate and substantial biography and dealing specifically with Winehaven, were unavailable, due to the 1967 fire which completely destroyed the Administration Building of the Naval Fuel Depot at Point Molate.

The winery is not specifically mentioned in any of the historical references dealing with the City of Richmond or Contra Costa County in the city and county libraries. There does exist a folder containing old newspaper clippings which deal with the winery in these libraries, and these have been copied and attached as supplemental material to this nomination.

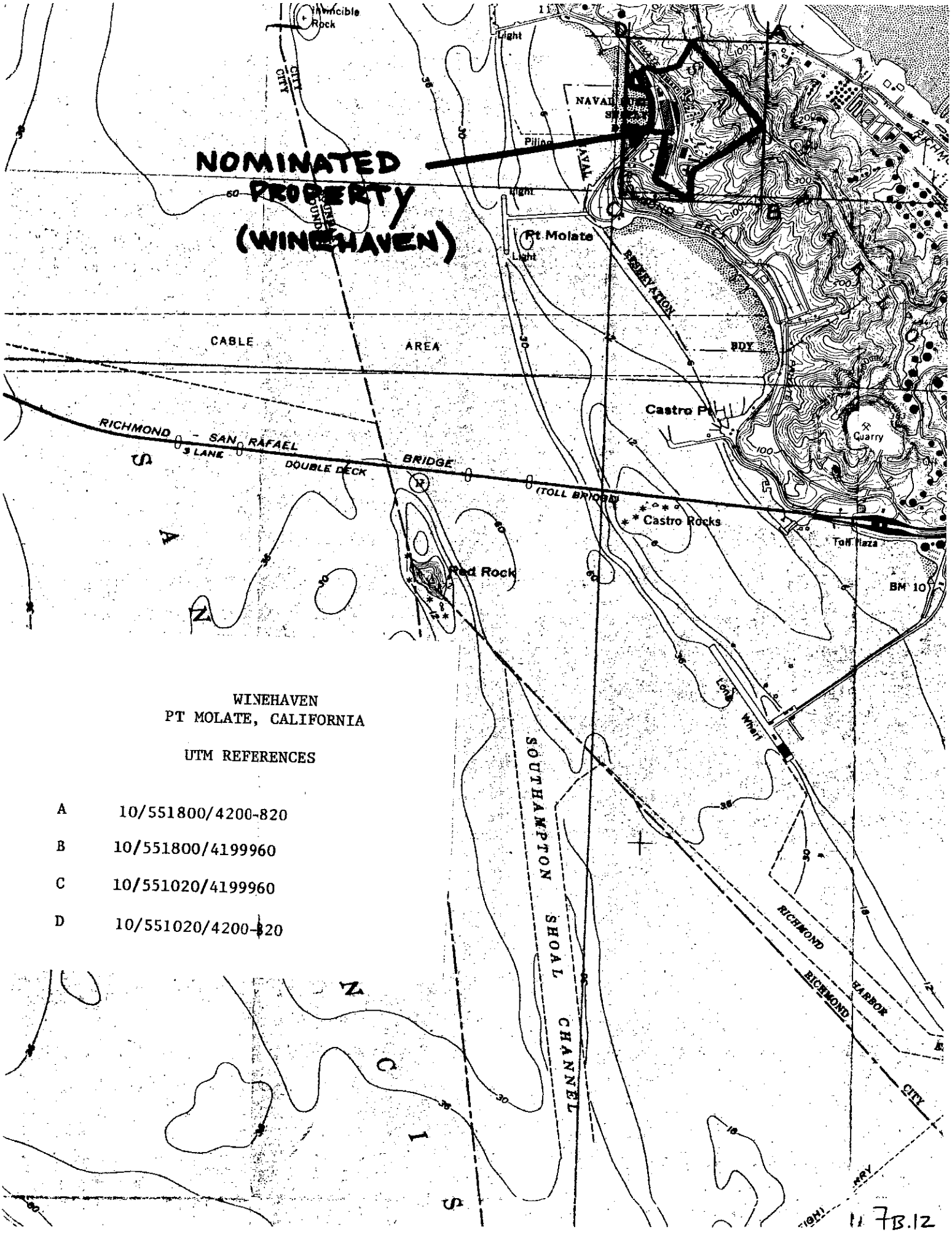
Following the 1967 fire, the Director of the Fuel Department, Lieutenant Commander Richard Moore, SC, USN, now residing at Naval Station, Roosevelt Roads, Puerto Rico (c/o Box 399, FPO NY 09551), researched (insofar as he was able) many excellent photographs which trace development of the area. He collected these in an interesting scrapbook which is now maintained by Naval Supply Center, Oakland, California. A copy is in possession of the Winehaven Historical Study Committee. Because there is a noteworthy lacking of written, historical reference material, the description of Winehaven and its short history, which are largely used in this application, was compiled from a series of interviews conducted by the Winehaven Historical Study Committee.

The interviews were held with: (1) people (now sixty and seventy years old) who had been children of the workers at Winehaven; (2) members of the City and County Historical Societies; and (3) a newspaperman, interested in the early history of the area, and a writer of feature articles for the local newspaper.

7B.10

While rambling and lacking scientific technique, the interviews were so warmly charged with nostalgia and affection for a time and way of life that have regrettably vanished, they were nevertheless used as the basis for the descriptions of Winehaven contained in the nomination, despite their seeming lack of authentication.

//s// Lucretia Edwards
Winehaven Historical Study Committee



WINEHAVEN
PT MOLATE, CALIFORNIA

UTM REFERENCES

A	10/551800/4200-820
B	10/551800/4199960
C	10/551020/4199960
D	10/551020/4200-820

11 7B.12