

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Monday, January 9, 2017 6:30 - 9:00 pm
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Bruce Beyaert

Bruce Brubaker
Vice Chair

Paul Carman

Charles Duncan

Joan Garrett

Dorothy Gilbert

Don Gosney

Jim Hanson
Chair

Mark Howe

Bob McNeil

Connie Portero

Katrinka Ruk

- 6:30**
- 1. Call to Order - Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of PMCAC Meeting Minutes – 11/14/16, 12/12/16; Bylaws Amendment**
 - 4. Chair Announcements**
 - 5. Open Forum** (3 minutes per person limit - *please file an open forum request with staff prior to start of meeting, or file a request to speak on a particular item prior to discussion of the item*)
- 6:45**
- 6. Council Liaison Report** (5 min.)
- 6:50**
- 7. Presentations, Discussion & Action Items** (1 hr. 25 min.)
 - a. *Remediation:* Nov. 2016 Monthly Progress Report and Human Health Risk Assessments and USTs follow up (15 min.) - Bill Carson, Terraphase; Q&A (10 min.)
 - b. *Remediation:* Permit Overview - Mark Howe, Member (10 min.), discussion (5 min.)
 - c. *Site reports:* San Pablo Marina Harbor Project - Yealla Frankel (10 min.), Q&A (5 min.)
 - d. *Site reports:* Building condition review - Don Gosney (6 min), Q&A (4 min.)
 - e. *Site reports:* Infrastructure development - Mark Howe, Member (10 min.)
 - f. *Planning:* Pt. Molate Community Planning Meetings Outreach Report - (5 min.)
 - g. *Committee items:* Consider other meeting times - 3rd Mondays (5 min.)
- 8:30**
- 8. Staff report** (Notable items from written reports in agenda materials) (10 min.)
 - 9. PMCAC Ad Hoc Committee and Subcommittee Reports** (10 min.)
 - 10. Action Items Review** (5 min.)
 - 11. Future Agenda Items** (5 min.)
- 9:00**
- 12. Adjournment & Next Meeting**

Scheduled Meetings

Committee Meeting - 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. Additional correspondence can be directed to: PtMolateCAC@gmail.com

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>

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkZWQ1ZDQ1NWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

Terraphase Environmental Repository: <https://terraphaseengineering.sharefile.com/i/i592048379f448948>

**City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE
Multi-Purpose Room
440 Civic Center Plaza**

**PROPOSED MINUTES
Monday, December 12, 2016, 6:30 PM**

1. Call to Order

Chair Hanson called the meeting to order at 6:49 pm.

2. Roll Call

Present: Committee Members, Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Gosney, Hanson, Portero, Ruk

Absent: **Howe, McNeil**

Staff Present: Gayle McLaughlin, City Council Liaison, Shanita Harris, Administrative Aide, DIMO Department
Debra Holter, Office Assistant II

3. Welcome and Meeting Procedures

Hanson presented.

4. Agenda Review and Adoption

Beyaert called for motion to remove #9B from consent calendar.

Action: Committee approved (M/S Garrett/Brubaker 9-0-2-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Gosney, Hanson, Portero, Ruk

NOES: None

ABSENT: Howe, McNeil

ABSTAIN: None

5. Announcements Through the Chair

Hanson reported. Introduction of new PMCAC member Don Gosney. Mr. Gosney introduced himself and presented a 1989 picture of Pt. Molate which was passed around.

6. Open Forum

Cordell Hindler presented Nat King Cole song Chestnuts Roasting on an Open Fire. Peter Clark discussed HOV and Park and Ride suggestions.

7. Presentations, Discussion and Action Items

- a. **Presentation:** Tomar Schetrit of Terraphase stated there was not much to report. Planting was completed at the wetlands, will need deer fence for 1 to 5 years for plant establishment. Sampling of UST's every 5 years, due January, 2017.

Garrett brought up discussion regarding Geotracker. Gosney stated to make Geotracker a "hot link" on agenda.

Garrett called for motion to meet with staff regarding agenda packet to be created in Word and saved as PDF. To have live “hot link” and searchable PDF.

Action: Committee approved (M/S Garrett/Ruk 9-0-2-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Gosney,
Hanson, Portero, Ruk,
NOES: None
ABSENT: Howe, McNeil
ABSTAIN: None

- b. Gayle McLaughlin stated February 14, 2017 date set for Upstream vs COR.
- c. Brubaker called for motion stating Bylaws to be revised to reflect changes in agenda packet.

Action: Committee approved (M/S Brubaker/Beyaert 9-0-2-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Gosney,
Hanson, Portero, Ruk,
NOES: None
ABSENT: Howe, McNeil
ABSTAIN: None

8. Staff Reports

Due to Craig Murray being absent, it was stated to refer to agenda packet for reports.

9. Consent Calendar

Beyaert called for motion to approve the October meeting minutes after confirmation from Shanita Harris that changes were made.

Action: Committee approved (M/S Beyaert/Ruk 8-0-2-1) to adopt the motion.

AYES: Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Hanson,
Portero, Ruk,
NOES: None
ABSENT: Howe, McNeil
ABSTAIN: Gosney

10. PMCAC Report to City Council

No report.

11. Future Agenda Items

No report.

12. City Council Liaison Reports

No report.

13. Chair and Sub-Committee Reports

No. report.

14. Adjournment of PMCAC regular meeting.

Meeting adjourned at 9:01 p.m.

SCHEDULED MEETINGS

Committee Meeting –

Monday, January 9, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Debra K. Holter, Office Assistant II

BYLAWS

INTRODUCTION

These by-laws were adopted by the Point Molate Community Advisory Committee (PMCAC) on November 21, 2011 and amended December 12, 2016

Section 1: Purpose and Duties of the PMCAC

The PMCAC is a 19-member committee of Richmond residents authorized by City Council Resolution 8-11 adopted January 18, 2011. Its purpose is to advise the City Council as well as city staff, boards and commissions on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate.

Section 2: Meetings

2.1: Regular Meetings

Regular meetings of the PMCAC will be held in the Multi Purpose room at City Hall on the third Monday of every month beginning at 6:30 PM.

2.2: Cancellation of Regular Meetings

A future regular meeting can be canceled or rescheduled by a majority present at any meeting if:

- there is no business scheduled,
- the future meeting falls on a public holiday
- there is other good reason for cancelation.

In the event of an emergency any meeting or session can be canceled by the Chair Person or, if the Chair Person is unavailable, the Vice Chair Person. Any matters which were to be heard at the canceled meeting will be moved to the top of the agenda for the next regular meeting unless set for hearing on another date by the committee.

2.3: Change of Location or Starting Time of Regular Meetings

The location or starting time of a regular meeting may be changed from time to time by providing the new starting time and/or location in the notice and agenda distributed by city staff in advance of the meeting or session in accordance with governing law. In addition, the location of the meeting may be changed due to an emergency or pre-emption of the regular meeting location

by other government business. In such event, the new location of the meeting shall be posted on the door of the regular site of the meeting at least one-half hour before the meeting time.

2.4: Special Meetings

Special meetings and hearings of the Committee may be called by the Chairperson or by any ten members of the Committee and shall be held within the City of Richmond. Written notices of special meetings of the Committee shall be given in accordance with governing law and, in accordance with law, the Committee may not consider any business at the special meeting other than that which appears in the notice.

2.5: Public Nature of Meetings

All meetings of the PMCAC shall be open to the public.

2.6: Quorum

A majority of the total number of sitting committee members shall constitute a quorum for the conduct of business and if a quorum is present, a majority of votes cast is sufficient to carry any motion that is in order unless otherwise required by law, these by-laws or adopted parliamentary rules. Committee members who expect to be absent from a regular meeting shall notify the city staff or the Chair Person at the earliest opportunity. City staff shall notify the Chairperson in the event the projected absences will result in a lack of a quorum.

2.7: No Quorum

Whenever less than a quorum attends a regular or special meeting of the Committee, the Chairperson (or acting chairperson) shall adjourn the meeting to the next regular meeting unless, following a motion, a majority of those present vote to adjourn the meeting to some other specific time: Other than the foregoing, no business shall be conducted when no quorum is present.

2.8: Agenda

City staff shall deliver a copy of the agenda for each regular meeting of the Committee to each member and post for the public in the same places and in the same manner as City Council meeting agendas not later than seventy-two (72) hours prior to such meeting.

2.9: Consent Calendar

Prior to consideration of the consent calendar by the Committee, the Chairperson shall ask if any Committee member, staff member or member of the public wishes to remove any item or items from the consent calendar. All requests for removal of an item from the consent calendar for purposes of discussion shall result in the item

removed being heard and acted upon in its regular numerical order at the end of the agenda.

After all requests for removal have been honored, any Committee member may move that the remaining consent calendar items be adopted. The Committee's adoption of the consent calendar means that those items have been acted upon by the Committee collectively by a single motion adopting the recommendations contained in the agenda packet. Any requirement for a public hearing shall be deemed satisfied by this process so long as no one has requested to speak on the item prior to the adoption of the consent calendar.

2.10: Order of Business

The order of business for regular meetings of the Committee shall be as follows except that, with the consent of a majority of the Board, matters may be taken out of order:

Call to Order

Roll Call

Approval of Agenda

Approval of PMCAC Meeting Minutes

Chair Announcements

Open Forum ~~General Public Comment~~

Report by Councilmember Liason ~~Current Items~~

Presentations, Discussion & Action Items

Staff Reports

~~Held Over items~~

~~Consent Calendar~~

PMCAC Subcommittee Reports ~~Reports of Officers, Committees and Staff~~

Action Items

Future Agenda Items

Adjournment

2.11: Rules of Order

Rosenberg's Rules of Order shall govern the Committee except as otherwise provided in these bylaws. The Chair shall, unless overruled by a majority of the members present, act as the parliamentarian for the Committee and his or her ruling shall be deemed final.

2.12: Manner of Voting and Reporting on Votes

The vote on all questions coming before the Committee shall be by roll call or by vote tabulator or alternately by affirmation to save time, and the yeas, nays and abstentions shall be entered upon the minutes of the meeting and set forth in any reports to the City Council on any action taken by the Committee.

2.13: Motion To Continue a Portion of the Agenda

At any time during a regular meeting of the Committee, any Committee member may move to continue a portion of the agenda to the next regular meeting of the Committee or to a special meeting of the Committee, based upon their estimation that the Committee will not have sufficient time in which to complete the entire agenda at a reasonable hour. Approval by a two-thirds majority of members present shall be necessary to adopt such a motion. The motion shall: 1) Identify the numbers of the agenda items proposed to be heard at the current meeting; and 2) specify the numbers of the agenda items to be continued. The purpose of this motion is to benefit members of the public attending or viewing the meeting by providing information, as early as possible in the evening, as to what matters will be continued to a later date

2.14: Adjournment

The Committee shall adjourn any regular or special meeting at the posted time, this following reports of officers and committee staff and any other agenda items deemed compelling. Any unfinished items of business appearing on the agenda which have not been acted upon shall be continued to the next regular meeting. Upon adjourning with unfinished items on the agenda, the Chairperson or acting chairperson shall announce to the public the date and place to which said unfinished agenda items are continued. Notwithstanding the above, the Committee may pass a motion to extend any regular or special meeting beyond the posted finish time by majority vote.

SECTION 3: MEMBERSHIP

3.1: Appointment

Members shall be appointed by the Mayor with the concurrence of at least three members of the City Council for a term of two years and serve without compensation. No member shall serve for more than four consecutive two-year terms.

3.2: Automatic Resignation

The absence of any member from more than three (3) regularly scheduled meetings in a 12-month period shall constitute an automatic resignation from the Committee.

3.3: Duties of Committee Members

It is the duty of members to become informed to the best of their ability on each item that comes before the Committee for action, to form an opinion on every question that is brought to and vote and to express this opinion by his or her vote unless the member has a possible conflict of interest or other justifiable basis.

3.4: Conflict of Interest

No member of the Committee shall participate in a discussion or vote upon any matter with respect to which he or she may have a conflict of interest, as defined by applicable California law. Instead, the member shall excuse himself or herself from the proceedings, stating for the minutes the basis for doing so, and shall leave the room while the matter is being discussed and/or acted upon.

If a member of the Committee is challenged in regard to a conflict of interest in a particular matter and does not choose to excuse himself/herself from the proceedings, the Chairperson shall ask the Committee's legal counsel for a ruling. If the Committee's legal counsel determines that there appears to be a conflict of interest, the challenged member shall refrain from participating on that particular item in compliance with the conflict of interest provisions of these bylaws. If a member does not comply with this requirement after a ruling by the Committee's legal counsel, the City Council shall be so advised by the City Attorney's Office.

3.5: Staff Assistance

The committee may call upon city staff for technical or clerical assistance in connection with the committee's performance of its duties. The committee may also request funding for a written report from an expert consultant in matters pertaining to the Committee's work. Any contract entered into as a result of such funding shall be approved by the city manager unless it is for an amount over \$10,000 in which case it must be approved by the City Council.

SECTION 4: SUBCOMMITTEES

4.1: Subcommittees

The Chairperson of the Committee may create sub committees, define their powers and duties, and appoint the members and chairs thereof.

4.2: Terms of Subcommittee Members

Subcommittee members shall serve a term of one year on each committee to which they are appointed.

SECTION 5: OFFICERS

5.1: Designation of Officers

The officers of the Committee shall consist of a Chairperson and Vice Chairperson

5.2: Election of Officers

Officers shall be elected by a majority of a committee quorum present. In the event of more than two candidates for officer positions and no candidate receives a majority of the quorum present, then a runoff vote will be held between the two top vote getters.

5.3: Terms of Officers and Removal of Officers

Officers shall serve a term of one year. Officers may be removed from office with a two thirds vote of the committee at a regular or special meeting.

5.4: Special Election of Officers

If any vacancy occurs in any office by reason of death, resignation, removal of any officer or other reason, such vacancy shall be promptly filled for the remainder of the term of office, from the ranks of the Committee by means of a special election conducted by the members of the Committee. At the request of the Chairperson of the Committee, the Nominating Subcommittee shall meet and recommend a candidate to fill the open officer position. In addition, any member of the Committee may nominate any member of the Committee for the vacant office at or prior to the special election.

5.5: Powers and Duties of Officers

- a) Chairperson. The Chairperson shall preside at all meetings of the Committee, shall appoint all subcommittees and subcommittee chairs, and shall have all the powers and duties conferred by law, and shall perform such other duties as may from time to time be prescribed by the Committee
- b) Vice Chairperson. The Vice Chairperson shall have all of the powers and perform all of the duties of the Chairperson in the case of the Chairperson's absence or inability of the Chairperson to act. The Vice Chairperson shall have all the powers and duties conferred by law, and shall perform such other duties as may from time to time be prescribed by the Committee.
- c) Acting Chairperson. In the absence of the Chairperson and Vice Chairperson, then the members of the Committee present at the meeting shall elect an Acting Chairperson who shall preside over and conduct the

meeting if there is a quorum present or who shall set a date for continuing the agenda if there is not a quorum present.

5.6: Additional Officers and Personnel

The Committee may from time to time by resolution appoint such additional officers or assistant officers as it may deem necessary or desirable and may define their duties.

SECTION 6: AMENDMENTS

These Bylaws may be adopted, amended or repealed by the affirmative vote of two-thirds of the total members of the Committee at any regular or special meeting, provided that any proposed amendment to be voted on shall be included in the notice of the meeting. Such amendments must be in conformity with the general intent specified in the basic enabling legislation and applicable provisions of state law.



January 4, 2017

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 November 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 November 2016:

1. None.

Major Work Items Previously Completed in 2016:

1. None.

Work completed in December 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 November 2016:

1. Preparation of Remedial Action Completion Report.

Major Work Items Previously Completed in 2016:

1. None.

Work completed in December 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 November 2016:

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

Major Work Items Previously Completed in 2016:

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

Work completed in December 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 November 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 December 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 November 2016:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Submittal of Q3 UST Monitoring Report (Terraphase 2016t).

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 December 2016:

1. Conduct the routine monthly UST closure monitoring inspections.
2. Conduct Q4 inspection of USTs.

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 November 2016:

1. Submitted the monthly remediation status report for October 2016 (Terraphase 2016u) 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.
8. Submitted the monthly remediation status report for August 2016 (Terraphase 2016r) to the RWQCB.

Work completed in December 2016:

1. Submit the monthly remediation status report for November 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 November 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 CCEHD
4. Conduct routine sampling IR 1 treatment system if flowing.

Major Work Items Previously Completed in 2016:

1. Submittal of 2015 annual monitoring report (Terraphase 2016c).
2. Conducted cap repair for cracks identified by Contra Costa Environmental Health Department.

Work completed in December 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.

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 November 2016:

1. None.

Major work items completed previously in 2016:

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

Work completed in December 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 November 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. Data review from Dry Season 2016 semi-annual monitoring event
3. Execution of Phase 2 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).

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).
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).
6. 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).

Work completed in December 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 2 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. Preparation of 2016 Dry season semi-annual report.

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 Lecox, 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

Item 2d. Building condition review visit - Don Gosney

On Dec. 22, 2016 —while the sun was still with us—Willie Agnew gave me an extended tour of the site for the purpose of photographing the damaged areas of the buildings so they can be compared with images I shot 5 years ago. Since then, the City has spent a gazillion dollars on shoring up some of the buildings to keep them from collapsing.

I will share the photos at a later time (along with those from 5 years ago).

The damage continues but even worse, some of the people that we're leasing parts of the site too (inside Winehaven) appear to be using a forklift and they're running into the concrete columns that the support columns rest on. I have numerous images of these chunks of concrete that are losing their structural integrity due to being struck by this forklift.

I also have numerous photos of the wooden support columns inside Building 6 (419 columns) that have vertical splits in the wood. This is impacting their structural integrity, too.

The highlight of the day, though, was being allowed inside several of the cottages. I've been with this project since 1994 and this was the first time I had been allowed inside. This was transformational for me. Unlike the Winemaster's Cottage which is in serious disrepair, these bungalows are in remarkably good shape. They're also much larger than I was led to believe. I had been told (after reading it in a report or two) that they were only 600 SF but when I measured one of them they were about twice that size (significantly larger than my own home). The only damage I saw to the interior of these bungalows was due to the significant damage caused when the City broke most of the windows when they boarded them up. The ones I went in were three bedroom one bath. It will take some work to rehabilitate them but nothing like the Winemaster's Cottage. The one area that concerned me was the size of the closets—they were a standard depth but they were only 2.5 feet wide (about the width of a standard door). They were more the size you might find by the front door to hang a jacket or two—not all of your clothes.

One thing that concerned me, and I'll be bringing this up in greater detail to the Mayor and City Manager, is the use of PM for the storage of items. I can understand the City storing items there but I would say that about half of what I saw were personal items. One grouping had many dozens of boxes where we found kitchen items, books, artwork, furniture and other items. In one box we found a multi volume Bible—in Braille.

Most of what the City is storing there has just been dumped and there is no rhyme or reason to how it's being stored. It leads me to believe that no one really knows what's there. The City may be buying things they already have stored. There's a large box with about 7500 sandbags and the City keeps spending money buying more bags.

Lastly, there is a stash of piping items left from the Navy days that the City will NEVER use. This is my line of business so I know a little something about this. I would conservatively estimate that these items could be sold for more than \$50,000 and possibly twice that. Considering the lack of funds in the City's coffers, it might be worth their time to make an effort to rid themselves of these items. Not only will it clear a tremendous amount of space but it can bring in a few bucks, too.

One of the biggest problems I saw was the increased vandalism to the site and the theft of items. It was obvious that many of those boxes of items being stored had been rifled. Willie was telling me about numerous locations where where illegal entries had been observed.

Craig Murray

From: bw <bw@baycrossings.com>
Sent: Thursday, January 05, 2017 4:33 PM
To: Craig Murray; Tom Butt - external
Subject: Your email
Attachments: 20170105_163115_resized.jpg

Hi Craig thank you for your email copying me on the memo suggesting me or my folks might have damaged the concrete base is out here at winehaven with our forklift. I can categorically assure you no such damage ever occurred on my part and I have checked with the folks from the Apple Furniture outfit as well as the one other individual ever authorized to use a forklift. These individuals are stand-up professionals and assured me they II never caused any such damage. I attached here a photograph of what I suspect the individual who made this report to you is looking at or at least my best guess of what that might be this damage pre-dated our entry into the space I want to assure you and please pass this on to the committee we take with utmost seriousness the privilege of being here and the importance of protecting this historic SF and will continue to do so in every instance and respect

Sent from my Verizon, Samsung Galaxy smartphone



70.3

79.1

Point Malate Community Advisory Committee			
PMCAC Meeting Schedule - 2017			
Mtg #	Day of the Week	Date	Note
68	Monday	January 9 2017	
69	Monday	February 13 2017	
70	Monday	March 13 2017	
71	Monday	April 10 2017	
72	Monday	May 8 2017	
73	Monday	June 12 2017	
74	Monday	July 10 2017	
75	Monday	August 14 2017	
76	Monday	September 11 2017	
77	Wednesday	October 11 2017	
78	Monday	November 13 2017	
79	Monday	December 11 2017	

SUBJECT SCHEDULE
DND MONDAYS

ALTERNATE SCHEDULE
3RD MONDAYS

Point Melrose Community Advisory Committee					
PMCAC Meeting Schedule - 2017					
Year	Day of the Week	Date	Location	Note	
68	Monday	January 9 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
69	Monday	February 13 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
70	Monday	March 13 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
71	Monday	April 10 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
72	Monday	May 8 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
73	Monday	June 12 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
74	Monday	July 10 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
75	Monday	August 14 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level	City Council recess; Mtg. as needed	
76	Monday	September 11 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
77	Wednesday	October 11 2017	Richmond Room, 450 Civic Center Plaza, 3rd Floor	Mon. Oct 9 City Holiday; Note change	
78	Monday	November 13 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		
79	Monday	December 11 2017	Multi Purpose Room, 440 Civic Center Plaza, Lower Level		

PMCAC Room /					
2nd Monday of Week					
Year	Day of the Week	Date	Location	Note	
	Wednesday	March 20 2017	Richmond room		
	Monday	April 17 2017			
	Monday	May 15 2017			
	Monday	June 19 2017			
	Monday	July 17 2017			
	Monday	August 21 2017			
	Monday	September 18 2017			
	Monday	October 16 2017			
	Monday	November 20 2017			
	Monday	December 18 2017			



Pt Molate Report

PMCAC #68 January 9, 2017

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/Landscapers Report
9. IR Site 3 Remediation and Abatement Project
10. Other – Including Pt San Pablo Peninsula Terminal 4 State of CA Coastal Conservancy Creosote Piling Removal Project Status

Expenditures and balance from Navy Escrow Fund:

- Three Expenditures totaling \$ 240,629.61
- Balance: \$4,041,750.36

Expenditures and balance from City General Fund:

- Expenditures to date for FY 16-17 total \$28,125.
- Balance: \$309,146.

Insurance Report filings

- Report provided in the November 2016 PMCAC Agenda Packet.

Lease/Occupation status for all Pt. Molate Users

- Caretaker report for December 2016 is enclosed.

Monthly Summary of security incidents:

- December, 2016 report enclosed. Incident with Fisherman on Pt Molate Pier noted, confirmed no signed Access Agreement and that Security will move along Fisherman. Three Patrol Officers and a new weekend Officer and two Supervisors assigned. First Security conducted 1003 security checks and noted no shoreline and IR Site 3 driving in order to grow native grass and monthly entries recorded.

Monthly Summary of authorized entries:

- There were twenty-nine public entry authorizations for month of December 2016. Four to tour Warehouses (O.Bittmar, M. Bittmar, Ballanti and Seefeldt); four Chinese Investors (Pacific Ventures JoJo Lee); one photography tour (Gosney); nine Native Plant Tour (Naumovich, McLaughlin, Alvarez, Nesbit, O'Connor, Garrett, Stello & Frankel); one CFSPM Storage access (Garrett), one tour site (Portero), one King Tides (Garrett); and eight Plant Tour/Pt San Pablo Yacht Harbor (Helvarg, Henline, Brake, McGlaughlin, Garrett, Frankel, Fyfe & Stello).

Caretaker Summary

- DIMO/Public Works provided a report covering the month of December.

Beach Park

- DIMO/Parks & Landscaping contractor report enclosed under Parks & Open Space Subcommittee.
- Summary of the December activity report from the Friends of Point Molate group is included.

IR Site 3 Remediation and Abatement Project

- Terraphase will be provide during meeting.

Other

- Summary report from Ducks Unlimited on the Creosote Piling Removal project at nearby Terminal 4 is included. This is a follow-up and summary to additional information as previously reported and shown in the subsequent bullet. Enclosed Ducks Unlimited Project Completion Report shows 450 Creosote-treated piles were removed and total tonnage including blocks of concrete and tidal area rubbish was a cumulative 455 tons.
- State of California Coastal Commission and Ducks Unlimited and its Contractor have commenced 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 at Terminal 4. City Council approved this project at their May 17 2016 meeting. 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 Friday, November 25, 2016 front page article in the San Francisco Chronicle highlighted this project in Richmond to improve the marine habitat:

<http://www.sfchronicle.com/bayarea/article/Pilings-in-bay-imperil-Pacific-herring-10635034.php?t=a3ce3393d7>



- Additional Items to discuss: 1. Committee Business Cards. Committee Member Portero would like business cards and willing to pay for costs. City Clerk Office controls logo and cards and has authorized cards if DIMO Department can print and at Committee Members cost; 2. Pt Molate Entry/Visitor Process. Pt Molate CAC Members and members of the public are welcome to enter and visit Pt Molate with an authorized Entry Waiver Form called "Release, Waiver of Liability and Indemnity Agreement". A copy is included in this packet. Entry Waiver Forms expire at the end of each Calendar Year. A courtesy of minimum 72 hour advance request to Staff prior to entry and tour.; 3. Word Searching Agenda Packets. IT Staff indicated that current pdf documents can be searched already using Adobe Acrobat.; 4. Environmental Documents from Terraphase Repository. This is available and Terraphase has provided a link that is on this month's Agenda.; 5. Community Meetings/Winehaven (Bldg. 1) Tours. Beach Park is public area and all other areas other than Stenmark Road would need an approved Entry Waiver Form to enter. Bldg. 1 and other licensed areas can be available to tour with advance notice to license holder. Public Meetings such as a PMCAC meeting at Pt Molate would be difficult due to no infrastructure for sanitation, electrical, meeting room furniture and audio visual equipment, there may be concerns for ADA access, parking and public safety. Tours may be more practical and/or group meetings at the Beach Park.

Pt. Moiate Remediation Budget Report
As of December 23, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
Contra Costa Environmental Health				
Contra Costa Environmental Health/CCHS	1/5/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	2/16/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	8/23/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	11/14/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	1/25/2012	\$ 395.00		
Contra Costa Environmental Health/CCHS	8/29/2012	\$ 632.00		
Contra Costa Environmental Health/CCHS	10/30/2012	\$ 316.00		
Contra Costa Environmental Health/CCHS	2/12/2013	\$ 316.00		
Contra Costa Environmental Health/CCHS	6/14/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	8/8/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	12/18/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	2/10/2014	\$ 348.00		
Contra Costa Environmental Health/CCHS	6/3/2014	\$ 348.00		
Contra Costa Environmental Health/CCHS	12/21/2015	\$ 522.00		
Contra Costa Environmental Health/CCHS	3/25/2016	\$ 565.10		
Contra Costa Environmental Health/CCHS	9/28/2016	\$ 1,044.00		
Contra Costa Environmental Health/CCHS	11/1/2016	\$ 1,044.40		
TOTAL		\$ 8,470.50	\$ -	\$ 8,470.50
Escrow Account Holder Fees				
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		
FAFC Fee Slip - June & July 2013	8/2/2013	\$ 600.00		
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		
First American Fund Control	11/1/2010	\$ 2,704.15		
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		
Union Bank Fees	9/20/2013	\$ 1,560.00		
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$ 1,060.00		
Union Bank - Annual Fees (9/1/15 - 8/31/16)	9/23/2015	\$ 1,060.00		
Union Bank - Annual Fees (9/1/16 - 8/31/17)	9/22/2016	\$ 1,060.00		
TOTAL		\$ 20,134.15	\$ -	\$ 20,134.15

Pt. Molate Remediation Budget Report
As of December 23, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
Morrison & Foerster LLP				
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		
Morrison & Foerster LLP	1/25/2012	\$ 297.50		
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		
Morrison & Foerster LLP	5/18/2012	\$ 297.50		
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		
TOTAL		\$ 19,807.50	\$ -	\$ 19,807.50
Nichols Consulting Engineers, CHTD				
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		
Nichols Consulting Engineers, CHTD	8/1/2014	\$ 18,683.67		
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		
Nichols Consulting Engineers, CHTD	1/20/2015	\$ 24,708.88		
Nichols Consulting Engineers, CHTD	5/27/2015	\$ 19,792.56		
Nichols Consulting Engineers, CHTD	6/29/2015	\$ 43,179.74		
Nichols Consulting Engineers, CHTD	7/28/2015	\$ 23,625.00		
Nichols Consulting Engineers, CHTD	10/28/2015	\$ 12,601.89		
Nichols Consulting Engineers, CHTD	11/3/2016	\$ 21,364.55		
TOTAL		\$ 297,435.72	\$ -	\$ 297,435.72
Pacific States Environmental Contractors, Inc.				
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		
Pacific States Environmental Contractors, Inc.	3/11/2015	\$ 67,017.85		
Pacific States Environmental Contractors, Inc.	3/19/2015	\$ 7,324.50		
Pacific States Environmental Contractors, Inc.	5/27/2015	\$ 259,652.05		
Pacific States Environmental Contractors, Inc.	6/12/2015	\$ 1,705,593.08		
Pacific States Environmental Contractors, Inc.	6/29/2015	\$ 2,211,213.49		
Pacific States Environmental Contractors, Inc.	8/11/2015	\$ 1,831,042.78		
Pacific States Environmental Contractors, Inc.	9/17/2015	\$ 1,300,776.20		
Pacific States Environmental Contractors, Inc.	11/30/2015	\$ 153,431.01		
Pacific States Environmental Contractors, Inc.	1/8/2016	\$ 425,137.76		
Pacific States Environmental Contractors, Inc.	1/15/2016	\$ 279,641.87		
Pacific States Environmental Contractors, Inc.	4/19/2016	\$ 498,835.98		
Pacific States Environmental Contractors, Inc.	5/31/2016	\$ 16,660.48		
Pacific States Environmental Contractors, Inc.	9/7/2016	\$ 215,896.40		
Pacific States Environmental Contractors, Inc.	9/28/2016	\$ 90,000.00		
TOTAL		\$ 11,727,426.71	\$ -	\$ 11,727,426.71
PG&E				
PG&E	10/21/2011	\$ 6,626.33		
PG&E	12/8/2011	\$ 3,016.85		
PG&E	3/15/2012	\$ 3,026.91		
TOTAL		\$ 12,670.09	\$ -	\$ 12,670.09
REGIONAL MONITORING PROGRAM				
Regional Monitoring Program	6/10/2016	\$ 7,500.00		\$ 7,500.00
RORE, Inc.				
RORE, Inc.	1/5/2011	\$ 31,581.00		
TOTAL		\$ 31,581.00	\$ -	\$ 31,581.00

Pt. Molate Remediation Budget Report
As of December 23, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
Savings Interest				
Savings Interest	9/1/2011		\$ 8,047.46	
Savings Interest	3/7/2011		\$ 2,704.15	
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	
Savings Interest - April 2011	5/18/2011		\$ 415.61	
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	
Savings Interest - August 2010	9/15/2010		\$ 773.33	
Savings Interest - August 2010	9/15/2010		\$ 773.33	
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	
Savings Interest - August 2010	3/7/2011		\$ (773.33)	
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	
Savings Interest - December 2010	1/26/2011		\$ 654.76	
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	
Savings Interest - February 2011	3/3/2011		\$ 504.17	
Savings Interest - February 2011	3/28/2011		\$ -	
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	
Savings Interest - January 2011	2/28/2011		\$ 567.29	
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	
Savings Interest - July 2010	8/11/2010		\$ 732.37	
Savings Interest - July 2010	8/11/2010		\$ 732.37	
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	
Savings Interest - July 2010	3/7/2011		\$ (732.37)	
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	
Savings Interest - July 2013			\$ 1,824.74	
Savings Interest - June 2010	7/26/2010		\$ 493.14	
Savings Interest - June 2010	7/26/2010		\$ 493.14	
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	
Savings Interest - June 2010	3/7/2011		\$ (493.14)	
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	
Savings Interest - June 2011	7/18/2011		\$ 419.20	
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	
Savings Interest - June 2013	7/10/2013		\$ 3,180.04	
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	
Savings Interest - March 2011	4/25/2011		\$ 430.34	
Savings Interest - March 2011	4/25/2011		\$ 82.19	
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	

Pt. Molate Remediation Budget Report
As of December 23, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
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	11/17/2011		\$ 1,265.06	
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	
Savings Interest - September 2010	3/7/2011		\$ (725.31)	
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	
Revenue	6/30/2011		\$ 8.63	
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	
Interest	9/13-11/13		\$ 409.95	
Interest	12/13-5/14		\$ 959.40	
TOTAL			\$ 207,056.33	
State Water Resources Control Board				
State Water Resources Control Board	11/10/2010	\$ 796.00		
State Water Resources Control Board	12/3/2010	\$ 3,553.88		
State Water Resources Control Board	4/18/2011	\$ 7,765.81		
State Water Resources Control Board	7/29/2011	\$ 8,397.38		
State Water Resources Control Board	10/21/2011	\$ 30,340.20		
State Water Resources Control Board	12/8/2011	\$ 36,003.36		
State Water Resources Control Board	1/25/2012	\$ 11,195.00		
State Water Resources Control Board	3/15/2012	\$ 48,269.05		
State Water Resources Control Board	7/9/2012	\$ 40,507.27		
State Water Resources Control Board	10/30/2012	\$ 31,116.76		
State Water Resources Control Board	12/6/2012	\$ 11,195.00		
State Water Resources Control Board	4/2/2013	\$ 23,492.08		
State Water Resources Control Board	8/8/2013	\$ 10,078.39		
State Water Resources Control Board (SCP Program)	12/18/2013	\$ 1,952.67		
State Water Resources Control Board	12/18/2013	\$ 11,877.00		
State Water Resources Control Board	2/10/2014	\$ 19,032.82		
State Water Resources Control Board	3/27/2014	\$ 6,224.57		
State Water Resources Control Board	6/3/2014	\$ 553.32		
State Water Resources Control Board	8/2/2014	\$ 20,589.19		
State Water Resources Control Board (SCP Program)	11/19/2014	\$ 34,327.45		
State Water Resources Control Board	11/27/2014	\$ 11,497.00		
State Water Resources Control Board	1/20/2015	\$ 11,497.00		
State Water Resources Control Board	3/19/2015	\$ 18,593.45		
State Water Resources Control Board	6/29/2015	\$ 13,325.32		
State Water Resources Control Board	10/28/2015	\$ 10,600.60		
State Water Resources Control Board (SCP Program)	11/30/2015	\$ 15,344.24		
State Water Resources Control Board	11/30/2015	\$ 659.00		
State Water Resources Control Board	3/4/2016	\$ 4,519.18		
State Water Resources Control Board	4/19/2016	\$ 4,519.18		
State Water Resources Control Board	5/31/2016	\$ 16,621.30		
State Water Resources Control Board	5/31/2016	\$ 7,500.00		
State Water Resources Control Board	9/28/2016	\$ 15,371.77		
State Water Resources Control Board (reimbursement)	6/30/2016		\$ 400.00	
State Water Resources Control Board	12/5/2016	\$ 909.00		
State Water Resources Control Board	12/5/2016	\$ 6,235.91		
TOTAL		\$ 494,460.15	\$ 400.00	\$ 494,060.15

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Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
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	\$ 110,292.57		
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		
Terraphase Engineering, Inc.	4/18/2011	\$ 168,063.37		
Terraphase Engineering, Inc.	7/7/2011	\$ 66,639.77		
Terraphase Engineering, Inc.	7/29/2011	\$ 37,573.67		
Terraphase Engineering, Inc.	8/23/2011	\$ 99,184.28		
Terraphase Engineering, Inc.	9/14/2011	\$ 109,635.96		
Terraphase Engineering, Inc.	10/21/2011	\$ 51,791.39		
Terraphase Engineering, Inc.	11/14/2011	\$ 71,065.26		
Terraphase Engineering, Inc.	12/8/2011	\$ 158,309.56		
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		
Terraphase Engineering, Inc.	4/29/2014	\$ 68,324.79		
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		
Terraphase Engineering, Inc.	3/11/2015	\$ 125,312.63		
Terraphase Engineering, Inc.	3/11/2015	\$ 90,210.64		
Terraphase Engineering, Inc.	3/26/2015	\$ 87,923.69		
Terraphase Engineering, Inc.	4/23/2015	\$ 139,943.20		
Terraphase Engineering, Inc.	6/1/2015	\$ 125,374.10		
Terraphase Engineering, Inc.	6/29/2015	\$ 126,704.25		
Terraphase Engineering, Inc.	8/3/2015	\$ 133,605.29		
Terraphase Engineering, Inc.	9/17/2015	\$ 135,433.09		
Terraphase Engineering, Inc.	10/28/2015	\$ 140,582.81		
Terraphase Engineering, Inc.	11/30/2015	\$ 88,207.01		
Terraphase Engineering, Inc.	3/4/2016	\$ 32,548.97		
Terraphase Engineering, Inc.	3/4/2016	\$ 131,231.71		
Terraphase Engineering, Inc.	4/25/2016	\$ 46,568.64		
Terraphase Engineering, Inc.	5/31/2016	\$ 69,945.45		
Terraphase Engineering, Inc.	9/28/2016	\$ 260,319.65		
Terraphase Engineering, Inc.	11/1/2016	\$ 53,040.20		
Terraphase Engineering, Inc.	12/5/2016	\$ 233,484.70		
TOTAL		\$ 6,574,147.26	\$ -	\$ 6,574,147.26

Pt. Molate Remediation Budget Report
As of December 23, 2016

Vendors	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
Winehaven Partners, LLC				
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		
Winehaven Partners, LLC	6/6/2011	\$ 362.75		
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		
Winehaven Partners, LLC	7/29/2011	\$ 574.96		
Winehaven Partners, LLC	8/23/2011	\$ 221.78		
Winehaven Partners, LLC	9/14/2011	\$ 89.96		
Winehaven Partners, LLC	10/21/2011	\$ 136.55		
Winehaven Partners, LLC	11/14/2011	\$ 127.23		
Winehaven Partners, LLC	12/8/2011	\$ 127.36		
Winehaven Partners, LLC	1/25/2012	\$ 127.42		
Winehaven Partners, LLC	4/23/2012	\$ 137.42		
Winehaven Partners, LLC	4/23/2012		\$ 127.42	Net Total*
TOTAL		\$ 17,110.16	\$ 127.42	\$ 16,982.74
Current as of 12/23/2016		\$ 24,866,011.39	\$ 207,761.75	
Remaining Balance				\$ 4,041,750.36
* 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 Remediation Budget Report
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Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate	
			Site Remediation	
			Capital Budget	
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
Transactions	Date	As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

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Transactions	Date	Expenditures		Revenues		Balance	
		As of 12/23/2016		As of 12/23/2016		As of 12/23/2016	
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

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Transactions	Date	Expenditures As of 12/23/2016	Revenues As of 12/23/2016	Balance As of 12/23/2016
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 December 23, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
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 December 23, 2016

Transactions	Date	Expenditures	Revenues	Balance
		As of 12/23/2016	As of 12/23/2016	As of 12/23/2016
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 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	\$ 83,940	\$ 28,125	\$ 55,815
				<u>\$ 337,271</u>	<u>\$ 28,125</u>	<u>\$ 309,146</u>

As of December 31, 2016

January 3, 2017

Captain Louie Tirona
 Southern District Commander
 Richmond Police Department
 Richmond, CA, 94806



**FIRST
 SECURITY
 SERVICES**

PPO 11167
 1801 Oakland Blvd #315
 Walnut Creek, CA 94596
 Office: (925) 295-1260
 Fax: (510) 899-1444

Rich Fratus
 Branch Manager
 (510) 410-9175
 Rfratus@firstsecurityservices.com

During the Month of December 2016, First Security Services maintained 128 hours per week of contracted security services. 1500-0700 hours (Mon-Fri), and 24 Hour weekend coverage.

The deployment of security at Point Molate, consist of the following service standards.

1. To monitor activity of the lower portion of the region to include the shoreline and perimeter fencing from a Mobile Position. Security personnel will also monitor all activities within the Point Molate region to include visitors and contractors during our onsite patrol hours.
2. During patrol hours First Security utilizes our FirstWatch patrolling and Incident reporting system. All site location activity tracks the movement of assigned security personnel to ensure that security expectations and contracts requirements are being fulfilled.
3. Document all contractors and visitor entry with prior approval per provided Release, Waiver of Liability and Indemnity agreement.

The reflected information is detail surrounding the security service at the Point Molate site during the month of December, 2016.

Primary Security Personnel Assigned:

Patrol Officers: Mussa Mohammed, Arlington Reed, Gilbert Pete and new weekend officer Rudy Reyes.

Supervisors: Alex Treadwell and LaMeisha Reed

First Security Services personnel initiated **1003** security checks within the Designated Point Molate Patrol area during December 2016.

Tag statistics for Pt. Molate.

Location	Tag	Description	Total
Admin building	0420e327e4620	Check area for signs of intrusion or vandalism, see report	92
Building B7 - Performance Arts	0433e8b27e4261	Check area for signs of intrusion or vandalism, see report	71
College	0430d8e27e4361	Check area for signs of intrusion or vandalism, see report	94
Blkg 123	0450e6e27e4360	Check area for signs of intrusion or vandalism, see report	222
as	0479e0b27e4361	as	45
Winnaker Building 1	0470e4b27e4361	Check area for signs of intrusion or vandalism, see report	192
as	0479e0b27e4360	as	45
Building 132	0400e6e27e4360	Check area for signs of intrusion or vandalism, see report	61
Back of housing area	0400e6e27e4360	Check area for signs of intrusion or vandalism, see report. Check for activity in the bushes.	113
Back of housing, code 11	0400e6e27e4360	Check area for signs of intrusion or vandalism, see report	45
Totals:			1003



FIRST SECURITY SERVICES

PPO 11167
1801 Oakland Blvd #315
Walnut Creek, CA 94596
Office: (925) 295-1260
Fax: (510) 899-1444

Rich Fratus
Branch Manager
(510) 410-9175
Rfratus@firstsecurityservices.com

Incident Reports:

- 12/6 Incident Escalation, Fisherman observed on Pt. Molate Pier. No sign off confirmed for access. Confirmed and advised security team to move all fisherman along moving forward.

Administrative Action Take:

- 12/6 site visit- Waiver/Access verification for David Helvarg's team.
- 12/9 Haul route detail relayed for Piling removal project.
- 12/13-12/14 Kings Tides, Waiver/Access- General Directives (Visitors will be on foot)
- 12/17 Officer verified waivers for site visit for the Native Plant Society.
- 12/22 Chinese Investors visit - Waiver/Access Verification.

Site Environmental Concerns:

- Continued, No Driving directives on IR Site (3) and shoreline area due to state regulators native grass grow initiative.

Point Molate Caretakers Report

December 2016

Tim Higare
Director of Infrastructures and Maintenance Management
#6 13th 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 13th Street
Richmond, CA 94801
Main Office: 510-231-3010

Cornell Hughes
City of Richmond Electrical Supervisor
#6 13th street
Richmond, Ca. 94801
510-231-3033

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

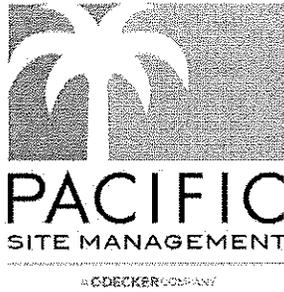
Craig,

Willy reported nothing notable happened.

12/23/16-- Routine activities performed.

12/22/16-- Routine activities performed. Conducted another tour for members of the MCAC.

- 12/21/16--- Routine activities performed. Conducted site visit and tour for Pt. Molate Citizens Advisory Committee (PMCAC).
- 12/20/16--- Routine activities performed.
- 12/19/16--- Routine activities performed.
- 12/16/16--- Routine activities performed.
- 12/15/16--- Routine activities performed.
- 12/14/16--- Routine activities performed.

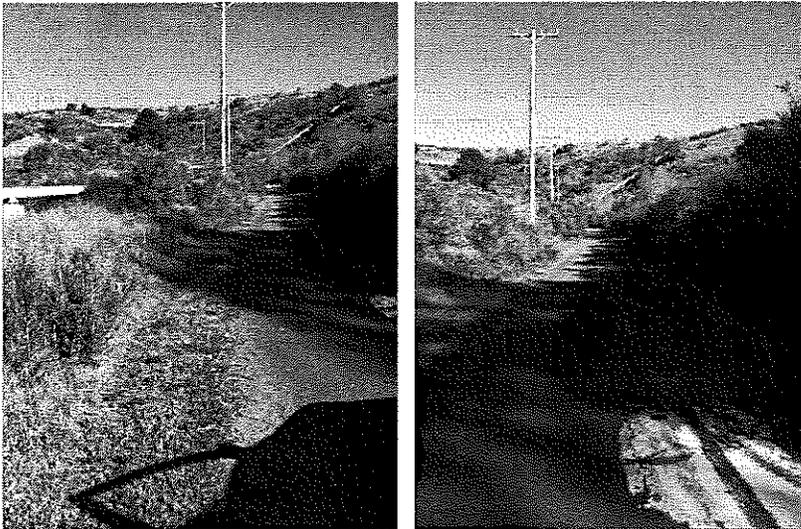


PMCAC Landscapers Report

Please see update on landscaping at Point Molate as well as attached pictures of work done:

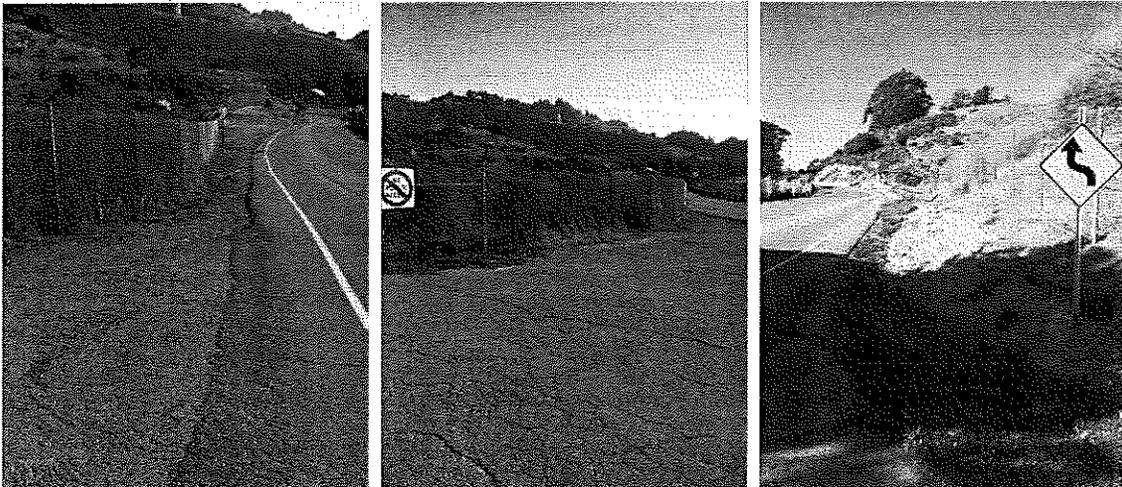
December 1st and 2nd

- Began abatement of Stinkwort weed and roadside brush on Road "B" between Drum Road and Range Road.



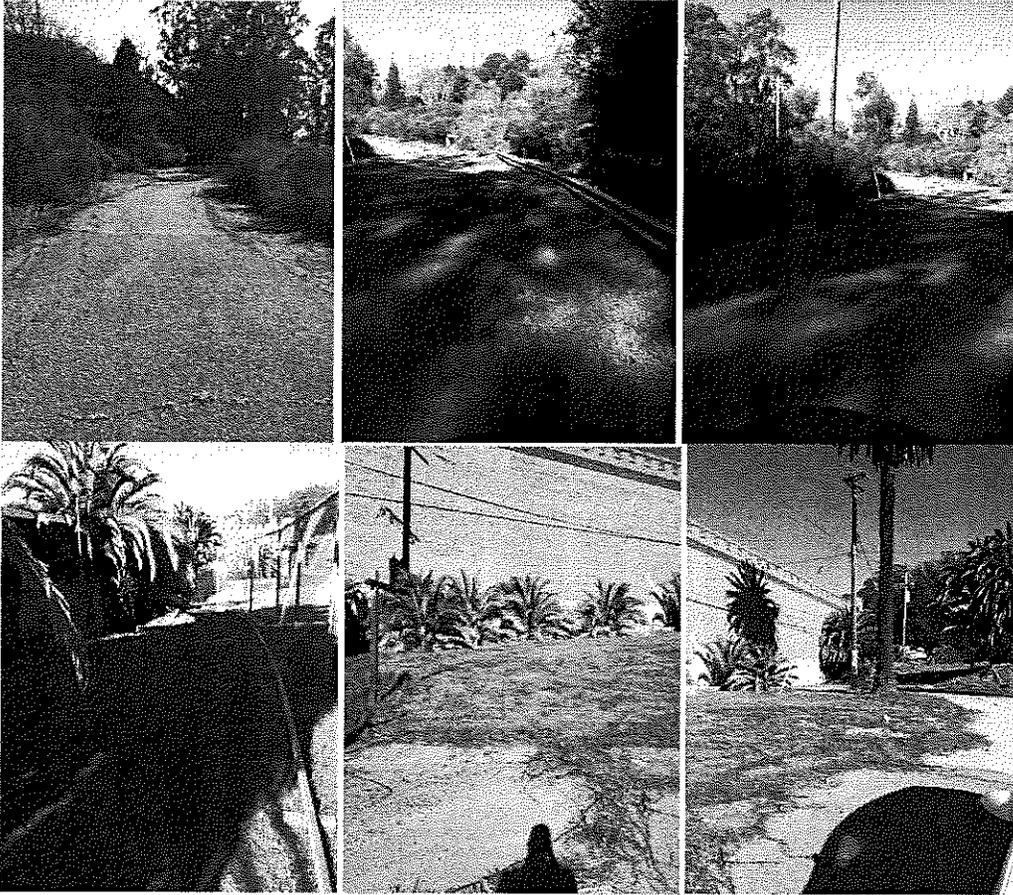
December 8th and 9th

- Finished abatement of Stinkwort weed and other weeds on Road "B". Additional clean-up of dead brush still needed.
- Abatement of parts of fence line along Stenmark Drive.



December 15th and 16th

- Cleared Dead Stinkwort on Range Road between tank 13 and 15.
- Cleared pile of dead brush on "G" road by VS21
- Began abatement of Bldg 1 and Bldg 6.



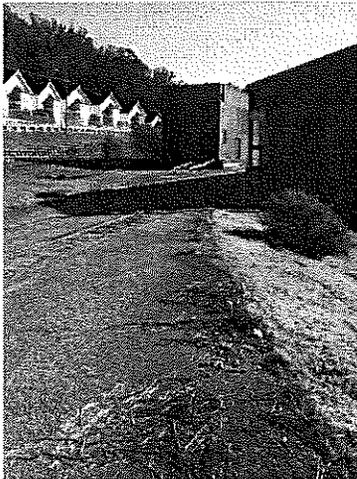
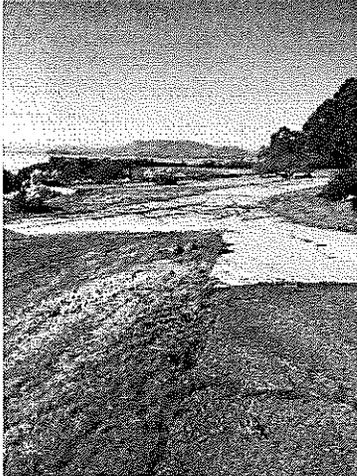
December 22nd and 23rd

- **Please Note:** Due to rain on December 23rd minimal work was done.
- Continued abatement of buildings 1 and 6.



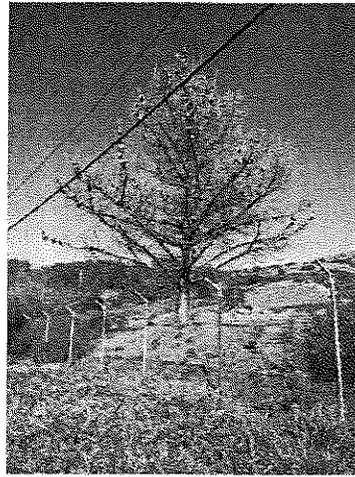
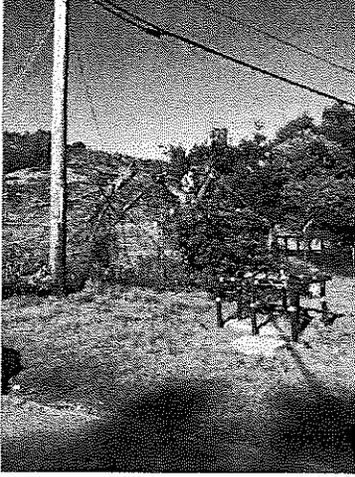
December 29th and 30th

- Finished Abatement around buildings 1 and 6.
- Removed Stinkwort weeds from area in front near old road signs and traffic lights.

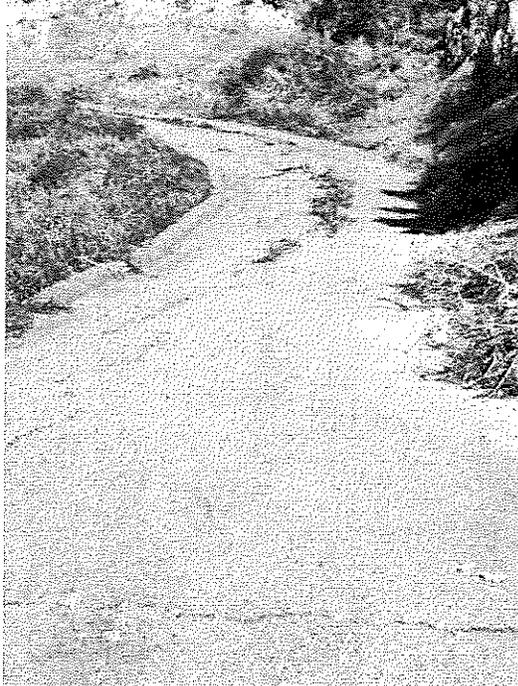


Work to be done for Month of January:

- Inspection results being compiled and PSM will schedule needed work for month of January. A tank mowing schedule is being put together.
- PLEASE NOTE: It is being recommended that the dead pine trees along Stenmark Dr. be removed by a tree professional. An estimate will be put together.



- Range Road past tank 17 has some areas of erosion to the road and hillside due to weather.



Thank You,
Jonathan Lal
January 2, 2017



3074 GOLD CANAL DRIVE • RANCHO CORDOVA, CALIFORNIA 95670-6116 • (916) 852-2000 • Fax (916) 852-2200

Austin Payne, P.E.
Regional Engineer
Ducks Unlimited
1175 Nimitz Ave, Suite 110
Vallejo, CA 94592

January 3, 2017

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

SUBJECT: Red Rock Warehouse Demolition Project Summary

Dear Craig,

The purpose of this memo is to summarize construction activities at the Red Rock Warehouse project site. The Project was the first phase of the San Francisco Bay Creosote Removal and Pacific Herring Habitat Restoration Project. The goal of the project was to remove debris from the former site of the Red Rock Warehouse in Richmond. This included creosote piles, concrete, and other miscellaneous debris. Below is a table summarizing key project information:

Project Lead	California Coastal Conservancy (SCC)
Landowner	City of Richmond (the City)
Design and Construction Implementation	Ducks Unlimited (DU)
Engineer of Record	AECOM
Notice to Proceed	10/14/16
Mobilization	11/16/16
Construction Complete	12/30/16
Piles Removed	450 ea
Tons of Debris Disposed Of	445 tons
Total Project Cost	\$732,500.00

Note: Quantities and costs are approximate.

Construction Methods

Due to the nature of the site, debris were removed using two different equipment operations. On the water, a floating barge was used with an excavator and a crane. On land, a tracked excavator was utilized. Both of these operations used GPS and visual methods to locate piles and then cut them at the ground or extract them in their entirety.



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Creosote Pile Conditions

There was a wide range in the condition of the piles encountered. Some piles fell over with the slightest bump of an excavator bucket. Other piles were in excellent condition and were extracted from the mud, sometimes from depths of 20 to 30 feet below ground.

Shoreline Bluff

During the landside demolition, a concrete deck was removed that was overhanging the steep shoreline bluff that runs along the entirety of the site. Removal of this deck exposed and exacerbated this eroding bluff. In order to help stabilize this bluff, the following methods were implemented: 1) concrete rubble on the shoreline was placed along the toe to protect against wave erosion, 2) straw wattle was placed along the top of the bluff to prevent run-on from above, and 3) the face of the bluff was hydro seeded.

Creosote Debris Disposal

Creosote debris were disposed of at Potrero Hills Landfill in Solano County California. Creosote debris were commingled with some concrete, untreated lumber, metals, and other miscellaneous debris.

Next Steps

Now that the demolition phase of the Red Rock Warehouse project is complete, the restoration phase will commence. Over the next few months SCC, AECOM, and DU will be working to design, fundraise, and implement the Restoration Phase. The Restoration Phase will consist of fabricating and placing artificial oyster reefs, planting eel grass, and other habitat restoration activities in the Bay and on the shoreline.

It has been a pleasure working with the City on this project; the project team looks forward to working together on the restoration phase. Please let me know if you have any questions or comments.

Sincerely,

Austin Payne, P.E.

Project Photographs



Before: Picture taken looking East from the West end of the site



After: Picture taken looking East from the West end of the site during construction.



Before: Picture taken from the shore of the cantilevered deck over the shoreline bluff.



After: Picture taken from the shore of the removed cantilevered deck.

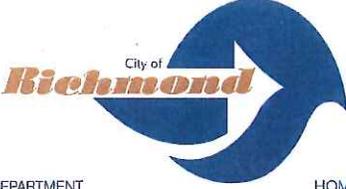
Craig Murray

From: Dr. Connie Portero, ~~joan@vbsi.com~~
Sent: Monday, December 19, 2016 2:51 PM
To: Craig Murray
Subject: Re: Pt Molate Access

Craig thank you so much. I spoke with Jim about having a card Point Molate Committee card made. Is there anything else you need from me. I am out in the community a lot informing the public about the upcoming community input.

Please advise,
Happy Holidays,
One Richmond!

**Dr. Connie Portero, Member
Point Molate Committee**

DR. CONNIE PORTERO CHAIR RECREATION & PARKS COMMISSION	<i>MISSION STATEMENT</i> "We create community through people, parks and programs."
	
RECREATION DEPARTMENT 3230 MACDONALD AVE. RICHMOND, CA 94804-3012	HOME: (510) 526-7261 EMAIL: cportero@peralta.edu www.ci.richmond.ca.us

From: Craig Murray <Craig_Murray@ci.richmond.ca.us>
To: "joan@vbsi.com" <joan@vbsi.com>; "Dr. Connie Portero (connieportero@yahoo.com)" <connieportero@yahoo.com>
Cc: "jim.hanson.cnga@gmail.com" <jim.hanson.cnga@gmail.com>
Sent: Monday, December 19, 2016 11:55 AM
Subject: Pt Molate Access

Joan
Connie

Enclosed are your approved Pt Molate Access Forms.
Upon arrival, please report to the Security/Caretaker at Bldg. 123.

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



Release, Waiver of Liability and Indemnity Agreement

City of Richmond (the "City") is the owner of the former Naval Depot Pt. Molate, including the facilities and buildings located thereon (the "Premises"), and, as owner, permits third-parties from time to time to enter the Premises. In consideration of the permission from the City to access the [BUILDING/AREA] _____ located at Premises on [DATE AND TIME] _____ for the purposes of [DESCRIBE ACTIVITY] _____ (the "Activity"), the undersigned individually and on behalf of his or her personal representatives, assigns, heirs and next of kin ("hereafter "Releasers") acknowledges that the Premises are in an "as-is" condition and there is no guarantee of safety or construction quality and that accidents and injuries can arise out of access to the Premises.

In further consideration of being permitted to enter the Premises for the Activity, the undersigned hereby agrees to the following:

1. I hereby release, discharge and covenant not to sue the City, its officials, officers, employees, volunteers and agents for any and all liability to the undersigned, my personal representatives, assigns, heirs and next of kin (the "Releasers"), for any loss or damage and any claim or demands therefore on account of injury or death to persons or damage to property whether caused by the negligence of the City or otherwise while Releasers are in, upon or about the Premises.

2. I further agree to indemnify, defend and hold harmless the City, its officials, officers, employees, volunteers and agents ("Indemnitees") of and from any loss, lien, liability, claim, suit, damage, attorneys' fees, experts fees, or cost which may be incurred or suffered from the presence of Releasers in, upon or about the Premises or in any way observing or using any facility or equipment of the City ("Indemnified Claims"), except where it is proved by a final judgment, after all appeals are exhausted, that the Indemnified Claim was caused by the sole active negligence or willful misconduct of the City, its officials, officers, employees, volunteers or agents.

3. I assume full responsibility for all risk of bodily injury, death or property damage occurring while Releasers or any of them are in, upon or about the Premises.

4. I expressly agree, individually and on behalf of Releasers, that this Release, Waiver of Liability and Indemnity Agreement is intended to be as broad and inclusive as permitted by the laws of the State of California and that if any portion thereof is held to be invalid, it is agreed that the balance shall continue in full legal force and effect.

5. I and each of the Releasors shall abide by all directions and rules of the City regarding access to the Premises and shall not enter the Premises at any time without express and specific authorization to access the Premises.

6. I acknowledge and agree that the City may revoke permission to access the Premises at any time in the City's sole and absolute discretion.

7. I warrant that I have full authority to enter into this Release, Waiver of Liability and Indemnity Agreement individually and on behalf of the Releasors.

8. I agree that I am responsible for my own safety and security (including my personal possessions), and that I will only enter the Premises after careful inspection to determine their safety and will immediately quit the Premises if any unsafe conditions should arise.

9. I have read and voluntarily signed this Release, Waiver of Liability and Indemnity Agreement and further agree that no representations, statements or inducements apart from the foregoing written agreement have been made to me.

I have read, understand and agree to be bound by this Release, Waiver of Liability and Indemnity Agreement:

Name: _____ Date: _____

Signature: _____

Organization: _____ Title: _____

Contact Information:

Telephone No: _____ Mobile No.: _____

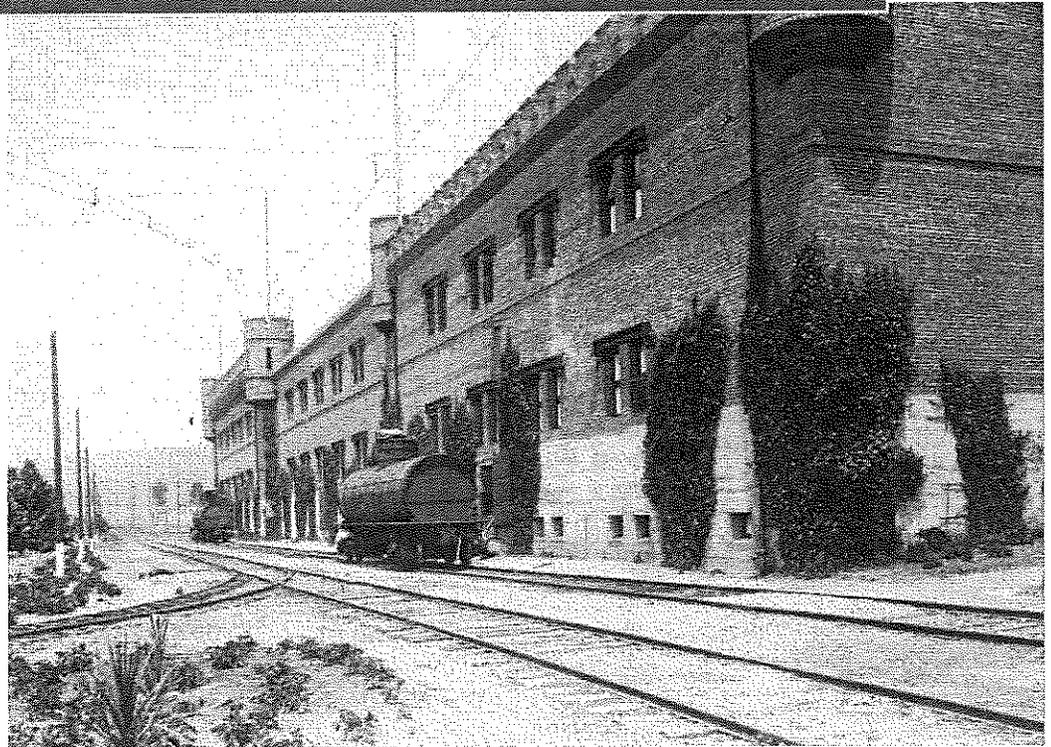
Address: _____

Email: _____

Area for Staff Approval:

June 2011 -
May 2013

First Term Summary Report



July 12, 2013

Pt. Molate
Community
Advisory
Committee

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PMCAC First Session Summary Report

For 6/2011 through 5/2013

Section 1: Introduction

This report covers key issues, accomplishments, findings and recommendations of the Pt. Molate Community Advisory Committee (PMCAC) during the Committee's 24 meetings over the period of June 2011 through May 2013, representing PMCAC's first term.

This report focuses on the primary areas of PMCAC's charter to provide advice and counsel to the City of Richmond; namely:

- environmental remediation of the Installation Restoration designated sites at the former NFD Pt. Molate
- land use policies for the property
- financial management of both General Funds allocated to Pt. Molate and expenditures from Navy provided remediation funding as per the Findings for Suitability for Early Transfer, and Early Transfer Cooperative Agreement related to the turnover of the remainder of the former Navy Fuel Depot property at Pt. Molate to the City of Richmond in 2010.

and is produced as required under the PMCAC's formative resolution.

Section 2: Executive Summary

Between the start of the first session of the Pt. Molate Community Advisory Committee in June of 2011 to its completion in June of 2013, a cleanup order has been issued by the S.F. Regional Water Quality Control Board for all of the IR sites included in the parcel transferred to the City in 2010. All plans required in that covering order have been submitted and approved with the exception of the FS/RAP for IR Site 3 which is still in draft, although nearing completion. Remediation has been implemented in IR Site 4.

The entirety of the former NFD property at Pt. Molate was referred out of the adopted 2030 General Plan awaiting further refinement and a public process for review.

Of the \$28,500,00.00 provided by the Navy for cleanup under the Early Transfer Co-operative Agreement, \$19,769,873 remains. The cleanup of IR Site 3 and all matters related to regulatory closure of the IR Sites for the 2010 property must be achieved within the remaining fund balance. Currently proposals to remediate IR

Site 3 via excavation to an unrestricted use level exceed the amount of remaining funding and less expensive remediation alternatives and/or more restricted use levels must be considered for IR Site 3.

That the FS/RAP for IR Site 3 is a year overdue and that red flags regarding the remediation fund depletion and anticipated costs for cleanup of IR Site 3 have not been recognized, are indicators of somewhat lax oversight by the contracted 3rd party responsible for oversight.

PMCAC recommends assignment of city staff as Project Manager of Pt. Molate along with a review of scope of work and responsibilities and vendor selection for 3rd party oversight (current contract is up for renewal). PMCAC further recommends opening up an RFP to replace the prime remediation contractor who has recently issued notice and to broaden the scope of search for a replacement prime contractor well beyond Richmond, and to reconsider roles and responsibilities for a 3rd party oversight contractor and prime remediation contractor.

In order for PMCAC to be pro-active and provide counsel and advice to City Council and staff, the committee must be provided with documents and information in a timely manner, requiring co-operation and an orderly process from city staff.

Section 3: Background

The PMCAC was formulated to be a follow up Committee to the RAB which was in operation until the final portions of the former NFD Pt. Molate property were turned over to the City of Richmond, and in accordance with Section 720 of the Remediation Agreement between Upstream and the City of Richmond. PMCAC's duties are (among others):

- Serve as the primary conduit for residents to provide input on all Point Molate matters, including but not limited to the Point Molate clean-up, restoration, sustainable development and uses;
- Review proposed Point Molate development budgets with City staff and make Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; all major decision-related documents shall be submitted to the Committee for review and recommendations, when feasible, before being presented to the City Council. Informational items may be submitted to the Committee and the City Council simultaneously.
- Interact and cooperate with other governmental jurisdictions on all matters related to the Point Molate area of Richmond, including but not limited to clean-up, restoration, sustainable development and use of Point Molate.

Section 4: Remediation Progress

Discussion:

At the commencement of PMCAC's first term no remediation had been undertaken at Pt. Molate and no remediation plans had been filed with the regulatory agency (SF Regional Water Quality Control Board) as the initial covering order issued by the Water Board had been rescinded under a technicality, and remanded to the regional water board, who made a determination that they would re-issue the order once the FEIR/EIS had been certified by the City of Richmond.

The SFRWQCB issued a new order in December 2011, with essentially the same elements as the 2008 order. Many of remediation plans and monitoring tasks/protocols called for in the Water Board Order have been completed as of the close of PMCAC's first term. The FS/RAP for IR Site 3 remains outstanding and is overdue by one year. At issue is coming to agreement on appropriate cleanup goals for the Site. The original Water Board order was based on CRUP values for the site of commercial/industrial land utilization and based upon the FEIR for the Tribal Destination project at Pt. Molate. City staff have been pressing for cleanup levels to unrestricted use with a view that doing so will make the property more marketable. Agreement however, has not been reached as of this writing between the Water Board, City Staff and Terraphase (remediation sub-contractor) as to the scope of excavation commensurate with unrestricted use levels, and viability of alternate methods of cleanup. This delay must be rapidly resolved keeping in mind the impact to available remediation funds for any accelerated cleanup levels. In order to avoid unnecessary billings, and avoid compliance fines from the Water Board an appropriate remediation level and method needs to be agreed upon ASAP.

Pt. Molate Environmental Remediation Key Accomplishments

- Of the 20 Underground Storage Tanks (UST's) closed and sealed by the Navy prior to their departure 11 UST's achieved regulatory closure prior to the inception of the PMCAC.
 - 9 UST's remain open under regulatory oversight and are currently under active monitoring with clarifications required for 3 of the 9 UST's to determine if additional remediation (outside of natural attenuation) is required due to elevated hydrocarbon concentrations.
- Soil Gas Survey work plan for IR Site 3 approved in May 2012
- Interim FS/RAP for IR Site 4 approved May 2012
- Soil and Groundwater Management plan approved August 2012
- Addition step out investigation for IR Site 4 approved September 2012
- Reductive chlorination remediation methodology applied to IR Site 4 Drumlot 2 over the period November 2012 to February 2013
 - Testing for effectiveness to occur ~ 14 months after application

Pt. Molate Outstanding Tasks or near term tasks at risk under Water Board Order

- IR Site 3 FS/RAP – was due May 4, 2012

Estimated time to Remediation Completion

- IR Site 4 Drumlot 2 – April to May 2014
- IR Site 3 – If immediately implemented: April-May 2014
- Final UST Closure - unknown

Recommendations:

- 1) Schedule meeting w/City Staff to review NER proposal for thermal desorption remediation at IR Site 3 and review comparative costs of thermal desorption vs. excavation at unrestricted used clean up levels
- 2) PMCAC to provide recommendation of path to progress on IR Site 3, keeping in mind available remediation funds
- 3) City Staff direct submission of final FS/RAP for IR Site 3

Section 5: Finances

Discussion:

In April 2010 the Navy's Remediation Fund of \$28,500,000 (under terms agreed to under the Early Transfer Cooperative Agreement) was deposited in escrow. As of 4/4/13, \$ 8,767,502.28 has been spent with a remaining balance of \$ 19,921,862.40. Almost all of the required Water Board ordered remediation and monitoring plans have been completed and approved with the exception of the FS/RAP for IR Site 3. The remediation funds are also earmarked to cover Underground Storage Tank monitoring and closures, servicing of the Packaged Groundwater Treatment Plant, and groundwater monitoring. The remediation application to IR Site 4, Drumlot 2 has been complete. Remediation has not yet been undertaken for IR Site 3. Estimates for completion of remediation for IR Site 3 under the excavation remediation method vary from \$20M to \$26M creating a remediation fund deficit of between \$2M to \$8M. Invoices submitted for re-imbusement under the Navy's Remediation Fund are not undergoing adequate vetting prior to payment with remediation invoices in many cases being paid prior to work being completed.

Over \$4M has already been expended on remediation consulting and associated county and state oversight fees and slightly more than \$700,000 has been spent on legal fees. Single audits have questioned the allocation of \$800,000 of the Remediation Fund. A reasonable portion of expenses related to the Water Board could have been avoided if the FS/RAP for IR Site 3 had been completed and agreed upon on schedule. A near year long

delay in coming to an approved FS/RAP for Site 3 due to inability to come to resolution on proposed land uses and required cleanup for such land uses has incurred additional billings by Terraphase that could have been avoided by timely action. This raises questions about the effectiveness of the third party contracted oversight responsible for monitoring and advising on remediation choices, plans, and documentation as well as financial accountability and management.

Details of General Fund expenditures are discussed below. PMCAC has reviewed contracts for DP Security and Landscaping maintenance and finds them to be in order. The age of the power plant at Pt. Molate and deteriorated state of several buildings in the Winehaven district pose ongoing budget challenges.

Navy Remediation Endowment Escrow Fund Expenditures as of June 3, 2013

Environmental Remediation Liability and Cost Overrun Insurance	\$4,130,000.00
Remediation: Plan Development, environmental monitoring, and environmental remediation (Arcadis and Terraphase)	\$3,520,377.03
Environmental oversight consultant fees (Nichols Consulting)	\$60,272.61
RORE (construction services for treatment plant)	\$31,581.00
State Water Quality Control Board Fees	\$ 252,631.79
Contra Costa Environmental Health Fees	\$ 5,451.00
Morrison & Foerster Legal Fees	\$70,758.35
City Administrative Fees (assigned to legal/Morrison Foerster)	\$630,000.00
Escrow Account Bank Fees	\$14,834.15
Interest earned on Escrow Account	\$(195,567.96)
Audit Fees	\$10,614.35
Various Upstream and Winehaven LLC fees	\$186,982.74
Miscellaneous	\$12,704.25

Original Navy Endowment: \$28,500,000.00

Total Expenditures to 4/4/13: \$8,926,009.34 Balance Remaining: \$ 19,769,872.67

Business Money Market Fund imputed interest rate: .075%

Pt. Molate FY2012-13 General Fund Budget expenditures as of 4/8/13

<i>Department</i>	<i>Category</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual</i>	<i>Balance</i>
City Attorney's Office	Legal Services	Morrison Foerster	\$ 70,000	-	\$ 70,000
Public Works	Security	DP Security	\$ 253,331	\$ 161,951	\$ 91,380
Public Works	Landscape	D&H Landscaping	\$ 99,000	\$ 60,000	\$ 39,000
			\$ 422,331	\$ 221,951	\$ 200,380

Additional key General Fund Budget Expenditures from FY 2010-2011 and FY 2011-2012

Harris Electric for emergency repair of power service feeder to PGWTP: \$19,400

Building 1 and Building 6 Stabilization: \$581,000.00

Recommendations:

- 4) Vetting of all invoices submitted for payment prior to payment and payment supplied only after work associated with the invoice has been completed
- 5) Research availability of other escrow fund arrangements that would reduce bank fees and increase interest rate
- 6) Submit proposed contracts and contract renewals prior to placing consideration for same before the City's Finance Committee and City Council, to the PMCAC for review.
- 7) Review proposed alternate remediation methods for IR Site 3 that could be significantly less expensive than excavation and that could be funded through the available balance of the Remediation Fund, and potentially could reduce the current Environmental Remediation Liability and Cost Overrun Insurance premium.
- 8) Accelerate remediation of IR Site 3 with a decision on remediation method and finalization of the associated FS/RAP.

Section 6: Land Use Status

Discussion:

While the 2030 General Plan for the City of Richmond was adopted in April 2012, the former NFD property was referred for further review, which once undertaken and completed, the proposed Land Use and Urban Design Element would come before City Council as a General Plan Amendment. Because of litigation begun in March 2012 surrounding the City's previous Land Disposition Agreement with Upstream, review and consideration of new projects has been suspended as has any work on developing an amendment to the General Plan for Pt. Molate.

Pt. Molate Land Use Key Accomplishments and Issues

- City of Richmond 2030 General Plan adopted April 24, 2012
 - With proviso in Land Use and Urban Design Element that improvements to public areas should be guided for the most part by the 1997 Base Reuse Plan, except any references encouraging demolition of Building 6.
 - With proviso in Site Remediation Actions that property owners are to comply with and pay for state and federal requirements for site remediation as a condition for approving redevelopment on contaminated sites. In collaboration with other government agencies, utilize the DTSC Cortese List (in which former

NFD Pt. Molate is included) to prioritize the remediation of city and non-city owned property to protect human and environmental health. Seek state and federal funds to implement the necessary level of clean up.

- Proviso to refer the Pt. Molate land use designation to staff for further review on certain land use modifications, **consistent with remediation funding available**, with public input and an open process through the Planning Commission and City Council.
- Land Use Designation considered for the 2030 General Plan was the 1997 Base Reuse Plan calling for commercial/industrial designation for the previously developed footprint at former NFD Pt. Molate and park designation for shoreline areas and open space designation for undeveloped upland areas.
- The City of Richmond rejected the non-gaming proposals provided by Upstream for development at former NFD Pt. Molate on January 30, 2012.
- An alternate development scenario was delivered to City Council on May 22, 2012 as an informational item only.
- Pursuant to legal action commenced by Upstream vs. City of Richmond on March 16, 2012 further consideration of development projects and land use designation progress has been suspended.

Recommendations:

- 1) Evaluate successful redevelopments of similar properties or those with similar challenges in consideration of all of the Elements, Policies and Actions contained in the 2030 General Plan to develop a high level criteria and qualification list to use as guidance for review of future development proposals and for use in development of any RFP for development at Pt. Molate.
- 2) City Staff to apprise PMCAC of all expressions of interest in Pt. Molate property
- 3) PMCAC should have capacity to solicit marketing level presentations from parties interested in Pt. Molate property.

Section 7: Property Improvement & Management

Discussion:

The existing dwellings at former NFD Pt. Molate continue to deteriorate, requiring periodic emergency maintenance measures, and generally increasing the cost of rehabilitation as time goes by. An emergency shoring project was required to stabilize Buildings 1 and 6, with minor additional shoring at Building 6 undertaken in early 2013. The current power plant is highly vulnerable to faults and outages, and the current Packaged Groundwater Treatment Plant is beyond its intended life time. While the stabilization of Buildings 1

and 6 has halted any further collapses, the anticipated life time remaining of the shoring in place is estimated at 4 years.

Easements for furtherance of the Bay Trail onto the San Pablo peninsula have been provided by Chevron and a site assessment of trail routes to the south and north of the Pt. Molate property as well as through the Pt. Molate property were undertaken in early 2013 by EBRPD and Nichols Consulting.

- **Pt. Molate Property Management Accomplishments and Issues**

- Shoring project for Bldgs 6 and 1 completed in 2012 with estimated 5-year life span
- New feeders and transformer repairs undertaken for power plant, however power plant remains vulnerable to weather exposure
- Packaged Ground Water Treatment Plant is operational but is in use beyond its intended lifespan
- In March 2013 the City of Richmond adopted a plan to rehabilitate and re-open Pt. Molate Beach Park with rehabilitation efforts currently underway and a planned opening of mid-summer 2013
- Bay Trail easements from Chevron have been granted for running the Bay Trail along the San Pablo peninsula
- Private Security patrols are provided for the former NFD Pt. Molate property 24/7 although protocol for contacting visitors is not consistent.

Recommendations:

- 1) Develop a uniform protocol for security contact with visitors with input from Chevron and train all DP Security
- 2) Accelerate the remediation of IR Site 3 so that the PGWTP can either be retired permanently or replaced with a more compact, and modern unit.

Section 8: PMCAC Operations

Discussion:

The first term of the PMCAC began with the June 20, 2011 meeting and 19 appointees. Due to voluntary and auto-resignations, the committee currently comprises 13 members. The PMCAC has sub-committees that focus on finances, community outreach, cleanup and restoration, legal, grant development, Pt. Molate Beach Park rehabilitation, and bylaws (which committee has been retired subsequent to the publication of the PMCAC bylaws).

The PMCAC has been greatly hampered in its ability to perform the tasks as outlined in the PMCAC's charter via the committee's formative resolution, due to lack of information or lack of timely information. Elements of the formative resolution requiring provision of contracts and proposals and/or other documents related to financial expenditures have not been complied with, nor have areas of scope of service elements under various contracts that require presence at PMCAC meetings or consultation with the PMCAC.

Specific informational and document inquiries have in some cases not been responded to resorting the PMCAC to on occasion request already available, published, and/or non-confidential documentation to be requested formally under the Public Records Act.

The lack of co-operation in providing documentation and information has been instrumental in several of the PMCAC resignations. Delegates from the PMCAC have met with the City Manager and city staff to discuss the lack of information and have been assured repeatedly that non-confidential documentation will be delivered in a timely fashion; however, that has not come to pass. The PMCAC cannot be effective in its operation without full co-operation from city staff.

- **Key PMCAC Operations Issues**

- Multiple requests to staff for documentation have gone unanswered
- PMCAC does not timely receive:
 - Draft environmental remediation plans
 - Invoice copies for remediation activities and other expenditures
 - Copies of contracts for services at Pt. Molate
 - Escrow Fund balances
- PMCAC has been dis-invited by City staff from meeting called by the Water Board
- A request issued by a motion from PMCAC for city staff to meet with an alternative environmental remediation firm went unfulfilled for a year.

Recommendations:

- 1) Assign a new city staff person as project manager for Pt. Molate
- 2) Create and adhere to automatic/repetitive routines to supply the documentation required for PMCAC to perform under its charter in a timely fashion.

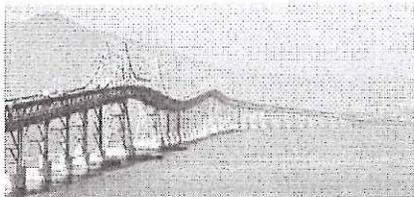
LDK Ventures is mobilizing for construction of a light industrial building at the end of Atlas Road. By summer 2017, this project will provide 0.5 miles of Bay Trail leading toward Pinole from Atlas Rd. bridge.

Point Molate

The Bay Area Toll Authority (BATA) and EBRPD are advancing separate projects that together will complete the Bay Trail to and along the shoreline of the City's Point Molate property.

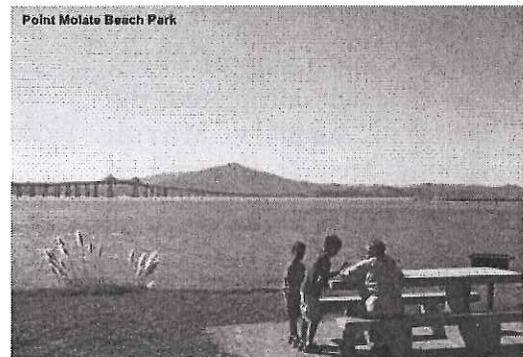
In December, BATA awarded O.C. Jones and Sons a contract to construct Package A of their [RSR Bridge Access Improvements Project](#). This project has two distinct elements:

- 1.16 miles of Point Molate Bay Trail between Castro Street and Stenmark Drive and
- converting the bridge lower deck shoulder to a third eastbound motor vehicle lane.



BATA plans to request bids in Spring 2017 for Package B to convert the top deck shoulder into a barrier-separated, ten-foot wide, bidirectional Bay Trail for use by both pedestrians and cyclists traveling between Richmond and San Rafael. Both the Point Molate and bridge Bay Trail sections are scheduled for completion in Spring 2018.

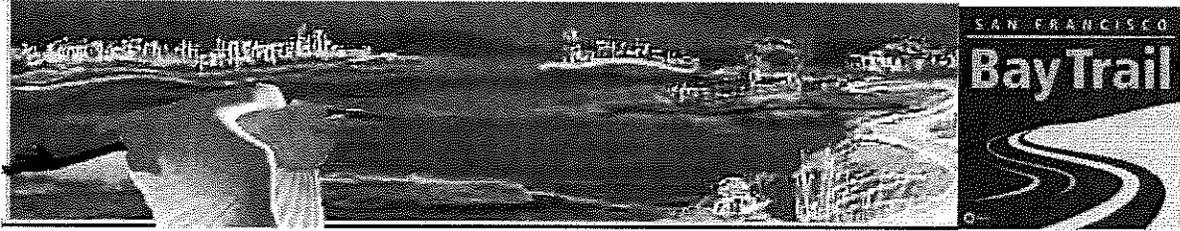
Dovetailing with BATA's Point Molate Bay Trail section, EBRPD has completed a 65% preliminary design for 2.4 miles of Point Molate Bay Trail between the Stenmark Drive exit and the northern border of the City's Point Molate property. This includes 0.9 miles of Bay Trail on a shoreline easement donated by Chevron and 1.5 miles on City property. EBRPD is funding design, environmental studies and permitting, and efforts are underway to secure funds for construction. [Click Here](#) for more information.



Location, Location, Location!

The City Council approved a 316-unit residential development on the City's former Terminal 1 property next to Ferry Point. This project includes 0.5 miles of Bay Trail and a public park providing public access to this shoreline for the first time in over a century. The project exemplifies the real estate adage "location, location, location", as do all residences and restaurants in Marina Bay and Brickyard Cove blessed by proximity to a necklace of city, regional, state and national shoreline parks linked by the Bay Trail.

In 2016, the City Council adopted new zoning and subdivision ordinances to codify the General Plan provision "Require owners of property along the shoreline to provide maximum feasible public access to the shoreline and to complete the Bay Trail as part of any project approval process". This ensures that Richmond's shoreline will continue to be reserved for public enjoyment with a Bay Trail that is free and accessible to all.



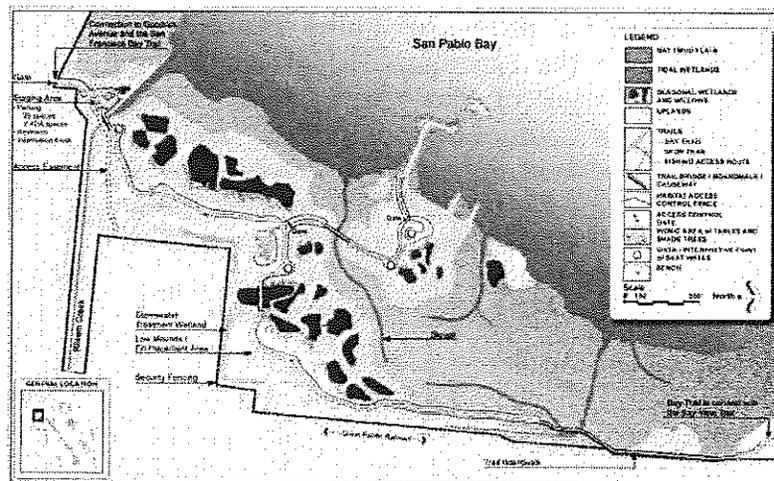
THE BAY TRAIL IN RICHMOND NEW YEAR 2017 REPORT

This 18th New Year Report by TRAC, the Trails for Richmond Action Committee, highlights seven projects underway to construct 6.7 miles of Bay Trail in Richmond and 4.3 miles across the Richmond/San Rafael (RSR) Bridge. Featured also are new attractions along Richmond’s existing 32 miles of Bay Trail, e.g. the Every Kid in a Park program, wine tasting, a brewery tap room and a full-size El Toro sailboat sculpture.

Point Pinole

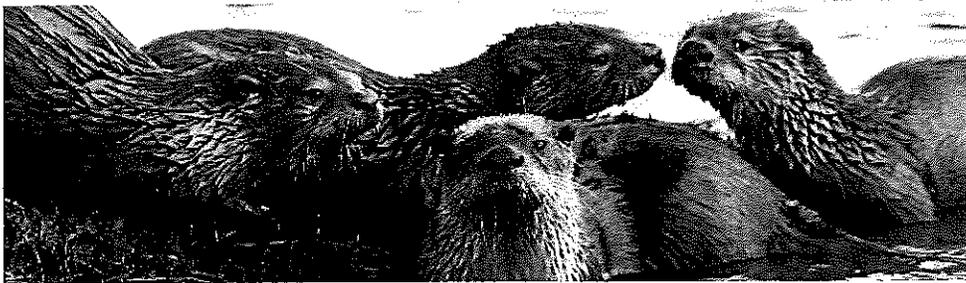
Extending over a mile into San Pablo Bay, 2650-acre Point Pinole Regional Shoreline (PPRS) is the Bay Area’s largest shoreline park. East Bay Regional Park District (EBRPD) is putting the finishing touches on two new staging areas and 1.7 miles of spine Bay Trail providing a North-South pedestrian and bicyclist route through the park.

On the south side of PPRS, the District completed the Dotson Family Marsh staging area at the end of Goodrick Avenue. By spring 2017, they will finish building 1.5 miles of Bay Trail connecting this staging area with the Bay View Trail in the park. This new trail will feature spectacular vistas overlooking newly-created tidal wetlands.



The City completed final design for a 0.3-mile Class I Bay Trail section along Goodrick Ave. connecting the Dotson Family Marsh staging area with the Bay Trail along the Richmond Parkway. The Bay Trail Project awarded a \$130,000 grant toward construction, but additional funding is needed for this \$1.1 million project.

To the north, EBRPD will complete the Atlas Road Extension Improvement Project in early 2017 to create a second entrance to PPRS. A bridge has been built over Union Pacific railroad tracks leading to a new parking lot, restrooms and picnic areas. This bridge includes both a two-lane vehicle road and a Bay Trail connection between Atlas Road and Cook’s Point Trail in the park.



River Otters Provide Student Biologists with Field Experience

By Megan Isadore, Executive Director, River Otter Ecology Project

Beginning in Fall 2015, 10 students in Biology and Environmental Science classes at San Rafael's Star Academy teamed up with The River Otter Ecology Project (ROEP) to conduct field investigations on the river otters inhabiting Las Gallinas Valley Sanitary District Ponds. This study site, called LG01, is part of an ongoing investigation into the recovery and ecological niche of SF Bay Area river otters.

Star Academy provides individualized education for students with learning differences, and outdoor education has proved highly effective for this population. ROEP's program, "Hands on High School," offers young people the chance to learn in the field while participating in and contributing to an ecological research project.

Bordered by Miller Creek, St. Vincents lands and Hamilton Wetlands, Las Gallinas Reclamation Ponds are home, or a stopover point to many species of birds, fish, and other wildlife. The proximity to the Bay and wetlands gives river otters (who eat about 15-20% of their body weight each day to keep up with high energy needs) plenty of places to hunt for their favorite foods: crayfish, fish, insects, frogs and even water birds. In fact, the first time the students visited the site to check their cameras, they observed an otter catch and eat a coot...an exciting beginning!

The otters at Las Gallinas are not a new phenomenon; according to observational records, they've been seen in varying numbers since before ROEP began collecting observations in 2012. View our "Otter Spotter" map of citizen science reports from around the Bay Area at www.riverottterecology.org/maps-of-bay-area-sightings.html.

The students, along with their teacher, Christian Naventi (ROEP's Education Board of Directors leader) placed two motion-detector video cameras at Ponds 1 and 2 to discover otter population numbers. This is not an easy task since all river otters look similar, and there is no visual way to tell them apart. Observational and camera data have revealed three to four otters spending time at the ponds. A mother and two pups were seen often over the summer, and on occasion, four otters were seen together. Various group sizes appear from time to time, but the most common group is a mother with two nearly grown juveniles, probably close to adulthood now.



The Las Gallinas site is one of our first two sites on the SF Bay side of Marin County, out of 21 sites in Marin. The information we gain from these sites will help land managers, policy makers and agencies better understand the ecology of the wetlands, especially where it concerns restorations. The River Otter Ecology Project's overall goal is to support watershed conservation and wetland restoration. Our belief is that climate change resilience can only happen when every one of us participates.

Please see www.riverottterecology.org and [Facebook.com/BayAreaOtters](https://www.facebook.com/BayAreaOtters) for more information, videos and projects for children.



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