CITY OF RICHMOND

Pt. Molate Community Advisory Committee

Monday, March 13, 2017 6:30 - 9:00 pm

Multi-Purpose Room, 440 Civic Center Plaza

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

AGENDA

6:30 **1. Call to Order - Roll Call**

2. Approval of Agenda

3. Approval of PMCAC Meeting Minutes – 2-13-17

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. 35 min.)

a. *Remediation:* IR Site 1 Land Fill Report, 4th Q 2016 Underground Storage Tanks Monitoring Report, Monthly Report Feb. 2017– Tomer Schetrit, Terraphase; (20 min.) Q&A (15 min.)
b. *Remediation:* Geotracker overview - Mark Howe (5 min.)
c. *Site reports:* Presentation Golden Gate Raptor Observatory – Tony Brake, Osprey Project (10 min.), Q&A (5 min.)
d. *Site reports:* Community Planning Meetings subcommittee update - Hanson (10 min)
e. *Reports:* PMCAC update report to Council - Joan Garrett (10 min), Q&A (10 min.)
f. *By-laws:* Consider change to total terms served - Connie Portero (5 min.), Q&A (5 min.)

8:25 **8. Staff report** (Notable items from written reports in agenda materials) (12 min.)

9. PMCAC Ad Hoc Committee and Subcommittee Reports (12 min.)
a) Feb. action items & site income/expenses(Brubaker), **b)** Electrical restoration Council item (Howe), **c)** Very High Fuel Hazard Mgt. contract (Hanson),

10. Action Items Review (6 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-_72MzVkZWQ1ZDQtNWIwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw
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, February 13, 2017, 6:30 PM

1. Call to Order and Roll Call

Chair Hanson called the meeting to order at 6:35 pm.

Present:	Committee Members, Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Gosney, Hanson, Howe, Portero, Ruk
Absent:	McNeil
	Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II, Debra Holter, Fire Prevention, Office Assistant II

2. Approval of Agenda

Garrett called for motion to hold over all but Monthly Remediation Report under 7b to March meeting due to the number of items on agenda and the limited time. Committee discussed options. Garrett also stated to change 7c – 7f to shorten presentation time to 5 minutes each due to the limited amount of time.

Action: Committee approved (M/S Garrett/Beyaert 11-0-1-0) to adopt the motion.

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

Garrett called for motion to issue letter to all contractors, all inquirers and to staff that request to come on the agenda must go through as outlined in the bylaws and resolution, must go through the chair, with the assistance of the vice chair and must have documentation ready before being placed on the agenda.

Action: Committee approved (M/S Garrett/Portero 11-0-1-0) to adopt the motion.

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

3. Approval of PMCAC Meeting Minutes.

Action: Committee approved (M/S Garrett/Duncan 11-0-1-0) November, 2016 and January, 2017 minutes with minor changes to January.

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

4. Announcements Through the Chair

McLaughlin out of town but asked we be aware of the notice at the bottom of agenda regarding the Federal Court hearing tomorrow in San Francisco regarding Upstream v City of Richmond appeal and is open to the public.

Beyaert spoke of San Francisco Bay Restoration Advisory Authorities developing a grant program which should be awarding grants by year end and Pt. Molate has been identified as one of the potential for grant funding to restore wetlands and to provide public access to shoreline.

Garrett turning out in May and would like volunteers or someone to be appointed to take over the repository housekeeping and maintenance. No volunteers but will be relooked at.

5. Open Forum

Cordell Hindler played Mario Lanza "Be My Love" song and video. Steve Davis spoke of transportation issues to gain access to Point Molate.

6. Council Liaison Report

No report, both Gayle McLaughlin and Alex Knox not present.

7. Presentations, Discussion and Action Items

a. Daniel Iacofono discussed Pt. Molate Community Meeting Process to bring community together in an organized process to look at the future of Pt. Molate. Handout showed initial proposal but stated April, May, June timeframe more realistic. Meetings to be supplemented with other outreach to particular areas of the community to make sure we are not being inclusive, and provide online experience for people to gather information and learn about past plans and to make comments. Discussion of budgeted for only three meetings, are they three identical or three phased meetings. Important to have tables manned where people can come with a variety of ideas to pick and pull from and with some way of tabulating of what they

want. Dan stated there are ways to filter online input in regards to number of entries and Richmond resident status.

Cordell Hindler stated they should reach out to Neighborhood Councils and youth groups.

b. Tomar Schetrit of Terraphase spoke on ground water monitoring, after reviewing data of 59 wells, waiting for a response from a report sent to the Water Board to discontinue or reduce monitoring of 12 wells below 640 ESL's to annually with a cost savings of $10,000 per year. Polar compounds are not an issue.

UST's, regardless of closure, will still need monitoring at a cost of $15,000 per year. There are number of UST's that have closure where the City is still required to monitor on a quarterly basis, french drains, erosion, drain inlets, and structural integrity, at a cost of $15,000 per year for all 20, structural inspection every 5 years. Removal cost would be $500,000 - $700,000 each. Gosney mentioned cost estimate from Navy twelve years ago at a cost of $35 million to remove tanks. Howe stated it was impossible to get rid of dirt and recommended the tops be taken off UST's and filled with clean soil which would turn into a revenue source. Further discussion held regarding land use restrictions of UST's removed.

Slide presentation shown regarding projected 2017 expenditures. Discussion continued on disposal of excess soil expense. Hanson to schedule a GeoTracker training. Craig to give notice to committee when something is posted on Terraphase. Gosney asked for documents to be in agenda packet for review before meeting. Tomar hopeful for response from Water Board.

c. Dr. Laurie Wilkie presented proposal for limited archeological excavation in Pt. Molate Beach Park and passed around artifacts already removed. Pictures shown of erosion from the bluff exposing possible brick foundation of shrimp-boiling hearth from Chinese Shrimp Camp (1870-1915). Working on getting this site put on National Register. Tarp is currently protecting site from further erosion. Loose bricks found to be kept in caretaker office.

Speaker Pam Stello thanked Jim Hanson and Craig Murray who went over and above to protect this site and approval process.

d. Pt. Molate Shoreline Erosion presentation held over.

e. Robert Aston showed slides of river and sea otters and locations of otter sightings. He attributes the banning of hunting and the Clean Water Act for the otter population comeback.

f. Presentation Golden Gate Raptor Observatory – no show but written report in packet. Craig to get answers regarding funding and timing.

8. Staff Reports

Craig Murray reviewed notable items from written reports in agenda materials. Craig to ask Bobby Winston for Downstream revenue reports from Dec, Jan and Feb. Last call for business cards. Discussion of removal of stickwort by Pacific Site Management. Hanson does not feel we are getting what we pay for.

9. PMCAC Ad Hoc Committee and Subcommittee Reports

No reports.

10. Action Item Review

a. Garrett to write letter to city staff and contractors that all agendas must go through the chair before being placed on calendar.
b. Brubaker to start matrix with items provided by Garrett to him and Hanson, regarding security payments, income from Nematode and all of the outflow of the remediation work.
c. Craig to follow up with Nematode reporting for Dec., Jan. and Feb.
d. Mark to be copied on all remediation reports.
e. Request for volunteer to be repository manager. Anyone interested to follow up with Hanson.
f. Hanson to meet with director of Parks and Recreation.
g. Craig to send links of Tomar's presentation and also Chinese Shrimp Camp artifact presentation.
h. Ruk to follow up on Chinese Shrimp Camp to have the Historic Commission report after they make determination, especially Bay Trail and what impact.
i. Gosney wants Terraphase to include slide showing detail in board packet in advance. Craig must have by Friday morning to get into packet to comply with Brown Act.

11. Future Agenda Items

a. Gosney will be making and submitting detailed inventory with pictures of items for possible sale and/or disposal.
b. Special study session with dedicated agenda to address finances.
c. Mark Howe on GeoTracker lesson.
d. Terraphase return with Water Board comments on IR3 closure and Human Health Risk Assessment.
e. Osprey presentation.
f. Recap on community meetings with possible dates set.

12. Adjournment of PMCAC regular meeting.

COMMENT: Don Gosney created Point Molate Facebook page and posted several pictures.

Motion by Jim Hanson to adjourn meeting.

Action: Committee approved (M/S Hansen/Garrett 11-0-1-0) to adopt the motion.

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

Meeting adjourned at 8:58 p.m.

SCHEDULED MEETINGS
Committee Meeting –
Monday, March 13, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

This meeting is held in a building that is accessible to people with disabilities. People with a disability 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).

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

Point Molate Community Advisory Committee

March 7, 2017

Craig Murray
Pt Molate Community Advisory Committee Staff Liaison
Development Project Manager II
City of Richmond, Successor Agency
Department of Infrastructure Maintenance & Operations
450 Civic Center Plaza, 2nd Floor, Richmond CA 94804

Cc: Bruce Brubaker, Vice-chair, PMCAC

Re: Agenda Setting for PMCAC

Dear Craig,

As agreed upon by the PMCAC in the February 13, 2017 meeting, I am sending this letter to confirm the process of setting future agendas for PMCAC meetings.

Each month, proposed agenda items for presentation or discussion at the PMCAC should be sent to the Chair of the PMCAC, who will then determine which agenda items should be heard and in which order.

Sincerely,

Jim Hanson
Chair, Pt Molate CAC

terraphase engineering

March 9, 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 February 2017, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) on behalf of the City of Richmond at the former Naval Fuel Depot Point Molate (the Site). This remediation status report is intended to meet the requirements of Task 9 in the Regional Water Quality Control Board (RWQCB) Order R2-2011-0087 (RWQCB 2011d). The requirements of Task 9 are as follows:

> *The Discharger shall submit a report to the Regional Water Board, 30 days prior to the start of any onsite remediation activities, and then on a monthly basis beginning 30 days after the start of the remediation activities, outlining the onsite remediation activities accomplished during the past month and those planned for the following month. The first monthly report at the beginning of each quarter shall include monitoring and test results and any conclusions or proposed changes to the remediation process based on those results. If any changes to the remediation are proposed during any monthly report, applicable supporting monitoring or test data will be submitted at that time. The status report shall also verify that the Prohibitions in Section A, stipulated above, have been adhered to. Should any of those prohibitions be trespassed, the report shall propose a recommendation acceptable to the Executive Officer to correct the trespass.*

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2015, please see the monthly status report for December 2015 (Terraphase 2015aa). A reference list of reports and submittals is included as an attachment to this letter.

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

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

Work completed in February 2017:

1. None.

Major Work Items Previously Completed in 2016:

1. None.

Upcoming work in March 2017:

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 February 2017:

1. Submittal of Remedial Action Completion Report (Terraphase 2017d).

Major Work Items Previously Completed in 2017:

1. None.

Upcoming work in March 2017:

1. None.

Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)

Complete - *IR Site 4 Interim Remedial Action Work Plan submitted to the RWQCB (Terraphase 2011r, 2012gg, 2012ii, and 2012mm).*

Task 4b: IR Site 4 Interim Remedial Action Completion Report (Compliance Date: November 2, 2012)

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

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

Work completed in February 2017:

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

Major Work Items Previously Completed in 2017:

1. None.

Upcoming work in March 2017:

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 February 2017:

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

Major Work Items Previously Completed in 2017:

1. None.

Upcoming work in March 2017:

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 February 2017:

1. Conducted the routine monthly UST closure monitoring inspections.
2. Submittal of Q4/Annual UST Report (Terraphase 2017e).

Major Work Items Previously Completed in 2017:

1. None.

Upcoming work in March 2017:

1. Conduct the Q1 UST closure monitoring inspections.

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

Not Applicable. No closures have been requested.

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

Work completed in February 2017:

1. Submitted the monthly remediation status report for January 2016 (Terraphase 2017d) to the RWQCB.

Major Work Items Previously Completed in 2017:

1. Submitted the monthly remediation status report for December 2016 (Terraphase 2017b) to the RWQCB.

Upcoming work in March 2017:

1. Submit the monthly remediation status report for February 2017 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 February 2017:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Submittal of 2016 IR Site 1 annual report (Terraphase 2017f).
3. Conduct routine sampling IR 1 treatment system.

Major Work Items Previously Completed in 2017:

1. Submittal of IR Site 1 5 year review report (Terraphase 2017a).

Upcoming work in March 2017:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
3. Conduct routine sampling IR 1 treatment system.
4. Quarterly inspection of IR Site 1 with CCEHD
5. Response to RWQCB comments on 5 year review report.

Task 12: Construction Stormwater General Permit (Compliance Date: Prior to field work)

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project (2 07C370778). A notice of termination (NOT) was filed with waterboard on February 6, 2017 and approved February 9, 2017.

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.

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 February 2017:

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

Major work items completed previously in 2017:

1. Submittal of the Dry Season 2016 semi-annual monitoring report (Terraphase 2017c).

Upcoming work in March 2017:

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. Meeting with the RWQCB to discuss results of Phases 1&2 of the workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in February 2017, to the knowledge of Terraphase.

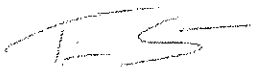
1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous 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 for IR Site 3 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
James Whitcomb, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Jim Hanson, PMCAC
Mark Howe, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

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terraphase engineering

February 21, 2017

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

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

Dear Ms. Beth,

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

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

Sincerely,
For Terraphase Engineering Inc.

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

Jennifer Repa
Senior Staff Engineer

cc: Carlos Privat, City of Richmond
Craig Murray, City of Richmond
Jim Whitcomb, BRAC Program Management Office
Jim Hanson, PMCAC
Joan Garrett, PMCAC
Lori Braunesreither, Contra Costa County Environmental Health Services

Attachments: 4th Quarter 2016 Underground Storage Tank (UST) Monitoring Report

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7A.7

4th QUARTER 2016 MONITORING REPORT
UNDERGROUND STORAGE TANKS
FORMER NAVAL FUEL DEPOT POINT MOLATE, RICHMOND, CALIFORNIA

Prepared on Behalf of

City of Richmond
450 Civic Center Plaza
Richmond, California

Prepared by

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

February 21, 2017

Project Number 0078.001.033

terraphase engineering

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Figures

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Acronyms and Abbreviations

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

1.0 INTRODUCTION

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

2.0 HISTORY OF UST OPERATIONS AT NFD POINT MOLATE

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

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

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

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

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

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

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

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

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

Approximate dimensions of USTs 1-20 are as follows:

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

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

3.0 SITE INSPECTIONS

The PMMP requires:

- Monthly inspections of the gates, locks, and fences.
- Quarterly inspections of the vegetation for erosion control; surface grade for erosion control; UST systems (ground surface, French drain outfalls, and tank vents); and groundwater monitoring wells.
- Biannual (Two-year) inspections of the UST interiors for standing water.
- Five-year structural inspections, structural inspections after significant loading events, and structural inspections after major seismic events. The next 5 year inspection is scheduled for 2017.

The purpose of the site inspections is to conduct the inspection tasks established in the Final PMMP (ITSI 2005), including: security, erosion control, condition of the UST systems, and condition of the groundwater monitoring wells to identify conditions that may warrant maintenance or repair. Appendix A provides an overview of systems observations of the USTs made during the inspections. Recommendations for repairs that could not be completed during the site inspection are provided at the end of page 2 in Appendix A. Individual UST sites are referred to by tank number (e.g., UST 6). Appendix B provides an overview of erosion control/ground surface observations of the USTs made during the inspections. Recommendations for repairs that could not be completed during the site inspection are provided on page 2 in Appendix B.

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

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

3.1 Monthly Inspection of Gates, Locks, and Fences

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

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

Observations recommendations for the monthly inspections of the gates, locks, and fences performed on October 20, November 17, and December 14, 2016:

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

3.2 Quarterly Inspection of Erosion Control

3.2.1 Vegetation

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

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

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

Recommended actions:

None

3.2.2 Surface Grade

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

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

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

Recommended actions:

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

3.3 Quarterly Inspection of UST Systems

3.3.1 Ground Surface

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

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

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

Recommended actions:

Monitor animal burrows on Tanks 3, 4 and 19. Monitor 3" wide 3' long fissure in topsoil on top of tank 14 near the SE French drain path. Re-install the "Keep off" sign on UST 7.

3.3.2 Tank Vents

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

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

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

Recommended Actions:

The vents on USTs 1, 18 and 19 show minor indications of vandalism and are in need of repair. The remainder of the UST vent openings were intact and unobstructed.

3.3.3 French Drain Outfalls

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

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

Recommended Actions:

The West Drain at UST 6 and the South drain at UST 15 could not be located. It is suspected that they were previously destroyed or were never constructed by the Navy. The west drain at UST 16 was not located due to overgrowth. Detailed observations of the tanks can be found in Appendix A.

Loose vegetation and sediment have accumulated near the French drain outlets at a number of USTs including: 1, 6, 7, 11, 12, 13, 14, 15,19 ,20. Vegetation and sediment should be cleared to allow for proper drainage.

3.4 Quarterly Inspection of Groundwater Monitoring Wells

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

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

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

Recommended Actions:

None

3.5 Biannual Interior Inspections for Standing Water

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

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

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Nesting Ospreys on the Richmond Shoreline

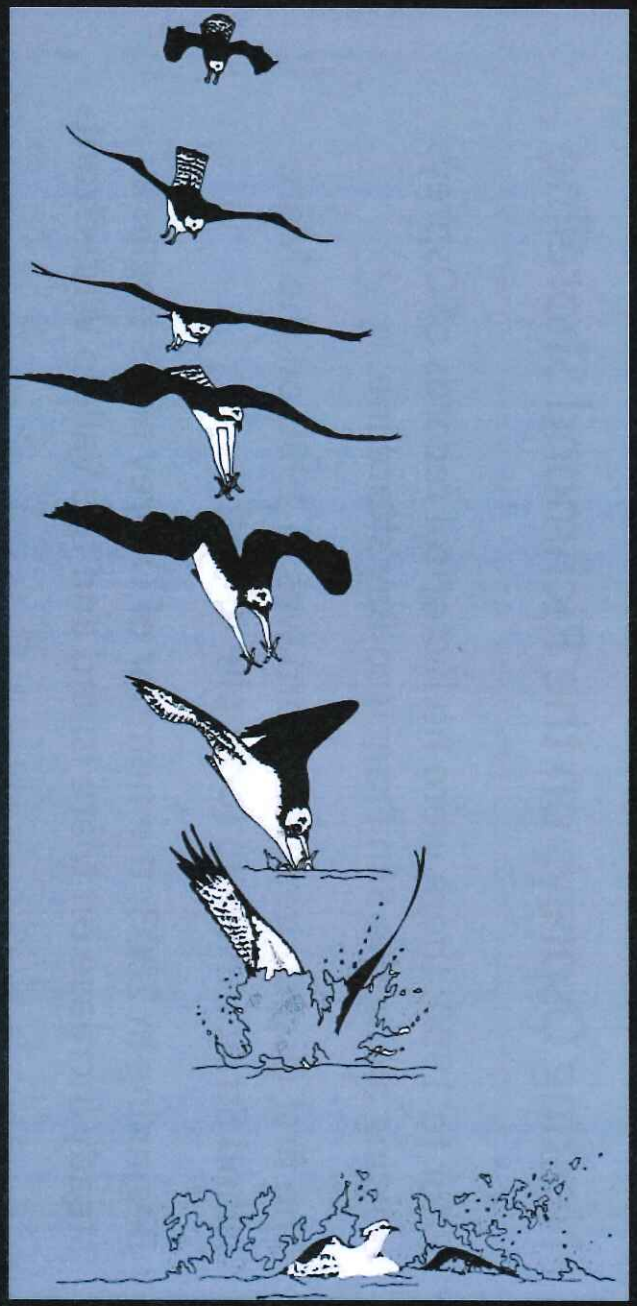
- Prior to 1990, there were no historical records of Ospreys nesting along the San Francisco Bay shoreline.
- The first Osprey nesting record was in 1990 on the Mare Island Strait in Vallejo (on a pile driver).
- Beginning in 2003, the number of Osprey nests began a steady increase on Mare Island and the Vallejo Waterfront.
- In 2012 and 2013, Harv Wilson and I carried out a census of nesting Ospreys around the San Francisco Bay Shoreline. In 2012 we located 15 successful Osprey nests fledging 30 young. In 2013, we located 26 Osprey pairs, 17 of which were successful.
- Nearly all of these nests were built on human-made structures, such as cranes, light structures, utility poles and aids to navigation.
- Continuing surveys have documented a continuing increase, as well as an expansion southward, especially along the Richmond shoreline.
- In 2016, 7 nests were built on artificial nest platforms erected to divert Ospreys from nesting on undesirable structures.
- Continued use of such nest platforms should be considered in anticipation of the likely increase in nesting Osprey pairs.

Tony Brake
Point Molate Community Advisory Committee
February 13, 2017

7c1.1

Osprey (*Pandion haliaetus*)

- Large raptor: L= 22-25", WS=58-72", ~3.5 lb., Female > Male
- Diet almost exclusively live fish
- Highly specialized, e.g., wing anatomy, reversible outer toe, spicules on legs and feet, long curved talons, closeable nostrils
- Cosmopolitan – Breed or winter on every continent except Antarctica
- Excellent sentinel species for aquatic habitats – e.g., decline during DDT era, then recovery following ban on agricultural use
- Unparalleled opportunity to engage public in close observation of raptor breeding behavior



Credit : Alan Poole

Fig. 2

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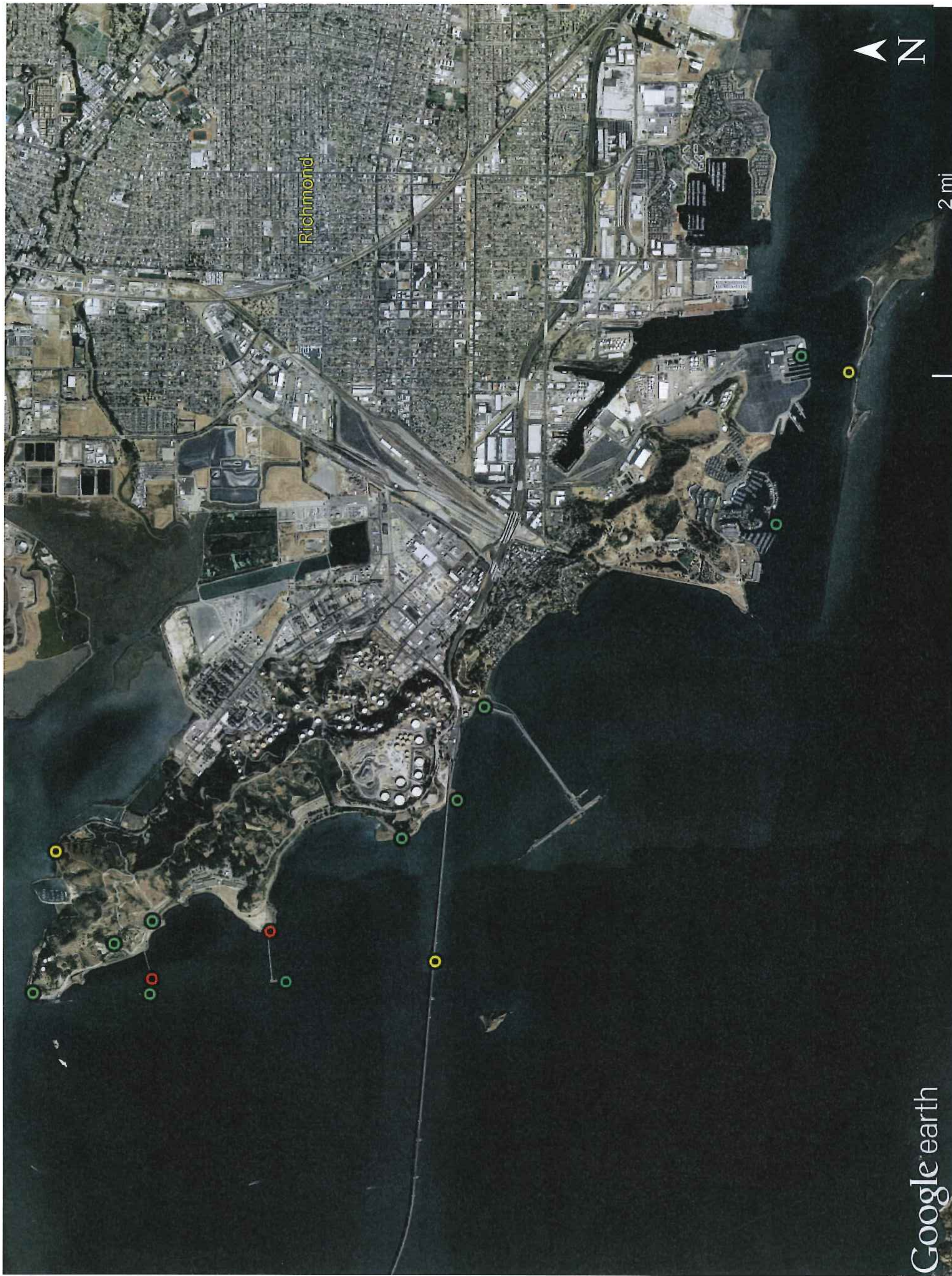

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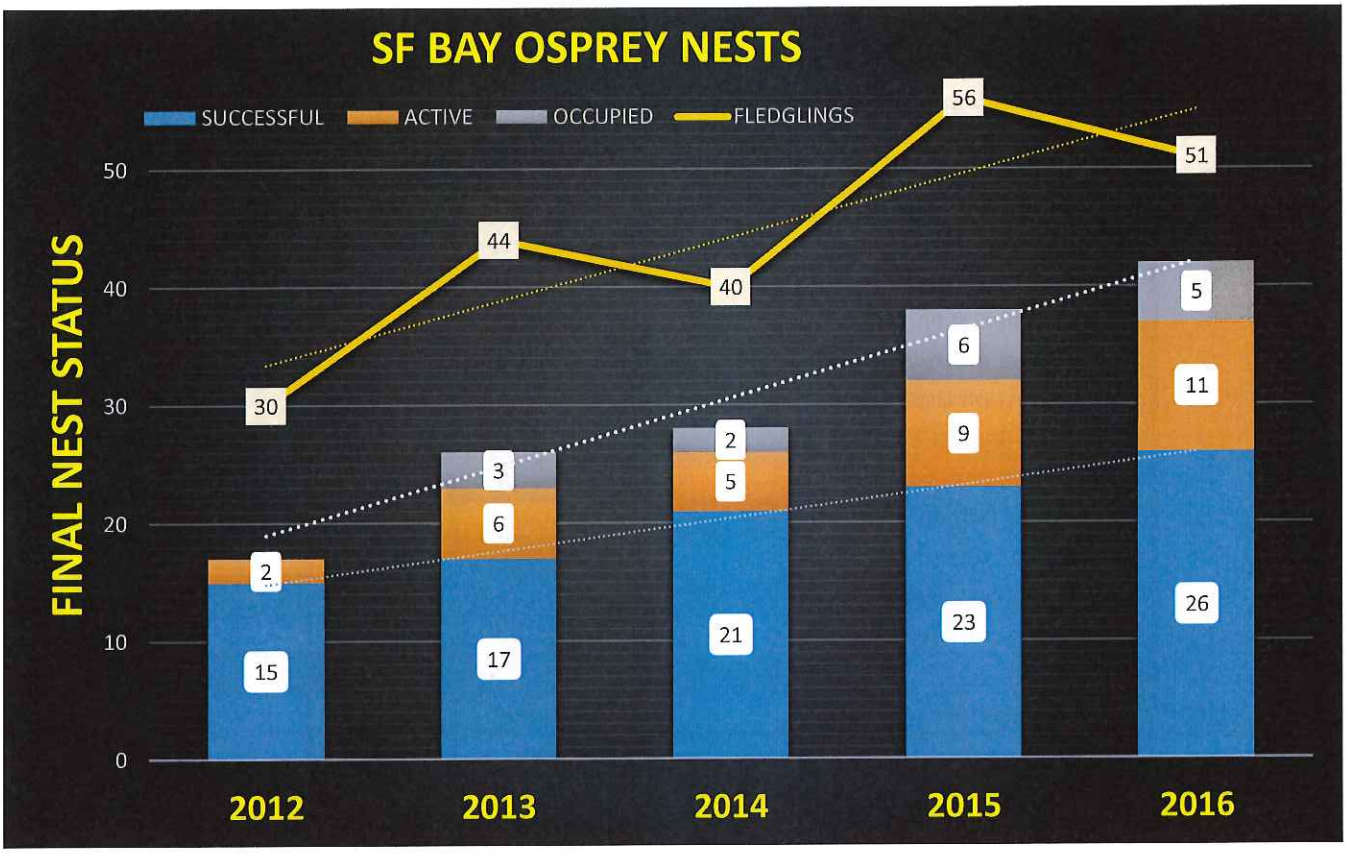
SF BAY OSPREY NESTS
SUCCESSFUL
ACTIVE
OCCUPIED
FLEDGLINGS
FINAL NEST STATUS
50
40
30
20
10
0
30
44
40
56
51
2
3
6
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6
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2012
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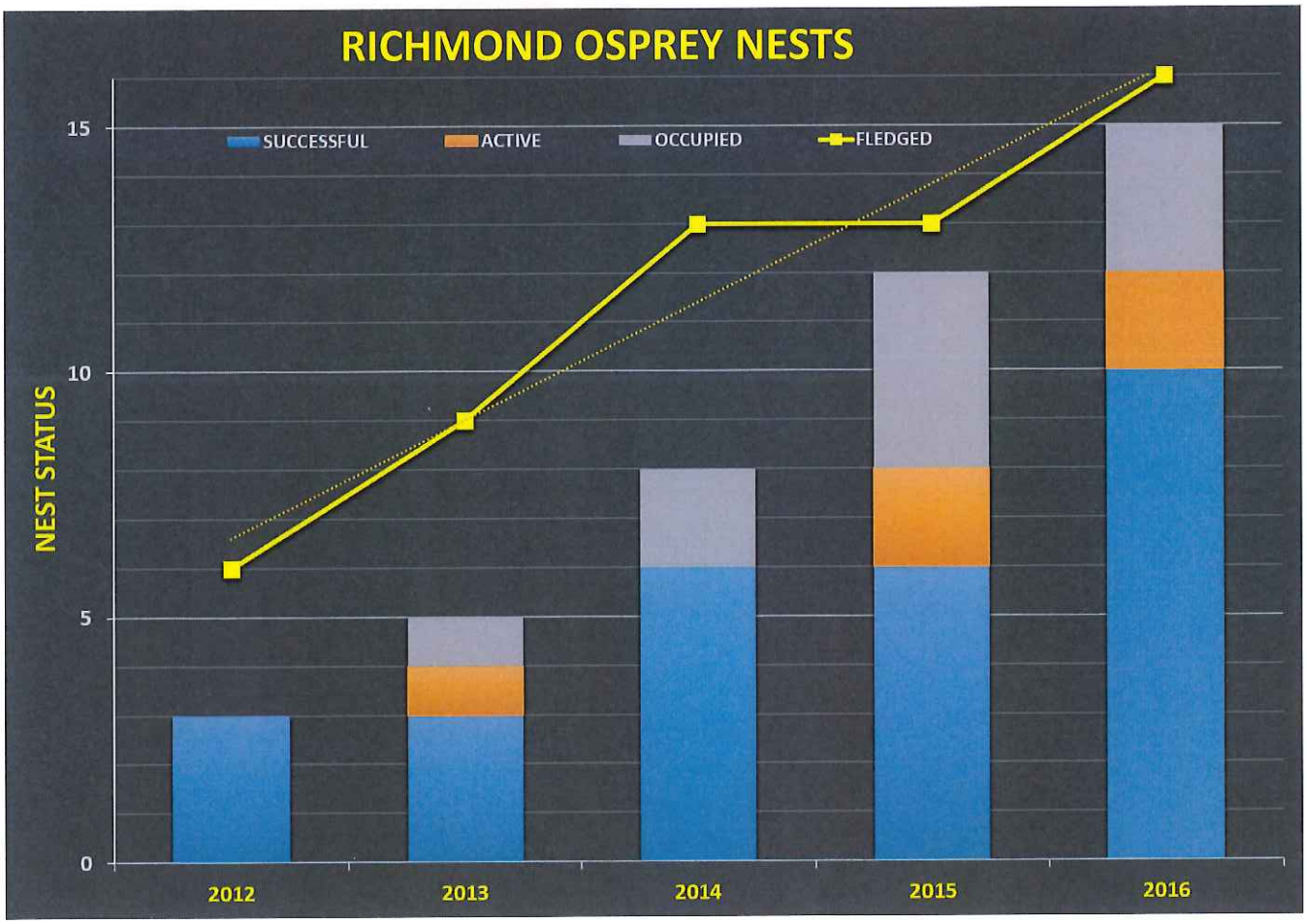
RICHMOND OSPREY NESTS
SUCCESSFUL
ACTIVE
OCCUPIED
FLEDGED
NEST STATUS
15
10
5
0
2012
2013
2014
2015
2016

7c1.5

2016 Richmond Osprey Nests

	Structure Type	2016 Nest Status	Number Fledged				
			2016	2015	2014	2013	2012
1	Dolphin off fishing pier	Occupied		-	-	-	-
2	Utility pole (piling in 2014)	Successful	1			-	-
3	Utility pole (modified)	Occupied			-	-	-
4	Utility pole (modified)	Successful	2	2	-	-	-
5	Light tower	Successful	1	2	2	3	2
6	Roof of small building	Active-Failed			-	-	-
7	Artificial Nest on Utility Pole	Successful	3	2	2	-	-
8	Artificial Nest on Utility Pole	Active-Failed		3	3	3	2
9	Light tower (Pier in 2013)	Successful	2	2	2		-
10	Utility pole	Successful	1		-	-	-
11	Bridge Tower Structure	Occupied		-	-	-	-
12	Artificial Nest on Pole	Successful	1		-	-	-
13	Artificial Nest on Utility Pole	Successful	1	2	2		-
14	Artificial Nest on breakwater	Successful	2	-	-	-	-
15	Crane	Successful	2		2	3	2
16	Channel Marker #12	Occupied		-	-	-	-
		Total	*16*	*13*	*13*	*9*	*6*

Occupied	Nest building, etc.
Active-Failed	Eggs layed, incubation
Successful	Fledged at least one young

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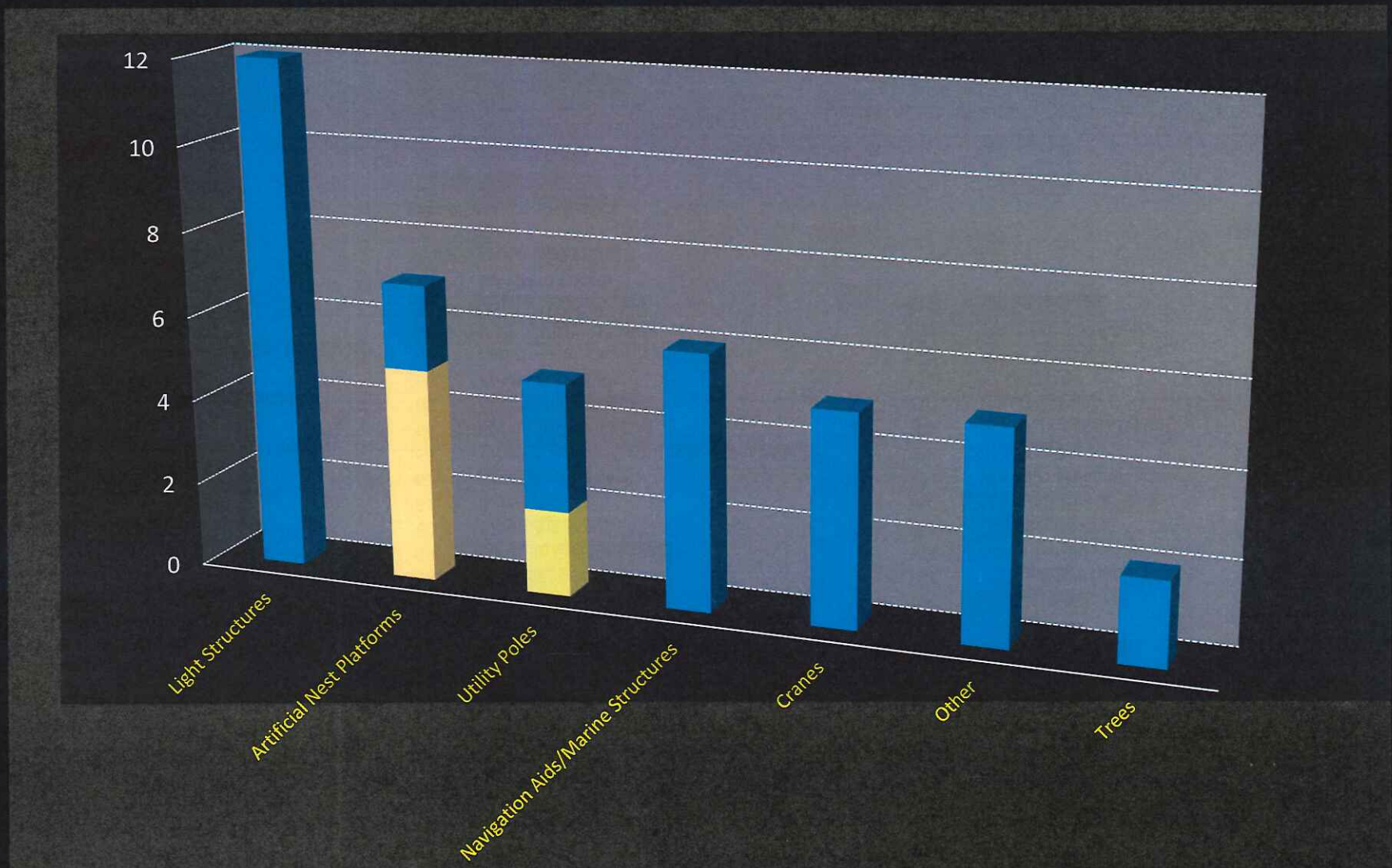
OSPREY NEST SUBSTRATES IN 2016



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BIRDS OF PT. MOLATE-SAN PABLO PENINSULA

1. Canada Goose
2. Gadwall
3. American Wigeon
4. Mallard
5. Canvasback
6. Greater Scaup
7. Surf Scoter
8. Bufflehead
9. Common Goldeneye
10. Red-breasted Merganser
11. Ruddy Duck
12. Wild Turkey
13. Pacific Loon
14. Common Loon
15. Horned Grebe
16. Eared Grebe
17. Western Grebe
18. Clark's Grebe
19. Double-crested Cormorant*(Nest on Richmond-San Rafael Bridge)
20. Pelagic Cormorant (Nest on W. Brother Is.)
21. Brown Pelican
22. Great Blue Heron* (Nest on Red Rock)
23. Great Egret (Nest on Red Rock)
24. Black-crowned Night Heron (Nest on Red Rock)
25. Snowy Egret (Nest on Red Rock)
26. Turkey Vulture
27. Osprey
28. Northern Harrier
29. Sharp-shinned Hawk
30. Cooper's Hawk
31. Red-shouldered Hawk
32. Red-tailed Hawk
33. American Coot
34. Black-bellied Plover
35. Semipalmated Plover
36. Killdeer
37. Black Oystercatcher (Nest on Castro Rocks, Brothers Is.)
38. Spotted Sandpiper
39. Greater Yellowlegs
40. Willet
41. Whimbrel
42. Long-billed Curlew
43. Marbled Godwit
44. Black Turnstone
45. Western Sandpiper
46. Least Sandpiper
47. Dunlin
48. Heermann's Gull
49. Mew Gull
50. Ring-billed Gull
51. Western Gull (Nest on Red Rock)
52. California Gull (Nest on Brooks Is.)
53. Herring Gull
54. Glaucous-winged Gull
55. Caspian Tern (Nest on Brooks Island)
56. Forster's Tern
57. Elegant Tern
58. Rock Pigeon
59. Eurasian Collared-Dove
60. Mourning Dove
61. Barn Owl
62. Great Horned Owl
63. White-throated Swift (nest under I-580)
64. Anna's Hummingbird
65. Allen's Hummingbird
66. Belted Kingfisher
67. Red-breasted Sapsucker
68. Nuttall's Woodpecker
69. Downy Woodpecker
70. Northern Flicker
71. American Kestrel
72. Merlin
73. Peregrine Falcon
74. Black Phoebe
75. Say's Phoebe
76. Ash-throated Flycatcher
77. Hutton's Vireo
78. Western Scrub-Jay
79. American Crow
80. Common Raven
81. Tree Swallow
82. Northern Rough-winged Swallow
83. Cliff Swallow
84. Barn Swallow
85. Chestnut-backed Chickadee
86. Bushtit
87. Bewick's Wren
88. Blue-gray Gnatcatcher
89. Ruby-crowned Kinglet
90. Western Bluebird
91. Hermit Thrush
92. American Robin
93. Northern Mockingbird
94. European Starling
95. Cedar Waxwing
96. Yellow-rumped Warbler
97. Townsend's Warbler
98. Wilson's Warbler
99. Spotted Towhee
100. California Towhee
101. Fox Sparrow
102. Song Sparrow
103. White-crowned Sparrow
104. Golden-crowned Sparrow
105. Dark-eyed Junco
106. Red-winged Blackbird
107. Western Meadowlark
108. Brewer's Blackbird
109. Brown-headed Cowbird
110. Hooded Oriole
111. House Finch
112. Lesser Goldfinch
113. American Goldfinch
114. House Sparrow

Underline: Breed locally in this habitat

Highlight: Breed at Point Molate-Pt. San Pablo

Compiled 11/16/2016 by Tony Brake

7c1.8

STATUS OF OSPREYS NESTING ON SAN FRANCISCO BAY

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ABSTRACT: Historical records from the early 1900s, as well as surveys updated in the late 1980s and more recent information from local breeding bird atlases, indicate that Ospreys rarely nested on San Francisco Bay prior to 2005. In 2013, we surveyed nesting Ospreys baywide and located 26 nesting pairs, 17 of which were successful and fledged 44 young. We also report on findings from previous annual nest surveys of a portion of San Francisco Bay beginning in 1999. These results demonstrate a greater breeding abundance than has previously been recognized. The density of Osprey nests is highest near the north end of San Francisco Bay, but nesting also appears to be expanding southward. Nearly all of the nests observed were built on artificial structures, some of which were inappropriate and required nests to be removed. Over half of unsuccessful pairs experienced significant human disturbance. We recommend that conservation efforts focus on reducing this ratio, and to help do so, we urge erecting nest platforms as part of efforts to deter nesting when it conflicts with human activity.

The Osprey (*Pandion haliaetus*) is a diurnal, piscivorous raptor that breeds or winters in a variety of habitats on all continents except Antarctica. Upon reaching maturity, the birds typically return close to their natal site to breed. Ospreys do not maintain or defend hunting territories but instead reuse the same nest each year and aggressively defend only the local area around the nest site, called the nesting territory. This results in nesting birds ranging from isolated single pairs to semicolonial groups (Poole 1989, Poole et al. 2002). Historically, Ospreys nested in trees, but with increasing human population and development they now readily nest on artificial structures when available. For example, in Chesapeake Bay, in 1973, 32% of the estimated 1450 Osprey pairs nested in trees, while in 1995 and 1996 only 7% of 3473 pairs nested in trees. The rest nested on artificial structures. In the Willamette River valley of Oregon, in 1976 all of the 13 Osprey nests were in trees, but by 2008, 88% (242 of 275) were on artificial sites, such as nesting platforms, power poles and towers, pilings, cell-phone towers, and bridges (Henny et al. 2010).

Early historical documentation of Ospreys nesting around San Francisco Bay is sparse. Grinnell and Wythe (1927) listed the Osprey as a very rare resident in the bay area. In their compilation of the birds of California, Grinnell and Miller (1944) noted that Ospreys were formerly found along the whole length of California, primarily on rivers and lakes, but had become much less common and were reduced to nesting at only a few sites. Both publications excluded San Francisco Bay as a location for Osprey nesting.

Henny and Anthony (1989) described the population breeding in Califor-

nia as located primarily in northern coastal and mountainous areas. Along the coast, they placed the southern boundary of the breeding population at Kent Lake in Marin County, north of San Francisco Bay. They also reported breeding pairs along the Sacramento River and in the central and southern Sierra Nevada. More recently, breeding pairs have also been reported in Orange County (Kerr 2007) and San Diego County, including on San Diego Bay (Unitt 2004).

Since the surveys by Henny and Anthony, breeding bird atlases have been compiled for the nine San Francisco Bay counties with tidelands. Six of these atlases do not list Osprey as breeding around the tidelands, including those for San Francisco (San Francisco Field Ornithologists 2003), Marin (Shuford 1993), Sonoma (Burridge 1995), Napa (Berner et al. 2003), Santa Clara (Bousman 2007), and San Mateo (Sequoia Audubon 2001) counties. For the three other counties, a nest was reported in Contra Costa County (near Point Pinole) in 1998 (Glover 2009), a pair summered in Alameda County at the mouth of San Lorenzo Creek in 1999 (Richmond et al. 2011), and beginning in 2005, Ospreys nested regularly at Mare Island in Solano County (Berner and Rippey in press).

The largest active Osprey colony located near San Francisco Bay is at Kent Lake, north of the Golden Gate in Marin County (Figure 1). Established in the mid-1960s, the colony reached a peak of 52 occupied nests in 1994 and has since maintained itself but at smaller numbers. All the nests at Kent Lake are in trees, dead or living (Jules Evens pers. comm.).

In this paper we update the status of Osprey nesting on San Francisco Bay on the basis of Leong's surveys at Mare Island from 1999 to 2013 and from a baywide survey by Brake, Wilson, and volunteers in 2013.

METHODS

Each year from 1999 through 2013, Leong surveyed nests of the Osprey and herons at Mare Island and the Vallejo waterfront (Solano County). Mare Island is the site of a naval shipyard that closed in 1996, but the area has not been extensively redeveloped, so numerous cranes and light poles that provide substrate for Osprey nests persist. These surveys took place between March and late July each year and were done either by car or on foot. The location of active nests was recorded and the behavior of adults and chicks was monitored during multiple visits.

Beginning in mid-summer 2012, Brake and Wilson extended Leong's work with an exploratory survey of nesting Ospreys throughout San Francisco and San Pablo bays, during which we found 18 nests and counted 30 young.

In 2013, under the auspices of the Golden Gate Raptor Observatory, we initiated a more thorough survey of the bays (Figure 1). Suisun Bay (not shown in Figure 1), east of the Carquinez Strait, is generally considered part of the San Francisco Bay complex, and Ospreys are known to nest there, but only on ships of the Maritime Administration Reserve Fleet. Because the administraton actively deters Ospreys from nesting on some of the ships, we excluded Suisun Bay from the study area.

We began nest surveys early in the local breeding season, which is from

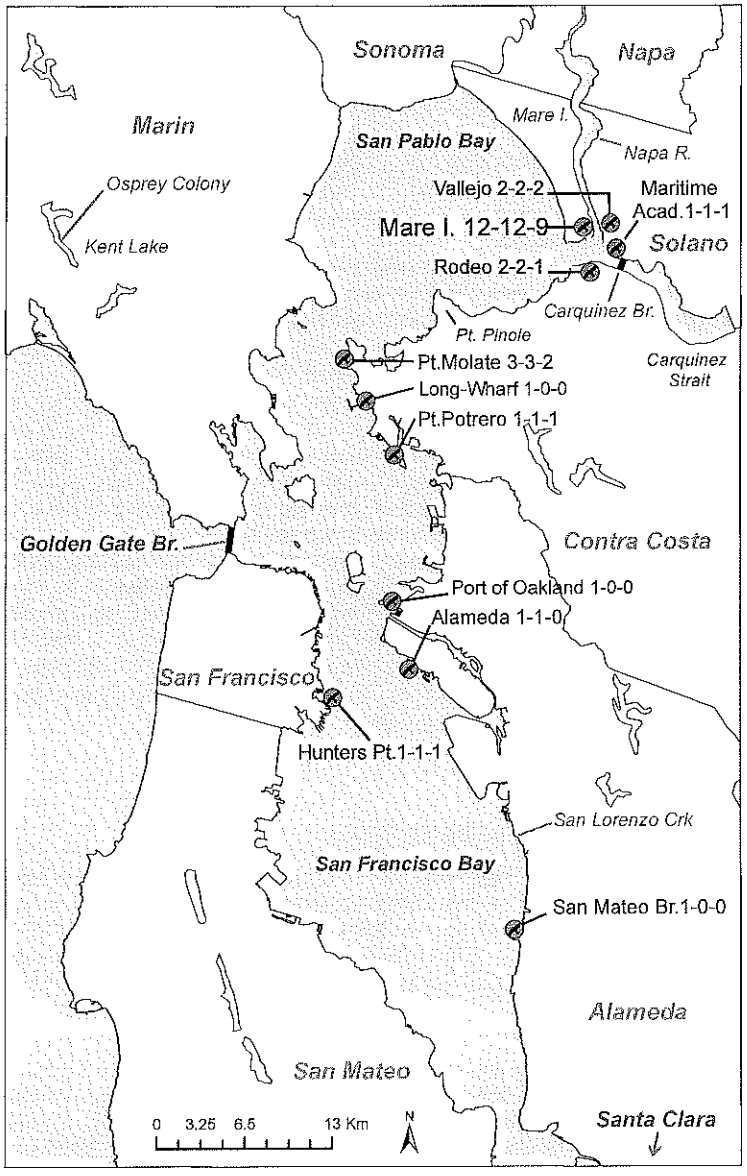

Figure 1. Locations of Osprey nests around the San Francisco Bay area in 2013. The three numerals for each location refer to number of territorial pairs, number of laying pairs, and number of successful pairs, respectively. For example, Mare Island had 12 territorial pairs, 12 laying pairs, and 9 successful pairs.

7c2.3

late February to late July. We visited nests found in 2012 as well as searching for new nests. Surveys were limited to within 300 meters of the bay's shoreline and were conducted on foot or from a car, ferry, or small boat. We solicited additional information on Osprey nesting by posting requests on local Internet birding forums. Each nest was photographed, and its location, substrate, status, number of chicks, and number of young fledged were recorded. We also recorded the behavior of adults and information regarding human disturbance of the nest. All nests were visited numerous times through the season.

We report nesting status and productivity in the terminology of Steenhof and Newton (2007). Two Ospreys occupying a nesting territory were a *territorial pair*. Territorial pairs that laid eggs were *laying pairs*. Territorial pairs that fledged at least one young were *successful pairs*. A nesting territory was *occupied* if it contained a pair that engaged in courtship or mating behavior, territory-defense behavior, nest building or refurbishing, incubation for long periods, or if eggs or chicks were present. We defined a pair as laying if we observed incubation for long periods or if eggs or chicks were present. We considered chicks *fledged* when they were 45 days old, which is about 80% of their average age at fledging of 55 days (Poole 1989). We estimated age by visiting nests frequently, usually at least once per week, during the latter part of the incubation and nestling period and noting the date when chick-feeding behavior was first observed and by aging the chicks when they were first visible. We continued regular visits until all of the nestlings had fledged. We report *nesting success* as both the ratio of successful pairs to territorial pairs and the ratio of successful pairs to laying pairs. We report *productivity* as the number of chicks fledged both per territorial pair and per laying pair.

RESULTS

Surveys 1999–2013, Mare Island, Vallejo

From 1999 through 2002, one pair of Ospreys nested annually on Mare Island and none nested on the Vallejo waterfront. In 2003, this increased to two pairs on Mare Island, four in 2004, and five in both 2005 and 2006 before dipping to four in 2007. Since then the number of nesting pairs found at Mare Island/Vallejo has increased steadily, rising to 14 in 2013.

Surveys 2013, Baywide

During the 2013 baywide survey, we found 26 territorial pairs (Table 1; Figure 1), which included all 16 pairs found during the exploratory survey in 2012. Of the additional 8 pairs found in 2013, five were in areas thoroughly surveyed in 2012, so we believe they were newly established in 2013 (two pairs at Mare Island and one each at Point Molate, port of Oakland, and San Mateo Bridge). The remaining three pairs were in areas not thoroughly surveyed in 2012, and the structure and appearance of nests suggest these pairs may have been overlooked (Rodeo 1 and 2, Long Wharf).

Of the 26 pairs found, 23 were laying pairs, of which 17 were successful. Of the nine pairs that were not successful, six laying pairs failed and

Table 1 Pairs of Nesting Ospreys Found During the 2013 Survey of San Francisco Bay

Location	Nearest city	Nest substrate[a]	Territorial pairs	Laying pairs	Successful pairs	Young fledged
Hunters Point	San Francisco	A	1	1	1	2
San Mateo Bridge	San Mateo	E	1	0	0	0
Alameda Point	Alameda	E	1	1	0	0
Port of Oakland	Oakland	A	1	0	0	0
Point Potrero	Richmond	C	1	1	1	3
Point Molate	Richmond	A, B, D	3	3	2	6
Long Wharf	Richmond	B	1	0	0	0
Maritime Academy	Vallejo	A	1	1	1	3
Mare Island	Vallejo	A, C, E	12	12	9	22
Vallejo	Vallejo	D, E	2	2	2	6
Rodeo	Rodeo	B	2	2	1	2
Total			26	23	17	44

[a]A, light pole; B, utility pole; C, crane; D, piling; E, other.

three pairs did not lay eggs. Nesting success was 17/26 (0.65) for territorial pairs and 17/23 (0.74) for laying pairs. Laying pairs fledged 44 young for a productivity of 1.7 young per territorial pair and 1.9 young per laying pair.

In our study area, we first observed building or maintenance of nests on 22 February, and the first sign of a pair at a nest on 27 February. Behavior indicating incubation was first observed on March 28. Dates of hatching ranged from 24 April to 21 May. Fledging was first observed on 22 June, and all young had fledged by 30 July.

Nest Locations and Substrates

All but one of the pairs nested on the east side of the bay (Figure 1). The highest concentration of pairs was at Mare Island/Vallejo, which represented 54% (14/26) of all pairs, 65% (11/17) of all successful pairs, and 33% (3/9) of all unsuccessful pairs. The bay south of Mare Island/Vallejo had 46% (12/26) of all pairs, 35% (6/17) of all successful pairs, and 67% (6/9) of all unsuccessful pairs.

Twenty-five nests (96%) were on artificial structures. Of these, 13 (52%) were on either utility poles or light poles (e.g., Figure 2A) and 6 (24%) were on either active commercial cranes or infrequently moved cranes at a former shipyard (Figure 2B). The remaining six nests (24%) were located on a variety of structures, including a building roof, a ship, and near-shore pilings. One nest at Mare Island was located on a palm tree that had a flattened top.

DISCUSSION

Available literature indicates that since the early 1900s Ospreys have nested on San Francisco Bay only rarely. Our studies documented a steady increase in nesting pairs, especially at Mare Island/Vallejo since 1999. Our 2013 baywide survey produced 26 nesting pairs, about half of which nested

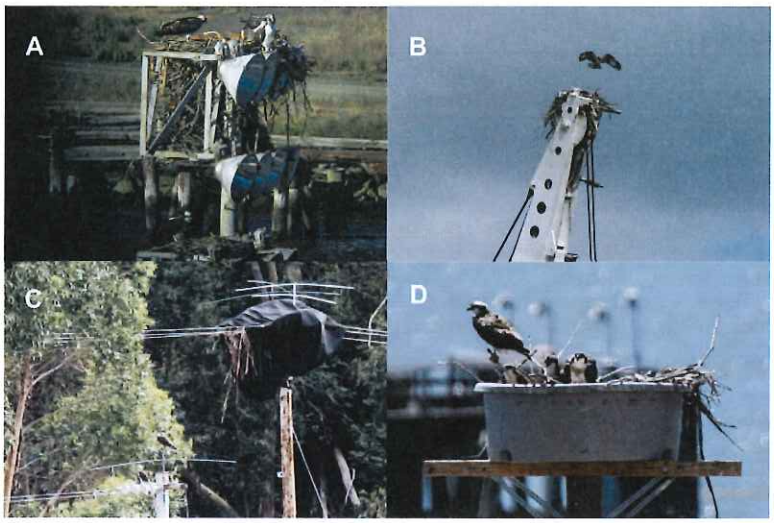

Figure 2. Osprey nests on artificial structures around San Francisco Bay. (A) Light structure on pier, Mare Island, from which three young fledged. (B) Operating crane on Mare Island where, not surprisingly, the pair failed. (C) Enshrouded nest and PVC deterrence devices installed to prevent use by Ospreys of an existing nest at Point Molate. Note the adult Osprey perched on a deterrence device. (D) Successfully used alternative nest structure installed near the nest shown in (C) with three nearly fledged nestlings.

Photos by Anthony J. Brake

at Mare Island/Vallejo and the remainder south of there, predominately along the eastern shore of the bay.

We believe that the concentration of nests at Mare Island/Vallejo and the timing of population growth may be traceable to several factors. Mare Island/Vallejo is at the confluence of the Napa River and Carquinez Strait, both of which add large amounts of fresh water to the bay at various times through the year, resulting in a zone of relatively low salinity (Jassby et al. 1995), which may influence the availability of fish the Osprey prefers (Dege and Brown 2004). In addition, over the last 10 years the turbidity of the water in the bay has diminished (Schoellhamer 2011), and this turbidity is an important determinant of the Osprey's hunting success (Vana-Miller 1987). Finally, when the Mare Island Naval Shipyard closed in 1996, light poles, cranes, and other structures became available as potential nesting sites, and they host 11 of the 12 nests found there in 2013.

Population Growth

Additional study is needed to quantify the status of the bay's Osprey population, but several findings suggest the population is growing and expanding geographically. Between 2007 and 2013, the number of nesting pairs at

Mare Island/Vallejo grew steadily from four to 14 nests, implying that food supply, availability of nest sites, or other variables have not yet begun to limit population growth at Mare Island/Vallejo. In addition, in 2013, Brake and Wilson found Osprey nests at Point Molate, the port of Oakland, and the San Mateo Bridge that were not present during our exploratory survey in 2012, indicating that the number of nesting pairs south of Mare Island/Vallejo is increasing as well. Finally, in 2013 the number of fledged young per laying pair was 1.9. This compares favorably to the annual productivity range of 1.11 to 2.09 per laying pair at the Kent Lake Osprey colony in Marin County (Figure 1) between 1981 and its peak year of growth in 1994 (J. Evens pers. comm.).

Conservation Issues

Ospreys nesting on the bay strongly preferred artificial structures, entailing the need for nesting on inappropriate structures to be deterred and for shielding of nests from human disturbance. In 2013, these issues affected five of nine unsuccessful pairs (56%). An incubated nest on a working barge-crane at Mare Island, an occupied nest on a power pole at Long Wharf, and an occupied nest on a light pole at the port of Oakland were removed to deter nesting. Significant human disturbance contributed to two additional pairs abandoning their nests: one pair incubating at Mare Island abandoned its nest when the former shipyard crane supporting it was moved, and another nest at Point Molate was abandoned after people began fishing within a few meters of the nest, which was located near eye level. While Ospreys are somewhat tolerant of human disturbance, they are particularly sensitive to abrupt or sporadic disturbance after nesting has begun (Levenson and Koplin 1984, Vana-Miller 1987).

To address these adverse effects on nesting success, we recommend tracking the ratio of nest failures related to disturbance. In 2013, this ratio was needlessly high (56%), and we urge that conservation efforts focus on reducing it to at least 25%, preferably lower. To help accomplish this, we recommend integrating the providing of nest platforms into efforts at deterrence, which typically include only removing nests and installing deterrence devices such as flagging, domed or peaked objects, or flexible plastic pipe structures. Ospreys are unusually persistent, and when their nests are removed birds will frequently try to build one or more new nests at the same or nearby locations, thus prolonging attempts at deterrence. If a platform is erected, however, Ospreys will usually nest on the platform in either the same or the following nesting season (Poole 1989, APLIC 2006). This approach promotes the success of deterrence and enhances the success of the affected pairs. For example, in 2013 at Rodeo, an incubated nest on live electrical wires collapsed. Subsequently, a nest platform was installed on the pole, and the pair used the platform in 2014, rather than attempting to nest on the wires again. In another case, after an attempt at deterring the nest at Point Molate in early 2014 (by covering the previously used nest with black fabric and adding flexible T-shaped devices constructed from PVC pipe; Figure 2C), the pair began building new nests on nearby utility poles, including a pole with live electrical wires. The pair continued building in spite

of continued efforts at deterrence until a platform was installed approximately 400 meters from the existing nest. The pair then quickly occupied the nest platform, adding nest material and commencing incubation (Figure 2D). We hope these results will serve as a model for conservation measures to be used routinely where Osprey nesting may conflict with human activities.

ACKNOWLEDGMENTS

We thank the following people for their enthusiastic help in finding and monitoring Osprey nests: Willie Agnew, Eddie Bartley, Lydia Bird, Michael Carnall (private boat captain), Richard Drechsler, Leora Feeney, Lorinda Ferland, Myrna Hayes, Bruce Holladay, Yvonne McHugh, Wally Neville, and Noreen Weeden. We also thank Chris Briggs, Chris Christopher, Jules Evens, Charles Henny, Yvonne McHugh, and David Quady for guidance and critical reading of the manuscript.

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Accepted 12 May 2014

Did You Know?

Ospreys may live for over 20 years.

Osprey pairs typically mate for life and lay 2-3 eggs per year. They build nests — which can be up to 13 feet wide — on top of tall structures like trees or telephone poles. Incubation takes about 40 days; young Ospreys remain in the nest for about 50 days before fledging.

Osprey feet have talons and special barbed pads that evolved to hold slippery fish. With head and feet lunging together, they dive as deep as three feet underwater to catch a fish.

Ospreys are generally seen in the San Francisco Bay Area from late February through August. Fewer are seen in winter, when most migrate south.

Ospreys are protected under federal and state laws. Like Bald Eagles, Osprey numbers plummeted in the 1950 and 60s when the pesticide DDT caused their egg shells to become fatally thin. Since DDT was banned in 1972, their numbers have rebounded.

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Become an Osprey Ally

Join Golden Gate Audubon Society to learn about Ospreys and other wild birds. Come on one of our 150+ free bird walks each year or take one of our birding classes. Volunteer with us to restore habitat, introduce children to wildlife and nature, and protect Bay Area birds.

The oldest Audubon chapter on the West Coast, Golden Gate Audubon has been inspiring people to protect Bay Area birds since 1917.

For volunteer opportunities,
see goldengateaudubon.org/volunteer.

For upcoming bird walks and field trips,
see goldengateaudubon.org/field-trips.

To join Golden Gate Audubon,
see goldengateaudubon.org/join.

This brochure was produced with support from the Alameda County Fish and Game Commission.

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goldengateaudubon.org

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Design by Shani Lyons

OSPREYS
of San Francisco Bay

GOLDEN GATE AUDUBON SOCIETY

Threats to Ospreys – and how you can help

ENTANGLEMENT

Plastic "mono filament" fishing line can last over 600 years. Discarded fishing line remnants are a serious hazard — often entangling, injuring, and killing birds and other wildlife. Please recycle used fishing line and join Golden Gate Audubon Society in actively promoting fishing line recycling efforts around the Bay. You can find mono filament recycling bins at many local fishing sites, but more are needed. For recycling bin locations, see www.dbw.parks.ca.gov/PDF/CleanGreen/Fishing_Line_Recycling_Ca.pdf.

You can help protect and welcome these remarkable birds.

The "Fish Eagles" of San Francisco Bay

Meet a majestic resident of the San Francisco Bay ecosystem — the Osprey.

Ospreys — sometimes known as "fish eagles" — have been seen around the Bay for a long time. But only in recent years have they started nesting on San Francisco Bay shores.

With a wingspan of five to six feet, an Osprey is a dramatic sight. There are no records of Osprey nesting by San Francisco Bay before 1990. But in 2012 there were over fifteen nests along the north part of the Bay, and in 2015 there were more than thirty nests!

You can help protect and welcome these remarkable birds.

Cover: John Ehrenfeld. Above: Doris Sharrock. Center panel: Allen Hirsch. Righthand panel: Tony Brake. "Did you know" page: Eric Dugan.

CLEAN WATER

Ospreys rely on fish to survive, and fish need clean water. Don't dump motor oil or other household products in storm drains, which lead into the Bay. Avoid pesticides in your yard. Don't put old medications down your sink or toilet: Take them to a proper disposal facility such as those listed by stopwaste.org (Alameda County), sfenvironment.org/residents (San Francisco), or your own county.

RESTORE HABITAT

Have fun outdoors helping restore our shoreline! Golden Gate Audubon holds numerous beach clean-ups and habitat restoration events each month. See goldengateaudubon.org/volunteer.

SAFE NEST SITES

Seeking tall nest sites in urban areas, Ospreys sometimes choose inappropriate locations such as maritime cranes. Golden Gate Audubon is working with shoreline property managers to install safe nesting platforms for Ospreys.

When an Osprey pair is disturbed at their nest, they may abandon the site. Avoid getting too close to an active nest or engaging in activities that may unsettle the birds during this sensitive time.

CLIMATE CHANGE

Scientists predict that climate change will reduce the amount of suitable Osprey habitat by more than half by 2050. You can help by minimizing your personal use of fossil fuels and supporting sustainable energy solutions.

Point Molate Community Advisory Committee

Annual Report to City Council, 2016

The Pt. Molate Community Advisory Committee (CAC) submits the following report for the above period as an update on the activities of the Committee in its role to advise the Council on matters concerning Pt. Molate:

1. Remediation Work under the Regional Water Quality Board permit

A major project for excavation and remediation of IR Site 3, a large area contaminated with bunker fuel below the Winehaven building, was finished by Dec. 2015. Accounting for engineering and excavation costs, this project was reported by the City's consultant engineering firm to require $16.8 million of the original $28.5 million of Navy remediation escrow funds. Original combined estimates for this project from 2012 were $13.5M

The Regional Water Quality Control Board shifted three key criteria during 2016 on Pt. Molate remediation.

1) There are remaining underground storage tanks in the hillsides of Pt. Molate. Water Board permit closure on these tanks would require expensive analysis of soils at and below ground water table and into the bedrock before permit closures on the tanks could be applied for.

2) While remnant soil hydrocarbon levels for sites under active remediation would be grandfathered in (under an "FPAL" protocol), future work would need to conform to "ESL's" and new quantification methodologies.

3) Additionally, the Water Board issued a technical guidance brief on identification and monitoring for "polar compounds". The extent of applicability for this at Pt. Molate has yet to be determined.

The City's Point Molate remediation escrow fund started 2016 with $6,090,618.17 left in the escrow account and ended the year with $4,041,750.38.

2. Income generation opportunities from Pt. Molate

- Space rental agreement approved

During the course of 2016, Nematode Holdings license for rental of space at Pt. Molate was amended twice to expand the areas rented at Pt. Molate from a single section of building 123 to

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all of building 123, plus a number of other buildings, most clustered around 123, but also the pier, bldg 87 and the Winehaven building, a total 33,000 square feet. The committee worked with the City Attorney and Tim Higares of DIMO to ensure that Nematode was in compliance with local and state codes, licensing, that the properties had been inspected, and that the lease defined the leasors payment and in-kind contributions for use of rental space. Council approved a license to rent space on December 6, 2016. The license agreement is for $.05 per foot, or $3,361 per month and 50% of all net revenues from Sub-licensees.

- Electrical restoration study for enhanced income generation

The committee provided a study session to Council headed by Mark Howe to review costs and methods to upgrade infrastructure to provide adequate power for low intensity commercial use of the properties. A relatively inexpensive in situ wastewater treatment was described for low intensity commercial use. Howe also provided an analysis of comparable market rate pricing for local commercial rentals to describe the net income estimates for the City by restoring electricity, water connections, and low intensity wastewater treatment for rental income from Pt. Molate's current buildings and cottages. Preliminary estimates indicate up to $3 million annually could be realized by the City in rental income from re-furbishing existing Pt. Molate buildings and re-establishing them to basic utilities.

- Contract cost savings recommended

In a cost saving measure, the committee recommended termination of the contract with NCE as the bulk of the remediation work had been done. Council approved this recommendation on November 1, 2016, resulting in an $80,000 savings this year to the Navy remediation escrow this year.

- Salvageable materials

An inventory has been initiated of salvageable materials at Pt. Molate for potential resale income to the City (Gosney).

The Committee reaffirms the need for City staff to provide a timely and adequate opportunity to review of draft remediation work schedules and plans and vendor contracts prior to being finalized in order to continue to recommend efficiencies, savings and income opportunities to the Council and City staff.

3. Planning Assistance

- Urban Land Institute recommendations for Pt. Molate

At the behest of the Pt Molate Working Group and with financial support from Trust for Public Land, the city engaged with the Urban Land Institute (ULI) for a Technical Advisory Panel (TAP) review of Pt. Molate which was completed in April. Final reports were published in June.

Additionally, PMCAC held a joint meeting with the Pt. Molate Working Group to discuss the ULI/TAP findings.

- Bay Trail extension into Pt.Molate

Pt. Molate CAC members (Bayeart, Carman, Hanson) made comments on ways to improve user experience and natural resource protection in design of the Bay Trail extension into Pt. Molate. The meeting was organized by the East Bay Regional Park District (EBRPD) and NCE, the firm selected to do the trail design. In March, Pt. Molate CAC members (Bayeart, Brubaker, Hanson, Gibert, Stello) accompanied EBRPD Senior Planner, Suzanne Wilson, on a walking tour to review the proposed Bay Trail alignment.

Pt. Molate CAC (Bruce Bayeart) provided a time lapse history of erosion of the shoreline at Pt. Molate indicating erosion rates of nearly a foot/year. A section of the Burma road adjacent to the planned Bay Trail extension and a newly-constucted wetland have been undermined (the wetland was constructed shoreline in the in the south valley as mitigation for IR Site 3, the remediation treatment area below Winehaven). The City has undertaken a shoreline erosion engineering study.

- Base closure models

Pt Molate CAC hosted Exec. Director Michael Boland of the Presidio Trust. Boland described how the Trust used an incremental site improvement plan at the Presidio in order to generate initial revenues to fund additional improvements.

- Community planning meetings for land use designations

A subcommittee of the Pt. Molate CAC (Brubaker, Carman, Gosney, Hanson, Potrero) was formed to work with the Planning Department on the development of content for community planning meetings for community input on land use designations and zoning for the area. Initial meetings were held and initial comments were submitted.

4. Site building and fuel vegetation management

Several discussions were held with the Parks Department on the progress of reducing upland fire hazard vegetation weeds and conservation of desirable, lower-fuel native Pt, Molate vegetation, in line with specifications under the City's $84,000 annual contract for fuel management (Hanson).

Summary

The Pt. Molate CAC continues to monitor remediation activities and advise the Council on potential revenue opportunities, City cost savings, planning, and site asset conservation, both physical and natural. Two key recommendations at this time are:

Remediation - A report by Terraphase (attached) estimates that enough of the remediation escrow funds remain to complete major portions of the RWQCB permit, however the estimate is there is not enough in the escrow fund to cover any new/moderated remediation work or long term permit monitoring. Pt. Molate CAC is requesting that City staff facilitate obtaining remediation reports as needed to enable the Committee to compile information for potential savings strategies.

Income Generation - Based on an analysis of underutilization of the current facilities at Pt. Molate as interim commercial rental spaces, the City should locate and apply funds to restore electricity to the buildings at Pt. Molate and incrementally increase the rental income based on the cost, income and breakeven analysis presented to the City during the May 24, 2016 Council study session.

2016-17 Members:

Shana Bagley, Vice Chair (to
Bruce Beyaert
Bruce Brubaker, Vice Chair (current)
Paul Carman
Charles Duncan, Chair (to September, 2016)
Joan Garrett
Dorothy Gilbert
Don Gosney
Al Guggemos (to
Jeanne Kortz (to
Jim Hanson, Chair (current)
Mark Howe
Jeff Lee
Bob McNeil
Connie Portero
Katrinka Ruk
Pam Stello (to August, 2016)

Compiled by Joan Garrett, Member, and Jim Hanson, Chair, Pt. Molate CAC

Attachment: Soil and Water Remediation Update - Terraphase Engineering

Projected Costs to Complete Remediation Activities at Pt. Molate - Up to and Beyond Year 2020

Pt. Molate CAC, November, 2016

Description	Original Budget Estimates Through March 2020 (LFR 2008)	Updated ACE Budget Through November 2020 (Terraphase 2014)	Total to Date	Projected Additional Cost to Complete Through March 2020*	Total Projected Cost to Complete Through March 2020	Total Projected Cost to Complete Beyond 2020	Notes
IR Site 1 - Closed Landfill	$819,199	$684,051	$476,246	$224,749	$700,995	$678,515	Assumes 15 additional years of monitoring and maintenance past 2020
IR Site 3 - Former Oil Sump Area	$21,981,048	$20,449,113	$16,515,794	$324,511	$16,840,305	-	Includes wetland construction, LUC mechanism, and reporting requirements
IR Site 4 - Drum Lot 1 and 2	$1,099,972	$1,062,310	$960,816	$280,000	$1,240,816	-	Projected cost through 2020 does not include data gap investigation
Underground Storage Tanks	$1,057,569	$237,481	$333,999	$140,995	$474,994	$389,098	UST Mgmt will continue beyond 2020. UST removal is not included in projected costs
Long-Term Groundwater Monitoring	$1,698,819	$1,430,715	$1,000,173	$640,979	$1,641,152	$609,008	Projected additional cost beyond 2020 includes potential further monitoring at IR Site 3
Site Wide (Legal, Escrow, Insurance)	-	-	$4,908,468	$13,800	$4,922,268	-	
TOTAL	$27,718,199	$24,925,261	$24,195,497	$2,686,624	$26,882,121	$1,676,622	

* Projected costs include a project management component and RWQCB oversight fees

Orginal Escrow Funds	$28,500,000
Current Remaining	$4,304,503
Projected Escrow Budget March 2020	$1,617,879
Total Projected Cost to Complete Beyond 2020	$1,676,622

terraphase engineering

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CITY COUNCIL RESOLUTION NO. 51-16

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF THE POINT MOLATE COMMUNITY ADVISORY COMMITTEE

WHEREAS, on March 29, 2010, the U.S. Navy transferred the Point Molate property to the City of Richmond; and

WHEREAS, pursuant to the Point Molate Remediation Agreement of September 2, 2008 by and between the City of Richmond and Upstream Point Molate LLC, the parties agreed in Section 720 that either the Navy Point Molate Restoration Advisory Board (RAB), or a successor entity serving a substantially similar advisory function, should exist after the Navy no longer owns an interest in Point Molate; and

WHEREAS, the City of Richmond has benefited, and continues to benefit, from the community input provided by officially recognized committees such as the Historical Preservation Advisory Committee and the General Plan Advisory Committee; and

WHEREAS, the Point Molate property is considered a key asset of the City of Richmond and its residents, as well as a cornerstone of its future sustainable development; and

WHEREAS, the City of Richmond recognizes that the community of its residents, and other interested parties, should have a primary channel for input to the City Council on all matters related to the Point Molate area of Richmond, including clean-up, restoration, sustainable development and use; and

WHEREAS, the City of Richmond will benefit from having a community advisory committee that works with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters; that reviews proposed Point Molate development budgets with City staff; and that makes Point Molate development expenditure recommendations, in conjunction with staff, to the City Council; and

WHEREAS, a community advisory committee will provide Richmond residents with a vehicle for interacting and cooperating 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;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Richmond, California, hereby authorizes the creation of the POINT MOLATE COMMUNITY ADVISORY COMMITTEE, as a successor to the former Navy RAB, continuing its restoration advisory function and expanding the advisory role to work with the City Council, staff and other citizen advisory boards and commissions as appropriate to provide advice and input on all Point Molate matters, including but not limited to the appropriate clean-up, restoration, sustainable development and use of Point Molate;

BE IT FURTHER RESOLVED, that the POINT MOLATE COMMUNITY ADVISORY COMMITTEE shall have nineteen (19) members, who shall be residents of the City of Richmond, and who shall not be officers and employees of the City of Richmond, and who shall be appointed by the Mayor with concurrence of at least three (3) members of the City Council, and who shall serve without compensation for no more than four consecutive two-year terms, and whose appointment to the Committee does not preclude serving on other City Commissions; and

BE IT FURTHER RESOLVED, that regular meetings of the Committee shall be held monthly at such day, time and place as designated by the Committee. All meetings of the Committee shall be open to the public.

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Pt Molate Report
PMCAC #70 March 13, 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 –

Expenditures and balance from Navy Escrow Fund:

- No Expenditures (in Jan.2017) totaling $ 0
- Balance: $3,885,743.79

Expenditures and balance from City General Fund:

- Expenditures to date for FY 16-17 total $49,110
- Balance: $253,331.

Insurance Report filings

- Report provided in the November 2016 PMCAC Agenda Packet.

Lease/Occupation status for all Pt. Molate Users

- Nematode Holdings report enclosed.

Monthly Summary of security incidents:

- February, 2017 report enclosed. Incident with a transient found sleeping inside of building 87 by Caretaker during security off duty hours. Three Patrol Officers and three Supervisors assigned. First Security conducted 448 security checks (full patrols) and noted no shoreline and IR Site 3 driving in order to grow native grass and monthly entries recorded and rolled out an updated security binder with waiver and indemnity agreements.

Monthly Summary of authorized entries:

- There was one public entry authorizations for month of February 2017 (Garrett) to access storage.

Caretaker Summary

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

Beach Park

- DIMO/Parks & Landscaping contractor report enclosed.
- Summary of the February 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

ROEP (River Otter Ecology Project) provided the following links to view ROEP videos that were not made available during its presentation to the PMCAC: www.riverotterecology.org
www.facebook.com/BayAreaOtters

-

Pt. Molate FY2016-17 Budget

Department	Account	Item	Vendor	Budget	Actual	Encumb.	Balance
Non-Departmental	01917090-400218	Security	DP Security	$ 253,331	$ -		$ 253,331
Public Works	01233631-400537	Landscape	D&H Landscaping	$ 83,940	$ 49,110	$ 34,830	$ -
				$ 337,271	$ 49,110	$ 34,830	$ 253,331

As of January 31, 2017

MEMO

TO: Point Molate Citizen's Advisory Committee

FR: Bobby Winston/Neamtode Holdings, LLC (dba Bay Crossings)

RE: License/space rental/Pt Molate

6 March 2017

I welcome this and forthcoming opportunities to keep the Committee updated on my activities under the terms of the license agreement concluded in early December with the City. I apologize for missing the last few months; I confess I'd overlooked my responsibility to provide these.

But it's a task I enthusiastically embrace, all the more given I have good news. I am pleased to report that as of March essentially all of the space currently available to me will be rented.

Here is the summary (see attached detail):

Rent due Dec thru Mar: $4,324.10 X 4 (even tho we didn't start until Dec 9 or some such)	$17,296.40
Credit as agreed for improvements	$13,920
Balance rent due (before 50% of rents earned by me beyond what I pay City)	$3,376.40
Total rent collected/to be collected Dec-Mar (see attached detail)	$20, 390
Total amount above rent paid for Dec-Mar to be split with City	$3,093.60
50% of amount to be split ($ due City)	$1,546.80
Total base rent plus 50% split due City by Neamtode thru Apr 1	$4,923.20

So we will be looking at, for starting Apr. 1:

$ 4,324.10 base rent
$ 1,595.45 (representing 50% of the difference between what I pay in rent and the $7,515 I will be receiving in rent)

$5,919.55

A coupla notes:

I will thus be paying fully 37% more rent than was agreed to. I think I can/will do even better with Bay 2, as I gave discounted deals to attract "pioneers".

Indeed, it is my hope and request to move ahead with renting Bay 2 at Winehaven as soon as possible because now that we've gotten over the hesitation factor I expect we earn more for the City.

I am proud of our success serving non-profit and cultural groups as part of all this. One of our (gratis) tenants is Pt Richmond's own Stephen Kowalski, founder of Pendulux Clocks. We will also be hosting Heyday Press for six months, enabling that prestigious publisher to move (they got evicted from their long-time space and are building out a new one).

I am also seeking to persuade Ava Roy, impresseria of the prestigious We Players theater group, to consider doing a production at Pt Molate. Ava's group made its name doing site specific plays in waterfront settings. I have offered her use of the second floor mezzanine level at Winehaven free of charge for rehearsals. I am working with Jeff Wright, one of the new owners of San Pablo Yacht Harbor, on ways we might collaborate.

Finally, I am working with Joan Garrett to plan an Open House at Winehaven on a June Saturday afternoon (exact date soon to be announced). We will have food and music in the roof of Winehaven, allow tours of the building, and Tom Butt will present his latest presentation of peninsula history. I hope you will all join us!

Space	Exhibit Name/Space Designation	Description	Size	S/F	Rate	Rent/Mo.	Renter/Use	Dec	Jan	Feb	Mar	
Building 123 1 of 2	Attachment 1 "A"	Old electrical shop; indoor space		1,488	$0.10	$148.80	Bay Crossings/Misc. storage	$0	$0	$0	$0	
Building 123 2 of 2	Attachment 1 "C"	Old carpentry shop; indoor space	58' X 61'	3,538	$0.10	$353.80	CJ Yother; fine autos	$875	$875	$875	$875	
Pavement Area/Environs 123 B (1 of 2)	Attachment 1 "B"	Paved area with containers and trailer truck	55' X 60'	3,300	$0.05	$165.00	Bay Crossings; carpenter, paint shops; Hook & Go	$0	$0	$0	$0	
Concrete Apron/Environs 123 B (2 of 2)	Attachment 1 "B"	Concrete apron in front of paved area with containers and trailer truck	60' X 30'	1,800	$0.05	$90.00	Bay Crossings (kept empty to allow access to paved area with containers and trailer truck (Attachment 1 "B"	$0	$0	$0	$0	
Building 17	Attachment 1 "D"	Barn-like building up the hill from Bldg 123	62' X 33"	2,046	$0.10	$204.60	Formerly Bay Crossings space before move to Winehaven; as of Apr 1 Eron Ersch; misc. storage	$0	$0	$0	$615	
Pavement Area H	Attachment 1 "H"	Paved area adjacent to old power plant	53' X 25'	1325	$0.05	$66.25	Ralph Hotchkiss/two containers, mechanical parts	$225	$225	$225	$225	
Building 21	Attachment 1 "F"	Small quonset hut adjacent to Bldg 17	38' X 18'	684	$0.10	$68.40	Stephen Kowalski/Pendulux; Pt Richmond clockmaker; gratis	$0	$0	$0	$0	
Pavement Area G	Attachment 1 "G"	Paved area up hill from Bldg 17	20' X 80'	1600	$0.05	$80.00	Brian Pihl/large antique fire truck	$275	$275	$275	$275	
Pavement Area I	Attachment 1 "I"	Paved area up hill from Bldg 18	45' X 87'	3915	$0.05	$195.75	Jeffrey Wright: boat trailers, etc. from Pt. San Pablo Yacht Harbor	$0	$0	$600	$600	
Open-air Garage Area	Attachment 1 "E"	Partially falled-semi-sheltered garage area	140' X 40'	5600	$0.05	$280.00	Marin Fence	$275	$275	$275	$275	
							Art Martin; misc storage	$350	$350	$350	$350	
Pavement Area J	Attachment 1 "J"	Paved area downhill from Open-air Garage Area	90' X 55'	4950	$0.05	$247.50	CJ; vehicle storage	$0	$0	$0	$425	
							Holland & Harley; equipment storage	$0	$0	$175	$175	
							Gil Nicholls; one conatiner, gratis in exchange for volunteer labor fixing roof on pier shack	$0	$0	$0	$0	
							Chris Cho; two Nematode-owned roll-up containers plus paved area	$0	$0	$600	$600	
Winehaven Bay 3	Attachment 2 "K"	Indoor area of Winehaven	122' X 180'	21,687	$0.10	$2,168.70	Bay Crossings, assorted storage	$0	$0	$0	$0	
							CJ; fine autos	$0	$0	$1,200	$1,200	
							L3; misc shop materials	$1,200	$1,200	$1,200	$1,200	
							Christian; Rolls Royces	$0	$0	$700	$700	
Winehaven Bay 5 Mezzanie	Attachment 2 "M"	Mezzanie area above Winehaven Bay 4	122' X 37'	4514	$0.05	$225.70	Dance/theater rehearsal (gratis)	$0	$0	$0	$0	
Viewing shack at end of pier	Attachment 2 "L"	Small shack at end of pier	37' X 8'	296	$0.10	$29.60	BW	$0	$0	$0	$0	
						$4,324.10		$3,200	$3,200	$6,475	$7,515	$20,390

7.88

Craig Murray

From: Bobby Winston <bw@baycrossings.com>
Sent: Monday, March 06, 2017 2:22 PM
To: Craig Murray
Subject: preview/request
Attachments: Nematode Rental Income_Pt Molate.xlsx

Hi, Craig, I'm finishing up my tally for the Committee, can I get you to take a look at the attached and summary below and help me make sure I'm not missing anything?
Also, whom do I send the check to? Do you want to put me in touch with someone at accounting?
Per Joan's (see attached) and Mark, the attached full detail will be provided to you/Committee chair only. Summary info to whole committee as part of the book report I am now preparing.

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50% of amount to be split ($ due City): $1,546.80
Total base rent plus 50% split due City by Neamtode thru Apr 1: $4,923.20

I have essentially sold through all the available space so our numbers will be stable going forward, assuming no departures. Note re: Carlos I am on the hook for folks that fail to pay what they owe.

So we will be looking at, for starting Apr. 1:

$ 4,324.10 base rent
$ 1,595.45 (representing 50% of the difference between what I pay in rent and the $7,515 I will be receiving in rent)

$5,919.55

A coupla notes:

1, This represents success; I will be paying fully 37% more rent than was agreed to.
2, I think I can/will do even better with Bay 2, as I gave discounted deals to attract "pioneers".

Bobby Winston
Proprietor
Bay Crossings
Ferry Building
3026 Fairview Ave.
Alameda, CA 94501
510-205-1447 (direct)
925-215-2520 (fax)
bw@baycrossings.com

BAY CROSSINGS
"The Voice of the Waterfront"

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Building 123 1 of 2	Attachment 1 "A"	Old electrical shop; indoor space
Building 123 2 of 2	Attachment 1 "C"	Old carpentry shop; indoor space
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Winehaven Bay 3	Attachment 2 "K"	Indoor area of Winehaven
Winehaven Bay 5 Mezzanie	Attachment 2 "M"	Mezzanie area above Winehaven Bay 4
Viewing shack at end of pier	Attachment 2 "L"	Small shack at end of pier

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37' X 8'	296	$0.10	$29.60	BW	$0	$0	$0	$0
			$4,324.10		$3,200	$3,200	$6,475	$7,515

8.14

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

March 7, 2017

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

During the Month of February 2017, 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 February, 2017.

Primary Security Personnel Assigned:

Patrol Officers: Mussa Mohammed, Arlington Reed and Gilbert Pete.

Supervisors: Alex Treadwell and LaMeisha Reed and Operation Manager Michael Ward.

First Security Services personnel initiated **448** full patrols within the designated point Molate area during the month of February 2017.

Incident Reports:
2/28/17- Incident Escalation: Transient found sleeping inside of building #87 by a care taker during security off hours.

B.15

FIRST SECURITY SERVICES
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1801 Oakland Blvd #315
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Fax: (510) 899-1444

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

Administrative Action Take:

- 2/23/17; Winehaven Activity, approved entry paperwork processed for Access Storage.
  - Approved dates 2/4/17 & 2/5/17

- 2/24/17; Approved entry paperwork processed for Naval Depot. Deception activity – Personal photography.
- Approved Dates: 2/26/17, 3/11/17 and 3/12/17

- Rolled out an updated security binder, including release of waiver and Indemnity agreement forms.

Site Environmental Concerns:

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

Point Molate Caretakers Report

February 2017

Tim Higares
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,

2/1/17 - Provided a generator for Pt Molate.
2/3/17 - Tree down across from building 85 behind building 123
2/5/17 - EBMUD and Veolia was responsive to the Chevron-based flooding of the gravel lot in front to the base, beach park entrance from a prior event.
2/6/17 - Trash abated near waterfront.
2/7/17 - Tree down near the houses.
2/7/17 – Rain & tidal action exposed BRICK that may have Archeological significance. Area was secured by tarps. This site is about 100 yards or more south on the bluff at a point due west of the south end of the Quonset hut.

2/7/17 - Placed sand bags and abated trash to direct water flow to drain next to the fire building .
2/8/17 - Placed sand bags and abated tree debris to direct water flow to drain across from building 85. And pushed tree to shoulder on Stenmark dr just before the beach park.
2/8/17 - Tree down on the corner of range road and road C way above building 123.
2/10/17 - Placed sand bags to direct water flow to gutter on the gravel road near building 6.
2/10/17 - 2 trees down behind building 6.

Victor Mejia -- Weekly report from 2-6/2-10-17 this week we reported trees being down, abated trash and graffiti, placed sand bags in different places so water could flow to drain and pumped water out of buildings.

Victor Mejia – returned to Full Duty and reports back to Abatement on 3/1/2017

PACIFIC
SITE MANAGEMENT
A CDECKER COMPANY

PMCAC Landscapers Report

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

February 2nd and 3rd

- **Please Note**: Minimal work was done on February 3rd due to weather conditions.
- Began mowing of tanks 1-3, 9-14, 17.

February 9th and 10th

- **Please Note**: Minimal work was done on February 9th due to weather conditions.
- Finished mowing of tanks 1-3, 9-14, 17. Tank 17 was not mowed due to a fallen tree blocking the road. Please see picture below.
- Began mowing of tanks 4-8, 15, 16, 18-20.

Fallen Tree at corner of Road "C" and Range Road

February 16th and 17th

- Finished mowing of tanks 4-8, 15, 16, 18-20.
-

February 23rd and 24th

- **Please Note**: Minimal work was done on February 24th due to weather conditions.
- Abated "C" road between tank 9 and tank 10.

Work to be done for Month of March:

- Tank Mowing schedule will be implemented.
- Finish abatement of road "C" between tank 10 and tank 11.
- Abatement of grass around houses.
- Further monitoring of trees that may need to be trimmed.
- Pending tree estimates are attached as well. It is recommended these are given attention as soon as possible.

More trees have fallen around the property. Please see pictures below of trees.

Trees 1 and 2 are located by Bldg 32. Trees have fallen on top of Bldg 32 and have caused minor damage.
Tree 3 is located on Main Road near property line.

1) 

2) 

3) 

Thank You,
Jonathan Lal
March 8, 2017

8.21

PACIFIC SITE MANAGEMENT
A GDECKER COMPANY

March 2017

Tank Mowing Schedule

Point Molate Abatement

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Mow Tanks 1-3,9- 14, 17	3 Mow Tanks 1-3,9- 14, 17	4
5	6	7	8	9 Mow Tanks 4-8,15,16,18-20	10 Mow Tanks 4-8,15,16,18-20	11
12	13	14	15	16 No Mowing Scheduled	17 No Mowing Scheduled	18
19	20	21	22	23 No Mowing Scheduled	24 No Mowing Scheduled	25
26	27	28	29	30 No Mowing Scheduled	31 No Mowing Scheduled	

8.22

PACIFIC
SITE MANAGEMENT
A DECKER COMPANY

Estimate #1787

From **Pacific Site Management**
510-223-6597
www.pacificsitemanagement.com
13265 Bill Francis Drive
Auburn, CA 95603

Bill To PO Box 4046 - Finance Department
Richmond, CA 94804

Job Description Priority 1 Tree Trimming

Date 2/2/2017

Rep Jonathan

Point Molate - 4385

Point Molate
2100 Stenmark Dr.
Richmond, CA 94801

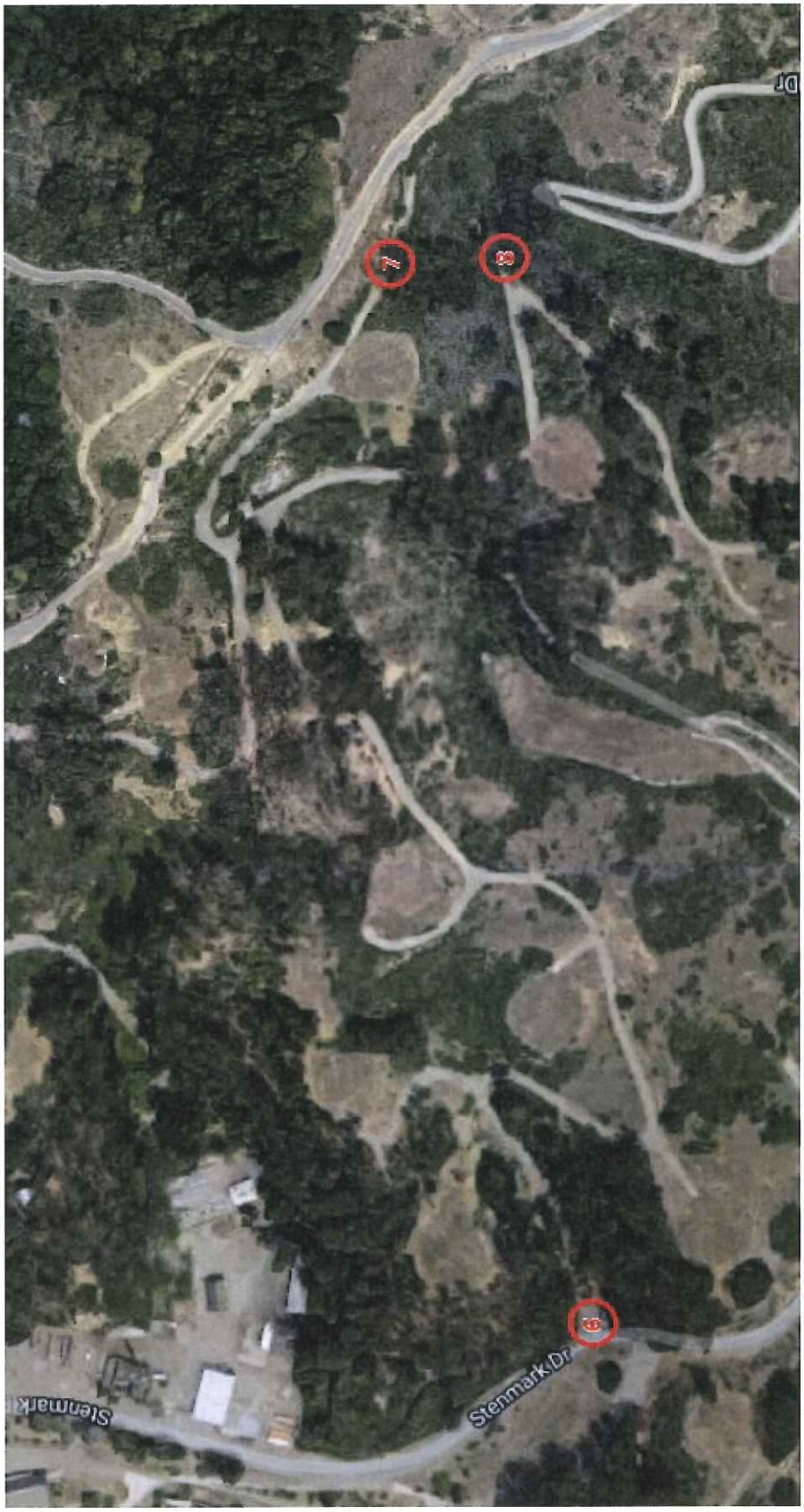
Service / Product	Description	Total
Priority 1 - Immediate Hazards and Liabilities	1) Pine - Remove Tree - removal of a tree to approximate grade. Location: Inside Fence (Dead) 2) Pine - Remove Tree - removal of a tree to approximate grade. Location: Inside Fence (Dead) 3) Willow - Remove Tree - removal of a tree to approximate grade. Location: Growing into fence. Note: entire tree may not be removed completely due to fence entanglement 4) Pine - Remove Tree - removal of a tree to approximate grade. Location: Outside of fence (Dead) 5) Pine - Remove Tree - removal of a tree to approximate grade. Location: 7' tall trunk (Dead) 6) Eucalyptus - Remove Tree - removal of a tree to approximate grade. Location: Leaning near light pole 86H 7) Eucalyptus - Crown Reduction - decreases the spread of a tree. (2-3 limbs over roadway) Location: Tank 15 8) Eucalyptus - Crown Reduction - decreases the spread of a tree. (3 limbs over roadway) Location: At road split to Road B Tree numbers are marked correspondingly on the attached map.	$6,150.00

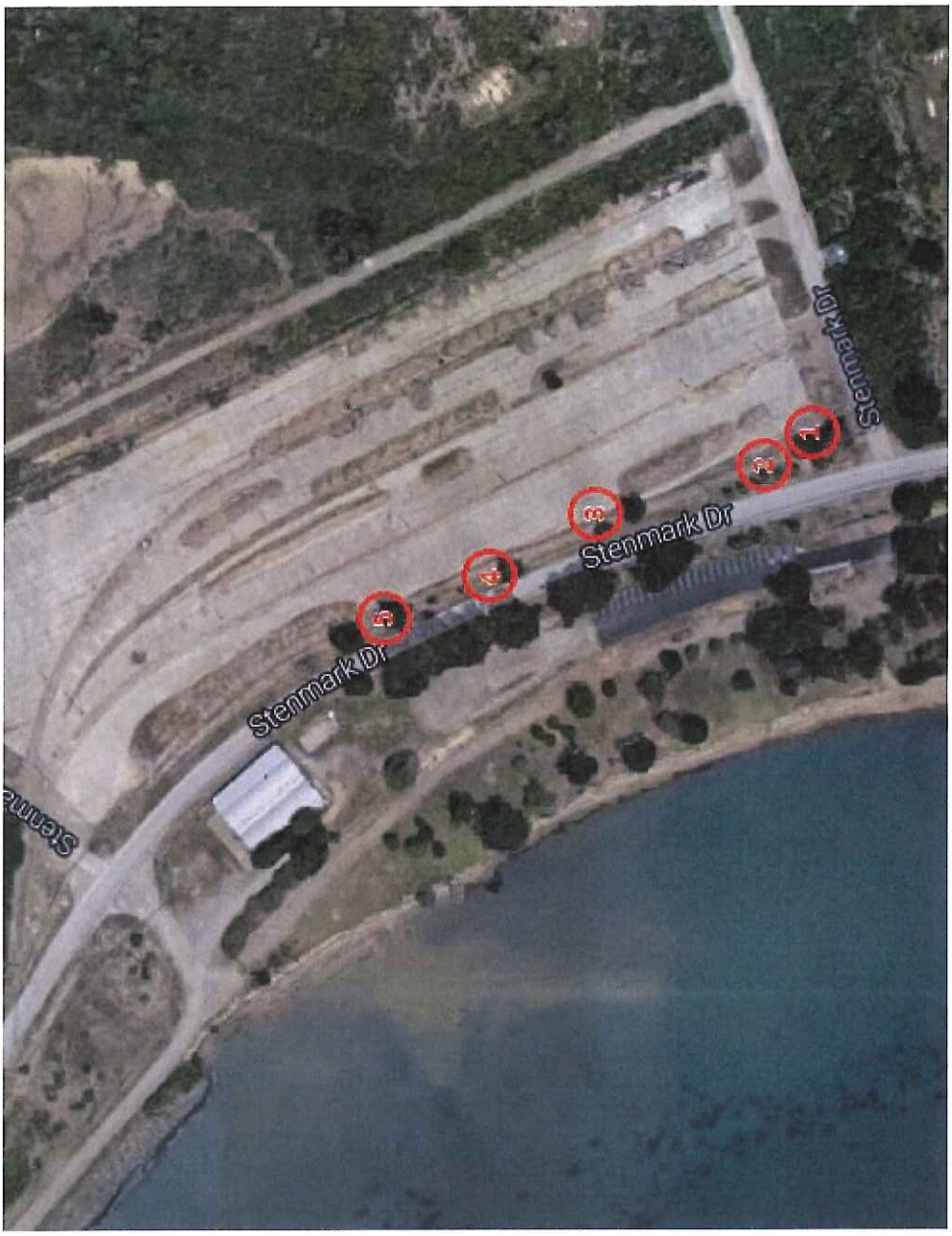
Total **$6,150.00**

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. The information on this proposal in proprietary and is for the sole use of the intended party.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature: _____ **Date:** _____

8.23


Stenmark Dr


Stenmark Dr
Stenmark Dr
Stenmark Dr
1
2
3
4
5

PACIFIC
SITE MANAGEMENT
A CDECKER COMPANY

Estimate #1770

From **Pacific Site Management**
510-223-6597
www.pacificsitemanagement.com
13265 Bill Francis Drive
Auburn, CA 95603

Bill To PO Box 4046 - Finance Department
Richmond, CA 94804

Job Description Remove Fallen Trees

Date 1/26/17

Rep Jonathan

Point Molate - 4385

Point Molate
2100 Stenmark Dr.
Richmond, CA 94801

Service / Product	Description	Total
Remove Two Fallen Trees	(1) Eucalyptus - Emergency - response to tree failure | Tree Near Barracks Tree stump will be left in ground. The tree will be cut back past the fence line to allow for chain link fence to be rebuilt. (1) Eucalyptus - Emergency - response to tree failure | Tree Near Building 1 Tree stump will be left in ground. The tree will be cut back past the fence line to allow for chain link fence to be rebuilt.	$2,935.00

Total **$2,935.00**

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. The information on this proposal in proprietary and is for the sole use of the intended party.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature: _____ **Date:** _____

8.26

Craig Murray

From: Dorothy Gilbert <[redacted]>
Sent: Friday, March 10, 2017 10:03 AM
To: Craig Murray
Subject: Report from the Field

Report From the Field: Work Accomplished in February 2017

Point Molate Friends, March 9, 2017

Rain has continued throughout this month—this is the biggest winter for 20 years, says the Farmers' Almanac—but there has been only one rainout for our group, on February 21st. Jim McKissock reported in February 20th that rainfall at his house measured 31.35 inches; there has of course been more since. However. we've persevered.

Clean-Up Mowing began in January, on the tallest grass patches, and spot mowing has continued. Oxalis patches need mowing. Small patches of broom plants have shown up in battalions and we have been pulling them up from the damp soil or chopping out the larger, branchier ones.

Much bluff has been lost from the storms: Jim McKissock wrote on 2/13, "If you have not seen the beach you will be shocked" by the damage from the two previous storms.

Native Plant Propagation and Maintenance JM commented on 2/13: "The Spring area is becoming a real jewel and has come through the storms perfectly. The storms have created two of what have to be the prettiest waterfalls in Richmond. The recently salvaged bush monkey flowers and mugwort from the sinkhole are looking great at their new home." Jim plans to contribute some small cow parsnips he has nurtured this year at home.

Buttercups planted last year are blooming in small spangled patches. Bright yellow sun cups, a variety of wild primrose, are blooming toward the south end of the Park. A rare white wildflower, the "milkmaid," is in bloom on the bluff at the extreme south end.

8.27

Archaeology A special meeting of the City of Richmond Historic Preservation Commission was held Tuesday, March 7th, at 5:00 in the Richmond Room of the City Hall Building. The Commission is very supportive of Professsor Wilkie's plan to excavate the site. Reports were given by Lina Velasco, Staff Contact and by Professor Wilkie, with extended substantive comment by Jim McKissock. Among others who attended were Charles Duncan and Dorothy Gilbert of PMCAC; Pam Stello and Charles Smith, formerly of PMCAC; and Point Molate Friend Carol Teltschick as well as McKissock and Gilbert.

Other JM has made contact with one of the new owners at the Point San Pablo Harbor. This man came to see our group and work area and discuss a plan for a future work training program. Further discussion will take place when the weather settles down.

COMMUNITY MEMBERS WHO HAVE CONTRIBUTED THEIR TIME THIS MONTH: Jim McKissock: Paul Carman, Mike Eichenholtz, Tom Gehling, Dorothy Gilbert, Chia Hamilton, Jim Hanson, Jim Hite, Tom Johnson, Joe Puleo, Charles Smith, and Carol Teltschick. Combined efforts amount to 70-80 person-hours this month, despite the one Tuesday morning we were rained out

Point Molate Community Advisory Committee

March 10, 2017

Re: Action Items from February 13, 2017 Meeting of the PMCAC:

1. Provide letter to City staff to inform that all agenda items should come to and be approved by the Chair of the PMCAC.
   Follow up: letter from Chair provided to Mr. Murray, included in packet.

2. Request that general fund payments accounting for Security is sorted out, updated and reflected in the staff report. Chair has also requested that 2016 to date monthly payments from general fund for fuels management contract are listed.
   Follow up: request was made of City staff to do this but staff focused on Police Dept. budget - will be provided next month in the regular report.

3. Nematode to report income to include in staff report. This is part of the lease agreement.
   Follow up: request was made, should be included in March PMCAC report.

4. Determine committee member from PMCAC to be representative to be copied on all reports on remediation from Terraphase.
   Follow up: Mark Howe is representative, and will be copied on future reports.

5. Determine someone to take over management of Repository from Joan Garrett.
   Follow up: to be discussed at next PMCAC meeting.

6. Collect data to create a spreadsheet showing ongoing financial burden of Pt. Molate lands to City. Bruce Brubaker volunteers to create a spreadsheet using data provided to him.
   Follow up: draft spreadsheet included in packet.

7. Meet with Parks Director to go over contract compliance issues and oversight of vegetation fuels management. Jim Hanson to set up a meeting.
   Follow up: Jim is compiling full report covering the last year with photos and a reporting format recommendation for City and PMCAC use.

8. Send out links to 2/13/17 presentations from Terraphase and Shrimp Camp reps to the Committee. Craig Murray to send.
   Follow up: Links to the two PPT from last meeting have been sent out to committee members.

9. Provide Terraphase presentation in the agenda packet to Committee members. City staff to request presentation be submitted on a timely basis.
   Follow up: Craig to include March presentation in packet.

10. Report back on Historic Commission progress of shrimp camp remains documentation.
    Follow up: item was heard on the Tues. 3/7 Historic Commission agenda meeting.

11. Electrical RFP update from January meeting - chair to complete letter of support to Council.
    Follow up: letter sent from Chair to Council for Council consideration of agenda item at 2-21-17 Council Meeting. Item passed by Council.

12. Inventory of surplus items at Pt. Molate from January meeting - Don Gosney to photo document.
    Follow up: Inventory continuing on surplus items

Compiled by Bruce Brubaker, PMCAC Vice-chair

Point Molate Community Advisory Committee

Date: February 20, 2017 Via e-Mail

City Council
City of Richmond
450 Civic Center Plaza
Richmond, CA. 94804

To: Mayor Tom Butt
Vice Mayor Jovanka Beckles
Councilmember Ben Choi
Councilmember Eduardo Martinez
Councilmember Gayle McLaughlin
Councilmember Jael Myrick
Councilmember Melvin Willis

Cc: Tim Higares – Director, Infrastructure and Maintenance Operations (DIMO)
Craig Murray, Development Project Manager, DIMO

Subject: Recommend restoring electrical service to Pt. Molate

Dear Mayor and Council members:
At the regular meeting of January 9, 2017, the Pt. Molate Community Advisory Committee (PMCAC) voted to recommend that the Council invest in re-energizing the electrical service to Pt. Molate, beginning with the existing cottages in the Winehaven Village area. The PMCAC recommends that the City review the utility analysis presented to the Council at a study session (May 24, 2016), release a Request for Proposal for a first phase connection of electrical service for the Pt. Molate historical cottages, and seek funds for this project.

Background: Based on staff reports, the City expends approximately $337,000 annually from the general fund for vegetation fuel management and security services, as well as City employee expenses, in order to manage the approximately 300 acres of City-owned land in the center of the Pt. Molate peninsula.

At the same time, based on research presented to the Council and to the PMCAC by Committee member and property management specialist, Mark Howe, local market rental comparisons and demands for commercial light industrial space indicate that the City could be realizing a much higher revenue from interim use of this City asset while discussions on the future of Pt.

Molate proceed. However, for many years there have been no utility services, including electrical power, for the 28 cottages, the Winehaven building, street lights, or any other facilities at Pt. Molate.

Following a presentation to the PMCAC in May, 2016, the PMCAC Council liaison requested a study session on the utility analysis for Pt. Molate by Mr. Howe. Preliminary estimates from PG&E to restore utilities to the site were in excess $20 million dollars, however further investigation by Mr. Howe and other technical experts revealed a very serviceable 12 Kilovolt electrical supply line at the site. Howe estimated that reconnection of the existing supply line and repair of other electrical facilities and connections could be done for an estimated $500,000, much less than the several million dollars previously estimated.* These estimates were supported by another property expert involved in the presentation.

Phased in utilities for Pt. Molate - Re-electrification of the Pt. Molate cottages, Building 123, Beach Quonset huts, landfill monitoring unit.

This topic was revisited at the January PMCAC meeting and the Committee voted to recommend that the City begin to re-establish electrical service by reviewing the May, 2016 study session and releasing a Request for Proposal to supply power to the cottages in Winehaven village, followed by the buildings on the east side of Stenmark (such as building #123), and then to the Quonset huts and landfill monitoring site in the south valley. PMCAC also recommends that the City seek funds for the Phase I renovations to finance the initial re-establishment of the electrical supply and service to the site.

This recommendation also follows a phased-in approach used to rehabilitate the Presidio Trust as described by the Trust Executive Director, Michael Boland, to the PMCAC in June, 2016. The Trust first rehabilitated the existing base housing to generate revenue and make the Presidio more welcoming to the community. The Presidio became self sufficient in 2013.

Sincerely,

Jim Hanson

Jim Hanson, Chairperson

*There is already a 12" water supply main along Stenmark Drive. In the May, 2016 study session presentation, low-impact phased sewage treatment options were also described. It was reported that several of these low-impact systems are being employed in other remote and semi-remote locations in California.

AGENDA REPORT

OFFICE OF THE MAYOR

DATE: February 21, 2017

TO: Members of the City Council

FROM: Tom Butt, Mayor

SUBJECT: INITIATE A PROCUREMENT PROCESS FOR ELECTRICAL SERVICES AT POINT MOLATE

STATEMENT OF THE ISSUE:

The Mayor is requesting that the City solicit bids from qualified contractors to design and build an access point to establish electrical service at the Winehaven Historical District on the City-owned property at Point Molate.

RECOMMENDED ACTION:

DIRECT the City Manager to initiate a procurement process for a proposal to re-establish electrical service at the City-owned property at Point Molate.

FINANCIAL IMPACT:

Approval of this item does not authorize any expenses for the cost of the project. An intended outcome of this item is to verify costs for the project and any related expenditures by the City would be authorized separately. The project is designed to help recover the costs through increased rental revenue from short-term leases at the site.

DISCUSSION:

Summary:

In 2015 the Mayor's Office initiated a study to estimate the costs of extending utility services to the City-owned property at Point Molate. The utility study was designed to inform in the conceptual planning process for future development at the site. Pacific Gas & Electric (PG&E) was engaged in this study to review the options available for

providing electricity services to the site. One scenario envisioned as part of this study included a large scale expansion of gas and electricity infrastructure at the cost of roughly $15 million.

Since that initial study, discussions about temporary and low-impact utility services at the site have produced many ideas and estimates including the attached proposal to re-energize an existing power line that had previously supplied electricity to the Winehaven District. The attached "Primary Electrical Service Restoration" document was prepared by Mark Howe who is a member of the Point Molate Community Advisory Committee and owner of a real estate firm in Richmond.

The site is serviced by a deactivated 12 kilovolt (KV) overhead feed from PG&E which is arranged as a direct service line to the City of Richmond property. The feed has a listed capacity of 26 megawatts. The PG&E line is connected to a switch gear which serves as a connection point for the electrical circuits on the property.

Draft Proposal:

The attached draft Request For Proposals is being used as a point of reference to help define the scope of work for the project. It offers details on work that may be needed to restore the 12 KV PG&E service to the City owned property. The 12 KV feed and the switch gear are the focus of the proposal and both are in need of repairs and/or replacements in order for PG&E to authorize restoration of electrical service to that connection point on the property.

ATTACHMENTS:

January 2017 - Draft Request for Proposals from Mark Howe