

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, June 12, 2017 6:30 - 9:00 pm
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

- 6:30 1. Call to Order - Roll Call**
- 2. Approval of Agenda** (*Chair will recommend that Item 7b. - Pt. Molate Use Procedures, be placed as next item agenda item*)
- 3. Approval of PMCAC Meeting Minutes** – 4-10-17, 5-8-17, 5-26-17
- 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. 25 minutes)
- a. *Remediation:* April 2017 Monthly Report – Tomer Schetrit, Terraphase; (10 min.) Q&A (10 min.)
 - b. *Presentation:* Pt. Molate Use Procedures - Bill Lindsay, City Manager (15 min) Q&A (15 minutes)
 - c. *Reports:* Council action on PMCAC recommendations, Annual Report, Special Meeting - Hanson, Howe (15 min)
 - d. *Presentation:* Artisan Village Proposal - Connie Portero, (10 min), Q&A (10min)
- 8:15 8. Staff report** (Notable items from staff report and action items from last meeting) (15 min.)
- 9. Ad Hoc Committee and Subcommittee Reports** (20 min.)
Park (Garrett), Beach Park erosion long term planning (Hanson),
Community Meetings research (Hanson, Portero), Very High Fuel Hazard
Mgt. update (Hanson)
- 10. Action Items Review** (3 min.)
- 11. Future Agenda Items** (7 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-_72MzVkJZWQ1ZDQ0tNWlWNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw

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

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

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

PROPOSED MINUTES
Monday, April 10, 2017, 6:30 PM

1. Call to Order and Roll Call

Chair Hanson called the meeting to order at 6:37 pm.

Present: Committee Members, Beyaert, Brubaker, Duncan, Gilbert, Hanson, Howe, McNeil, Portero

Absent: Carman, Garrett, Gosney, Ruk

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

2. Approval of Agenda

Hanson called for motion to approve.

Action: Committee approved (M/S Duncan/Beyaert 8-0-4-0) to adopt the motion.

AYES: Beyaert, Brubaker, Duncan, Gilbert, Hanson, Howe, McNeil, Portero

NOES: None

ABSENT: Carman, Garrett, Gosney, Ruk

ABSTAIN: None

3. Approval of PMCAC Meeting Minutes.

Hanson called for motion to approve March 13, 2017 minutes.

Action: Committee approved (M/S Beyaert/McNeil 7-0-4-1).

AYES: Beyaert, Brubaker, Gilbert, Hanson, Howe, McNeil, Portero

NOES: None

ABSENT: Carman, Garrett, Gosney, Ruk

ABSTAIN: Duncan

4. Announcements Through the Chair

Bill Carson and Tomar Schetrit of Terraphase will not be present for 7a presentation. Internet access is not available for Howe to speak on Geotracker.

Beyaert stated East Bay Regional Parks Board of Directors has periodic fieldtrips to visit Pt. Molate Bay Trail section from Stenmark Drive across the Chevron easement to City property. Planned for April 28, 2017, official announcement will be given to Craig Murray to distribute. Chance to tour Beach Park, historic district, and Terminal 4 to check out stretch of shoreline that Chevron has committed to provide easement.

Beyaert gave profound gratitude and thanks to Jim Hanson and Mark Howe for contributing their considerable professional skills and expertise to help further the health and welfare of Pt. Molate. Members acknowledge with applause.

Beyaert stated on April 22, 2017, Earth Day, East Bay Regional Parks District will be having a ribbon cutting ceremony for the grand opening of both the new Atlas Road entry staging area into Pt. Pinole Regional Shoreline and a 1 ½ mile of Bay Trail between Goodrick Avenue and the Bayview Trail. Largest shoreline park in the entire bay area. You can walk/bicycle from San Pablo Avenue at Atlas Road to Yerba Buena Island. Beyaert to resend email with information.

Portero spoke of Richmond related item of how professional baseball players came and did camps with kids and re-did fields, while here they made a movie called The Park and the movie has been chosen to be shown in New York.

Alex Knox stated San Francisco Water Quality Improvement Grant funded by the EPA released an RFP for applications due May 10, 2017. He and Beyaert are representing the city along with other city departments and non-profit organizations that are collaborating on this grant opportunity which may potentially apply to Terminal 4 creosote piling removal project. Working with Contra Costa County, City of San Pablo and lead by Estuary Institute.

5. Open Forum

Speaker Cordell Hindler wanted to play song April in Paris but internet down. Mentioned future agenda item to ask Richmond Youth Council to see if they want to come to future meeting to see what Pt. Molate Committee is all about.

6. Council Liaison Report

Gayle McLaughlin stated there is no ruling from 9th Circuit Court. City Attorney announced at previous meeting that City Council decided to keep open dialogue with Upstream for now, nothing has come of it as of yet, will not in any way interfere with the public meetings of land use determinations. Will keep everyone informed.

Alex Knox mentioned that current terms are expiring May 30, 2017, will consider reappointments by June 6, 2017. Applications are due by third week of May. Discussion held regarding terms.

Beyaert questioned if City Council may have anxiety on the part of the City Attorney or others regarding the renewed interest in communicating with Upstream about getting a favorable ruling. McLaughlin stated City Council always wants to show willingness to dialogue.

7. Presentations, Discussion and Action Items

- a. No verbal report. Document in packet for review.
- b. Franz Haidinger of NCE updated erosion study. Assessment and alternative study report completed. Summary of erosion over last 30 years North end has eroded 40', South end had no erosion due to rock revetment placed north of park and storm drain pipe attached to wetland that was created. Summary report will be ready by early May and will send to City. Based on erosion assessment they looked at how to mitigate erosion and came up with 2 alternatives; 1) rock revetment, rock fill requires little or no excavation except for keyway at foot of slope, 300' long. Cost of ½ million, including design. 2) Piled concrete wall with lagging, some rock revetment to protect wall from erosion. Twice as expensive at a cost of one million.

City has asked them to provide and submit proposal of scope of work and fee to provide construction documents and permitting services for the preferred alternative with is the rock revetment. In process, should be finalized by early of May. Once noticed to proceed from City investigation will begin to tie in rock revetment and start design process. First step to have joint meeting with Corp of Engineers. Looking at second half of 2018 to get permits for project and hopefully start constructing in spring of 2019.

Beyaert concerned after two more rainy seasons about the narrow bay trail corridor disappearing north of the Beach Park.

Brubaker asked how this project would be funded and would it be eligible for grant funding. Franz to check back with Tawfic and Yader with the City. Measure AA is there funding to re-enforce shoreline. Could accessible route from Beach Park down to beach be part of project. Franz stated it will be considered to be included to make more stable path and ADA compliance.

Duncan questioned as to what measure are being taken regarding archeological site. Mitigation needs to start right now.

Hanson presented pictures of the erosion area and drain pipes.

- c. Murphy Mack of SuperPro Racing explained Cyclo-cross event which is family friendly. Entry fee of \$40-45 with 400-600 cyclist participation. Percentage of gross to City. Parking would be at Drum Lot 2. Distance of 1 ½ to 2 miles. September/October, 2017.

Duncan made motion for Murphy to submit proposal to the City.

Action: Committee approved (M/S Duncan/Howe 7-0-3-2) to adopt the motion.

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

d. Hanson made motion to submit PMCAC update report to Council with edits.

Action: Committee approved (M/S Hanson/Brubaker 9-0-3-0) to adopt the motion.

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

e. Community Planning meeting update, Hanson stated since no legal decision, best to wait for ruling

Speaker Cordell Hindler presented application to present to Board.

8. Staff Reports

Craig Murray updated committee on staff reports.

9. PMCAC Ad Hoc Committee and Subcommittee Reports

10. Action Item Review

- a. Submit annual report to Council.
- b. Members should submit applications to City Clerk.
- c. Follow up on April 22, Earth Day, EBRPD Grand Opening
- d. EBRPD April 28 visit.
- e. Craig Murray to look into fallen trees.
- f. Chart of accounts.

11. Future Agenda Items

- a. Discuss policy of opening Winehaven.
- b. Water quality improvement grant.
- c. Bay Trail – community access.
- d. Report from manager from Pt. Molate to Stenmark.
- e. Review scope of Cyclo-event.

- f. Review beach erosion project.
- g. Youth committee.

12. Adjournment of PMCAC regular meeting.

Action: Committee approved (M/S Duncan/Howe 9-0-3-0) to adjourn meeting.

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

Meeting adjourned at 9:09 p.m.

SCHEDULED MEETINGS

Committee Meeting –

Monday, May 8, 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

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

PROPOSED MINUTES
Monday, May 8, 2017, 6:30 PM

1. Call to Order and Roll Call

Chair Hanson called the meeting to order at 6:43 pm.

Present: Committee Members, Brubaker, Gilbert, Gosney, Hanson, Howe, Portero, Ruk

Absent: Beyaert, Carman, Duncan, Garrett, McNeil

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II, Gayle McLaughlin City Council Liaison, and Debra Holter, Fire Prevention, Office Assistant II

2. Approval of Agenda

Hanson called for motion to approve.

Action: Committee approved (M/S Ruk/Brubaker 7-0-5-0) to adopt the motion.

AYES: Brubaker, Gilbert, Gosney, Hanson, Howe, Portero, Ruk

NOES: None

ABSENT: Beyaert, Carman, Duncan, Garrett, McNeil

ABSTAIN: None

3. Approval of PMCAC Meeting Minutes.

Minutes from April 10, 2017 meeting not completed for approval.

4. Announcements Through the Chair

Hanson and Beyaert attended tour at the beginning of Bay Trail with East Bay Regional Parks Board of Directors and staff. Looked at area near bridge heading towards private property and at Beach Park.

5. Open Forum

Speaker Cordell Hindler distributed flyer on fundraiser for Nystrom School by Santa Fe Neighborhood Council and is going to speak to Richmond Youth Council about attending next Pt. Molate meeting. He presented song Ave Maria by Mario Lanza.

6. Council Liaison Report

No report.

7. Presentations, Discussion and Action Items

- a. Tomer Schetrit of Terraphase presented visuals and spoke of Water Board comments on proposed ground water monitoring reduction where they agreed to eliminate monitoring of 5 of the 12 wells. IR Site 3 completion report comments based around fact that a couple of areas left in place where concentrations exceeded the cleanup goals by Building 6 and along shoreline. Discussion held regarding change in land use conditions. Water Board wants better explanation/ background why samples left in place, why they are not a health risk hazard. Terraphase preparing response to comments. Visual provided of overall and projected cost summary. Working on update of Human Health Risk Assessment for Drum Lot 2 and IR Site 4.
- b. Suzanne Wilson, Project Manager with East Bay Regional Park District provided update on Bay Trail design, environmental review and permitting. Waiting to complete agreement with Chevron regarding fencing plan, hopefully this spring. Construction not fully funded, applying for priority conservation area grant. Working with consultant NCE to work on project. Discussion with committee regarding fencing, landscaping, materials used for trail soft shoulder and signage.

Speaker Cordell Hindler enjoyed presentation and stated he would like wild orchids and pansies for landscaping.

- c. Bobby Winston of Bay Crossings/Nematode Holdings presented an opportunity to lease Drum Lot 1 to an electrical contractor, Intren, to store trucks, trailers and supplies at a rate of \$10,000 per month for 8 to 11 months. Market rates for said space would be closer to \$17-20k per month, Intren would be willing to perform electrical service to restore some power to Pt. Molate to make up the difference. They would also follow guidelines per the Osprey Avoidance Plan.

Lengthy discussion was held regarding why Intren did not contact the City directly.

Hanson called for motion to extend meeting until 9:15 pm.

Action: Committee approved (M/S Hanson/Portero 8-0-4-0) to adopt the motion.

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

Discussion continued with Bobby Winston.

Portero called for motion to have Intren contact the City.

Action: Committee approved (M/S Portero/Hanson 5-2-4-1) to adopt the motion.

AYES:	Gilbert, Hanson, Howe, Portero, Ruk
NOES:	Brubaker, Gosney
ABSENT:	Beyaert, Duncan, Garrett, McNeil
ABSTAIN:	Carman

8. Staff Reports

No action.

9. PMCAC Ad Hoc Committee and Subcommittee Reports

No action.

10. Action Item Review

No action.

11. Future Agenda Items

No action.

12. Adjournment of PMCAC regular meeting.

Hanson adjourned meeting at 9:16 p.m.

SCHEDULED MEETINGS

Committee Meeting –

Monday, June 12, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

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Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

**City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE
2200 Central Street, Richmond, CA**

**SPECIAL MEETING
TOUR OF NEW INDUSTRIAL FACILITY
Friday, May 26, 2017, 10:00 AM**

1. Call to Order and Roll Call

Chair Hanson called the meeting to order.

2. Roll Call

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

Staff Present: Craig K. Murray, Staff Liaison, Development Project
Manager II and Debra Holter, Fire Prevention, Office Assistant II

3. Welcome and Meeting Procedures

Hanson welcomed all attending. Due to committee member shortage there was no quorum. Minutes not required.

4. Tour of Facility

Mark Howe provided tour of new industrial building located at 2200 Central Street, Richmond, CA.

5. Question and Answer

Mark Howe provided answers to all member questions.

6. Special meeting adjourned at 11:00 pm

SCHEDULED MEETINGS

Committee Meeting –

Monday, June 12, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

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Respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



May 30, 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 April 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 2016, please see the monthly status report for December 2016 (Terraphase 2017b). A reference list of reports and submittals is included as an attachment to this letter.

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

Work completed in April 2017:

1. None.

Major Work Items Previously Completed in 2016:

1. None.

Work completed in May 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 April 2017:

1. Received comments from RWQCB on IR Site 3 Completion Report.

Major Work Items Previously Completed in 2017:

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

Work completed in May 2017:

1. Preparation of response to RWQCB comments on IR Site 3 Completion Report.

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

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

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

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

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

Work completed in April 2017:

1. Preparation of a revised HHRA work plan based on RWQCB comments.

Major Work Items Previously Completed in 2017:

1. None.

Work Completed in May 2017:

1. Preparation of a revised HHRA Work Plan based upon RWQCB comments.

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

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

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

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

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

Work completed in April 2017:

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

Major Work Items Previously Completed in 2017:

1. None.

Work Completed in May 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 April 2017:

1. Conducted the routine monthly UST closure monitoring inspections.

Major Work Items Previously Completed in 2017:

1. Submittal of Q4/Annual UST Report (Terraphase 2017e).
2. Preparation of Q1 UST Report (Terraphase 2017h).

Work Completed in May 2017:

1. Routine monthly UST closure monitoring inspections.

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

Not Applicable. No closures have been requested.

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

Work completed in April 2017:

1. Submitted the monthly remediation status report for March 2017 (Terraphase 2017i) 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.
2. Submitted the monthly remediation status report for January 2017 (Terraphase 2017d) to the RWQCB.
3. Submitted the monthly remediation status report for February 2017 (Terraphase 2017g) to the RWQCB.

Work completed in May 2017:

1. Preparation of the monthly remediation status report for April 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 April 2017:

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

Work Completed in May 2017:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Preparation of response to RWQCB comments on 5 year review report.
3. Meeting with RWQCB to discuss current status of IR Site 1.

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 April 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. Preparation for 2017 wet-season ground water monitoring event.
3. Preparation for phase 3 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).

Major work items completed previously in 2017:

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

Work completed in May 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. Execution of phase 3 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).
3. Conduct 2017 wet-season ground water monitoring event.
4. Review RWQCB comments on Dry Season 2016 monitoring report.

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in April 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



Pt Molate Report

PMCAC #73 June 12, 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 Report provided.

- Two Expenditures (in May 2017) totaling \$211,795.88
- Balance: \$3,661,453.41

Expenditures and balance from City General Fund:

- Expenditures to date for FY 16-17 total \$218,822
- Balance: \$65,366.

Insurance Report filings

- Report provided in the May 2017 PMCAC Agenda Packet.

Lease/Occupation status for all Pt. Molate Users

- Nematode Holdings report covering April, May 2017 periods are expected by next meeting.
- Intren notified City that it is no longer interested in a License.

Monthly Summary of security incidents:

- May, 2017 report enclosed. No Incidents were reported. Report summarizes Administrative Actions that include a series of assists for Pt Molate entries. Four Patrol Officers and three Supervisors assigned. First Security conducted 448 security checks (full patrols).

Monthly Summary of authorized entries:

- There were thirty-one public entry authorizations for month of May 2017 (Ogiyama, Kulkarni, Camacho, Yeh, Soi, Aguilar, Turchin, Jones, C., Jones, Z., Gibson, J., Gibson, M., Tapaltysan, Sjogren, Yang, Anastasiou, Kiel, Chein, So, Chu, Bambico, Tsu, Mai, Ramos-Taylor, Rowland) for SFSU Graduate School Filming; (Lane, Coffey, C., Coffey, M., Waespi) for EBRPD tour; (Weinstein, Maxwell) for Native Plant Tour and (Garrett) for photo tour.

Caretaker Summary

- DIMO/Public Works provided brief report that a new Caretaker has been assigned to Pt Molate. Mr. Khary Clyburn started the week of June 5 as the new Caretaker. Pt Molate Caretaker contact cell number will remain the same.

Beach Park

- DIMO/Parks & Landscaping contractor report enclosed.

- Summary of the May activity report from the Friends of Point Molate group is included.

IR Site 3 Remediation and Abatement Project

- Terraphase to report tonight.

Other

- On Friday, May 26, Mark Howe offered a tour to PMCAC and Public of his newly remodeled industrial facility at 2200 Central Street.
- Applications for Federal Assistance due to storm damages in February, 2017 are due by the end of the month. CIP Manager and Senior Engineer are looking at the damages to the Beach Park and Burma Road for qualification for FEMA funds.
- City Clerk's message is enclosed that PMCAC is now in an extended period for upwards of 90 days until August, 2017. Committee Members can serve for the June and July, 2017 meetings and can determine if PMCAC desires to meet in August, 2017 during the City Council annual recess.



Pt. Molate Remediation Budget Report
As of June 7, 2017

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate	
			Site Remediation	
			Capital Budget	
Sources of Funds:		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85
State Water Resources Control Board	12/3/2010	\$ 3,553.88		\$ 23,297,717.97
Savings Interest - November 2010	12/15/2010		\$ 5,110.49	\$ 23,302,828.46
Savings Interest - November 2010	12/15/2010		\$ 760.49	\$ 23,303,588.95
Arcadis US Inc.	1/5/2011	\$ 105,245.30		\$ 23,198,343.65
RORE, Inc.	1/5/2011	\$ 31,581.00		\$ 23,166,762.65
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		\$ 23,129,620.56
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		\$ 23,124,202.45
Contra Costa Environmental Health	1/5/2011	\$ 474.00		\$ 23,123,728.45
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		\$ 23,123,282.20
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		\$ 23,122,982.20

Pt. Molate Remediation Budget Report
As of June 7, 2017

Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
Savings Interest - December 2010	1/26/2011		\$ 654.76	\$ 23,123,636.96
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	\$ 23,128,258.67
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	\$ 23,133,210.13
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		\$ 23,132,910.13
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		\$ 23,132,610.13
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		\$ 23,068,992.21
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		\$ 23,066,238.72
Contra Costa Environmental Health	2/16/2011	\$ 474.00		\$ 23,065,764.72
Savings Interest - January 2011	2/28/2011		\$ 567.29	\$ 23,066,332.01
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	\$ 23,068,388.92
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	\$ 23,073,307.83
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	\$ 23,075,103.07
Bank Charges - February 2011	3/2/2011	\$ 35.00		\$ 23,075,068.07
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	\$ 23,075,479.45
Savings Interest - February 2011	3/3/2011		\$ 504.17	\$ 23,075,983.62
Savings Interest - June 2010	3/7/2011		\$ (493.14)	\$ 23,075,490.48
Bank Charge	3/7/2011		\$ 20.00	\$ 23,075,510.48
Savings Interest - July 2010	3/7/2011		\$ (732.37)	\$ 23,074,778.11
Savings Interest - August 2010	3/7/2011		\$ (773.33)	\$ 23,074,004.78
Savings Interest - September 2010	3/7/2011		\$ (725.31)	\$ 23,073,279.47
Savings Interest	3/7/2011		\$ 2,704.15	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ -	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	\$ 23,080,418.97
Bank Charges - February 2010	3/28/2011	\$ 35.00		\$ 23,080,383.97
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,081,534.66
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,082,685.35
Terraphase Engineering, Inc. c/o Bookkeeping	4/18/2011	\$ 168,063.37		\$ 22,914,621.98
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		\$ 22,911,941.22
State Water Resources Control Board	4/18/2011	\$ 7,765.81		\$ 22,904,175.41
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		\$ 22,903,275.41
Bank Charges - March 2011	4/25/2011	\$ (35.00)		\$ 22,903,310.41
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	\$ 22,908,215.23
Savings Interest - March 2011	4/25/2011		\$ 430.34	\$ 22,908,645.57
Savings Interest - March 2011	4/25/2011		\$ 82.19	\$ 22,908,727.76
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		\$ 22,908,427.76
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	\$ 22,913,003.34
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	\$ 22,914,027.96
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	\$ 22,915,053.71
Savings Interest - April 2011	5/18/2011		\$ 415.61	\$ 22,915,469.32
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	\$ 22,917,527.91
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	\$ 22,919,708.67
Terraphase Engineering, Inc	6/6/2011	\$ 78,656.54		\$ 22,841,052.13
Winehaven Partners, LLC	6/6/2011	\$ 362.75		\$ 22,840,689.38
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		\$ 22,840,389.38
Savings Interest - May 2011	6/22/2011		\$ 1,710.88	\$ 22,842,100.26
Savings Interest - May 2011	6/22/2011		\$ 5,027.83	\$ 22,847,128.09
Savings Interest - May 2011	6/22/2011		\$ 427.76	\$ 22,847,555.85
Savings Interest - May 2011	6/22/2011		\$ 523.78	\$ 22,848,079.63
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,849,129.16
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,850,178.69
Difference between staff calculations and FAFC balance	6/30/2011		\$ 8.63	\$ 22,850,187.32
Terraphase Engineering, Inc. c/o Bookkeeping	7/7/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		\$ 22,779,195.18
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	\$ 22,786,195.83
Savings Interest - June 2011	7/18/2011		\$ 419.20	\$ 22,786,615.03
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	\$ 22,788,649.03
Terraphase Engineering, Inc. c/o Bookkeeping	7/29/2011	\$ 37,573.67		\$ 22,751,075.36
Winehaven Partners, LLC	7/29/2011	\$ 574.96		\$ 22,750,500.40
State Water Resources Control Board	7/29/2011	\$ 8,397.38		\$ 22,742,103.02
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		\$ 22,741,803.02
Terraphase Engineering, Inc. c/o Bookkeeping	8/23/2011	\$ 99,184.28		\$ 22,642,618.74
Winehaven Partners, LLC	8/23/2011	\$ 221.78		\$ 22,642,396.96
Contra Costa Environmental Health	8/23/2011	\$ 474.00		\$ 22,641,922.96
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		\$ 22,641,622.96
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	\$ 22,648,719.03
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	\$ 22,650,816.59

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As of June 7, 2017

Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
Savings Interest	9/1/2011		\$ 8,047.46	\$ 22,658,864.05
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		\$ 22,655,765.30
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		\$ 22,646,109.58
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		\$ 22,645,809.58
Terraphase Engineering, Inc. c/o Bookkeeping	9/14/2011	\$ 109,635.96		\$ 22,536,173.62
Winehaven Partners, LLC	9/14/2011	\$ 89.96		\$ 22,536,083.66
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	\$ 22,538,173.83
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	\$ 22,544,397.89
Terraphase Engineering, Inc. c/o Bookkeeping	10/21/2011	\$ 51,791.39		\$ 22,492,606.50
Winehaven Partners, LLC	10/21/2011	\$ 136.55		\$ 22,492,469.95
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		\$ 22,484,964.95
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		\$ 22,481,444.95
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		\$ 22,475,210.45
State Water Resources Control Board	10/21/2011	\$ 30,340.20		\$ 22,444,870.25
PG&E	10/21/2011	\$ 6,626.33		\$ 22,438,243.92
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	\$ 22,440,241.53
Bank Saving Charge	11/1/2011	\$ 20.00		\$ 22,440,221.53
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	\$ 22,441,486.59
Terraphase Engineering, Inc. c/o Bookkeeping	11/14/2011	\$ 71,065.26		\$ 22,370,421.33
Winehaven Partners, LLC	11/14/2011	\$ 127.23		\$ 22,370,294.10
Contra Costa Environmental Health	11/14/2011	\$ 474.00		\$ 22,369,820.10
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		\$ 22,367,886.35
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	\$ 22,369,916.77
Terraphase Engineering, Inc. c/o Bookkeeping	12/8/2011	\$ 158,309.56		\$ 22,211,607.21
Winehaven Partners, LLC	12/8/2011	\$ 127.36		\$ 22,211,479.85
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		\$ 22,206,174.85
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		\$ 22,201,329.85
State Water Resources Control Board	12/8/2011	\$ 36,003.36		\$ 22,165,326.49
PG&E	12/8/2011	\$ 3,016.85		\$ 22,162,309.64
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		\$ 22,161,709.64
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	\$ 22,163,665.14
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		\$ 22,053,382.57
Winehaven Partners, LLC	1/25/2012	\$ 127.42		\$ 22,053,255.15
Morrison & Foerster LLP	1/25/2012	\$ 297.50		\$ 22,052,957.65
State Water Resources Control Board	1/25/2012	\$ 11,195.00		\$ 22,041,762.65
Contra Costa Health Services	1/25/2012	\$ 395.00		\$ 22,041,367.65
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,908.84

Pt. Molate Remediation Budget Report
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Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,013.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,979.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,511.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,117.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,801.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,596.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,978.20
Savings Interest - November 2012	12/19/2012		\$ 1,838.75	\$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		\$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		\$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		\$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	\$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		\$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		\$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		\$ 20,142,526.30
Contra Costa Health Services	2/12/2013	\$ 316.00		\$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	\$ 20,145,550.84
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		\$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	\$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		\$ 19,945,318.48
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		\$ 19,921,526.40
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	\$ 19,924,873.00
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		\$ 19,842,282.37
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		\$ 19,766,965.94
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		\$ 19,766,665.94
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	\$ 19,769,872.67
Savings Interest - May 2013	6/14/2013		\$ 3,287.38	\$ 19,773,160.05
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		\$ 19,729,604.04
Contra Costa Health Services	6/14/2013	\$ 348.00		\$ 19,729,256.04
Savings Interest - June 2013	7/10/2013		\$ 3,180.04	\$ 19,732,436.08
FAFC Fee Slip - June & July 2013	8/2/2013	\$ 600.00		\$ 19,731,836.08
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		\$ 19,687,280.85
Contra Costa Health Services	8/8/2013	\$ 348.00		\$ 19,686,932.85
State Water Resources Control Board	8/8/2013	\$ 10,078.39		\$ 19,676,854.46
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		\$ 19,616,325.60
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		\$ 19,615,279.60
Savings Interest - July 2013	8/12/2013		\$ 1,824.74	\$ 19,617,104.34
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	\$ 19,618,922.57
Union Bank Fee	9/20/2013	\$ 1,560.00		\$ 19,617,362.57
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		\$ 19,566,114.00
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		\$ 19,541,369.00
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		\$ 19,513,017.19
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		\$ 19,444,412.78
Contra Costa Health Services	12/18/2013	\$ 348.00		\$ 19,444,064.78
State Water Resources Control Board	12/18/2013	\$ 1,952.67		\$ 19,442,112.11
State Water Resources Control Board	12/18/2013	\$ 11,877.00		\$ 19,430,235.11
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		\$ 19,363,906.73
Interest earned	9/13 - 11/13		\$ 409.95	\$ 19,364,316.68

Pt. Molate Remediation Budget Report
As of June 7, 2017

Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		\$ 19,298,737.25
Contra Costa Health Services	2/10/2014	\$ 348.00		\$ 19,298,389.25
State Water Resources Control Board	2/10/2014	\$ 19,032.82		\$ 19,279,356.43
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		\$ 19,175,672.74
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		\$ 19,073,299.22
State Water Resources Control Board	3/27/2014	\$ 6,224.57		\$ 19,067,074.65
Interest earned	12/13 - 5/14		\$ 959.40	\$ 19,068,034.05
Terraphase Engineering, Inc.	5/6/2014	\$ 68,324.79		\$ 18,999,709.26
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		\$ 18,938,069.26
State Water Resources Control Board	6/3/2014	\$ 553.32		\$ 18,937,515.94
Contra Costa Health Services	6/3/2014	\$ 348.00		\$ 18,937,167.94
Dividend	6/1/14 - 6/30/14		\$ 155.49	\$ 18,937,323.43
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		\$ 18,900,439.64
Dividend	7/1/14 - 7/31/14		\$ 160.41	\$ 18,900,600.05
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		\$ 18,848,094.42
State Water Resources Control Board	8/2/2014	\$ 20,589.19		\$ 18,827,505.23
Nichols Consulting Engineers, CHTD	8/2/2014	\$ 18,683.67		\$ 18,808,821.56
Dividend	8/1/14 - 8/31/14		\$ 220.77	\$ 18,809,042.33
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		\$ 18,757,159.61
City of Richmond - 2012 Single Audit Reimbursement (Re-issue)	9/17/2017	\$ 10,227.00		\$ 18,746,932.61
City of Richmond - 2013 Single Audit Reimbursement (Re-issue)	9/17/2017	\$ 9,200.00		\$ 18,737,732.61
Dividend	9/1/14 - 9/30/14		\$ 154.17	\$ 18,737,886.78
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		\$ 18,622,932.82
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		\$ 18,565,861.28
BXPpress	9/27/2014	\$ 1,145.64		\$ 18,564,715.64
Terraphase Engineering, Inc.	11/4/2014	\$ 95,929.77		\$ 18,468,785.87
Pacific States Environmental Contractors, Inc.	11/4/2014	\$ 855,815.67		\$ 17,612,970.20
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$ 1,060.00		\$ 17,611,910.20
Dividend Earned	10/1/14 - 10/31/14		\$ 157.79	\$ 17,612,067.99
State Water Resources Control Board	11/19/2014	\$ 34,327.45		\$ 17,577,740.54
Dividend Earned	11/1/14 - 11/30/14		\$ 146.72	\$ 17,577,887.26
Pacific States Environmental Contractors, Inc.	12/16/2014	\$ 1,006,214.83		\$ 16,571,672.43
Dividend Earned	12/1/14 - 12/31/14		\$ 144.94	\$ 16,571,817.37
Pacific States Environmental Contractors, Inc.	1/14/2015	\$ 779,224.77		\$ 15,792,592.60
Nichols Consulting Engineers, CHTD	1/23/2015	\$ 24,708.88		\$ 15,767,883.72
Terraphase Engineering, Inc.	1/23/2015	\$ 104,493.74		\$ 15,663,389.98
State Water Resources Control Board	1/23/2015	\$ 11,497.00		\$ 15,651,892.98
Dividend Earned	1/1/15 - 1/31/15		\$ 136.60	\$ 15,652,029.58
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		\$ 15,628,081.59
Terraphase Engineering, Inc.	2/20/2015	\$ 204,422.29		\$ 15,423,659.30
State Water Resources Control Board	2/20/2015	\$ 11,497.00		\$ 15,412,162.30
Dividend Earned	2/1/15 - 2/28/15		\$ 119.33	\$ 15,412,281.63
Pacific States Environmental Contractors, Inc.	3/25/2015	\$ 67,017.85		\$ 15,345,263.78
Terraphase Engineering, Inc.	3/25/2015	\$ 125,312.63		\$ 15,219,951.15
Terraphase Engineering, Inc.	3/25/2015	\$ 90,210.64		\$ 15,129,740.51
Pacific States Environmental Contractors, Inc.	3/25/2015	\$ 7,324.50		\$ 15,122,416.01
State Water Resources Control Board	3/25/2015	\$ 18,593.45		\$ 15,103,822.56
Terraphase Engineering, Inc.	3/30/2015	\$ 87,923.69		\$ 15,015,898.87
Dividend Earned	3/1/15 - 3/31/15		\$ 129.97	\$ 15,016,028.84
Terraphase Engineering, Inc.	4/28/2015	\$ 139,943.20		\$ 14,876,085.64
Dividend Earned	4/1/15 - 4/30/15		\$ 123.21	\$ 14,876,208.85
Dividend Earned	5/1/15 - 5/31/15		\$ 126.48	\$ 14,876,335.33
Pacific States Environmental Contractors, Inc.	6/2/2015	\$ 259,652.05		\$ 14,616,683.28
Nichols Consulting Engineers, CHTD	6/2/2015	\$ 19,792.56		\$ 14,596,890.72
Terraphase Engineering, Inc.	6/17/2015	\$ 125,374.10		\$ 14,471,516.62
Pacific States Environmental Contractors, Inc.	6/17/2015	\$ 1,705,593.08		\$ 12,765,923.54
Dividend Earned	6/1/15 - 6/30/15		\$ 113.08	\$ 12,766,036.62
Refund - Duplicate payment from State of CA	7/1/2015		\$ 11,497.00	\$ 12,777,533.62
Pacific States Environmental Contractors, Inc.	7/9/2015	\$ 2,211,213.49		\$ 10,566,320.13
State Water Resources Control Board	7/9/2015	\$ 13,325.32		\$ 10,552,994.81
City of Richmond (reimbursement for Single Audit)	7/9/2015	\$ 6,478.01		\$ 10,546,516.80
Nichols Consulting Engineers, CHTD	7/9/2015	\$ 43,179.74		\$ 10,503,337.06

Pt. Molate Remediation Budget Report
As of June 7, 2017

Transactions	Date	Expenditures As of 6/7/2017	Revenues As of 6/7/2017	Balance As of 6/7/2017
Nichols Consulting Engineers, CHTD (Cash Receipt)	7/31/2015		\$ 43,179.74	\$ 10,546,516.80
Terraphase Engineering, Inc.	7/9/2015	\$ 126,704.25		\$ 10,419,812.55
Dividend Earned	7/1/15 - 7/31/15		\$ 93.32	\$ 10,419,905.87
Nichols Consulting Engineers, CHTD	8/6/2015	\$ 23,625.00		\$ 10,396,280.87
Terraphase Engineering, Inc.	8/7/2015	\$ 133,605.29		\$ 10,262,675.58
Pacific States Environmental Contractors, Inc.	8/20/2015	\$ 1,831,042.78		\$ 8,431,632.80
Dividend Earned	8/1/15 - 8/30/15		\$ 153.65	\$ 8,431,786.45
Pacific States Environmental Contractors, Inc.	9/21/2015	\$ 1,300,776.20		\$ 7,131,010.25
Terraphase Engineering, Inc.	9/21/2015	\$ 135,433.09		\$ 6,995,577.16
Dividend Earned	9/1/15 - 9/30/15		\$ 65.66	\$ 6,995,642.82
Union Bank Administrative Fees	10/21/2015	\$ 1,060.00		\$ 6,994,582.82
Dividend Earned	10/1/15 - 10/31/15		59.21	\$ 6,994,642.03
State Water Resources Control Board	11/3/2015	\$ 10,600.60		\$ 6,984,041.43
Terraphase Engineering, Inc.	11/3/2015	\$ 140,582.81		\$ 6,843,458.62
Dividend Earned	11/1/15 - 11/30/15		\$ 62.51	\$ 6,843,521.13
State Water Resources Control Board - SCP Program	12/2/2015	\$ 15,344.24		\$ 6,828,176.89
Terraphase Engineering, Inc.	12/2/2015	\$ 88,207.01		\$ 6,739,969.88
Pacific States Environmental Contractors, Inc.	12/2/2015	\$ 153,431.01		\$ 6,586,538.87
State Water Resources Control Board	12/2/2015	\$ 659.00		\$ 6,585,879.87
Dividend Earned	12/1/15 - 12/31/15		\$ 55.83	\$ 6,585,935.70
Contra Costa Environmental Health	1/7/2016	\$ 522.00		\$ 6,585,413.70
Pacific States Environmental Contractors, Inc.	1/7/2016	\$ 425,137.76		\$ 6,160,275.94
Pacific States Environmental Contractors, Inc.	1/22/2016	\$ 279,641.87		\$ 5,880,634.07
Nichols Consulting Engineers, CHTD	1/28/2016	\$ 12,601.89		\$ 5,868,032.18
Dividend Earned	1/1/16 - 1/31/16		\$ 348.95	\$ 5,868,381.13
Dividend Earned	2/1/16 - 2/29/16		\$ 534.10	\$ 5,868,915.23
State Water Resources Control Board	3/18/2016	\$ 4,519.18		\$ 5,864,396.05
Terraphase Engineering, Inc.	3/18/2016	\$ 32,548.97		\$ 5,831,847.08
Terraphase Engineering, Inc.	3/18/2016	\$ 131,231.71		\$ 5,700,615.37
Contra Costa Environmental Health	3/29/2016	\$ 565.10		\$ 5,700,050.27
Dividend Earned	3/1/16 - 3/31/16		\$ 696.04	\$ 5,700,746.31
State Water Resources Control Board	4/22/2016	\$ 4,519.18		\$ 5,696,227.13
Pacific States Environmental Contractors, Inc.	4/22/2016	\$ 498,835.98		\$ 5,197,391.15
Terraphase Engineering, Inc.	4/26/2016	\$ 46,568.64		\$ 5,150,822.51
Dividend Earned	4/1/16 - 4/30/16		\$ 631.58	\$ 5,151,454.09
Dividend Earned	5/1/16 - 5/31/16		\$ 636.95	\$ 5,152,091.04
Pacific States Environmental Contractors, Inc.	6/3/2016	\$ 16,660.48		\$ 5,135,430.56
State Water Resources Control Board	6/3/2016	\$ 16,621.30		\$ 5,118,809.26
City of Richmond (2015 Audit)	6/3/2016	\$ 32,839.37		\$ 5,085,969.89
State Water Resources Control Board	6/3/2016	\$ 7,500.00		\$ 5,078,469.89
Terraphase Engineering, Inc.	6/3/2016	\$ 69,945.45		\$ 5,008,524.44
Regional Monitoring Program	6/15/2016	\$ 7,500.00		\$ 5,001,024.44
Dividend Earned	6/1/16 - 6/30/16		\$ 633.14	\$ 5,001,657.58
State Water Resources Control Board (Reimbursement)	7/11/2016		\$ 400.00	\$ 5,002,057.58
Dividend Earned	7/1/16 - 7/31/16		\$ 580.42	\$ 5,002,638.00
Dividend Earned	8/1/16 - 8/31/16		\$ 378.18	\$ 5,003,016.18
Interest earned	8/1/16 - 8/31/16		\$ 246.69	\$ 5,003,262.87
Pacific States Environmental Contractors, Inc.	9/9/2016	\$ 215,896.40		\$ 4,787,366.47
Union Bank Administrative Fees	9/27/2016	\$ 1,060.00		\$ 4,786,306.47
Interest Earned	9/1/16 - 9/30/16		\$ 796.42	\$ 4,787,102.89
Pacific States Environmental Contractors, Inc.	10/5/2016	\$ 90,000.00		\$ 4,697,102.89
State Water Resources Control Board	10/5/2016	\$ 15,371.77		\$ 4,681,731.12
Terraphase Engineering, Inc.	10/5/2016	\$ 260,319.65		\$ 4,421,411.47
Contra Costa Environmental Health	10/5/2016	\$ 1,044.00		\$ 4,420,367.47
Interest earned	10/1/16 - 10/31/16		\$ 758.84	\$ 4,421,126.31
Terraphase Engineering, Inc.	11/8/2016	\$ 53,040.20		\$ 4,368,086.11
Contra Costa Environmental Health	11/8/2016	\$ 1,044.40		\$ 4,367,041.71
Nichols Consulting Engineers, CHTD	11/8/2016	\$ 21,364.55		\$ 4,345,677.16
Interest earned	11/1/16 - 11/30/16		\$ 717.24	\$ 4,346,394.40
Returned Check	12/5/2016		\$ 1,044.40	\$ 4,347,438.80
Terraphase Engineering, Inc.	12/6/2016	\$ 233,484.70		\$ 4,113,954.10
State Water Resources Control Board	12/6/2016	\$ 909.00		\$ 4,113,045.10
State Water Resources Control Board	12/6/2016	\$ 6,235.91		\$ 4,106,809.19
Interest earned	12/1/16 - 12/31/16		\$ 704.36	\$ 4,107,513.55
Interest earned	1/1/17 - 1/31/17		\$ 697.79	\$ 4,108,211.34
Terraphase Engineering, Inc.	2/1/2017	\$ 155,391.57		\$ 3,952,819.77
Contra Costa Health Services	2/1/2017	\$ 609.00		\$ 3,952,210.77
Interest earned	2/1/17 - 2/28/17		\$ 610.73	\$ 3,952,821.50
Terraphase Engineering, Inc.	3/15/2017	\$ 77,731.52		\$ 3,875,089.98
State Water Resources Control Board	3/15/2017	\$ 3,438.35		\$ 3,871,651.63
Interest Earned	4/3/2017		\$ 663.98	\$ 3,872,315.61
Interest Earned	5/1/2017		\$ 933.68	\$ 3,873,249.29
Terraphase Engineering, Inc.	5/23/2017	\$ 198,449.00		\$ 3,674,800.29
State Water Resources Control Board	5/23/2017	\$ 13,346.88		\$ 3,661,453.41
Current as of 6/7/2017		\$ 25,114,977.71	\$ 276,431.12	
Remaining Balance				\$ 3,661,453.41
			Union Bank Escrow Account Total	\$ 3,661,453.41
			Difference	\$ (0.00)

Pt. Molate FY2016-17 Budget

Revenue

Department	Account	Item	Vendor	Budget	Actual	Encumb.	Balance
Non-Departmental	01917090-362807	Rental Income	San Francisco Bay Crossings	\$ -	\$ 7,493		\$ (7,493)

Expenditures

Department	Account	Item	Vendor	Budget	Actual	Encumb.	Balance
Non-Departmental	01917090-400218	Security	First Alarm Security & Patrol	\$ 253,331	\$ 148,727	\$ 39,238	\$ 65,366
Public Works	01233631-400537	Landscaping	Desert Parks Landscaping, Inc.	\$ 83,940	\$ 70,095	\$ 13,845	\$ -
				<u>\$ 337,271</u>	<u>\$ 218,822</u>	<u>\$ 53,083</u>	<u>\$ 65,366</u>

As of May 31, 2017

June 7, 2017

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



FIRST SECURITY SERVICES

PPO 11167

1801 Oakland Blvd #315
Walnut Creek, CA 94596

Office: (925) 295-1260

Fax: (510) 899-1444

Rich Fratus
Branch Manager
(510) 410-9175

Rfratus@firstsecurityservices.com

During the Month of May 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 May, 2017.

Primary Security Personnel Assigned:

Patrol Officers: Mussa Mohammed, Arlington Reed, Gilbert Pete and Lee Van Erby

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 May 2017.

Incident Reports:

No incidents detailed for the month of May 2017.



FIRST SECURITY SERVICES

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Office: (925) 295-1260
Fax: (510) 899-1444

Rich Fratus
Branch Manager
(510) 410-9175

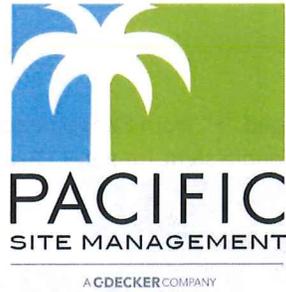
Rfratus@firstsecurityservices.com

Administrative Action Take:

- 5/6; Entry Waiver for Joan Garrett- CFSPM, to photograph the Vallejo boat Race
- 5/10; Security Operation Manager enforced driving standards with All officers assigned to Pt. Molate.
- 5/17 Entry waiver Form for Pam Stello – Native Plant walk
- 5/19-6/30; SFSU MFA Thesis Film, Point Molate Cottage Entry Waiver
 - Entries included access for (13) students as highlighted.
 - Ogiyama, Kulkarni, Camacho, Yeh, Soi, Aguilar, Turchin, Jones C, Jones. Z, Gibson, J, Gibson, M, Tapaltsyan, Ogiyama.
- 5/21; Security assisted in coordinating and securing Pier area and Winehaven facility for Directors from EBRPD site tour.
- Captain Tirona provided a general response for Pt Molate concerns and current plan of action regarding recent activity and security coverage as highlighted by Mayor Butt.

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)



PMCAC Landscapers Report

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

May 4th and 5th

- Began and completed abatement of Road to tank 14. Brush still needs to be chipped. It will be hauled to a more accessible area on the property for safer chipping. (Chipping Scheduled for 6/15 and 6/16)

May 11th and 12th

- Chipped Broom Brush from Tank 10 to BLDG 85 along Road "G"
- Broom brush along Road "G" from Tank 11 to Tank 10 will have to be hauled to a more accessible sight on property for safer chipping. (Chipping Scheduled for 6/15 and 6/16)



Road "G" between Tank 10 and Tank 11



May 18th and 19th

- Began Broom Brush abatement along Road "F" from Range Road to Hotel Road. The Broom Brush has been cut down but will be hauled to a more accessible sight for safer chipping. (Chipping Scheduled for 6/15 and 6/16)



May 25th and 26th

- Vegetation clearing at USTs 1, 2, 5, 8, 9, 14, 16, 17, and 19. Drains were cleared of debris and areas around drains were abated. Work will continue on into June.
- Tanks will be mowed in June. (Scheduled for 6/8 and 6/9)

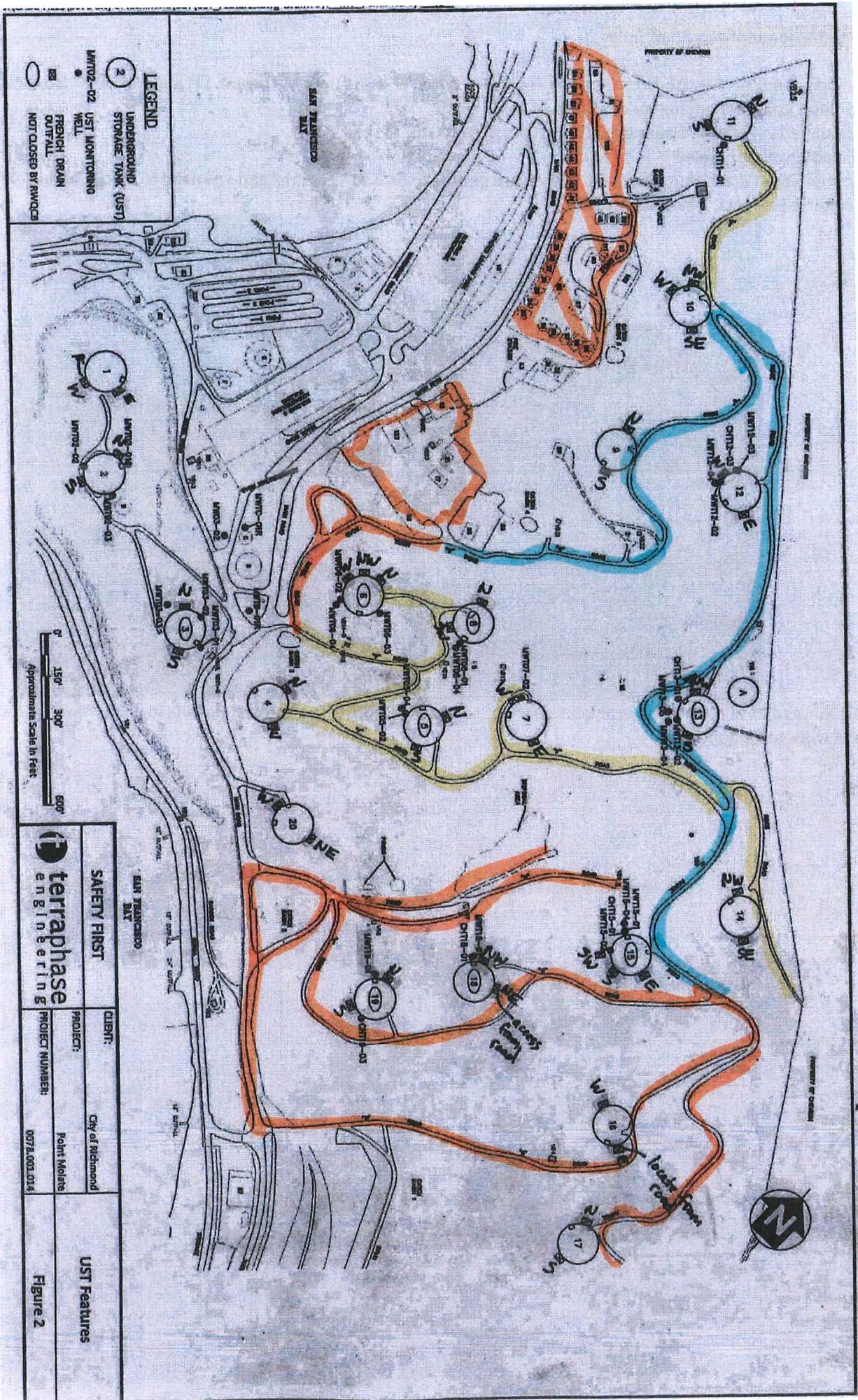
Work to be done for Month of June:

- Chipping of Broom Brush from (Road to Tank 14), (Road "G" from tank 10 to Tank 11) and (Road "F" from Range Road to Hotel Road) **Scheduled for 6/15 and 6/16.**
- Continued vegetation clearing at USTs 1, 2, 5, 8, 9, 14, 16, 17, and 19.
- All tanks will be mowed
- Abatement of grass along Barracks. Weeds are getting to be 3 to 4 feet tall and will need to be cut because of fire danger it presents. (see picture below)



- Estimate to have Blue Gum Eucalyptus near house 54 removed. Trees are touching building. Eric Munson recommends this work to be done

**Thank You,
Jonathan Lal
June 5th 2017**



LEGEND

- 2 UNDERGROUND STORAGE TANK (UST)
- UST MONITORING WELL
- FRENCH DRAIN OUTFALL
- NOT CLOSED BY RWQCA

0' 150' 300' 600'
Approximate Scale in Feet

<p>Safety First Engineering</p>	CLIENT:	City of Richmond	<p>UST Features</p> <p>Figure 2</p>
	PROJECT:	Point Moline	
PROJECT NUMBER:		007A-001.014	

- Brush abatement fully complete
- Brush has been removed, but needs to be chipped
- Areas still needing brush/grass fire abatement

Craig Murray

From: Sabrina Lundy
Sent: Friday, June 09, 2017 3:05 PM
To: Sabrina Lundy
Cc: Pamela Christian; Irene Perdomo; Alex Knox; Sabrina Lundy; Craig Murray
Subject: PMCAC Expired Terms - 90-Days Post Term Expiration Service
Attachments: Reso. No. 4-09 Terms of Board and Commissioners Serve 90 Days Post Term.pdf

This email is being sent on behalf of City Clerk Pamela Christian

Dear PMCAC Members,

This e-mail is to inform you that although your term on the Point Molate Community Advisory Committee expired on May 30, 2017, you may continue to serve up to 90 days post term expiration, per Resolution No. 4-09.

We have not received applications for reappointment from Paul Carman, Joan Garrett or Mark Howe. If these members wish to be considered for reappointment, please return an application to the City Clerk's Office at your earliest convenience.

For those that are not interested in reappointment or serving post term expiration, please advise as soon as possible.

Should you have any questions or concerns, please contact the City Clerk's office at (510) 620-6513.

Have a wonderful weekend all!

Sabrina Lundy

Assistant City Clerk | City of Richmond, City Hall, Suite 300
450 Civic Center Plaza | P.O. Box 4046 | Richmond, CA 94804
Direct Phone: (510) 231-3048 | Main Phone: (510) 620-6513
Fax: (510) 620-6542 | Website: www.ci.richmond.ca.us/clerk

Please Note: This message is being sent on a public e-mail system and may be subject to disclosure pursuant to the California Public Records Act. The City Clerk's Department is prohibited from giving legal advice (per California Business and Professions Code 6125).

RESOLUTION NO. 4-09

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND,
CALIFORNIA, FORMALLY ESTABLISHING THE POLICY OF THE CITY
COUNCIL CONCERNING THE CONTINUATION OF BOARD,
COMMISSION, AND COMMITTEE MEMBER TERMS**

WHEREAS, pursuant to Section 2(c) of Article III-A of the Charter of the City of Richmond, the Mayor has the authority to make appointments to or removals from all City boards, commissions, and committees with the concurrence of at least three (3) other members of the City Council; and

WHEREAS, the Charter is silent with regards to the status of board, commission or committee members whose terms have expired but who have not been replaced by a new appointee; and

WHEREAS, the Council of the City of Richmond has long maintained an unwritten policy that allowed board, commission and committee members whose terms have expired but who have not been replaced by a new appointee to continue serving with their respective board, commission or committee until such time as the Mayor and the City Council appoint a replacement for said member or until said member is formally removed; and

WHEREAS, pursuant to Section 5 of Article III of the Charter of the City of Richmond, the Council of the City of Richmond is authorized to establish rules to govern the proceedings of said Council; and

WHEREAS, the Council of the City of Richmond now desires to formalize the previously unwritten policy pertaining to the status of board, commission and committee members whose terms have expired but who have not been re-appointed or replaced by a new appointee.

NOW, THEREFORE BE IT RESOLVED, that pursuant to Section 5 of Article III of the Charter of the City of Richmond, the Council of the City of Richmond **hereby authorizes board, commission and committee members whose terms have expired but who have not been re-appointed or replaced by a new appointee to continue serving with their respective board, commission or committee for up to an additional 90 days.**

BE IT FURTHER RESOLVED, that this 90 day period will begin upon passage of this resolution for any member whose term may have expired prior to the passage of the resolution.

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held on January 20, 2009, by the following vote:

AYES: Councilmembers Butt, Ritterman, Rogers, and Mayor McLaughlin.
NOES: Councilmember Viramontes.
ABSTENTIONS: Vice Mayor Lopez.
ABSENT: Councilmembers Bates.

DIANE HOLMES

Clerk of the City of Richmond

(SEAL)

Approved:

GAYLE McLAUGHLIN
Mayor

Approved as to form:

RANDY RIDDLE
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 4-09, finally passed and adopted by the Council of the City of Richmond at a meeting held on January 20, 2009.

Craig Murray

From: Cornell Hughes
Sent: Friday, June 09, 2017 12:42 PM
To: Craig Murray; Milt Rayford
Cc: Khary Clyburn
Subject: RE: Pt Molate Caretaker Report

Craig,

Right now the only thing I can say is there is a new Caretaker assigned to Pt. Molate. I know he's working on cleaning out some of the drainage ditches around the Admin Bldg. Pumped out the fuel transfer building. Started clearing one of the trees that fell near the Admin bldg.

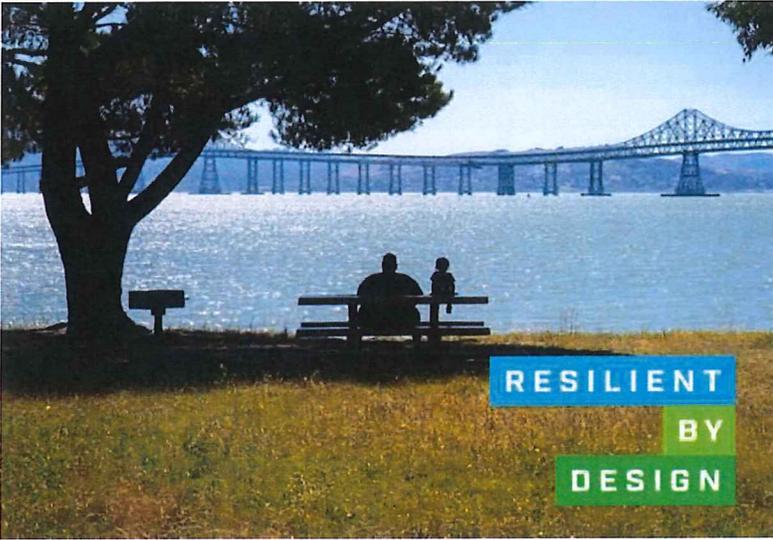
Khary Clyburn
Pt Molate Caretaker
1 (510) 715-9089 (Same as Willy's)

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

From: Craig Murray
Sent: Friday, June 09, 2017 12:30 PM
To: Milt Rayford; Cornell Hughes
Subject: Pt Molate Caretaker Report

Milt
Cornell
Any reportable subject actions that can be placed in the Pt Molate Committee Report?
I am assembling the Agenda packet today for Monday's meeting.
Thanks.

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



PMCAC Item 9. Beach Park long term erosion

Resilient by Design Call for Site Ideas and Design Teams

Concerned about climate change and how it will affect your Bay Area shoreline community? Ready to prepare for a more resilient future? Rather than wait for disaster, the Resilient by Design | Bay Area Challenge will help communities adapt to a changing climate before we feel its worst effects, while also improving the lives of community members today.

Resilient by Design | Bay Area Challenge is an exciting new research and design initiative hosting an

open call for ideas to identify sites vulnerable to the impacts climate change. Through July 14, 2017, the challenge is asking local residents, community leaders and organizations to submit site ideas. These ideas will shape a collaborative research process where design experts will work with community experts to identify areas they can most effectively collaborate to create new, creative and implementable design solutions that protect the Bay Area's most vulnerable shoreline communities from increasingly severe storms and flooding -- while also addressing critical issues such as disparities in housing, income and access to open space. If you would like to get involved with the challenge or submit a site idea, visit the Resilient by Design website at www.resilientbayarea.org/site-ideas.

Are you a designer, architect, engineer, community leader or innovator? Consider joining a team. RFQ looking for experts located [here](#)

We are proud to be a part of the Resilient by Design | Bay Area Challenge, a yearlong community-based research and design challenge that is kicking off with an open call for residents around the Bay Area to help them identify sites vulnerable to the impacts climate change. *(Share your ideas here: www.resilientbayarea.org/site-ideas)*

From now through July 14, 2017, we are joining Resilient by Design in asking local residents and leaders, like you, to help them identify places in your community and around the Bay Area that are vulnerable to severe storms, flooding

and earthquakes. The Bay Area Challenge is looking for sites in shoreline communities that need the action and investment of local leaders and international experts and would benefit from collaborative research and innovative design.

Throughout a yearlong process, the challenge will rely on Bay Area residents to determine community needs and share their priorities and hopes for local sites. During the challenge's collaborative research and design phases, community members will work closely with Design Teams to share their local knowledge, co-host public events to engage local residents and drive broad community interest.

At the end of the yearlong process, the challenge result in ten creative and implementable design solutions that protect the Bay Area's most vulnerable shoreline communities from increasingly severe storms and flooding while also addressing critical issues such as disparities in housing, income and access to open space.

Rather than wait for disaster, we have the opportunity to come together to prepare for a more resilient future. We are looking forward to working together with you and other residents around the Bay in this effort – first, by suggesting vulnerable sites in your community on the Resilient by Design website at www.resilientbayarea.org/site-ideas, and then throughout the course of the next year as we work together for a stronger, more resilient Bay Area!

(Article courtesy of Mayor Tom Butt E-Mail Forum – June 7, 2017)

REPORT FROM THE FIELD: WORK ACCOMPLISHED IN MAY 2017

POINT MOLATE FRIENDS, JUNE 8, 2017

Page 1 of 2

Clean-Up May began with weeding and mowing of the roadsides in back of the Beach Park. They are, as Jim McKissock reports to us, in better shape than they were two years ago, but this extremely liquid double winter has enabled the weeds to wildly proliferate. Jim Hite's new extra mower helped, and a new Ryobi 18 volt is proving as effective as the more expensive 40 volt that requires \$90 for batteries.

Jim Hanson and Dave Amme came out on Saturday May 13th and mowed the first half of the railroad tracks by the Park, around the handicap access ramp, the parking lot edge and the portable toilet. They made some progress on the tall broom that blocked the exit from Beach Park.

This year is one that Jim McKissock has called "a killer year for weed management," but we have persevered. By May 30th we had the west side of the road in good shape; the east side will need our attention soon or the mighty weeds will prevail and conquer. Much of the Park grounds are now mowed, but the grass is extremely thick; I say it again, it feels like wading to walk there.

Native Plant Protection, Propagation and Maintenance PMCAC Members will remember that at our last meeting, on May 8th, Suzanne Wilson, Senior Planner at the East Bay Regional Parks District, gave a comprehensive overview of plans for the Bay Trail. Since last year there has been a concern, by certain members of the PMCAC and Point Molate Friends that great care be taken to protect and salvage native plants—some rare—that grow in and around the bike trail, and that nearby native trees well established be trimmed by a qualified person. Jim McKissock echoed and amplified this concern, mentioning especially the rare *Aristolochia californica* or pipevine (see photo below) that grown directly in the bike trail path. This plant, most handsome in itself, is as Jim points out the sole larval plant for the rare and lovely Pipevine Swallowtail butterfly (see photo). At time, Jim M says, we can see more of these butterflies at the Beach Park than elsewhere, because of hidden spots of *Aristolochia*. But the plant is rare, and needs careful maintenance. Jim is anxious that the approximately 20 pipevine seed pods we have already found will have a chance to ripen and propagate.

At the suggestion of Craig Murray, Jim M emailed Suzanne Wilson, who responded that she wishes to help. She believes that no work is planned for the bike path before late 2018. Jim and Ms Wilson plan to confer in early July; she may visit the site earlier, this month. Meanwhile Jim hopes to get going on pipevine propagation, and hopes for extra work days to harvest the pods.

Industrial Park Tour PMCAC Members were invited to a most informative tour by Mark Howe, on May 26th, of an industrial park owned by his company, located in North Richmond at 2200 Central Street. This is a 6 acre, 50,000 square foot multi-tenanted facility. The tour, advertised as about an hour long, was nearer two, and covered in great detail such concerns as Entitlement and zoning; the CEQA process; site development conditions (e.g., environmental issues; landscaping; parking and right-of-way requirements); building improvements (e.g., multi-tenant electrical metering; code compliance) and occupancy issues. We saw areas where large semi trucks were parked on rented ground that appeared, given the size of these vehicles, to be real money-makers. Mark was an ebullient, energetic and lucid explainer. There was so much detail that it would be useful (if considerable work) to have a written report of the tour. Attending were PMCAC Members Beyaert, Gilbert (myself), Gosney, Hanson, (Howe, of course) and Staff Members Murray, Debra Holder, and her brother Marcus Holder.

Other Jim M reports that the area east of the Point San Pablo Harbor, which was riotous with wild plants and flowers, including some rare species, when we saw it in April, has been plowed up and in some places deeply scored, destroying—devastating—the vegetation. This action was evidently done without Yaella Frankel's permission, or, presumably, that of her husband. Plans for the area are on hold.

COMMUNITY MEMBERS WHO HAVE CONTRIBUTED THEIR TIME THIS MONTH: Jim McKissock; Paul Carman; Mike Eichenholz; Tom Gehling; Dorothy Gilbert; Chia Hamilton; Jim Hanson; Jim Hite; Tom Johnson; Joe Puleo; Charles Smith; Carol Telschick; and Barbara Thompson. 70-80 person-hours contributed overall.

Jim Hanson and Jim McKissock contributed material to this report.

Dorothy Gilbert



First Pipevine Flower



First Pipevine Caterpillar 5-11-17



Randy Emmitt © 2001

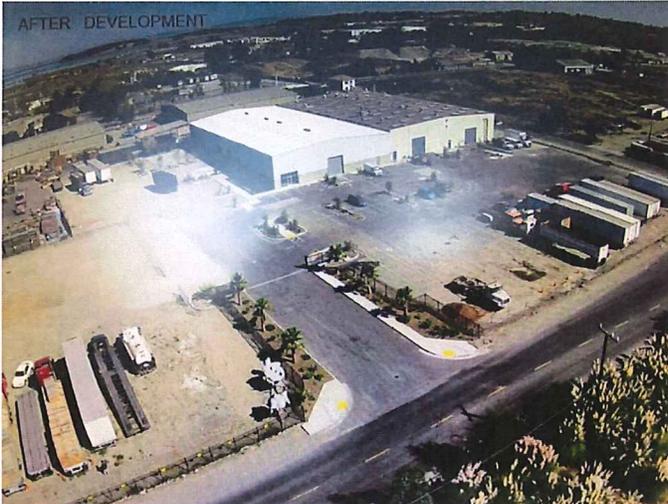
Pipevine Swallowtail - Female



Pipevine Swallowtail - Male



2200 Central - Before



2200 Central - After

