

CITY OF RICHMOND  
**Pt. Molate Community Advisory Committee**  
Monday, July 10, 2017 6:30 - 8:30 pm  
Multi-Purpose Room, 440 Civic Center Plaza

**AGENDA**

**Members:**

Bruce Beyaert

Bruce Brubaker  
Vice Chair

Paul Carman

Charles Duncan

Dorothy Gilbert

Don Gosney

Jim Hanson  
Chair

Mark Howe

Connie Portero

Katrinka Ruk

- 6:30 1. Call to Order - Roll Call**
- 2. Approval of Agenda**
- 3. Approval of PMCAC Meeting Minutes – 6-12-17**
- 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. 5 minutes)
- a. *Remediation:* Update on Pt. Molate remediation (Craig Murray, Project Manager)
- b. *Appointments:* Status of committee reappointments (Mayor's office or staff)
- c. *Reports:* Updates (Committee members and staff)
- Property management services, Monthly license reporting, and Pt. Molate Use procedures, Mayor's inquiry following Annual Update Report
- Bay Trail construction and Greenway/Unity Park construction, Pt. Molate Beach Park-Resilient by Design
- 7:55 8. Staff report** (Notable items from staff report and action items from last meeting) (15 min.)
- 9. Ad Hoc Committee and Subcommittee Reports** (10 min.)  
Hillside fuel vegetation management, status of fallen eucalyptus
- 10. Action Items Review** (3 min.)
- 11. Future Agenda Items** (7 min.) -
- 8:30 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](mailto:craig_murray@ci.richmond.ca.us). Additional correspondence can be directed to: [PtMolateCAC@gmail.com](mailto: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-72MzVkJZDQjE4LTgxYjctOTQyMDk4Y2FjNDYw>

Terraphase Environmental Repository: <https://terraphaseengineering.sharefile.com/i/592048379f448948>



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

**PROPOSED MINUTES  
Monday, June 12, 2017, 6:30 PM**

**1. Call to Order and Roll Call**

Chair Hanson called the meeting to order at 6:33 pm.

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

**Absent:** Carman, Howe

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

**2. Approval of Agenda**

Hanson recommended that Item 7b – Pt. Molate Use Procedures be placed next on agenda and called for motion to approve agenda.

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

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

**3. Approval of PMCAC Meeting Minutes.**

Hanson called for motion to approve minutes from April 10, 2017.

**Action:** Committee approved (M/S Beyaert/Brubaker 7-0-2-1) to adopt the motion.

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

Approval of May 10, 2017 minutes.

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

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

Approval of May 26, 2017 minutes.

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

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

#### **4. Announcements Through the Chair**

No chair announcements.

#### **5. Open Forum**

Speaker Cordell Hindler played Lazy, Hazy, Crazy Days of Summer by Nat King Cole.

#### **6. Council Liaison Report**

Craig Murray reported for Gayle McLaughlin stating no update on legal issue.

#### **7. Presentations, Discussion and Action Items**

- a. Tomer Schetrit, Terraphase provided overview of IR Site 1, former landfill. High concentrations of primary COC's, petroleum and PHA's. Landfill use discontinued in the late 1970's. Site thickness varies to 35' max at downhill slope. Gosney mentioned that landfill is mostly construction debris and petroleum came from overfilling tanks above site. Discussion continued on slide presentation.
- b. City Manager Bill Lindsey thanked everyone for their service on the Committee. He spoke on license agreements for short term uses which could be terminated within 90 days if needed without cause for Pt. Molate. He plans by the end of the month to have a draft set of policies and procedures for appropriate uses, lease provisions and allowed activities to be adopted by City Council so it would allow staff to be able to administer on a day to day basis. A property management company would oversee.

Speaker Cordell Hindler presented picture of a hotel he envisions to be at Pt. Molate. Portero wanted clarity of where people need to go to lease Pt. Molate.

Beyaert stated guidelines tricky, events are good idea.

Gilbert wants events manager and property manager to work together.

Duncan inquired if the City had a property management contact.

Gosney wants one stop person in charge of everything, need better policy.

Brubaker concern, what is PMCAC role, options on lease review/approval to recommend to Council.

Duncan would like a one person point of contact for leases and events PMCAC would review and stated primary concern is use compatible with historical standards. Beyaert, PMCAC should not review every short term lease if City Council adopts policy and procedures. Would like to see monthly report. Ruk asked if separate procedures for short vs long term leasing will be established.

CM Lindsey responded stating the policy he sees would not contemplate long term leases, until long term land use decisions are made, but could change. Short term being 1 year. He agrees there needs to be policies in place and respecting historical guidelines, a one person stop who would know what policies are. If short term leases fit within the policies in place and are met it could be handled administratively, if anything has an exception to policies and needs special approval then PMCAC would get involved, which would allow things to happen quickly. Leasing reports and accounting records could happen. On-going security would not be a property manager function per se, but have that person know the needs of the property and what needs to be watched. Use of Quonset Hut could be handled administratively as long as all policies are met. Property management would follow checklist and route to correct departments to handle.

- c. Hanson reported all three items passed before Council; interim proposal, water side workshops and property management. Received useful information at Special Meeting site visit regarding renovations and pitfalls with leasing.
- d. Portero spoke of Artisan Village Proposal where renters would repair historic buildings under City guidelines in exchange for rental cost. Speaker Cordell Hindler showed picture of gallery concept he would like to see that would show peoples uniqueness. Gilbert read paragraph regarding Industrial Park Tour with Howe (see page 9.4).

## 8. Staff Reports

Craig Murray reported on financial report/budget, First Security Services, Pacific Site Management landscaping report, expired committee terms extending 90 days and new Pt. Molate Caretaker, Khary Clyburn. FEMA funds for storm damage. Parks cleared fallen tree blocking pier, caretaker to start working on trees by cottages. Craig to speak to Parks on priority of landscaping and on bids for tree removal. Bobby Winston to provide updated leasee reports.

## 9. PMCAC Ad Hoc Committee and Subcommittee Reports

- a. Joan Garrett provided background history presentation on Beach Park. Built in the mid 1970's for Navy personnel, turned over to City in 2003, park closed due to lack of funding. Spoke of prior Park clean ups and amount of trash removed. She stated the need for cooperative arrangement with volunteers and Parks Department for clean-up and maintenance of park.

- b. Hanson spoke of Beach Park long term erosion and presented photos and discussed. Resilient by Design Project opportunity for us to get incite on what some options would be. Laurie Wilkie of UC Berkeley stated it would be a way to look at planning for the future that would interpret some of the historical features. Propose a letter to City Council to apply online, application deadline is July 14, 2017 to be considered as part of this resilient design. Discussion held.

Gosney called for motion for PMCAC to send recommendation in care of City Manager and Mayor to consider staff to move forward with the application or consider if it needs to go on City Council agenda.

**Action:** Committee approved (M/S Gosney/Portero 7-0-2-1) to adopt the motion.

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

- c. Hanson spoke of community meetings, North Richmond is doing a shoreline planning process. There will be a follow up meeting on June 22, results of feedback will be available.

## 10. Action Item Review

- a. Gosney to provide Navy report he found to Tomer of Terraphase.
- b. Motion to go to City Manager and Mayor regarding Resilient Design application.
- c. Tomer to provide PDF presentation IR Site 1 powerpoint.
- d. Prioritized landscape schedule.

## 11. Adjournment of PMCAC regular meeting.

Hanson adjourned meeting at 9:04 p.m, seconded by Portero, unanimously passed.

## SCHEDULED MEETINGS

### Committee Meeting –

Monday, July 10, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

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Minutes respectfully submitted by:

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Craig K. Murray, PMCAC Staff Liaison

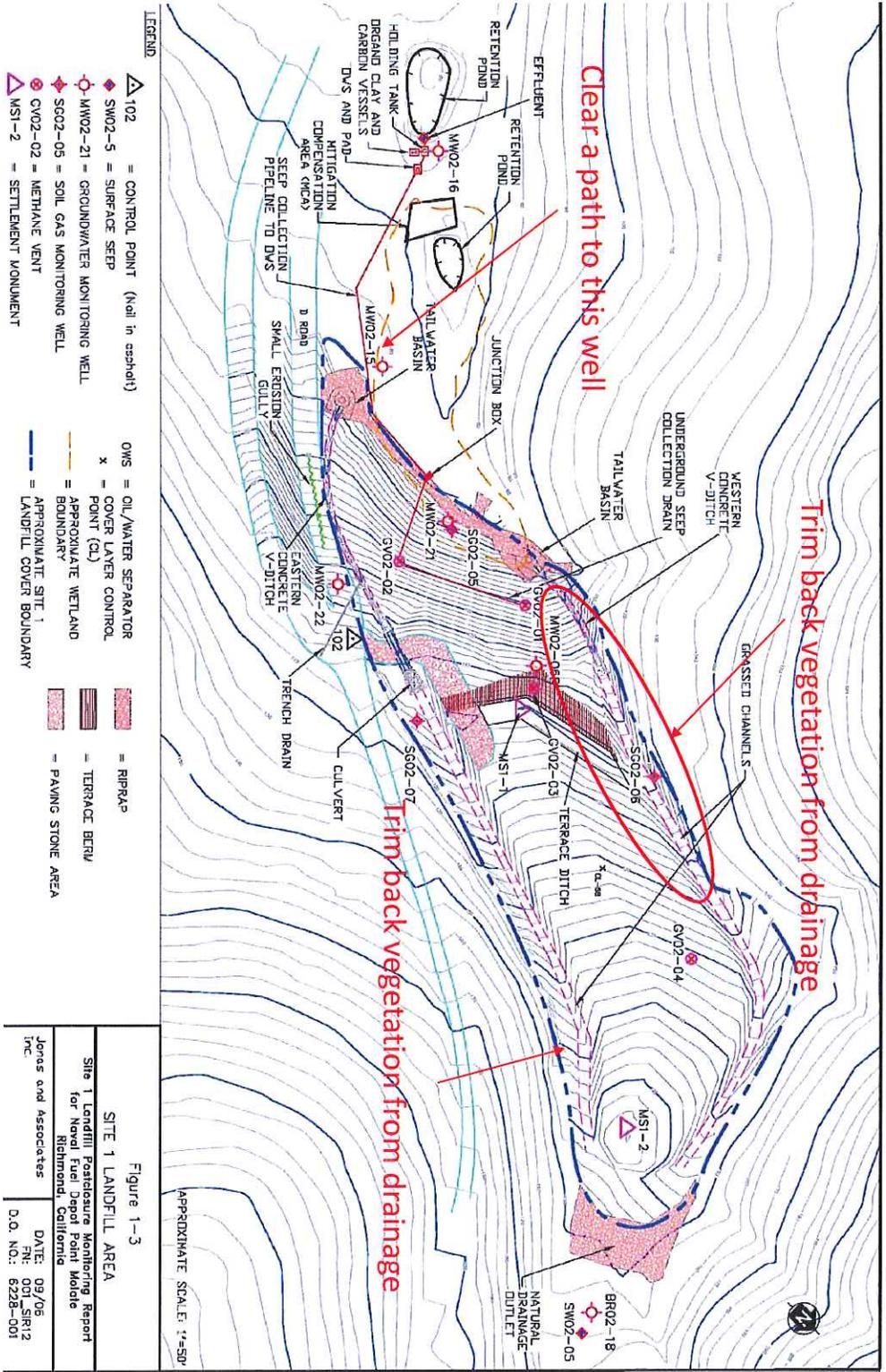
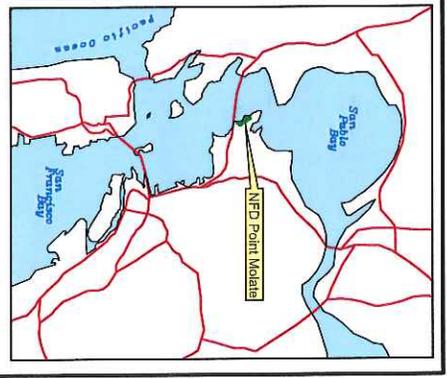
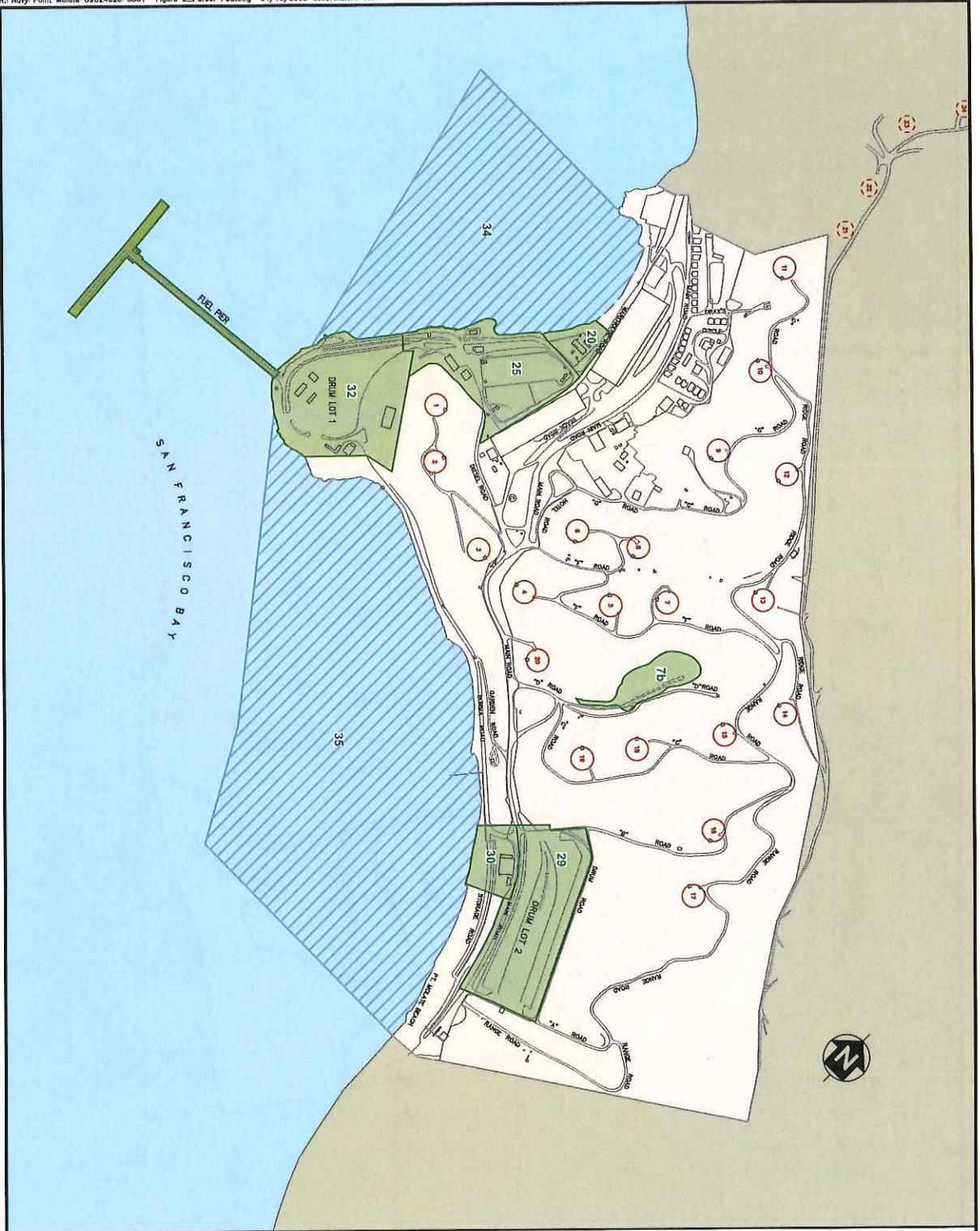


Figure 1-3  
**SITE 1 LANDFILL AREA**  
 Site 1 Landfill Pasteurization Monitoring Report  
 for Naval Fuel Depot Point Mole  
 Richmond, California  
 Jones and Associates  
 DATE: 09/06  
 FN: 001\_SIR12  
 D.O. NO.: 6228-001





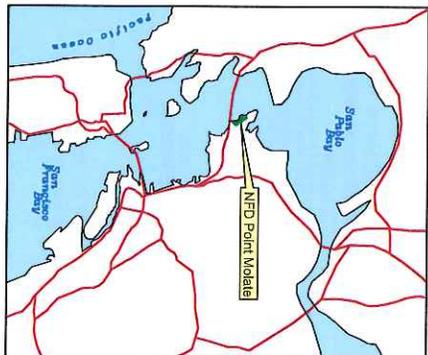
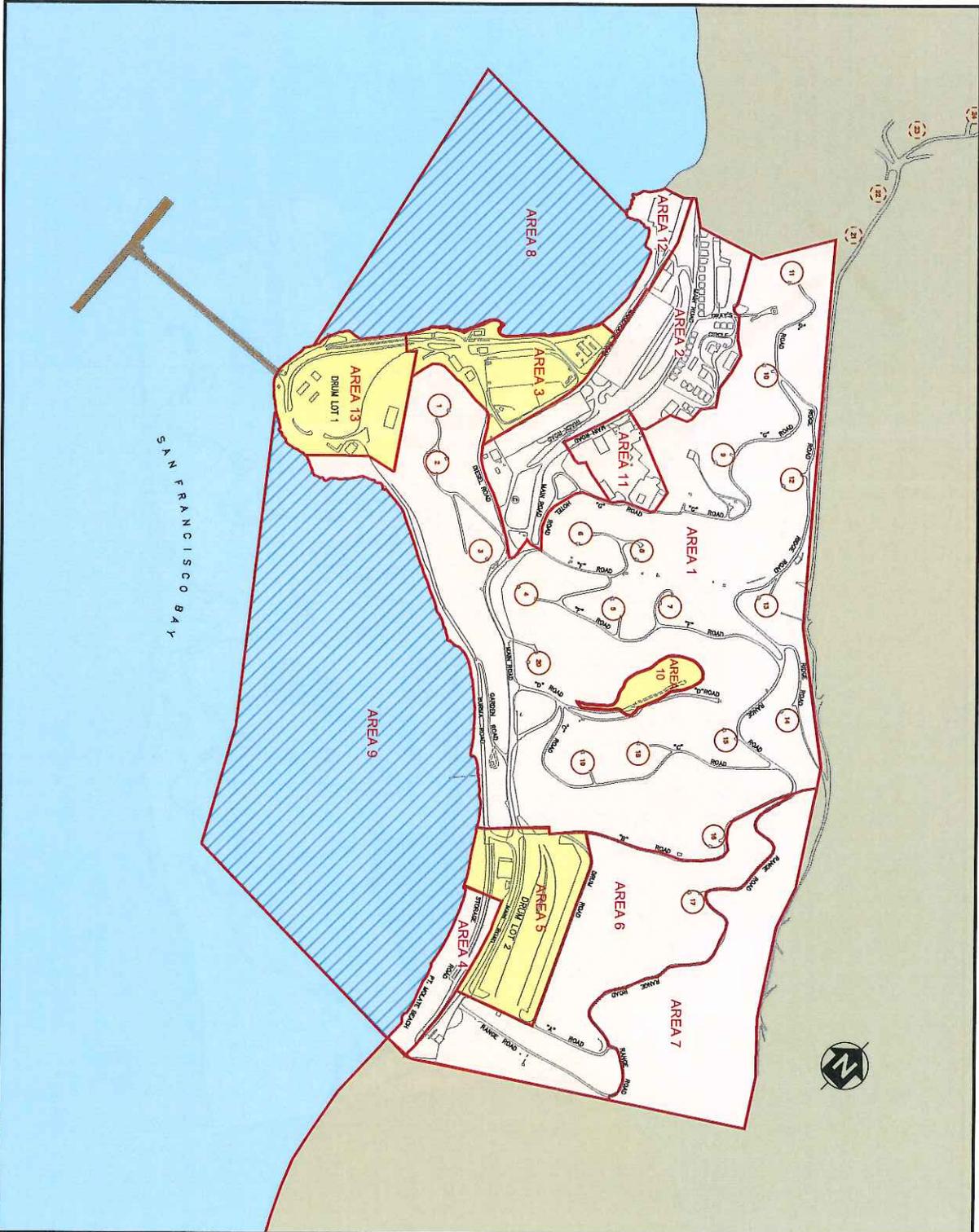
**LEGEND**

- Property Subject to FOSET (Labeled with EBS Parcel Number)
- Fuel Pier to be Transferred as an Apurtenance to EBS Parcel 32
- Previously Transferred Property to the City of Richmond
- Previously Transferred Offshore Property to the City of Richmond
- Chevron Corporation Refinery
- Underground Storage Tanks
- Building
- Road
- EBS Environmental Baseline Survey
- FOSET Finding of Suitability for Early Transfer



Naval Fuel Depot Point Molate, Richmond, CA  
 Department of the Navy, BRAC PMO West, San Diego, CA

**FIGURE 2**  
**ENVIRONMENTAL BASELINE SURVEY PARCELS**  
 Finding of Suitability for Early Transfer Disposal Areas 3, 5, 10, and 13



LEGEND

- Disposal Area Subject to FOSET
- Fuel Pier to be Transferred as an Appurtenance to Disposal Area 13
- Previously Transferred Disposal Area to the City of Richmond
- Previously Transferred Offshore Disposal Area to the City of Richmond
- Chevron Corporation Refinery
- Underground Storage Tanks
- Building
- Road
- FOSET
- Finding of Suitability for Early Transfer

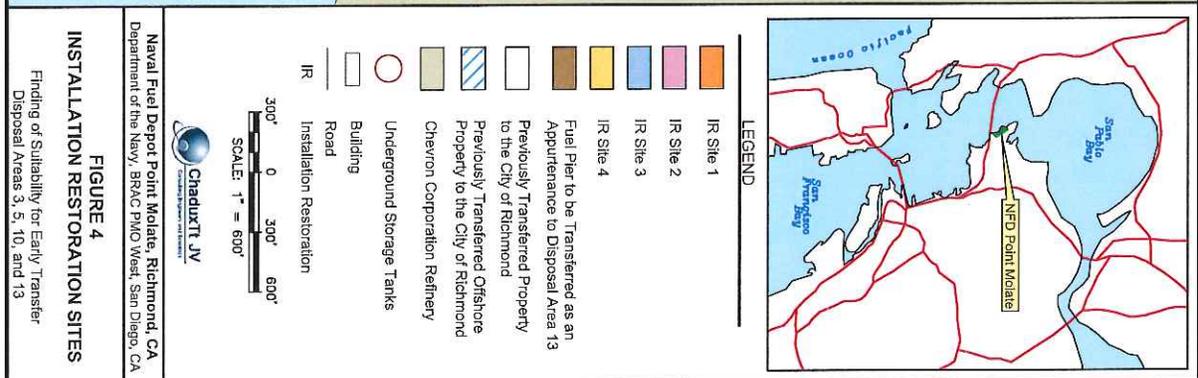
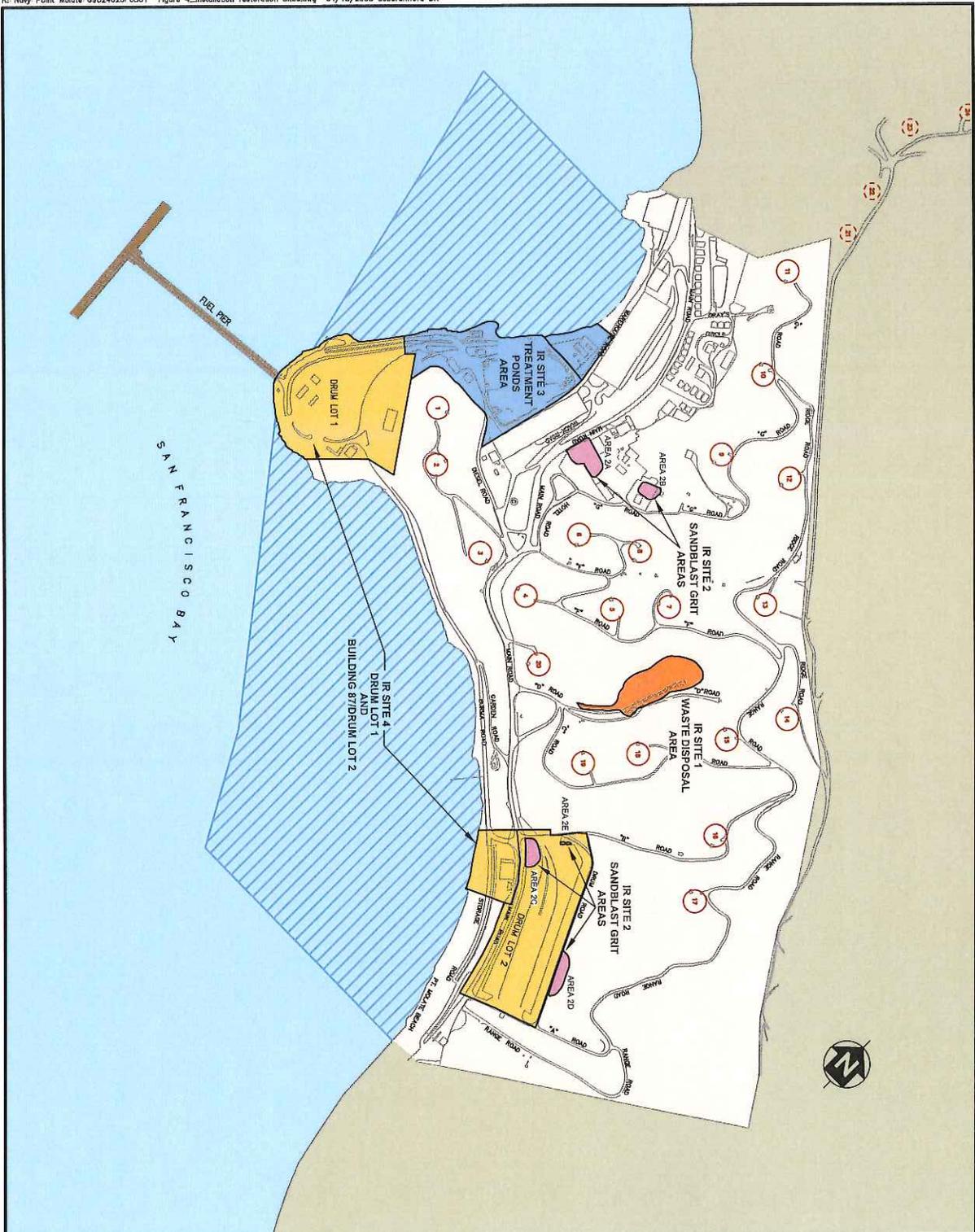


ChaduxTK JV  
CHADUX CONSULTING AND DESIGN

Naval Fuel Depot Point Molate, Richmond, CA  
 Department of the Navy, BRAC PMO West, San Diego, CA

FIGURE 3  
 DISPOSAL AREAS

Finding of Suitability for Early Transfer  
 Disposal Areas 3, 5, 10, and 13





## Craig Murray

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**From:** Jim Hanson <jimhmail@sonic.net>  
**Sent:** Friday, July 07, 2017 1:13 PM  
**To:** Craig Murray  
**Cc:** Bruce Brubaker  
**Subject:** Fwd: Appointments to the Pt Molate Community Advisory Committee

Craig - would you please include the below email in the agenda package under 7b.

Thanks,

Jim

----- Forwarded Message -----

**Subject:** Appointments to the Pt Molate Community Advisory Committee  
**Date:** Fri, 7 Jul 2017 19:57:04 +0000  
**From:** Irene Perdomo <[Irene\\_Perdomo@ci.richmond.ca.us](mailto:Irene_Perdomo@ci.richmond.ca.us)>  
**To:** Jim Hanson <[jimhmail@sonic.net](mailto:jimhmail@sonic.net)>, Craig Murray <[Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)>  
**CC:** Alex Knox <[Alex\\_Knox@ci.richmond.ca.us](mailto:Alex_Knox@ci.richmond.ca.us)>, Sabrina Lundy <[Sabrina\\_Lundy@ci.richmond.ca.us](mailto:Sabrina_Lundy@ci.richmond.ca.us)>, Pamela Christian <[pamela\\_christian@ci.richmond.ca.us](mailto:pamela_christian@ci.richmond.ca.us)>

Good Afternoon,

I hope this email finds you well. I am reaching out to let you know Mayor Butt will not be appointing/reappointing members to the PMCAC before the August recess. The Mayor has been briefed on the committees 90 day extension that ends on August 30. Additionally, the Mayor's Office is putting forward a revision to the enabling resolution to reduce the size of the committee, which we hope to bring forward to Council for adoption on July 18<sup>th</sup>. We are also interested in conducting interviews with the applicants and we will let you know as soon as there are updates to share regarding status of appointments.

Please feel free to reach out if you have any questions.

### ***Irene Perdomo***

Director of Projects and Programs  
Office of Richmond Mayor Tom Butt  
450 Civic Center Plaza  
Richmond, CA 94804  
Email: [irene\\_perdomo@ci.richmond.ca.us](mailto:irene_perdomo@ci.richmond.ca.us)  
Main: 510-620-6503  
Direct: 510-620-6548  
[www.RichmondCaMayor.org](http://www.RichmondCaMayor.org)

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## Point Molate Community Advisory Committee

June 10, 2017

Mayor Tom Butt  
Richmond City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

RE: Response to Pt. Molate questions

Dear Mayor Butt:

Following submission of the 2016 Pt. Molate Community Advisory Committee Annual Update Report to the Council, you asked for follow up information on the questions and issues below. Some questions were answered at that time since the Committee had made a recommendation, or had access to information on, the topic. Some of the information under the direct purview of City staff has been provided by Craig Murray, City staff to PMCAC, from inquires to the respective City departments.

Below is a list of the questions and issues raised with a recap of previous responses and information received from the City.

*1. The status of the litigation is the elephant in the room. Although the outcome is unknown, the current status, anticipated schedule and potential outcomes are all public information that should be covered.*

Litigation status unchanged: Upstream's and the Tribe's appeals have been briefed and argued; the parties await a decision by the Ninth Circuit. No estimated time for the decision (From Mr. Goodmiller, City Attorney, to City staff to PMCAC, Craig Murray)

*2. Vegetation management is a significant challenge and potential cost, particularly with the invasive exotics, rains and anticipated growth.*

In our earlier email response, I included a copy PMCAC oversight and recommendations report submitted to the Park's Department in March. It analyzes City compliance with the fuel prevention and resource protection provisions of the vegetation management contract over the past year. The contract amount is over \$8k per month from the general fund. Of note, since distribution of the report several vegetation fuel reduction items noted in our Pt. Molate CAC report are concurred with and are being addressed. The specified contract-specified fuels

[Response to inquiry by Mayor Butt - Pt. Molate Community Advisory Committee](#)

reduction in the Pt. Molate hills is an important concern. The site analysis and recommendations are one way the Committee partners with City Departments to achieve shared objectives (from email response, Jim Hanson, PMCAC Chair, to Mayor, 5-10-17).

*3. Anticipated schedule of community planning meetings.*

Regarding community input on Pt. Molate land use designations, the community planning subcommittee initiated meetings with the Planning Department, but in light of the pending decision of the District Court of Appeals on Upstream's lawsuit, it seemed appropriate to limit drawing upon Planning staff time or desired planning consultant assistance until that decision is finalized (from email response, Jim Hanson, PMCAC Chair, to Mayor, 5-10-17)

*4. Condition assessment of historic buildings. Deterioration is continuing and is a serious concern.*

City staff to PMCAC reports that the last annual building assessment at Pt. Molate was completed in 2012. Funding of approximately \$5,000 per year for the annual assessments were discontinued after that year.

In September, 2012, Joe Camacho, PE, Engineering gave a powerpoint presentation to PMCAC evaluating changes to building conditions in 2012 compared to the previous year when shoring and repairs were completed on several buildings. Overall, the assessment revealed little or no significant changes that would affect the global stability of structural elements following the shoring and repairs of 2011. However, continuing monitoring and the condition of the siding at Building 1 - Winehaven were noted.

Reference: With the assistance of Brian Bland of KCRT, City staff to PMCAC, Craig Murray, has a file copy of the informative powerpoint presentation on the 2012 building conditions, as well as the full "Winehaven National Register Historic District - 2012 Annual Condition Assessment".

*5. Status of the City's RFP to restore electrical service.*

Work is being designed in coordination with city on call electrical contractor NEMA, per Yader Bermudez of Engineering to Craig Murray.

*6. Summary of past year's income from Nematode and projection of next year's income.*

Monthly reports of sub-licensee payments, required under section 5.3 of the City's license agreement with Nematode, are necessary to summarize past year income to date and project next year's income. PMCAC received one of monthly sub-licensee payment report for the period of December to March. City staff to Pt. Molate was asked to contact Nematode to provide April and May monthly reports to more fully answer this inquiry, but they have not yet been provided to the City or to PMCAC. Drawing from the December-March report, Nematode

paid the City was approximately \$4900 per month during those four months for sublicensing up to 44,570 square feet of outdoor and indoor building space at Pt. Molate. (based on report to City and PMCAC, April, 2017)

*7. Summary of security issues. There were significant breaches during the last year, lots of graffiti, some vandalism. The security situation is not ideal. Paid security only nights and weekends, with Willie Agnew covering in the day. When Willie is off, there is no security.*

Response to Craig Murray from Captain Louie Tirona, Richmond Police Department:  
I agree that the security situation is not ideal. However, we are constantly monitoring and addressing the challenges as they appear. Part of that monitoring includes daily reports from security officials stationed in the area to the police department submitted by email. Additionally Mr. Fratus and I meet regularly to discuss needs in the affected area.

In the absence of weekend/evening security or the availability of city staff, Richmond PD beat 1 officers are directed to provide as much patrol to Point Molate as possible given the needs of the entire beat and district. This means that a Richmond police officer is expected to make regular patrols of Point Molate during his/her assigned shift and to take enforcement action when necessary and or identify areas of concern.

Every beat is also monitored by a beat sergeant who coordinates efforts by all beat officers across the entire spectrum of hours and days throughout the week to address community needs in a given portion of a beat. In the case of Point Molate, located in Beat 1, Sergeant Joseph Vigil is the primary coordinator of beat related efforts.

Additionally, the district is managed by a district lieutenant. In this case, that lieutenant is Lieutenant Tim Gray who coordinates efforts throughout the district to address pressing needs.

Again, I agree that not having full-time security at Point Molate is not ideal but is within the parameters available to us presently. We are always open to creative suggestions in order to improve the services we can provide and will work with other city departments to assist in our collective missions.

*8. The EBRPD has said that they are ready to enter into a long-term management agreement for the open space, but they need a clear definition of the boundaries. Any progress on this?*

Our understanding from the letter sent to the City Council from the Park District is that they are awaiting the completion of land use designations and zoning for Pt. Molate by the City, including the area the City plans to set aside as parks and open space.

Thank you for reviewing the Committee's Annual Update Report to the Council and please let us know if you have any more questions.

Sincerely,



Jim Hanson, Chair

cc: Members of the City Council

Bill Lindsay, City Manager

## Point Molate Community Advisory Committee

June 13, 2017

Mayor Tom Butt and Members of the Council  
Richmond City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

Subject: Recommend City apply for Pt. Molate Beach Park as "Resilient by Design" site

Mayor Butt and Members of the Council:

The Resilient by Design project is accepting applications for ten places in the Bay Area vulnerable to climate change that would benefit from an innovative, long term design strategy. The project provides planning team assistance to work with communities on different ways to adapt sites to the anticipated sea level rise over this century. At last night's meeting, the Pt. Molate CAC voted to recommend that the City submit an application for the Pt. Molate Beach Park as a Resilient by Design project site (the deadline is July 14; earlier applications are encouraged).

The Beach Park is part of Richmond's history and is emerging as an important part of its future. Construction is underway for Unity Park on the Richmond Greenway and for the Bay Trail extension ((I-580 section) to Pt. Molate. Together they will create a direct connection for residents to access Richmond's original and natural shoreline at the Pt. Molate Beach Park. The coastal strand beach at the Pt. Molate Beach Park connects Richmond's original coastal prairie and creeks to the Pt. Molate bay eel grass beds, a vital habitat for the Bay's fisheries. In addition to recreational use, the Beach Park serves a locus for outdoor science education for Richmond students.

The current park has several feet of "fill" dirt placed by the Navy over the original Pt. Molate shoreline. Currently, the City is evaluating an engineering plan to deal with 300' of shoreline erosion north of the park where the planned Bay Trail alignment hugs the bluffs, but a strategy for dealing with eroding fill bluffs in the rest of the park does not currently exist. The park's value to Richmond residents will diminish as gradual sea level rise continues to erode the shoreline.

Shoreline restoration is one way to handle the climate-change enhanced erosion of the Beach Park shoreline. If selected as one of the ten Bay Area sites, the Resilient by Design project will provide planning team assistance from architects, engineers, designers, planners (and possibly more) to work with the City and the community to develop a strategy and design for long term shoreline adaptation and resilience.

The PMCAC requests that the City take the necessary steps to enter the Pt. Molate Beach Park as a site under the Resilient by Design project. A brief nine question online application (<http://www.resilientbayarea.org/site-ideas/>) would need to be submitted by July 14.

Sincerely,

A handwritten signature in cursive script that reads "Jim Hanson".

Jim Hanson, Chair

cc: Bill Lindsay, City Manager



Pt Molate Report

PMCAC #74 July 10, 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.

- No Expenditures (in June 2017) totaling \$0
- Balance: \$3,661,453.41

Expenditures and balance from City General Fund:

- Expenditures to date for FY 16-17 total \$240,792
- Balance: \$65,366.

Insurance Report filings

- Report provided in the May 2017PMCAC Agenda Packet.

Lease/Occupation status for all Pt. Molate Users

- Nematode Holdings report covering June 2017 period is expected by next meeting.
- April and May reports enclosed.

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) and a total of 1224 task checks were performed.

Monthly Summary of authorized entries:

- There were six public entry authorizations for month of June 2017 (Hanson, Barnes, Pred and Maxwell) for Native Plant Tour and Small Scale Event site review and (Rosario and Corbett) for EBRPD tour.

Caretaker Summary

- DIMO/Public Works new Caretaker Mr. Khary Clyburn started the week of June 5 and enclosed is a sample of a Caretaker Daily Service Log provided by his Supervisor.

Beach Park

- DIMO/Parks & Landscaping contractor report enclosed.

- Summary in a brief email of the June period of work is included with apologies due to the shortened holiday week and periods forward activity report from the Friends of Point Molate group will be included for future PMCAC meetings.

#### IR Site 3 Remediation and Abatement Project

- Terraphase representatives will not be able to attend and report tonight. PM Project Manager brief update on related matters includes: 1. Contra Costa County Dept. of Environmental Health (CCCDEH) reviewed the Underground Storage Tanks w/Terraphase and provided vegetation control recommendations; 2. Polar Compound laboratory testing and analysis under the review of the State Water Board continues. An additional round of serial dilution tests were performed for toxicity of one organism and a scheduled round of ground water tests is scheduled for November.; 3. US Navy performed mapping work at Pt Molate and provided three different classification maps found in the FOSET document (maps enclosed). These figures provide the disposal area numbers used by the Navy, Environmental Baseline Survey numbers, and names of the Installation Restoration Sites.

#### Other

- City has a new Drone Ordinance. It can be found at this link: <http://www.ci.richmond.ca.us/archive.aspx?AMID=66&Type=&ADID>. A copy is also enclosed. One pending request has been received regarding drone flights to record the Eelgrass Beds and the proposer has been in contact with Mr. Tony Brake of the Golden Gate Raptor Observatory to designate sensitive Osprey-related areas.
- Caltrans District 4 Public Information Officer has contacted staff and would like to schedule a Public meeting to discuss the upcoming project work on I-580 Scofield Seismic Retrofit Project. Public input is sought in regards to the retrofit project and the idea of lane and ramp closures estimated to be from 10pm to 6am. Construction start is possible for late 2017 or Early 2018.
- 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 FY2016-17 Budget

**Revenue**

Department	Account	Item	Vendor	Budget	Actual	Encumb.	Balance
Non-Departmental	01917090-362807	Rental Income	San Francisco Bay Crossings	\$ -	\$ 13,217	\$ -	\$ (13,217)
Non-Departmental	01917090-362807	Rental Income	SFSU/Romberg Center	\$ -	\$ 2,000	\$ -	\$ (2,000)
				\$ -	\$ 15,217		\$ (15,217)

**Expenditures**

Department	Account	Item	Vendor	Budget	Actual	Encumb.	Balance
Non-Departmental	01917090-400218	Security	First Alarm Security & Patrol	\$ 253,331	\$ 163,702	\$ 24,264	\$ 65,366
Public Works	01233631-400537	Landscape	Desert Parks Landscaping, Inc.	\$ 83,940	\$ 77,090	\$ 6,850	\$ -
				\$ 337,271	\$ 240,792	\$ 31,114	\$ 65,366

As of June 30, 2017





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

Transactions	Date	Expenditures As of 7/7/2017	Revenues As of 7/7/2017	Balance As of 7/7/2017
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		\$ 1,710.86	\$ 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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Pt. Molate Remediation Budget Report  
As of June 7, 2017

Transactions	Date	Expenditures As of 7/7/2017	Revenues As of 7/7/2017	Balance As of 7/7/2017
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		\$ 22,535,083.66
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 - December 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  
As of June 7, 2017

Transactions	Date	Expenditures As of 7/7/2017	Revenues As of 7/7/2017	Balance As of 7/7/2017
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		\$ 3,040.62	\$ 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  
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Transactions	Date	Expenditures As of 7/7/2017	Revenues As of 7/7/2017	Balance As of 7/7/2017
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		\$ 180.41	\$ 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
BPXpress	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	\$ 17,612,062.99
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	\$ 1,008,214.83		\$ 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 7/7/2017	Revenues As of 7/7/2017	Balance As of 7/7/2017
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		\$ 153.66	\$ 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	\$ 1,080.00		\$ 6,994,562.82
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)	7/1/2016		\$ 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	\$ 1,080.00		\$ 4,786,286.47
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
<b>Current as of 7/7/2017</b>		<b>\$ 26,114,977.71</b>	<b>\$ 276,431.12</b>	
<b>Remaining Balance</b>				<b>\$ 3,661,453.41</b>
		Union Bank Escrow Account Total		\$ 3,661,453.41
		Difference		\$ (0.00)

Report May 2017

MEMO

TO: Point Molate Citizen's Advisory Committee

FR: Bobby Winston/Bay Crossings

RE: April report

15 Jun 2017

I am pleased to report the following items to the Committee:

1, **Income:**

Item	Notes
\$6,825	Gross income for May; reduced by \$690 thru loss of one tenant and rent reduction for another (see attached detail)
\$4,324.10	My base rent
\$2,500.90	Income above my base rent subject to 50-50 split with City
\$1,250.45	50% of income realized above base rent to be added to base rent
\$5,574.55	Base rent plus 50% surcharge due City
\$150	Additional paid to cover Heyday Press temporary storage/donation (see below)
\$5,724.55	My May payment to the City

Space	Exhibit Name/Space Designation	Description	Size	S/F	Rate	Rent/Mo.	Renter/Use	May	Notes
Building 123. 1 of 2	Attachment 1 "A"	Old electrical shop; indoor space		1,488	\$0.10	\$148.80	Bay Crossings/Misc. storage	\$0	
Building 123. 2 of 2	Attachment 1 "C"	Old carpentry shop; indoor space	58' X 61'	3,538	\$0.10	\$353.80	Cl Yother; fine autos	\$875	
Pavement Area/Environments 123 B (1 of 2)	Attachment 1 "ig"	Paved area with containers and trailer truck	55' X 60'	3,300	\$0.05	\$165.00	Bay Crossings; carpenter, paint shops; Hook & Go	\$0	
Concrete Apron/Environments 123 B (2 of 2)	Attachment 1 "ig"	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	Erin Ersch gave notice; we are moving him out/arranging for another tenant ASAP.
Building 17	Attachment 1 "ip"	Barn-like building up the hill from Bldg 223	62' X 33"	2,046	\$0.10	\$204.60	Formerly Bay Crossings space before move to Winehaven, as of Apr 1. Erin Ersch; misc. storage	\$0	
Pavement Area H	Attachment 1 "H"	Paved area adjacent to old power plant	53' X 25'	1,325	\$0.05	\$66.25	Ralph Hachkiss/two containers, mechanical	\$125	
Building 21	Attachment 1 "F"	Small quonset hut adjacent to Bldg 17	38' X 18'	684	\$0.10	\$68.40	Stephen Kowalski/Pardolius; Pt Richmond clockmaker;	\$0	
Pavement Area G	Attachment 1 "G"	Paved area up hill from Bldg 17	20' X 80'	1,600	\$0.05	\$80.00	Brian Pihl/large antique grates	\$200	(reduced Brian's rent to \$200 from \$275.
Pavement Area I	Attachment 1 "I"	Paved area up hill from Bldg 18	45' X 37'	3,315	\$0.05	\$165.75	Jeffrey Wright; boat trailers, etc. from Pt. San Pablo Yacht Harbor	\$600	
Open-air Garage Area	Attachment 1 "E"	Partially fenced/semi-sheltered garage area	140' X 40'	5,600	\$0.05	\$280.00	Marin Fence	\$275	
Pavement Area J	Attachment 1 "J"	Paved area downhill from Open-air Garage Area	90' X 55'	4,950	\$0.05	\$247.50	Art Martin; misc storage	\$350	
							Holland & Harley	\$425	
							GI Nicholls; one container, grates in exchange for volunteer labor fixing roof on pier shack	\$175	
							Chris Cho; two Nematode-owned roll-up containers plus paved area	\$600	
Winehaven Bay 3	Attachment 2 "K"	Indoor area of Winehaven	122' X 180'	21,967	\$0.10	\$2,196.70	Bay Crossings, assorted	\$0	
							Cl; fine autos	\$1,200	
							131 misc shop materials	\$1,200	
							Christine, Roll; Royce	\$700	
Winehaven Bay 5 Mezzanine Bay 4	Attachment 2 "M"	Mezzanine area above Winehaven	122' X 37'	4,514	\$0.05	\$225.70	Dinoz/theater rehearsal	\$0	
Viewing Shack at end of pier	Attachment 2 "L"	Small shack at end of pier	37' X 8'	296	\$0.10	\$29.60	Small shack at end of pier	\$0	
								\$6,425	

MEMO

TO: Point Molate Citizen's Advisory Committee

FR: Bobby Winston/Bay Crossings

RE: April report

9 April 2017

I am pleased to report the following items to the Committee:

**1, Income:**

Item	Notes
\$7,515	Gross income, same as March (we are essentially filled up)
\$615	Late/never payer; to be expected, but consistent with my agreement I will pay regardless
\$4,324.10	My base rent
\$3,190.90	Income above my base rent subject to 50-50 split with City
\$1,595.45	50% of income realized above base rent to be added to base rent
\$5,919.55	Base rent plus 50% surcharge due City
\$150	Additional paid to cover Heyday Press temporary storage/donation (see below)
\$6,069.55	My April payment to the City

**2, June 17 Open House/Mark your calendars!**

I'm pleased we have a firm date for an Open House! With the help of Joan Garrett we are planning an afternoon of tours (TBD), history presentation by Mayor Tom Butt and music/wine & cheese on the roof of Winehaven. I hope you will all join us and take a look at what we're up to at Winehaven, I'm proud of what I and my folks have done to tidy it up.

**3, Artistic Interest (2)**

A, I'm pleased to report that we are providing temporary storage space the prestigious Heyday Press, which is in the process of moving to a new home. While the new building is getting prepared Heyday is occupying 1,500 s/f, storing their back stock library, office furniture, etc. in two bays of Bay 2. Heyday is not paying anything for this storage; note on my income reckoning that I am paying the cost.

B, Stephen Bull, a painter (and onetime host of his own DIY show) has taken some truly lovely photographs of the corrugated metal buildings across from Winehaven; see following.

#### **4, Quonset Huts/security**

Regrettably there has been break-ins/homeless encampments at the Quonset Huts. Thankfully, we have had no incidents at/around Winehaven or Bldg 123, which I put down to the proximity of security (when there at night) and the activation of my temporary storage renters.

I feel badly for the folks at the East Bay Center for the Performing Arts, who store stuff at the Quonset Huts (on pallet racking that I donated). I have told Craig that I will have my contractor secure the building and see if I can arrange activation of the building. Joan has agreed to help if this comes to pass. The City is mulling.

July 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 June 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 June, 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 June 2017.

**1224** Total task checks complete for the Month of June 2017.

#### Tag statistics for Pt. Molate.

Location	Tag	Description	Total
Admin building	042f5cb27e4980	Check area for signs of intrusion or vandalism, be vigilant	88
Building 87- Performing Arts	0433c8b27e4981	Check area for signs of intrusion or vandalism, be vigilant	135
Cottage	043fd8b27e4981	Check area for signs of intrusion or vandalism, be vigilant	127
Bldg 123	04509bb27e4980	Check area for signs of intrusion or vandalism, be vigilant	251
1311 Canal Blvd- Cafeteria	046b68b27e4981	Check area for signs of intrusion or vandalism, be vigilant	66
#5	0479c9b27e4981	#5	56
Winehaven Building 1	047bb4b27e4981	Check area for signs of intrusion or vandalism, be vigilant	56
#6	047ca5b27e4980	#6	56
1311 Canal Blvd- General Warehouse	0486e5b27e4980	Check area for signs of intrusion or vandalism, be vigilant	107
Building 132	0499fb27e4980	Check area for signs of intrusion or vandalism, be vigilant	103
Back of housing area	04ddd8b27e4980	Check area for signs of intrusion or vandalism, be vigilant. Check for intruders in the houses	123
Back of housing, pole 11	04e572b27e4980	Check area for signs of intrusion or vandalism, be vigilant	56
<b>Totals:</b>			<b>1224</b>



## FIRST SECURITY SERVICES

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### Incident Reports:

No incidents detailed for the month of June 2017.

### Administrative Action Take:

- 6/19, 2017- Annual entry, PMCAC for Jim Hanson
- 6/23 Entry waiver Form building 6, Wine Haven and native plant uplands area.
  - Joseph Pred, Carol Maxwell, Rosalie Barnes
- 6/24; Verified Key 2239, Entry Waivers confirmed for weekend assistance and access for the EBRPD Director Tour.
  - Building1, Cottage, Pier and Hillside
- 6/30, Building 87 access request processed for Waterside Workshop.
  - (3) visitors listed

### 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)

#6 13th Street  
Richmond, CA 94801  
Phone: 510-230-3010

**City of Richmond**  
**DIMO**  
**Daily Service Log**



Employee: Khary Clyburn

Position: Caretaker/Point Molate

Date: 6/27/17

Building 123

Work Performed installed steal tool box with extra tools inside  
drilled holes inside concrete and installed anchor bolts

Time in: 8:00 am Time out: 8:45am

Complete: Yes \_\_\_\_\_ No

Building 60

Work Performed begin to install boards over windows, cut to size  
and retrieve supplies in order to complete my task

Time in: 930a Time out: 230p

Complete: Yes \_\_\_\_\_ No

Building \_\_\_\_\_

Work Performed \_\_\_\_\_

Time in: \_\_\_\_\_ Time out: \_\_\_\_\_

Complete: Yes \_\_\_\_\_ No \_\_\_\_\_



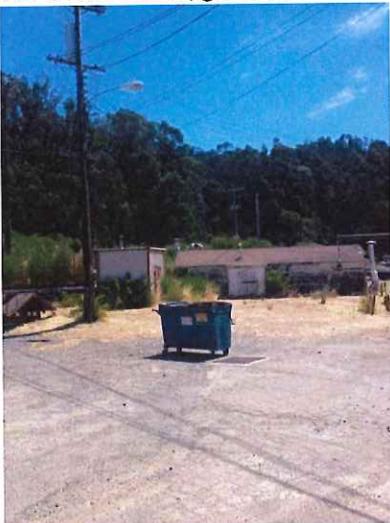


## PMCAC Landscapers Report

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

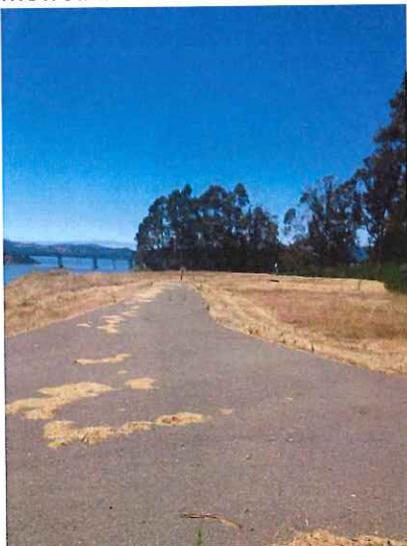
### **June 1<sup>st</sup> and 2<sup>nd</sup>**

- Began abatement of brush along Road "F" from Range Road to tank 7. Brush is scheduled to be chipped on 6/15 and 6/16
- Cut down weeds/grass in front entrance area



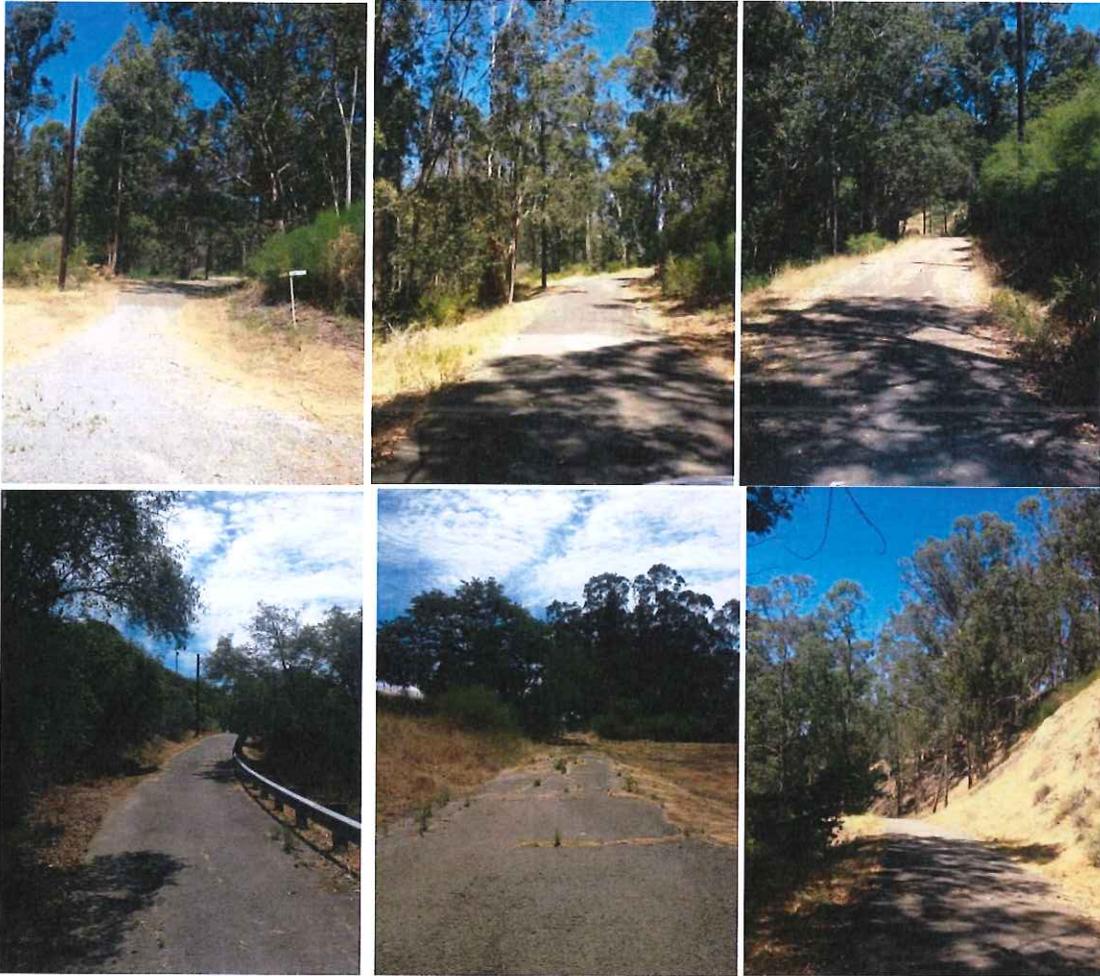
### **June 8<sup>th</sup> and 9<sup>th</sup>**

- Mowed all tanks



June 15<sup>th</sup> and 16<sup>th</sup>

- Chipped Brush from Tank 10 to Tank 11, tank 14 and from Range Road to Tank 7.



June 22<sup>nd</sup> and 23<sup>rd</sup>

- Continued vegetation clearing at USTs 1, 2, 5, 8, 9, 14, 16, 17, and 19 around vents. Poison oak will have to be cut back and sprayed to prevent further growth.

June 29<sup>th</sup> and 30<sup>th</sup>

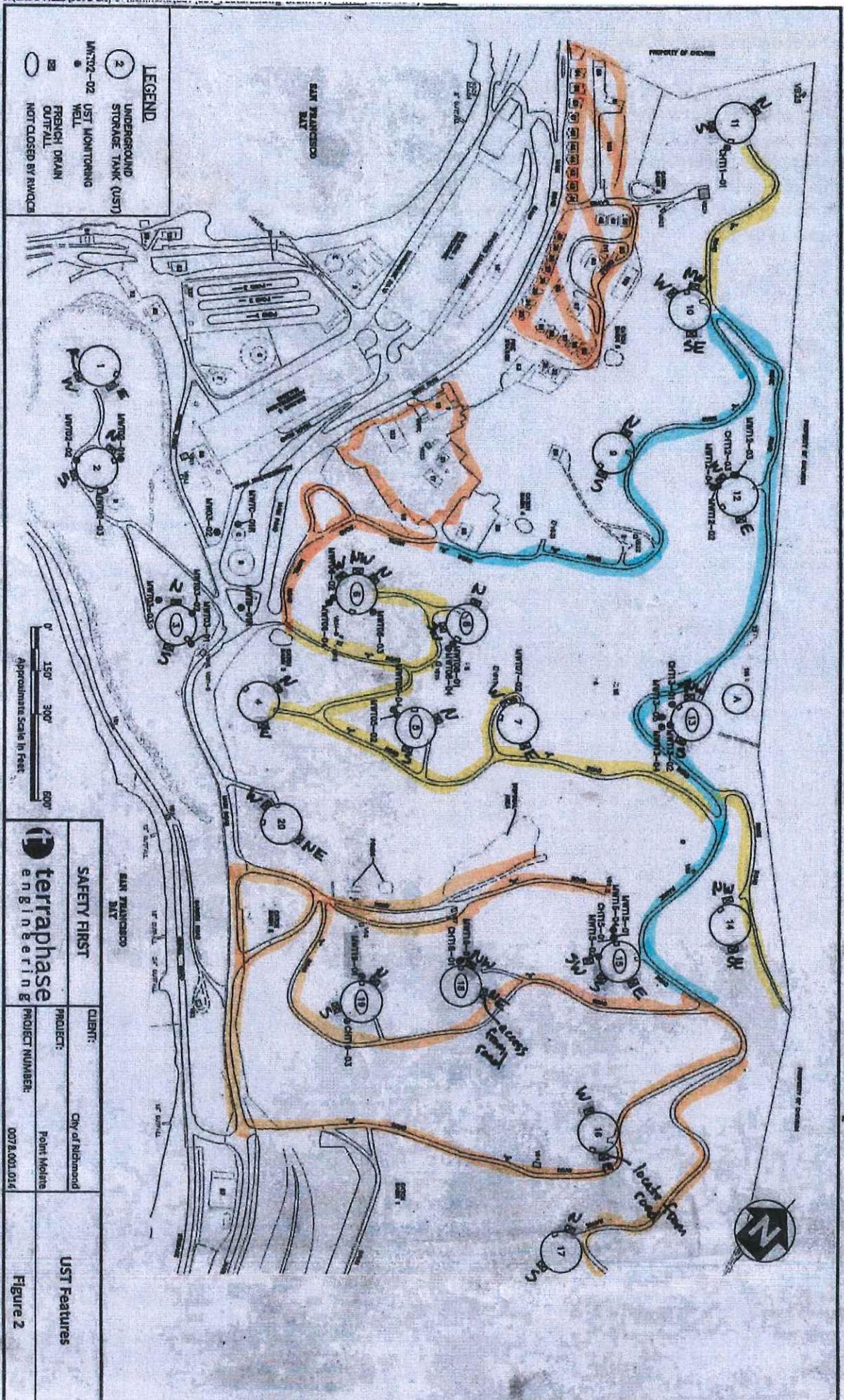
- Began Abatement of weeds/grass around "Barracks"



**Work to be done for Month of July:**

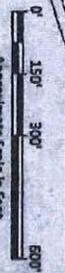
- Complete abatement of grass/weeds around "Barracks"
- Chipping of Broom Brush on Road "F" from Tank 7 to Hotel Road and Road "B".
- Broom brush abatement of Hotel Road.
- Begin abatement of broom brush on Road "G"
- Continued vegetation clearing at USTs 1, 2, 5, 8, 9, 14, 16, 17, and 19.
- Estimate 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  
July 7<sup>th</sup> 2017**



**LEGEND**

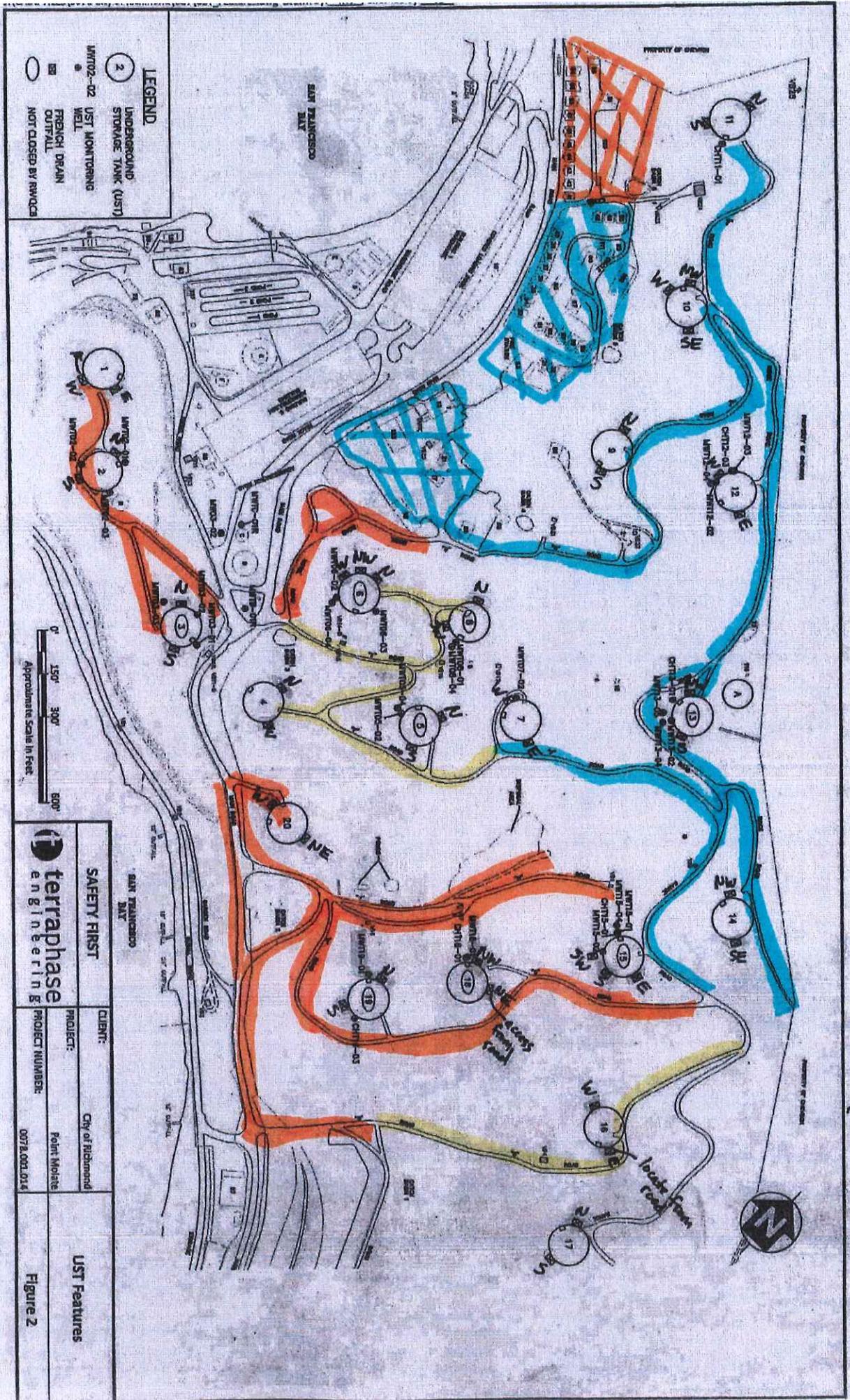
②	UNDERGROUND STORAGE TANK (UST)
②	UST MONITORING WELL
⊖	FRENCH DRAIN OUTFALL
○	NOT CLOSED BY RWQCA



 <b>terraphase</b> engineering	SAFETY FIRST	CLIENT:	City of Richmond	UST Features Figure 2
	PROJECT:	Point Molino		
PROJECT NUMBER:	0078.000.014			

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

May 2017



- - Brush / Fire Abatement Complete
- - Brush has been removed; needs to be chipped
- - Areas needing brush/grass abatement for July

June 2017



**ORDINANCE NO. 7-17 N.S.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHMOND TO ESTABLISH REGULATIONS CONCERNING THE USE OF UNMANNED AIRCRAFT SYSTEMS (DRONES)**

---

**WHEREAS**, drones, which are unmanned aircraft that can fly under the control or a remote pilot or via a geographic positions system (GPS) guided autopilot mode, have become increasingly available to private citizens for personal and recreation uses due to their declining costs; and

**WHEREAS**, some drones are equipped with high definition cameras, night vision cameras and infrared-see-through scopes; and

**WHEREAS**, some drones can be used to fly above private residences and to hover outside somebody's window or in their backyards without the knowledge of the resident who has a reasonable expectation of privacy in his or her home and in his or her backyards; and

**WHEREAS**, there are no existing regulations regarding who may purchase a drone which presents a safety risk to residents in that drones may be purchased and operated by persons intending to use such drone to engage in illegal activity; and

**WHEREAS**, the City Council desires to minimize the risk of drones being used in connection with illegal activity by requiring registration and regulating the operation of drones in accordance with Federal and State law.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RICHMOND DOES ORDAIN AS FOLLOWS:**

**SECTION 1.**

Section Chapter 11.46 of Article XI of the City of Richmond Municipal Code is hereby added and shall read as follows:

**Chapter 11.46 - Unmanned Aircraft Systems (Drones)**

**11.46.010 - Operating an unmanned aircraft system**

For the purpose of this section:

1. **"Unmanned Aircraft"** is an aircraft, including but not limited to, an aircraft commonly known as a drone that is operated without possibility of direct human intervention from within or on the aircraft.
2. **"Unmanned Aircraft System" (UAS)** is an Unmanned Aircraft and associated elements, including, but not limited to, any communication links and components that control the Unmanned Aircraft that carries an apparatus that captures still (photographs) or moving images (videos) or any other payload.
  - a) Every UAS weighing between .55lbs and 55 lbs, and operating in the City shall be registered in accordance with the FAA Part 107 Registration requirements. UAS operators who do not register their UAS in accordance with the FAA Part 107 Registration requirements are in violation of this section, and are subject to all applicable legal penalties enforced by the FAA.
  - b) Every UAS that weighs over .55lbs, and operates in the City shall have the assigned FAA registration numbers affixed to the UAS as required by the FAA.

- c) No person shall operate a UAS to record or transmit any visual image or audio record of any person or private real property located in the City under circumstances in which the subject person or owner of the subject real property has a reasonable expectation of privacy or without their permission (including but not limited to, inside a private residence or office, inside an enclosed yard, rooftops, backyards and exterior decks),.
- d) No person shall operate a UAS within the City outside of daylight hours (between official local times from sunrise and sunset), no more than 400 feet above ground level and no faster than 20 mph.
- e) No person shall operate any UAS in the City beyond the visual line of sight of the person operating the UAS. The operator must use his or her own natural vision to observe the UAS. Visual line of sight means that the operator has an unobstructed view of the UAS. The use of vision-enhancing devices, such as binoculars, night vision goggles, powered vision magnifying devices, and goggles or other devices designed to provide a “first-person view” from the UAS, do not constitute the visual line of sight of the person operating the UAS.
- f) No person shall operate the UAS within the City closer than 25 feet to any human being, except the operator and except during takeoff and landing.
- g) No person shall operate a UAS while under the influence of alcohol or any other drugs, intoxicating compound or any combination thereof.
- h) No person shall operate a UAS in a careless or reckless manner that would jeopardize the public.
- i) No person shall operate a UAS that is equipped with hazardous materials or any weapons or items that may be considered to be weapons.
- j) No person shall operate a UAS in violation of any temporary flight restriction or “Notice to Airmen” (NOTAM) issued by the Federal Aviation Administration (FAA).
- k) No person shall operate a UAS in the path of any manned aircraft.
- l) Operators may use a UAS to exercise their First Amendment right to observe and record governmental activities; however, no person shall operate a UAS in a manner that directly interferes with police activities, firefighting or emergency response activities that would jeopardize the integrity of such public safety activities.
- m) This section shall not prohibit the use of any model aircraft as described in Section 336 of the FAA Modernization and Reform Act of 2012 and which does not transmit or record visual images or audio recordings of any person or real property located in the City.
- n) This section shall not prohibit the use of any UAS by law enforcement or public safety agencies, provided that the law enforcement or public safety agency has a current Certificate of Authorization (COA) from the FAA to operate within the airspace of the City.
- o) Any operator of a UAS who violates this section is subject to fines and confiscation of the UAS by the Richmond Police Department.

**SECTION 2.** The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**SECTION 3.** This ordinance shall take effect thirty (30) days after the date of its adoption.

First read at a regular meeting of the Council of the City of Richmond held April 4, 2017, and finally passed and adopted at a regular meeting thereof held April 18, 2017, by the following vote:

AYES: Councilmembers Choi, Martinez, McLaughlin, Myrick, Willis,  
Vice Mayor Beckles, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

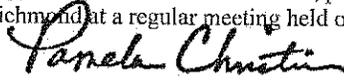
**PAMELA CHRISTIAN**  
CLERK OF THE CITY OF RICHMOND  
(SEAL)

Approved:  
**TOM BUTT**  
Mayor

Approved as to form:  
**BRUCE GOODMILLER**  
City Attorney

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

I certify that the foregoing is a true copy of **Ordinance No. 7-17 N.S.**, passed and adopted by the City Council of the City of Richmond at a regular meeting held on April 18, 2017.



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Pamela Christian, City Clerk of the City of Richmond



## Craig Murray

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**From:** Dorothy Gilbert <~~paulcarman@ci.richmond.ca.us~~>  
**Sent:** Friday, July 07, 2017 1:49 PM  
**To:** Craig Murray; paulcarman@comcast.net  
**Subject:** Re: Pt Molate Parks Report - Fri. 7/7 am Due

### BEACH PARK REPORT:

Hi, Craig,

Thanks for your understanding. I'm sorry not to deliver. Actually when I looked over Jim McKissock's reports for June it didn't seem to me there was much to report this time. Plans were mainly for mowing and cleaning up in various spots. Of interest to us environmentalists and cultivators was the spread of the attractive monkey flowers, the cultivation of pipevine, food of the handsome black swallowtail butterfly, and the discovery of some Clarkia rubicunda flowers--farewell-to-spring--at the north end of the beach park, even though quite a few of the ones we planted had been scavenged, pulled up by the roots. The results of the double winter--big healthy weeds--continue to be a challenge.

Enjoy your weekend and the good weather!  
Dorothy

On Fri, Jul 7, 2017 at 10:10 AM, Craig Murray <[Craig\\_Murray@ci.richmond.ca.us](mailto:Craig_Murray@ci.richmond.ca.us)> wrote:

Paul

Thanks for the input. Joan indicated that she will not be continuing.

OK on the frequency change and I can note that there will be no report for this month.

Craig

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**From:** Paul Carman [mailto:~~paulcarman@ci.richmond.ca.us~~]  
**Sent:** Thursday, July 06, 2017 9:51 PM  
**To:** 'Dorothy Gilbert'; Craig Murray  
**Subject:** RE: Pt Molate Parks Report - Fri. 7/7 am Due

Craig and Dorothy,

I have a suggestion: that the Parks report be quarterly rather than every month. I am not continuing on the committee and there is not enough to write about for just a one month period. I think that this will less burdensome to Dorothy. I believe it was Joan who wanted it every month and I think she is also not continuing. I think that there is no PMCAC meeting in August, and this may be something for the new PMCAC to discuss in September.

