CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, April 16, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

1. Call to Order (1 min.)

2. Roll Call (1 min.)

3. Welcome and Meeting Procedures (1 min.)

   Individuals who would like to address the committee on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

   At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.

4. Agenda Review and Adoption (2 min.)

   The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.

5. Announcements through the Chair (3 min.)
   - April 12 City Council meeting to consider 2030 General Plan
   - Earth Day cleanup at Pt. Molate Beach: April 21

6. Open Forum (3 minutes per person limit)

7. Presentations, Discussion & Action Items (24 min.)
   a. Call for volunteers and seating of Grant Development sub-committee (8 min.)
   b. Call for volunteers and seating of Community Outreach sub-committee (8 min.)
   c. Update on process of allocation of funds from Cosco Busan award to Richmond – Beyaert/Garrett (5 min.)
   d. Summary Review of scrum update from March 19 – Garrett (3 min.)

8. Staff Reports (15 min.)

   Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
   a. Update on accessibility/availability of documents for PMCAC - (5 min.)
   b. Committee Log for PMCAC inquiries to staff, contractors - (5 min.)
AGENDA

9. Consent Calendar (2 min.)
   Items on the consent calendar are considered matters requiring little or no discussion and will be acted upon in one motion
   a. APPROVE – March 19, 2012 minutes

10. Future Agenda Items (5 min.)

11. City Council Liaison Reports (10 min.)
   a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (5 min.)
   b. PMCAC appointment status – Staff TBD (5 min.)

12. Chair and Sub-Committee Reports (45 min.)
   Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
   a. Clean-Up and Restoration (40 min.)
      • Summary of proposed comments on FS/RAP for IR Site 3
      • Summary of proposed comments on interim workplan for IR Site 4, Drumlott 2
      • Summary of Terraphase March 2012 monthly report
   b. Finance
   c. Legal (5 min.)
      • Summary of case status of Petition for Declaratory Relief

13. Adjournment

14. Scheduled Meetings
   a. Committee Meeting – Monday, May 21, 2012, 6:30 PM, Multi-Purpose Room, 440 Civic Center Plaza

This meeting is held in a building that is accessible to people with disabilities. Persons with disabilities, who require auxiliary aids of services using city facilities, services or programs or would like information of the city’s compliance with the American Disabilities Act (ADA) of 1990, contact: Rochelle Monk, City of Richmond (510) 620-6511 (voice).

Pt. Molate Community Advisory Committee Staff Liaison Contact: Craig K. Murray (510) 307-8140, craig_murray@ci.richmond.ca.us. Agenda and minute information on the PMCAC can be found on the City Clerk’s web location: http://ca-richmond2.civicplus.com/index.aspx?nid=2442

PMCAC Repository Information is available at: https://docs.google.com/open?id=0B9WXrZeb_72MzVkZWQ1ZDQtNWIwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw
April 12, 2012

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

Attn: Mayor Gayle McLaughlin
Vice Mayor Jim Rogers
Councilmember Nathaniel Bates
Councilmember Jovanka Beckles
Councilmember Corky Boozé
Councilmember Tom Butt
Councilmember Jeff Ritterman

Cc: Marilyn Langlois, Liaison to PMCAC
Craig Murray, PMCAC Operational support

Re: Richmond General Plan 2030, Change Area 13: San Pablo Peninsula, Proposed Land Use Designations

Dear Mayor and City Councilmembers,

The Point Molate Community Advisory Committee (PMCAC) was instituted via City resolution on 1/18/11 and seated in June of 2011. PMCAC is chartered with the responsibility to work with City Council, City Staff, Citizen’s Organizations and Commissions within the City of Richmond to provide advice and input on all matters related to Pt. Molate, and to provide oversight of the cleanup and restoration of Pt. Molate, development budgets, sustainable development and use of Pt. Molate. PMCAC is a successor to the previous Pt. Molate Restoration Advisory Board (RAB),

During a special PMCAC meeting called for September 26, 2011, the proposed final language for the 2030 Richmond General Plan was reviewed, with a specific eye towards recommendations for the San Pablo Peninsula of which Pt. Molate is part. PMCAC committee members reviewed the various elements of the General Plan along with associated goals, policies and actions, and also reviewed specific changes recommended for Change Area 13 – the San Pablo Peninsula.

Subsequent to the study session and discussion, PMCAC put forward a motion to submit a recommendation to the Planning Commission to change the areas within the San Pablo Peninsula Area 13, designated as residential – specifically within the former NFD Pt. Molate property - to an LUD of open space, and to de-designate Change Area 13 as a community node. On December 20, 2011 during PMCAC’s regularly scheduled meeting, a motion was passed to provide the same recommendation to the City Council. The reasons for recommendation of the reclassification of the current 3 areas within the Pt. Molate property currently slated with LUD designations of residential to open space follow:

Establishment of a residential area within the former NFD Pt. Molate property on the San Pablo Peninsula is not in keeping with the scope and intent of the 2030 General Plan’s goals and policies.
The proposed 2030 General Plan presents goals and policies for contributory elements to the General Plan. The goals and policies of the various elements coalesce around a variety of principles that include: preservation of open space, a focus on infill development, a focus on community and neighborhood development around transportation nodes and in areas that can provide adequate amenities, infrastructure, and access to community services. These goals and policies are reflected in the Economic Development Element as stated in the following goals:

- Goal ED4, A Revitalized Downtown
- Goal ED5, Mixed Uses Along Key Corridors
- Goal ED6, A Regional Destination at Hilltop Mall
- Goal ED7, Mixed Uses Along the Richmond Parkway
- Goal ED8, A Thriving Mixed Use Neighborhood Along the Southern Shore, which includes a policy to establish better connections and linkages to transportation and services

However GOAL ED9, A Regional Recreational Destination on the San Pablo Peninsula whose policies call for a mix of land uses and public access to the shoreline, along with a Point Molate Redevelopment Plan that calls for integration of a variety of planning efforts, is crafted upon a single plan for Pt. Molate that includes a residential component, and that was crafted 15 years ago prior to the turnover of the former Navy Fuel Depot to the City of Richmond. While the majority of aspects of the 1997 Base Reuse Plan - which formed Goal ED9 - are viable, and provide economic opportunity while preserving shoreline access and historic resources, the residential component is either in direct conflict with, or not considered by, other goals and policies included in other elements of the General Plan.

Element 2 provides goals and policies for Education and Human Services, however no population at Pt. Molate was considered or foreseen within this element, nor are any schools contemplated at Pt. Molate.

Element 6 covers goals and policies for Community Facilities and Infrastructure; a key component of liveable neighborhoods, however there are no community facilities at Pt. Molate as can be seen below.
Previously developed residential areas within the city continue to work to improve the availability of community services for their neighborhoods, as in several cases developments have occurred prior to considering community facilities within proximity of residential developments. Further, existing infrastructure at Pt. Molate is inadequate to support a residential component, specifically waste water treatment which routes to the Richmond Wastewater Treatment District in Pt. Richmond, and a single, narrow access road to the proposed residential component areas at Pt. Molate that would require extensive improvements.

Element 7 presents goals and policies for Conservation, Natural Resources, and Open Space, including:

- Goal CN1: Preserve and Restore Natural Habitat and Biodiversity
- Work with local and state agencies to identify areas for special protection, protect wetlands from direct and indirect impacts of new and existing development
- Goal CN2: Conserve Open Space
  - Conserve, protect and enhance natural and cultural resources along the Richmond shoreline with policies calling for a mix of residential and recreation used in the Southern Shoreline, and Marina Bay.
  - Improve access to large scale natural areas located in the City
  - Identify and protect priority conservation areas
  - Implement a special status species protection plan
  - Develop and Open Space plan.

Priority protection areas that include significant biological resources as outlined by organizations and agencies such as the Dept. of Fish and Game, California Native Plant Society, and Golden Gate Audubon Society indicate that large portions of the San Pablo Peninsula including the former NFD property at Pt. Molate, are areas that contain significant plant and animal species.

Element 8 Discusses Energy and Climate Change Goals and Policies with goal EC4 specifically calling for infill development, and encouraging the construction of high-density, mixed use projects around existing public transit infrastructure, schools, parks, and other neighborhood services. Likewise, Element 9: Growth Management, calls for focusing development in the city’s core, and Element 11, Health and Wellness calls for walkable neighborhoods and park access.

Element 10, Parks and Recreation presents goals and policies for park land allocation and park types throughout the city and specifically calls for a Shoreline Park Plan within the framework of the Parks Master Plan with an action item to co-ordinate with other agencies to explore the potential of creating new parkland along the San Pablo Peninsula.

Element 14, Historic Resources presents goals and policies for preservation of the City’s historic resources and expanded economic opportunities based on historic resources. The Winehaven historic district is specifically called out in this element, noting that the NPS recognized in 2000 that Richmond has one of the largest collections of WWII shrimp sites, of which the former NFD at Pt. Molate is one. Additionally, Pt. Molate is home to an historic Chinese shrimp camp, and notably is the site of one of the last functioning whaling stations in the U.S.

In reviewing the development goals and policies contained within the various General Plan elements, it is clear that the spirit of the goals and policies for residential development is focused on development in and around transportation, infrastructure, cultural and retail facilities and on infill development, while areas of the city that contain invaluable biological resources should be protected. While redevelopment of the historic Winehaven District would accomplish several economic development goals and historic preservation goals, a residential grouping in close proximity to a commercial/industrial district is incompatible.
Terms of the Deed for the former NFD property at Pt. Molate conveyed to the City of Richmond prohibit residential use on any area of the property until the property has been remediated to human habitation standards and all currently limiting covenants are lifted.

The terms of transfer of the former Navy property at Pt. Molate to the City of Richmond anticipated a future use of commercial/industrial for previously developed footprint and open space for previously undeveloped footprint. It was based upon this future land use assumption that the remediation budget and allocation by the Navy of $28.5M was developed for the remaining toxic sites.

In 2003, 313 acres of the former NFD were transferred to the City under a Finding of Suitability for Transfer (FOST), while the remaining 41 acres, representing the most environmentally compromised sites were transferred in 2010 under a Finding of Suitability for Early Transfer (FOSET). The FOST and FOSET properties are depicted below:

The location of proposed residential use as outlined in the 1997 Base Reuse Plan and location of the proposed residential LUDs for Point Molate are partially located at areas that have very limited capacity to be mitigated to residential standards.
The northernmost area of the two areas demarcated as medium density residential in the proposed LUDs in the General Plan sits atop 3 underground storage tanks UST's. The southernmost area of the two demarcated as medium density lies downstream of IR Site 1 (See Area 10 in previous map depicting FOST and FOSET properties). IR Site 1 is a landfill of a variety of toxic wastes and construction wastes which was soil capped and in which methane vents have been installed as well as a French drain system around the perimeter of the landfill to carry rain and stormwater downstream. A Record of Decision (ROD) was reached in 1996 by the Navy indicating that the site would be considered closed for regulatory purposes and require long term monitoring.

The area depicted in the draft General Plan demarcated as low density residential, sits upon a former drum lot (Area 5 in the previous map depicting FOST and FOSET properties). This area has a small and very localized area of TOCs that require mitigation.

Under terms of the consolidated Deed (the FOST and FOSET properties) registered in 2010, the following Covenants to Restrict Use of the Property (CRUPs) are included in the Deed and apply to the entire former NFD property at Pt. Molate:

- No existing dwellings may be occupied for residential use, or child occupied facilities
  - (CRUP) can be released by Water Board upon their satisfaction of appropriate cleanup (LBP, Asbestos, etc.)
- Permission must be granted by the Water Board to excavate soil deeper than 2 feet
- Permission must be granted and Water Board order approved for any dewatering on all areas of the property
- Groundwater may not be used for any land use type without Water Board approval and order
- Groundwater monitors must remain in tact, unless permission granted by and approval from Water Board
- No residential dwelling either permanent or temporary, no hospital, no school for people under the age of 21 and no child care facility can be built or accommodated on any of the property transferred (except areas 7 and 4 as depicted in the previous map of the FOST and FOSET properties)
  - Transient lodging facilities are allowed however
  - Variance can be granted with permission of the Water Board upon satisfactory remediation to appropriate levels
- Access, disturbance, or use of any UST's disallowed. Nothing can be placed on top.
Variances can be sought with appropriate local authority approval and structural engineer’s report.

The 1997 Base Reuse Plan upon which the 2030 proposed General Plan LUDs for Change Area 13 are modeled, was developed prior to the finalization of the environmental baseline standards and approved remediation levels and grant funding for same, as outlined in the FOSET and ETCA issued by the Navy as part of the 2010 property transfer, and prior to issuance of final remediation plans for Pt. Molate - which are still in the process of development.

The 1997 Base Reuse Plan was shaped and crafted in the 1995/1996 time frame in response to an administrative requirement to produce a Reuse Plan prior to the transfer of the initial former NFD properties (transferred in 2003). At the time of its crafting, it was unknown what remediation level recommendations would be recommended and approved by the Navy for the 2003 transfer. It was also unknown what remediation level recommendations and funding for same would be approved and granted by the Navy for the 2010 transfer.

In 2010 both the 2003 property deeds and 2010 property deeds were merged into one deed, all carrying the same CRUPs for land use. As part of the 2010 transfer, the Navy authorized a remediation grant of $28.5M to remediate to levels as outlined in the FOSET and the 2010 deed.

The $28.5M of funding is inadequate to remediate any areas of the former NFD Pt. Molate property to human habitation levels.

Recent submissions for a proposed Remediation Action Plan by Terraphase for IR Site 3 which falls outside of the 1997 Base Reuse Plan area designation levels for residential, indicate remediation cost estimates for IR Site 3 at $33M. The estimates for remediation of IR Site 4 where all of the 1997 Base Reuse Plan residential areas are located are the residential LUDs for Change Area 13 in the proposed 2030 General Plan have yet to be provided a final estimate of costs to remediate. To remediate IR Site 3 and IR Site 4 to residential levels would likely involve 10's of millions of dollars in remediation costs over the Navy grant of $28.5.

Because of the incompatibility between the remediation levels agreed to within the FOSET and ETCA, and the associated remediation fund grant, and because of the incompatibility of residential use at the former NFD property at Pt. Molate with both the terms of the property Deed's CRUPs and the various goals and policies within the General Plan that seek to promote:

- Infill development, particularly in the city’s core
- Place based development evolution, including walkable neighborhoods and neighborhoods serviced by schools, public transportation, infrastructure and amenities
- Preservation of open space, particularly areas of critical species habitat
- A shoreline plan that would foster mixed use and residential uses in Marina Bay and the South Shoreline, but not the San Pablo Peninsula
- The San Pablo Peninsula is not located near the City’s Activity Centers or Key Corridors

The Point Molate Community Advisory Committee therefore recommends that the current 3 areas in the former NFD property at Pt. Molate designated as residential within the proposed 2030 General Plan be changed to an LUD of Open Space until which time as those areas have identified and secured adequate funding to remediate to human habitation levels and until which time such mitigation is complete, and the Deed restrictions are lifted under approval of the Water Board.

Part of the mission of any General Plan is to signal accurately to parties who may be interested in development in Richmond what the full and actual status of the land is at any time. Prematurely designating areas that are not
humanly habitable as residential, sends an erroneous signal to potential interested parties, and subjects the City to unanticipated administrative costs.

It is unknown at what point any area of the former NFD property at Pt. Molate will be mitigated to human habitation standards. Should areas be mitigated to human habitation standards in the future and the CRUPs for those areas lifted, an amendment to the General Plan can be put forward at that time.

The PMCAC recommends that Figure 3.15 in the proposed 2030 General Plan be updated as depicted below:
The PMCAC further recommends that Figure 3.2 should be updated as depicted below:

Change Area 13, the San Pablo Peninsula Should be De-designated as a Community Node.
While figure 3.7 in Element 3.0 of the General Plan does not depict the San Pablo Peninsula as a Change Area, it is described as such elsewhere within Element 3.0.

Map 3.3 in the Draft General Plan as seen below indicates that the San Pablo Peninsula District has been assigned as a community node. It is not known if this is an artifact from previous draft versions of the General Plan, however the San Pablo Peninsula has none of the facilities that would qualify it to be a community node within the City.

The PMCAC therefore recommends that Change Area 13/San Pablo Peninsula be de-designated as a Community Node.

Respectfully,

Joan Garrett
Chair, Point Molate Community Advisory Committee
C/O The Mayor’s Office
440 Civic Center Plaza
Richmond, CA. 94804
clean and celebrate earth day

10:30AM - 1:30PM
April 21, 2012

Pt. Molate Beach

beach cleanup
education
prizes
cleanup supplies onsite
kid • bike • dog • friendly
food and fun

save our shoreline
get to the point for a memorable experience
bring this beautiful beach back to health

Closed to the public since 2004, Point Molate Beach on the San Pablo peninsula is a stretch of gentle, sandy beach that has not been maintained in nearly a decade. Lend a hand to help protect local wildlife.

Join us to clean the tideline and rid the beach of man made debris. Help collect important data for national programs. Take I-580 west to Pt. Molate - Western Drive exit at the San Rafael bridge toll plaza.

Wear sturdy boots!
Meet at:
37°56'27.63"N
122°24'35.82"W

www.cfsrpm.org
www.thewatershedproject.org

Sponsored by
The Watershed Project and Citizens for a Sustainable Pt. Molate
Idea Scrum Submissions: Updated 3/19/12

After dupes removed, total of 6 new/unique Ideas Submitted in Scrum

<table>
<thead>
<tr>
<th>Submitter</th>
<th>Description</th>
<th>Priority</th>
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<tbody>
<tr>
<td>M. Sundance</td>
<td>PMCAC website to update and take input from community</td>
<td>V.H.</td>
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<tr>
<td>J. Garrett</td>
<td>PMCAC designate to develop document repository</td>
<td>V.H.</td>
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<tr>
<td>J. Kortz</td>
<td>Website for Pt. Molate history and future plans</td>
<td>V.H.</td>
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<tr>
<td>M. Sundance</td>
<td>Develop Flyers, and attend city events to inform public of PMCAC progress</td>
<td>V.H.</td>
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<tr>
<td>J. Kortz</td>
<td>Community outreach to all communities in Richmond: public participation in land use, engagement in cleanup and history</td>
<td>V.H.</td>
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<tr>
<td>M. Sundance</td>
<td>Partner w/community groups to apply for grant funding, establish grant development sub-committee</td>
<td>V.H.</td>
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<tr>
<td>Pam Stello</td>
<td>Determine if $28.5 Navy grant sufficient to complete cleanup to RWQCB standards (T.O.) incl legal &amp; consulting fees</td>
<td>V.H.</td>
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<tr>
<td>S. Rosing</td>
<td>Explore w/NPS or others possibility of a Presidio like format</td>
<td>V.H</td>
</tr>
<tr>
<td>S. Rosing</td>
<td>Explore bioremediation options, invite expertise</td>
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<tr>
<td>B. Bayaert</td>
<td>Carve out Cosco Busan Funds for Pt. Molate</td>
<td>V.H.</td>
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<tr>
<td>D. Helvarg</td>
<td>Define needs to expedite reopening of Pt. Molate Beach Park</td>
<td>M.H.</td>
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<tr>
<td>J. Garrett</td>
<td>Pt. Molate Beach Bash for Community</td>
<td>M.H.</td>
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<tr>
<td>J. Garrett</td>
<td>Move to shorter form action style minutes</td>
<td>M.H.</td>
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<tr>
<td>D. Helvarg</td>
<td>Rotate PMCAC meeting locations to community centers</td>
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<tr>
<td>J. Garrett</td>
<td>Develop process to update/incorporate existing land use plans</td>
<td>M.H.</td>
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<tr>
<td>E. Martinez</td>
<td>Develop Integrated Shoreline Plan</td>
<td>M.H.</td>
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<tr>
<td>S. Clark</td>
<td>Explore w/Wildcare establishment of marine care/rescue hospital</td>
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<tr>
<td>E. Whitty</td>
<td>Outdoor amphitheatre – designed by students</td>
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<tr>
<td>S. Rosing</td>
<td>Invite UCB Enviro Design dept. to generate land use ideas</td>
<td>M</td>
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<tr>
<td>N. Smith</td>
<td>Develop more recreational oppty's, i.e kayaking/hiking</td>
<td>M</td>
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<tr>
<td>J. Garrett</td>
<td>Develop a complete estimate of all O&amp;M and remediation costs</td>
<td>M</td>
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<tr>
<td>E. Whitty</td>
<td>Env. Campgrounds ontop of UST sites</td>
<td>M.L.</td>
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<tr>
<td>C. Smith</td>
<td>Preserve Pt. Molate as Open Space</td>
<td>M.L.</td>
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<tr>
<td>J. Garrett</td>
<td>Tom Butt provide historical presentation on Pt. Molate</td>
<td>M.L.</td>
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<tr>
<td>J. Hite</td>
<td>SuperYacht Port and helipad for private use</td>
<td>M.L.</td>
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Land Use Issues  Community Outreach  Web site - repository

Items marked in blue were submissions of 3/19/12 – some are reiterations of earlier ideas.
<table>
<thead>
<tr>
<th>Item</th>
<th>Classified/Description</th>
<th>Request</th>
<th>Motion</th>
<th>Motioned Advisory</th>
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<th>Advisory, Request</th>
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<td>Closed 2/25/12, Start Discuss</td>
<td>Letter</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
<td>19-Jan-12</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
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<td>Time</td>
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<td>Open</td>
<td>Letter</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
<td>2/20-19</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
<td>Unanimously on 3/19/2012</td>
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<td>Time</td>
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<td>Open</td>
<td>Letter</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
<td>12-APR-12</td>
<td>PMAC Regular Meeting Item 7A Manager</td>
<td>Unanimously on 3/19/2012</td>
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City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE
Multi-Purpose Room
440 CIVIC CENTER PLAZA

PROPOSED MINUTES
MONDAY, MARCH 19, 2012, 6:30 PM

1. CALL TO ORDER
Chair Garrett called the meeting to order at 6:34 p.m.

2. ROLL CALL
Present: Committee Members Beyaert, Christian, Clark, Garrett, Gilbert, Hanna (7:01), Helvarg, Hite, Kortz (6:41), Martinez (6:38), Puleo, Rosing, Smith, C., Smith, N., Stello (6:41), Sundance and Whitty.
Absent: Committee Member Satre.
Staff Present: Gayle McLaughlin, Mayor; Marilyn Langlois, Community Advocate, Mayor’s Office; Craig K. Murray, Staff Liaison/Development Project Manager II, Community & Economic Development Department/CORASATTRCRA.

3. WELCOME AND MEETING PROCEDURES
Garrett welcomed audience, explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION
Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and pulled the Minutes from the Consent Calendar. Whitty then motioned to approve the Agenda, Rosing seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR
Garrett announced that Mayor is in another meeting upstairs but will be at meeting after 7:00pm and announced that Pt Molate experienced a power outage.

6. OPEN FORUM
No speakers for Open Forum.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS
   A. Presentation of newly appointed PMCAC Members Otheree Christian and Joseph Puleo.

Christian and Puleo presented their backgrounds and interest in serving the PMCAC. Garrett welcomed new members and summarized rules and by-laws governing PMCAC.

   B. Idea Scrum Update Discussion

Garrett reviewed information from Idea Scrum in October, 2011 and summarized priority levels of interest areas.
Committee members provided updates of their interest areas for Pt. Molate. Agreement by Committee to invite a representative from the Presidio Trust to speak. Beyaert indicated that fundraising should go with each specific Pt. Molate project. Beyaert moved and Helvarg seconded that PMCAC request the City Manager to fund reopening of Point Molate Beach from the City’s award of impact mitigation funds from the Cosco Busan oil spill damage settlement.

   C. Working Session:
      1) Funding Paths

Garrett discussed City contract with ECivis and that this firm will continue to provide a grant database and it include Foundation, State, Federal and County sources.
2) Area Non-Profit Partnering

Discussion on need to identify grant sources to needs of Pt. Molate. Hanna suggested to field review Pt Molate with potential grant partners. Garrett and Committee discussed a local project, the Richmond Greenway, as an example of drawing grant funds. Garrett motioned with amendment by Helvarg to form a Grant Subcommittee of three people to research/pursue grant opportunities through grant generating partners. Second by Stello. Approved unanimously.

D. Call for Sub-Committee Appointments

Garrett reviewed past and current Sub-Committees and available posts. Puleo opted to serve on Finance with C.Smith and Martinez. Christian decided not to serve at this time. Beyaert conveyed that Satre would like to serve on Clean-Up and Restoration. Garrett cautioned that with Satre it will be eight and should be odd-numbered. Rosing stated that he was willing to step down from C&R to focus more on outreach if an odd-number is required.

8. STAFF REPORTS

A. Review of Financial Reports

Reports from Andrea Miller of Richmond Finance Department were reviewed. Garrett summarized invoice of cost overrun and pollution policy expenses and then reviewed series of Arcadis and Terraphase invoices and summarized that it is approaching $2M mark of consultant expenses. Garrett expressed concern of pre-paid invoices prior to work and Finance Committee could review this and expressed desires for future information that the Finance Committee could review. Garrett summarized monthly expense of Packaged Ground Water Treatment Plant and need for review for expense of soil removal. Hite inquired who created budget and expressed concern about front end expenses not leaving enough for closure expenses.

B. Committee Log for PMCAC inquiries to staff, contractors

Garrett stated that some progress has been made on invoices, Water Board posting of Drafts and comments received. Garrett expressed PMCAC’s desire is to receive these Drafts and comments directly from Terraphase. Garrett summarized items still needed as listed on the inquiry tracker. Puleo expressed need for entire Arcadis invoices. Garrett asked if Committee wanted any other items to add to Inquiry Tracker. Committee provided no additional items. Murray indicated that items are now posted on City Clerk site. Beyaert expressed appreciation.

9. CONSENT CALENDAR

Garrett provided minute corrections. Beyaert motioned to approve the Consent Calendar, Helvarg seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett mentioned electrical at Pt Molate and that Public Works Representative should speak at next meeting and not sure if Navy escrow funds should pay for power related to packaged ground water treatment and that it maybe pro-rata based on remediation versus costs for street and office lights.
Garrett summarized the recent power outage and location next to Building 13. Garrett spoke with Public Works Director Bermudez and would like to have him speak to PMCAC. Garrett expressed concern for long-term portable power for remediation operations. Garrett cautioned that electrical is old, of questionable reliability and inquired if an assessment of life of electrical infrastructure can be provided.

Garrett indicated that she will seek Presidio Trust Representative to be a speaker.
Martinez asked to revisit 7D for Subcommittee Appointments to call for appointments. N.Smith asked for a Community Outreach Committee. Garrett indicated if there is a majority then can revisit 7C. Martinez motioned, Rosing seconded. Unanimously approved. Martinez stated it should be three on Community Outreach Sub-Committee. Martinez discussed topics that this Subcommittee could have as their charge. Martinez motioned to form Committee, second Whitty. Approved unanimously.

11. CITY COUNCIL LIAISON REPORTS

Mayor advised that she spoke with City Manager regarding letter from PMCAC and need for documents. Mayor indicated that City Manager agreed that he didn’t see any reason why public documents shouldn’t be provided to PMCAC.
Mayor conveyed that Upstream and Tribe filed a Federal legal complaint seeking Millions from City. Mayor has ongoing conversations with City Attorneys Office to have a visionary session at a City Council Meeting and that may be in a couple months.
Beyaert inquired about status of Terraphase under the City-Upstream Remediation Agreement. Mayor indicated that it could continue unless either party wants to break away from the agreement.
Mayor responded to inquiries relating to dealings with Upstream and that City waited 120 days and also showed Good Faith by allowing another 120 days to Upstream for an Alternative Proposal.
Mayor noted that could see where City stands to pursue an additional developer.
Garrett inquired if PMCAC should meet with City Manager. Whitty expressed no need to meet but to cc PMCAC on items.
Mayor indicated support to open up Pt Molate Beach for use by the public.
N.Smith inquired if Mayor could ask City Attorney on what is impact of this lawsuit on any future partners and land use.
Garrett inquired about status of relief. Mayor indicated that Upstream is going forward but believes it was ruled by Courts in City’s favor.
N.Smith inquired if possible to have someone from City Attorney’s Office to speak. Helvarg indicated that this is counterproductive and we should continue forward with PMCAC desires to seek other uses and lawsuits will take their own course.

12. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean Up and Restoration: Beyaert provided hand-outs, noted receipt of Terraphase Quarterly Report and summarized Orders from the Water Board. Beyaert indicated concern that PMCAC could not see drafts submitted to Water Board. However, Water Board did provide some of these drafts and that was a break through. Beyaert reviewed listed items in hand-out document and summarized concerns to City. Beyaert asked Sub-Committee to meet after this meeting. Public Speaker Gosney discussed history US Navy with the Pt Molate Restoration Advisory Board on Bioremediation or Monitored Natural Attenuation and noted that it is slow and not cheap because of this and there is a cost to annual amount of $2M to City just to provide management of the former base.

b. Finance: No report.
c. Legal: No report.

13. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:32 pm, seconded by Martinez. Passed unanimously.
14. SCHEDULED MEETINGS

Committee Meeting –
Monday, April 16, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by: ________________________________

Craig K. Murray, PMCAC Staff Liaison
Craig Murray

From: Ryan Janoch [ryan.janoch@terraphase.com]
Sent: Wednesday, April 11, 2012 12:49 PM
To: George Levy (gleyva@waterboards.ca.gov)
Cc: William Carson; Bruce Goodmiller; Jim Levine; Alan Wolken; Craig Murray; jcoho( Michael Derry ( ); "Mike Leacox ( ); david.j.clark( ); Venkat Puranapanda ( ); Bruce Beyaert; Joan Garrett ( )

Subject: Point Molate - Monthly Remediation Status Report

George,

Attached is the monthly remediation status report (March 2012) for Point Molate. This report is intended to meet the requirements of Task 9 in the RWQC8 Order R2-2011-0087. Per your request, a copy of this report was uploaded via Geotracker today (April 11, 2012).

Please let me know if you have any questions.

Thanks, Ryan

Ryan Janoch, PE (C78735)  Professional Engineer
Terraphase Engineering Inc. 1404 Franklin Street, Suite 600, Oakland, California 94612
ryan.janoch@terraphase.com
510-645-1850 ext. *35
www.terraphase.com

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April 9, 2012

Mr. George Levy
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 March 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Levy:

This monthly remediation status report summarizes the remediation activities conducted by Terraphase Engineering Inc. (Terraphase) under the direction of Upstream Point Molate LLC (Upstream) 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 also included below. For major work tasks completed in 2011, please see the monthly status report for December 2011 (Terraphase 2012a). A reference list of reports and submittals since January 2011 is included as an attachment to this letter.
Task 1: Soil Cleanup Goals (Compliance Date: February 13, 2012)

Work completed in March 2012:

1. Prepared responses to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)
2. Discussions with the RWQCB, City of Richmond and Upstream regarding the proposed soil cleanup goals

Major Work Items Previously Completed in 2012:

1. Prepared proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) for review by the City of Richmond and Upstream per the Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil (Terraphase 2011m) approved by the RWQCB (RWQCB 2011a)
2. Responded to City of Richmond and Upstream comments on proposed soil cleanup goals
3. Prepared and submitted the proposed soil cleanup goals (included in the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) to the RWQCB
4. Meeting with City of Richmond and RWQCB regarding the proposed soil cleanup goals on February 16 and 29, 2012

Upcoming Work in April 2012:

1. Respond to RWQCB comments on proposed soil cleanup goals (RWQCB 2012b)
2. Submit proposed soil clean up goals (as part of the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report [Terraphase 2012k]) to the RWQCB

Task 2: Soil and Groundwater Management Plan (Compliance Date: March 15, 2012)

Work completed in March 2012:

1. Submitted the draft soil and groundwater management plan outline to City of Richmond, Upstream, and RWQCB for approval
2. Continued development of the internal draft soil and groundwater management plan
3. Prepared and submitted an extension request letter to the RWQCB

Major Work Items Previously Completed in 2012:

1. Prepared the internal draft soil and groundwater management plan outline

Upcoming Work in April 2012:

1. Develop and submit the draft soil and groundwater management plan to the City of Richmond, Upstream, and the RWQCB

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012)

Work completed in March 2012:

1. Development of the internal draft remedial design details
2. Developed and submitted the internal draft wetlands mitigation and monitoring plan to the City of Richmond and Upstream for review
3. Prepared responses to Bay Conservation and Development Commission (BCDC) comments regarding the administrative permit application (Terraphase 2012I)
4. Communication with the United States Army Corps of Engineers (USACE) regarding the Section 404 permit application (Terraphase 2012h) and pre-construction notification (Terraphase 2012i)
5. Site visit and meeting with the RWQCB on March 26, 2012 regarding the Section 401 permit application (Terraphase 2012g)
6. Preparation of a consultation letter for the California Office of Historic Preservation regarding national historic district non-contributing elements (such as building number 83 located in the Winehaven Historic District)
7. Coordination with the City of Richmond regarding the non-contributing elements consultation letter submission to the State Historical Preservation Officer
8. Meeting with the City of Richmond Planning Department regarding the draft Feasibility Study and Remedial Action Plan (FS/RAP; Terraphase 2011s) and the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) on March 29, 2012
9. Development of the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
10. Development of the Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASP), Site Security Plan, Contingency Plan, and Transportation Control Plan (TCP) for the remedial activities

Major Work Items Previously Completed in 2012:

1. Developed and submitted the Section 404 permit application (Terraphase 2012h) and Pre-Construction Notification (Terraphase 2012i) to the USACE
2. Developed and submitted the Section 401 permit application (Terraphase 2012g) to the RWQCB
3. Developed and submitted the administrative permit application (Terraphase 2012i) to the BCDC
4. Discussions with the California Office of Historic Preservation regarding national historic district non-contributing elements (such as building number 83 located in the Winehaven Historic District)
5. Submitted the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) to the RWQCB (See Task 1 of this report)
6. Meeting with the City of Richmond and RWQCB regarding the draft Feasibility Study and Remedial Action Plan (FS/RAP; Terraphase 2011s) and the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) on February 16 and 29, 2012
7. Developed the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
8. Developed and submitted the draft public fact sheet on the FS/RAP to the RWQCB

Upcoming Work in April 2012:

1. Submit the draft final and response to comments on the Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) and as a supplement to the draft FS/RAP (Terraphase 2011s)
2. Coordination with the City of Richmond regarding the non-contributing elements consultation letter submission to the State Historical Preservation Officer
3. Development of the internal draft remedial design details
4. Development and submittal of the wetlands mitigation and monitoring plan to the RWQCB

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014)

Not Applicable
**Task 4a: IR Site 4 Interim Remedial Action Work Plan (Compliance Date: April 3, 2012)**

**Work completed in March 2012:**

1. Evaluation of soil gas, MIP, and groundwater monitoring data to refine interim remedial measures
2. Review of soil gas and MIP investigation data with the City of Richmond consultant and discuss potential changes to interim remedial measures implementation on March 30, 2012
3. Pre-project planning for groundwater monitoring well installation
4. Communication with the RWQCB regarding interim remedial measures

**Major Work Items Previously Completed in 2012:**

1. Implementation of the design investigation for remedial activities of VOCs in the groundwater per the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) approved by the RWQCB (RWQCB 2011c)
2. Membrane interface probe (MIP) investigation per the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) approved by the RWQCB (RWQCB 2011c)
3. Meeting with the City of Richmond’s representative from Nichols Consulting to discuss investigation results on February 8, 2012

**Upcoming Work in April 2012:**

1. Pre-project planning for groundwater monitoring well installation

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

None

**Task 6: UST Removal Plan (Compliance Date: 90 days prior to UST demolition)**

Not Applicable

**Task 7: UST Status Report (Compliance Date: June 3, 2012)**

**Work completed in March 2012:**

1. Conducted routine monthly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Prepared the internal draft structural inspection report based on UST inspection in January 2012
3. Conducted brush clearing on USTs’ drainage features to improve access for monitoring
Major Work Items Previously Completed in 2012:
1. Conducted routine monthly and quarterly UST closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Conducted structural inspections of four closed USTs per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
3. Prepared and submitted the annual 2011 UST closure monitoring report (Terraphase 2012b) to the RWQCB
4. Field inspection, identification, and implementation of maintenance activities on the UST features (such as monitoring wells and drains)

Upcoming Work in April 2012:
1. Develop the draft structural inspection report for Upstream and City of Richmond to review
2. Conduct routine monthly UST closure monitoring inspections
3. Install signs on USTs as part of identified maintenance needs

Task 8: Amended Land Use Controls (Compliance Date: When environmental closure is requested)
Not Applicable

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

Work completed in March 2012:
1. Submitted monthly status report for February 2012 (Terraphase 2012m)

Major Work Items Previously Completed in 2012:
1. Submitted monthly status report for December 2011 (Terraphase 2012a)
2. Submitted monthly status report for January 2012 (Terraphase 2012j)

Upcoming Work in April 2012:
1. Submit monthly remediation status report for March 2012

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 March 2012:
1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Quarterly landfill inspection with the Contra Costa County Environmental Health Services Department
3. Routine and emergency operation, maintenance and monitoring of the landfill treatment system
4. Installation of temporary treatment equipment due to an extended power failure

Major Work Items Previously Completed in 2012:
1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance and monitoring of the landfill treatment system
3. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012d)

Upcoming Work in April 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Preparation and submittal of the first quarter 2012 landfill monitoring report to the City of Richmond and Upstream for review
4. Submittal of the first quarter 2012 landfill monitoring report to the RWQCB

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

Not Applicable

IR Site 3: PGWTP

Terraphase under the direction of Upstream and the City of Richmond operates, maintains, monitors, and prepares the monitoring reports for 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 VOC and Fuel General Permit (Order No. R2-2012-0012 NPDES No. CAG912002) replaces the former Fuel General Permit (Order R2-2006-0075 NPDES No. CAG912002; RWQCB 2006). The RWQCB approved operation of the PGWTP at 100 gallons per minute (gpm) in June 2007 (RWQCB 2007). A notice of intent (NOI) to continue operating the PGWTP was submitted to the RWQCB in July 2011 (Terraphase 2011i). The RWQCB reauthorized operation of the PGWTP at 100 gpm under the new VOC and Fuel General Permit (effective March 15, 2012) per the RWQCB reauthorization letter (RWQCB 2012c). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in March 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Cleaning and repair of the oil-water separators and associated pump
3. Installation of floaters on the power supply lines in response to the power failure
4. Emergency operation of the PGWTP using backup power and portable pumps

Major work items completed previously in 2012:

1. Prepare a comment letter (Terraphase 2012c) regarding the draft VOC and Fuels General Permit issued by the RWQCB (replaced by the final order [RWQCB 2012a])
2. Prepared and submitted the combined fourth quarter and annual 2011 self-monitoring report to the RWQCB (Terraphase 2012f)

Upcoming Work in April 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Repair of piping due to sediment buildup
4. Preparation and submittal of the first quarter 2012 PGWTP monitoring report to the City of Richmond and Upstream for review
5. Submittal of the first quarter 2012 PGWTP monitoring report to the RWQCB
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 March 2012:

1. Development of internal draft work plan to decommission groundwater monitoring wells
2. Check of the potential seep from the rock outcrop (water visible in March) per RWQCB request
3. Sampling and analysis of the seep from the rock outcrop on March 26, 2012
4. Submitted the draft dry-season semi-annual groundwater monitoring report to the City of Richmond and Upstream for review
5. Pre-project planning for groundwater monitoring well decommissioning

Major work items completed previously in 2012:

1. Field verification of groundwater monitoring wells to be decommissioned
2. Check of the potential seep from the rock outcrop (no water visible in January and February) per RWQCB request

Upcoming Work in April 2012:

1. Submit the draft dry-season semi-annual groundwater monitoring report to the RWQCB
2. Check of the potential seep from the rock outcrop per RWQCB request
3. Review of the data from the sampling and analysis of the seep from the rock outcrop
4. Assessment of groundwater monitoring wells monuments and risers to be decommissioned

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 January 2012, 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 most significant of which is the IR Site 3 Waste Characterization Report, which delineates the excavation areas and provides the estimated excavation volumes for the remediation of IR Site 3. The RWQCB’s comments on the Waste Characterization Report (including soil cleanup goals) and FS/RAP will be incorporated into the two documents and re-submitted to the RWQCB as draft final in April 2012. The draft final FS/RAP and Waste Characterization Report will likely go out for public review in May 2012. The implementation of the remedial measures at IR Site 4 (Drum Lot 2) began in January 2012 and will continue in April 2012 with the installation of groundwater monitoring wells. The soil and groundwater management plan will be submitted to the City of Richmond, Upstream, and the RWQCB in April 2012 for comments.

If you have questions regarding this report, please call Ryan Janoch or William Carson at (510) 645-1850.

Sincerely,
For Terraphase Engineering Inc.

Ryan Janoch, PE (C78735)
Professional Engineer

cc: Bruce Goodmiller, City of Richmond
    Alan Wolken, City of Richmond
    Craig Murray, City of Richmond
    Jim Levine, Upstream Point Molate LLC
    John Salmon, Upstream Point Molate LLC
    Michael Derry, Guidiville Pomo Indians
    Michael Lea Cox, Nichols Consulting Engineers
    David Clark, BRAC Program Management Office
    Venkat Puranapanda, ACE USA
    Bruce Beyaert, PMCAC
    Joan Garrett, PMCAC

Attachments: Point Molate Bibliography
Point Molate Bibliography


RWQCB. 2010. Letter from Mr. George Levy to Mr. Steve Duran RE: Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County. November 30.


RWQCB. 2011b. Letter from Mr. George Levy to Mr. Steve Duran RE: Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County. August 30.


RWQCB. 2012b. Letter from Mr. George Levy to Mr. Bruce Goodmiller RE: Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County. February 17.

RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point Molate, Western Drive, City of Richmond, Contra Costa County under the Requirements of Order No. R2-2012-0012, NPDES Permit No. CAG912002 (VOC and Fuel General Permit). March 22.


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<td>Not Applicable</td>
<td>N/A</td>
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<tr>
<td>03/08/2012</td>
<td>ORDER OVERRULING DEMURRER</td>
<td></td>
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<tr>
<td>03/06/2012</td>
<td>ORDER OVERRULING DEMURRER SENT TO ROOM 103 FOR FILING</td>
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<tr>
<td>02/23/2012</td>
<td>HEARING ON DEMURRER TO COMPLAINT FILED 08/16/2011 OF THE CITY OF RICHMOND FILED BY UPSTREAM POINT MOLATE, LLC - Minutes</td>
<td>OVERRULLED</td>
<td></td>
</tr>
<tr>
<td>02/23/2012</td>
<td>CASE MANAGEMENT CONFERENCE - Minutes</td>
<td>COMPLETED</td>
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</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Event</td>
<td>Location</td>
</tr>
<tr>
<td>------------</td>
<td>------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>02/16/2012</td>
<td>9:00 AM</td>
<td>CASE MANAGEMENT CONFERENCE - Minutes</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>02/16/2012</td>
<td>9:00 AM</td>
<td>HEARING ON DEMURRER TO COMPLAINT FILED 08/16/2011 OF THE CITY OF RICHMOND FILED BY UPSTREAM POINT MOLATE, LLC - Minutes</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>01/27/2012</td>
<td></td>
<td>NOTICE OF ENTRY OF ORDER FILED</td>
<td></td>
</tr>
<tr>
<td>01/25/2012</td>
<td></td>
<td>STIPULATION &amp; ORDER DEMURRER &amp; CMC TO 2-23-12 9AMID31 FILED</td>
<td></td>
</tr>
<tr>
<td>01/23/2012</td>
<td>9:00 AM</td>
<td>CASE MANAGEMENT CONFERENCE - Minutes</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>01/20/2012</td>
<td></td>
<td>STIP &amp; ORDER CONTINUING HEARING DATE SENT TO ROOM 103 FOR FILING</td>
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<tr>
<td>01/17/2012</td>
<td></td>
<td>NOTICE OF CHANGE OF ADDRESS/PHONE NUMBER OF ATTORNEY FIRM GREGORY P DRESSER</td>
<td></td>
</tr>
<tr>
<td>01/17/2012</td>
<td></td>
<td>RCVD LETTER FROM OFFICE OF MORRISON/FOERSTER-RE: UPDATING</td>
<td></td>
</tr>
<tr>
<td>01/06/2012</td>
<td></td>
<td>CASE MANAGEMENT CONFERENCE STATEMENT FILED BY THE CITY OF RICHMOND</td>
<td></td>
</tr>
<tr>
<td>01/06/2012</td>
<td></td>
<td>CASE MANAGEMENT CONFERENCE STATEMENT FILED BY UPSTREAM POINT MOLATE, LLC</td>
<td></td>
</tr>
<tr>
<td>01/05/2012</td>
<td>9:00 AM</td>
<td>HEARING ON DEMURRER TO COMPLAINT FILED 08/16/2011 OF THE CITY OF RICHMOND FILED BY UPSTREAM POINT MOLATE, LLC - Minutes</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>12/28/2011</td>
<td></td>
<td>DECLARATION OF DONALD DUNCAN FILED RE: IN SUPPORT OF DEMURRER</td>
<td></td>
</tr>
<tr>
<td>12/28/2011</td>
<td></td>
<td>REPLY OF UPSTREAM POINT MOLATE, LLC TO DEMURRER FOR FAILURE TO JOIN AN INDISPENSABLE PARTY FILED</td>
<td></td>
</tr>
<tr>
<td>12/21/2011</td>
<td></td>
<td>OPPOSITION TO DEMURRER FILED BY CITY OF RICHMOND.</td>
<td></td>
</tr>
<tr>
<td>10/21/2011</td>
<td>7:00 AM</td>
<td>CHECK FOR PROOF OF SERVICE</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>10/21/2011</td>
<td>7:00 AM</td>
<td>CHECK FOR REQUEST FOR ENTRY OF DEFAULT</td>
<td>DEPT. 31</td>
</tr>
<tr>
<td>10/03/2011</td>
<td></td>
<td>POINTS AND AUTHORITIES IN SUPPORT OF DEMURRER FILED BY UPSTREAM POINT MOLATE, LLC</td>
<td></td>
</tr>
<tr>
<td>10/03/2011</td>
<td></td>
<td>PROOF OF SERVICE BY MAIL FILED RE: DEMURRER AND SUPPORTING DOCS MAILED 10-3-11</td>
<td></td>
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<tr>
<td>10/03/2011</td>
<td></td>
<td>DECLARATION OF RICHARD VAN DUZER FILED RE: IN SUPPORT OF DEMURRER</td>
<td></td>
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<tr>
<td>10/03/2011</td>
<td></td>
<td>HEARING ON DEMURRER WAS SET FOR 10/05/12 AT 9:00 IN DEPT. 31</td>
<td></td>
</tr>
<tr>
<td>10/03/2011</td>
<td></td>
<td>DEMURRER TO COMPLAINT FILED 08/16/2011 OF THE CITY OF RICHMOND FILED BY UPSTREAM POINT MOLATE, LLC</td>
<td></td>
</tr>
<tr>
<td>08/23/2011</td>
<td></td>
<td>CLERK'S TICKLER TO CHECK FOR REQUEST FOR ENTRY OF DEFAULT WAS SET FOR 10/07/11 AT 7:00 IN DEPT. 31</td>
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<tr>
<td>08/18/2011</td>
<td></td>
<td>THE CITY OF RICHMOND IS EXEMPT FROM FILING FEES.</td>
<td></td>
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