

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, December 17, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

Joan Garrett
Chair

Dorothy Gilbert

Jim Hite

Jeanne Kortz

Eduardo Martinez

Joseph Puleo

Steven Rosing

Charles T. Smith

Nina G. Smith

Pam Stello

Mary H. Sundance

Eileen Whitty

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** (5 min.)
 - a. (TBD)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (55 min.)
 - a. Presentation of remediation costs to date and projected, and released documentation as presented to Insurer by Terrapase. Bill Carson (15 min.) Discussion (10 min.) Q&A. This item was held over from November 19, 2012.
 - b. Discussion – with George Leyva from San Francisco Regional Water Quality Control Board on status and recommendations for remediation goals, work plans and related progress for former NFD Point Molate. (20 min.) Discussion (5 min.) Q&A.
 - c. Consideration of submission of letter to Chevron in support of City Council Resolutions re: repair/reconstruction of pipeline destroyed in August 5, 2012 fire. Discussion (5 min.).
8. **Staff Reports** (12 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Review FY2010-2011 Single Audit Findings re: Navy Grant for Pt.Molate Cleanup – (3 min.) Discussion (2 min.) Q&A.
 - b. Review: DP Security quarterly incident/status reports (5 min.).
 - c. Committee Log for PMCAC inquiries to staff, contractors – (2 min.).

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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 – PMCAC meeting minutes of November 19, 2012

10. Future Agenda Items (5 min.)

11. City Council Liaison Reports (7 min.)

- a. Report by Councilmember/Mayor McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. (5 min.)
- b. PMCAC appointment status – TBD (2 min.)

12. Chair and Sub-Committee Reports (28 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 (12 min.)
 1. Synopsis of Terraphase October 2012 Monthly Status Report
 2. Synopsis of Terraphase November 2012 Monthly Status Report
- b. Community Outreach (10 min.)
 - Presentation of Final Report from UC Berkeley team project
- c. Grant Development (3 min.)
 - Grant application status
- d. Pt. Molate Beach (2 min.)
 - Pt. Molate Beach Rehab project review with Parks and Recreation Commission
- e. Chair (1 min.)
 - Identification of pending schedule conflicts

13. Adjournment of PMCAC regular meeting

14. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, January 14, 2013, 6:30pm

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>

Additional correspondence can be directed to PtMolateCAC@gmail.com

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWQ1ZDQ0NWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

**SECTION IV - STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS (Continued) –
Prepared by Management**

**Finding 2010-07 Updating Employee Allocation Percentages on a Quarterly Basis
(Continued)**

Names of contact persons: Patrick Lynch, RCRA Housing Division Director (510) 412 – 2053
Ted Ferrer, RCRA Senior Accountant (510) 307-8124

Management's Response:

The City of Richmond/Redevelopment Agency will revise its procedure to include quarterly comparisons of actual costs to budgeted distributions and make adjustments quarterly if required.

Current Status:

Since June 30, 2011 the City of Richmond/ Redevelopment Agency staff has started to review payroll on a quarterly basis and make any adjustments if necessary.

Finding 2010-08 Recording Grant Activities in the City's General Ledger

CFDA Number: 12.612

CFDA Title: Community Base Reuse Plans, Project Grant/Cooperative Agreement – Naval
Fuel Depot Point Molate Pollution Remediation Grant

Federal Agency: Department of Defense, Department of the Navy

Criteria: Grant funds received in advance and any associated expenditures should be recorded in the City's general ledger when they occur. In addition, OMB Circular A-133 Subpart C Section 300, Auditee Responsibilities, requires the City to prepare appropriate financial statements for the fiscal year audited, including the schedule of expenditures of Federal awards.

Condition: The City received a grant from the Department of Defense, Department of the Navy, under the provisions of an Early Transfer Cooperative Agreement dated September 2008. The grant funds of \$28.5 million were advanced to the City in April 2010 and expenditures associated with the grant of \$4.9 million were made during April 2010. However, the grant advance and the related expenditures were not recorded on the City's general ledger prior to the start of the year-end financial audit in November 2010.

During the planning for the City's Single Audit, we noted that the City did not include the grant activities from the Department of Defense for the Point Molate Pollution Remediation grant on the Schedule of Expenditures of Federal Awards.

Effect: The City was not in compliance with requirements in OMB Circular A-133 Subpart C Section 300, since the grant was not initially included in the City's financial statements or the City's Schedule of Expenditures of Federal Awards.

Cause: The grant documentation and associated fiscal agent bank statements held by the City department responsible for the administration of the grant were not provided to the City's Finance Department and the City's Grants Manager.

**SECTION IV - STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS (Continued) –
Prepared by Management**

Finding 2010-08 Recording Grant Activities in the City's General Ledger (Continued)

Recommendation: Although the City has provided specific grant training to various City departments, all City departments should again be notified that they *must* communicate the receipt of all grant funding to the Finance Department and the Grants Manager to ensure centralized tracking of all grant programs for Single Audit reporting.

Name of contact person: Belinda Warner, Grants/Internal Audit Manager, (510) 621-1272

Management's Response:

Meetings were held January – March 2011 with all City departments that currently have grants and were explained the process of managing grants. They were also given a Grant Checklist that detailed out all of the information that should be submitted to the Grant Manager to help ensure that all grants are incorporated on the City's Schedule of Expenditures of Federal Awards.

Current Status:

The Grants Manager continues to meet with departments to explain the process of managing grants and how important is it to make sure all grant information is forwarded to the Finance department/Grant Manager.

Finding 2010-09 Supporting Documentation for Administrative Expenses Charged to the Grant

CFDA Number: 12.612

CFDA Title: Community Base Reuse Plans, Project Grant/Cooperative Agreement – Naval Fuel Depot Point Molate Pollution Remediation Grant

Federal Agency: Department of Defense, Department of the Navy

Criteria: Section 802 of the City's Early Transfer Cooperative Agreement (ETCA) for the Naval Fuel Depot Point Molate Pollution Remediation project indicates that the agreement is to be administered according to the following authorities: Department of Defense Directive 3210.6; the Uniform Administrative Requirements for Grants and Cooperative Agreements; other applicable portions of Title 32 of the Code of Federal Regulations; and pertinent OMB Circulars. The ETCA does not specifically provide for funding administrative costs the City may incur during the course of the project, but it appears those costs would be subject to the allowability and limitations included in the authorities listed above.

The City entered into a Remediation Agreement with a developer under which the developer is to complete the cleanup on behalf of the City in accordance with the requirements of the ETCA. Section 503 of the Remediation Agreement indicates that the City and the developer are entitled to reimbursement for administrative costs incurred whether before or after the execution of the ETCA or the Remediation Agreement in the amounts of \$630,000 for the City and \$170,000 for the developer. However, OMB Circular A-87 states that pre-award costs are allowable only to the extent they would have been allowable if incurred after the date of the award and only with the written approval of the awarding agency.

**SECTION IV - STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS (Continued) –
Prepared by Management**

**Finding 2010-09 Supporting Documentation for Administrative Expenses Charged to the
Grant (Continued)**

Condition: As discussed in finding 2010-08, the City received an advance of grant funds in April 2010 and deposited the funds in an escrow account. In April 2010, the City drew down from the escrow account the entire amount of the administrative costs allowable under the Remediation Agreement for the City of \$630,000 and \$170,000 for the developer. However, City staff was unable to provide documentation as to whether the amounts drawn down were reimbursement for costs incurred or, if they were for costs prior to the award date, whether the grantor had approved the costs.

Effect: The City does not appear to be in compliance with requirements in OMB Circular A-87 or the requirements of the Remediation Agreement.

Questioned Costs: We question the costs of \$800,000, because the City was unable to provide documentation supporting whether the costs were for reimbursement of eligible costs incurred or specifically approved by the grantor.

Cause: City staff drew down the funds in accordance with the amounts included in the Remediation Agreement, and was unable to locate documentation of whether these amounts were allowable under the ETCA.

Recommendation: The City should determine whether the grant funds drawn down for administrative costs were for reimbursement of costs incurred and whether they are allowable under the authorities listed in Section 802 of the ETCA, or if the grantor specifically approved the costs. If the City is unable to determine that the costs were in compliance with the items noted above, the City and the developer should return the \$800,000 to the escrow account. In the future, the City should only request reimbursements for actual costs incurred.

Name of contact person: LaShonda Wilson, Management Analyst, (510) 620-6828

Management's Response:

Staff will review the expenditures to ensure that the grant funds drawn down were allowable and will adjust the escrow account if necessary,

Current Status:

Staff is continuing to pursue this issue.



DP Security Service, LLC

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February 11, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of January, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2 nd Rover J. Battles – 2 nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2 nd Rover J. Hakchaleun 2 nd Rover
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Security Checks:

Security officers during the month of January 2011 initiated **2116** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were no significant incidents noted by assigned security personnel during January, 2011.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



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March 11, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of February, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2nd Rover J. Battles – 2nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2nd Rover J. Hakchaleun 2nd Rover
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Security Checks:

Security officers during the month of February 2011 initiated **2104** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were no significant incidents noted by assigned security personnel during February, 2011.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



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April 10, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of March, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2nd Rover J. Battles – 2nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2nd Rover J. Hakchaleun 2nd Rover
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Security Checks:

Security officers during the month of March 2011 initiated **2111** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were two significant incidents noted by assigned security personnel during March, 2011.

March 11, 2011, 1630hrs, Security while on patrol near the shoreline noted a large tree near bldg #87 into the water. It didn't appear to create any type of hazard, willie Agnew was notified.

March 20, 2011, 0145hrs, Security during rounds noted that a PGE transformer exploded near bldg #123, but there was no fire. There was power outage throughout the Point Molate area, Willie Agnew was notified.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.



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May 13, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of April, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2nd Rover J. Battles – 2nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2nd Rover J. Hakchaleun 2nd Rover
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Security Checks:

Security officers during the month of April 2011 initiated **2094** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were three significant incidents noted by assigned security personnel during April, 2011.

April 6, 2011, 0610hrs, Security during rounds on upper half of patrol area discovered that the security light for the pumping station at gate #17 was out and needs replacement.

April 21, 2011, 1845hrs, Security while on perimeter patrol ¼ mile past bldg #85 located several trees down across the roadway creating a hazard. Security removed said trees from the roadway to allow for vehicular traffic. No other problems noted.

April 31, 2011, 0955hrs, Security while making rounds discovered that the card-key for bldg #132 was broken and needed replacement. City of Richmond caretaker Willie Agnew was notified.

Administrative Action Taken:

No action taken this month.



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Site Environmental Concerns:

None noted for this month.

Sincerely,

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June 13, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of May, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2nd Rover J. Battles – 2nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2nd Rover J. Hakchaleun 2nd Rover
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Security Checks:

Security officers during the month of May 2011 initiated **2068** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were two significant incidents noted by assigned security personnel during May, 2011.

May 15, 2011, 1731hrs, Security during rounds on the shoreline contacted a man and woman walking from the park area to the beach. They were escorted back to their parked vehicle, a Grey Honda License # ~~4B114500~~ and requested to leave the area. No additional problems were noted.

May 18, 2011, 0735hrs, Security was contacted by the city caretaker Willie Agnew, who reported a broken door knob on a door across from the pump house. A review of the area confirmed the broken door knob but no signs of any intrusion or entry into the building.

Administrative Action Taken:

No action taken this month.



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Site Environmental Concerns:

None noted for this month.

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June 11, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of June, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau – 2nd Rover J. Battles – 2nd Rover	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson 2nd Rover J. Hakchaleun 2nd Rover
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Security Checks:

Security officers during the month of June 2011 initiated **2073** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were five significant incidents noted by assigned security personnel during June, 2011.

June 10, 2011, 1305hrs, Security noted an unauthorized vehicle traveling on Western Drive. Vehicle license #~~4112250~~ was stopped and the driver a white male was contacted. He was informed that the area was private property and he left area, no further incident.

June 17, 2011, 0720hrs, Security during rounds located gate #12 unsecured. The area was checked no one was located and the gate was secured. No further incidents during shift.

June 17, 2011, 1420hrs, Security during rounds located two white males walking along the shoreline on the beach. They were contacted informed that the area was private and exited the area with no further incident.



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June 17, 2011, 1530hrs, Security during rounds noted a hole in the fence near bldg #87. The area was checked and no one located. Area caretaker Mr. Agnew was notified of the fence damage, no further incidents.

June 30, 2011, 0820hrs, Security during rounds was contacted by City Caretaker Mr. Agnew of an open tool shed door near the Water Treatment plant. The owner of the tool shed project manager Mr. Collin Briese, was called and a message was left concerning the shed. Unknown at time of discovery, if shed accidentally was left open by workers and/or if any inside items were removed. No call back was received from Mr. Briese at DP Security's main office.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

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August 5, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of July, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of July 2011 initiated **2048** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were four significant incidents noted by assigned security personnel during July, 2011.

July 12, 2011, 1630hrs, Security during rounds on lower portion of Point Molate, located an unoccupied vehicle parked near the park area. Further investigation located a white male walking his dog, when contacted he informed security that he had obtained permission from Chevron security to be on-site. He was informed that the area was restricted and that Chevron security was not authorized for this portion of the Point Molate area. He complied and exited the area with no further incident,

July 15, 2011, 1330hrs, Security spotted a white male on a sail boat attempting to land along the shoreline of the Point Molate. He was hailed and informed that the area was restricted and that no trespassing was allowed, he complied and continued out into the harbor area.

July 15, 2011, 1430hrs, Security spotted a white male in a raft next to the shoreline. He stated that his boat had somehow came untied and had drifted into the channel.



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He located the boat on the shoreline near the park area, where he left the raft after securing the boat. Unknown when he returned for the raft there were no further incidents.

July 18, 2011, 0800hrs, Security located two subjects walking along the shoreline from the area of building #87. The subjects fled the area and the building was checked for vandalism and entry however, none was located. All was secure no further incidents.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

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September 12, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of August, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of August 2011 initiated **2033** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were no significant incidents noted by assigned security personnel during August, 2011.

DP Security is in the process of installing a new GPS "deggy" tracking system throughout the Point Molate Region. This new system will provide an enhanced evaluation of security guard movement and deployment.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



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October 10, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of September, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of September 2011 initiated **2019** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There was one significant incident noted by assigned security personnel during September, 2011.

September 22, 2011, 1115hrs, Security while on rounds near the lower area main park noted three subjects and a dog trespassing on the property. The subjects were contacted and informed that they would have to leave the area and they complied. They were driving a green Plymouth Voyager van license # ~~7A74990~~, there were no further incidents noted.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,



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November 9, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of October, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of October 2011 initiated **2027** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were three significant incidents noted by assigned security personnel during October, 2011.

October 4, 2011, 0555hrs, Security during rounds detected the pad lock securing gate #17 to be broken. The immediate area was checked for trespassers, but none were located. Notification was initiated to DP Supervision and a new pad lock was placed on gate #17, to deter entry access by vehicle. No subject(s) were located throughout remaining shifts and no further problems.

October 9, 2011, 0945hrs, Security while conducting during rounds near gate #14, located a deceased deer on the side of the road. Security did not see any obvious signs of how the deer died. Animal Control was notified to respond and initiate pick up.

October 31, 2011, 0550hrs, Security while checking bldg #123, located two unlocked doors and noted that the interior lights were on. Security checked the building for trespassers and found none. As it appeared that nothing was stolen and no vandalism noted, the building could have been left unsecured by city personnel.



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Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



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December 20, 2011

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of November, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of November 2011 initiated **2017** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There was one significant incident noted by assigned security personnel during November, 2011.

November 11, 2011, 1530hrs, Security while on patrol near the Park area contacted two individuals who were trespassing. Security contacted the subjects who were on their way to the shoreline. Security advised both subjects that they were unauthorized and that they had to exit the area, they complied and left.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



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P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

January 10, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of December, 2011.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of December 2011 initiated **2003** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There was one significant incident noted by assigned security personnel during December, 2011.

December 26, 2011, 0600hrs, Security during rounds on the lower portion of Point Molate located a vehicle parked behind building #123. The vehicle a dark green GMC van license #~~4N7W7777~~, was located between two large trailers. Vehicle was watched throughout shift no one approached no problems, possibly left by a contractor.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

February 10, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of January, 2012.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of January 2012 initiated **2003** security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were no significant incidents noted by assigned security personnel during January, 2012.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner

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DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

March 14, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department

Captain Williams, the following is the compiled information relating to activity at the Point Molate site for the month of February, 2012.

Primary personnel assigned:

Day Shift 0700-1500 Security Officers Y. Bishop A. Reed	Swing Shift 1500-2300 Security Officers W. Bean Wed-Sun W. Demillion J. Rideau J. Battles	Graveyard Shift 2300-0700 Security Officers R. Duncan J. Hakchaleun T. Clark G. Wilson
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Security Checks:

Security officers during the month of February 2012 initiated 1997 security checks, which includes the upper ridge line area, the lower portions of shoreline and the housing structures. There were six significant incidents noted by assigned security personnel during February, 2012.

February 13, 2012, 0130hrs, Security during perimeter rounds determined that the exterior light near bldg #123 malfunctioned and did not activate until 6-7 hours after its' set activation time. City of Richmond Caretaker Willie Agnew, was informed of the faulty lighting.

February 15, 2012, 0850hrs, Security was contacted by an employee of "New Image Landscaping" of a hole along the perimeter gate. Further investigation revealed that the hole was located near gate #15. DP Supervision and Mr. Agnew were informed of the damaged fence. Additionally, all security shifts were informed and heightened attention given to that particular area.

February 19, 2012, 1240hrs, Security discovered a wild deer trapped in the perimeter fence near bldg #54. Security contacted Contra Costa County Animal Control to respond and assist the deer. Prior to their arrival Chevron Fire responded and assisted in releasing the deer.



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February 26, 2012, 0730hrs, Security during rounds located a broken window on the upper portion of bldg #132. The area was checked at the time of the discovery and no subjects were noted in the immediate area. Security reviewing the perimeter of the building observed various cables which were detached and hanging down, could have struck the window and damaged it during the days of high winds in the area.

February 27, 2012, 1000hrs, Security was contacted by Caretaker Willie Agnew, of the broken window at bldg #132 and a damaged door lock. The door lock was examined and determined that that damaged was not new but older damage.

February 28, 2012, 0550hrs, Security noted a broken window at bldg #87, a walk through by security was initiated and it was determined that nothing seemed to be missing or damaged.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this month.

Sincerely,

Michael Davenport, President-Owner



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

April 9, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of March, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which track the movement of all security personnel assigned, to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of March, 2012.

Primary Personnel Assigned:	Perimeter Patrols: R. Duncan, J. Rideau A. Reed, T. Clark, W. Bean
	Rovers: R. Singleton, E. Collar
	Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 1994 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of March, 2012. There were three significant incidents reported by security during the month.

March 4, 2012, 1625hrs, Security during perimeter rounds located two unauthorized vehicles parked within the Point Molate area. Both owners were contacted by security and advised that they were trespassing. They complied with security and exited the area, no further problems.



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March 19, 2012, 1105hrs, Security while on patrol rounds noted RFD entering the area. Security responded to the area of interest and noted that RFD was inspecting a P.G.E. pole which was on fire. Fire was extinguished and no further problems noted. It was determined that the power outage previously experienced in the area was caused by pole fire.

March 28, 2012, 0615hrs, Security while on patrol noted that due to the heavy rain in the area, that building #1 inside of gate #6 had various sections of the buildings siding along with its' gutters had fallen off or were damaged. Notification was forwarded to the city caretaker Mr. Aknew.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

May 10, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of April, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which track the movement of all security personnel assigned, to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of April, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 1988 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of April, 2012. There were no significant incidents reported by security during the month.

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



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DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

June 10. 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of May, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of May, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 1998 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of May, 2012. There was one significant incident reported by security during the month.

May 14, 2012, 1525hrs, Security during rounds located two white female trespassers near bldg #87. They were contacted by security and informed that they were trespassing in unauthorized property. They complied with the request to leave, as they were mistaken about their location, as they were taking photographs.



DP Security Service, LLC

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Contractors Contacted BY DP Security during the month of May, 2012.

New Image Landscaping	Terra Phase	Sims Metal
15 contacts by DP Security	14 Contacts by DP Security	1 contact by DP Security

Contra Costa County	In-Gregg Drilling	City of Richmond
1 contact by DP Security	2 contacts by DP Security	2 contacts by DP Security

South Counties Water Treatment – 1 Contact by DP Security

UPS – 2 contacts by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

July 10, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of June, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of June, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 2003 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of June, 2012. There was one significant incident reported by security during the month.

June 13, 2012, 1505hrs, Security during security checks of the "Housing Units" discovered inside building #111, the side door opened. Investigated further and noted that the adjacent building was also opened. Found no subjects on-site, DP Security Supervision and Willie Agnew were notified.



DP Security Service, LLC

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Contractors Contacted BY DP Security during the month of June, 2012.

New Image Landscaping	Terra Phase	DGH Contractors
16 contacts by DP Security	13 Contacts by DP Security	1 contact by DP Security

Contra Costa County	Vironex Corporation	City of Richmond
1 contact by DP Security	1 contacts by DP Security	8 contacts by DP Security

Bay Cross Company – 1 Contact by DP Security
San Francisco State University – 1 contact by DP Security
Kinder Morgan Company – 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

August 6, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806



During the month of July, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of July, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 2017 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of July, 2012. There were four significant incidents reported by security during the month.

July 2, 2012, 0700hrs, Security noted that the exterior lights on building #123 were not functioning. The non-functioning lights magnified the ability to properly check the area given the enhanced darkness. Lighting problem will be reported to Caretaker.

July 4, 2012, 1225hrs, Security while on perimeter patrol noted that the area had been affected by a power outage, impacting interior lights operation and gate #23 to open.



DP Security Service, LLC

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July 5, 2012, 2210hrs, Security while on patrol on Western Drive discovered an injured deer. Animal Control was contacted and responded and removed the wild deer. No further incidents.

July 12, 2012, 1425hrs, Security noted a subject identified as [REDACTED] inside a vehicle, license # [REDACTED]. The subject had been warned earlier by security as he was attempting to park inside the park area of Pt. Molate. He was told to leave but was contacted later by RPD and Chevron security as he was suspected of removing cooper wire from Chevron property. RPD contacted the subject but subsequently released him at the site, no further incidents.

Contractors Contacted BY DP Security during the month of July, 2012.

New Image Landscaping	Terra Phase	PMCAC Photographers
3 contacts by DP Security	13 Contacts by DP Security	2 contacts by DP Security

Gardener's Guild	Cal-Trans	City of Richmond
1 contact by DP Security	1 contacts by DP Security	7 contacts by DP Security

Richmond City Council Tours - 2 contacts by DP Security (7/10/2012 & 7/12/2012)

Mack Inc. - 2 Contacts by DP Security

San Francisco State University - 1 contact by DP Security

Baker Inc - 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

September 13, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of August, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of August, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 2008 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of August, 2012. There were two significant incidents reported by security during the month.

August 1, 2012, 1335hrs, Security located suspicious bucket on the ground near housing units 42 & 43. The entire housing area was checked for signs of possible forced entry, however none were detected. Extra patrol was provided to the housing area for the remainder of the shift, no problems detected.



DP Security Service, LLC

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August 6, 2012, 1700hrs, Security personnel noted the heavy smoke from the Chevron refinery area. DP Supervision advised all security personnel to remain at their posts positioned inside their security vehicles.

Contractors Contacted BY DP Security during the month of August, 2012.

New Image Landscaping 1 contact by DP Security	Terra Phase 10 contacts by DP Security	D&H Landscaping 13 contacts by DP Security
Vivonex Tech 2 contacts by DP Security	Richmond Camera Club 1 contact by DP Security	City of Richmond Employees 2 contacts by DP Security

Greenbelt Alliance – 1 contact by DP Security
P.G.E. – 1 contact by DP Security
Richmond Performing Arts – 1 contact by DP Security
L.S.A. Associates – 1 contact by DP Security
Enviro Tech – 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

October 15, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of September, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of September, 2012.

Primary Personnel Assigned:	Perimeter Patrols:	R. Duncan, J. Rideau
		A. Reed, T. Clark, W. Bean
	Rovers:	R. Singleton, E. Collar
	Relief:	W. Demillion, Y. Bishop

D.P. Security personnel initiated 2017 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of September, 2012. There were no significant incidents reported by security during the month.

Contractors Contacted BY DP Security during the month of September, 2012.

Bay Crossing Inc.	Terra Phase	D&H Landscaping
1 contact by DP Security	8 contacts by DP Security	11 contacts by DP Security
Vivonex Tech	East Bay Performing Arts	Bay Alarm
2 contacts by DP Security	1 contact by DP Security	1 contacts by DP Security



DP Security Service, LLC

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L.S.A. Associates – 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

November 9, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of October, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.
3. Document contractor and visitor entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of October, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 2034 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of October, 2012. There were two significant incidents reported by security during the month.

October 12, 2012, 1340hrs, Security while conducting perimeter area checks detected the combination lock on gate #17 to be broken. There were no subjects noted in the area. Broken lock reported the area caretaker, Mr. Agknew.

October 19, 2012, 1250hrs, Security while in the area of building #123, noted that the power surrounding that immediate area was out.



DP Security Service, LLC

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Contact was made with the area caretaker, Mr. Agknew who had no knowledge why power was out. Security noted that at approximately 1315hrs the power was restored. No further problems or issues.

Contractors Contacted BY DP Security during the month of October, 2012.

City of Richmond	Terra Phase	D&H Landscaping
8 contacts by DP Security	17 contacts by DP Security	14 contacts by DP Security
Republic Services	East Bay Performing Arts	Sub Dynamics
1 contact by DP Security	1 contact by DP Security	1 contacts by DP Security

L.S.A. Associates – 2 contacts by DP Security
A.T.T. Corp. – 1 contact by DP Security
San Pablo Plumbing – 2 contacts by DP Security
Richmond Camera Club – 1 contact by DP Security
KCRT – 1 contact by DP Security
Bay Area High Reach Inc. – 1 contact by DP Security
Davey Tree Company – 1 contact by DP Security
P.G.E. – 1 contact by DP Security
Harris Electric – 3 contacts by DP Security
Bay Keeper – 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President



DP Security Service, LLC

P.O. Box 391 Sta-A Richmond, Ca. 94808 510-237-9320 Fax 510-215-9009

December 10, 2012

Captain Anthony Williams
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of November, 2012, DP Security, LLC maintained a 24/7 security posture at the Point Molate site. The deployment of security at Point Molate, consist of the following site requirements.

1. To monitor from a **Mobile Position** the lower portion of the region to include the shoreline and the perimeter fencing. Also monitor all activities within the Point Molate region to include visitors and contractors during normal business hours.
2. DP Security also deploys a **Roving Patrol** throughout the upper ridge area of Point Molate, monitoring and checking the status of various fixed assets owned by the City of Richmond, positioned throughout the upper section. During all hours DP Security will utilizes a "deggy" notification system which tracks the movement of all security personnel assigned to assure that the security expectations are being fulfilled.
3. Document contractor and visitor entry with prior approval by Redevelopment Agency representatives.

Captain Williams, the following is the compiled information relating to activity at the Point Molate site during the month of November, 2012.

Primary Personnel Assigned:

Perimeter Patrols: R. Duncan, J. Rideau
A. Reed, T. Clark, W. Bean
Rovers: R. Singleton, E. Collar
Relief: W. Demillion, Y. Bishop

D.P. Security personnel initiated 2028 security checks within the upper ridge line and lower shoreline areas of Point Molate during the month of November, 2012. There were five significant incidents reported by security during the month.

November 5, 2012, 2015hrs, Security during perimeter rounds noted that the mechanism on gate # 123 would not function. The City of Richmond Caretaker Willie Agnew was contacted and the gate was manually opened.

November 10, 2012, 1415hrs, Security while on patrol contacted a subject inside the park area inside his vehicle.



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Security advised him of the unauthorized area and informed him that prior authorization is needed through Redevelopment for access. No further incidents

November 14, 2012, 0900hrs, Security while on mobile patrol noted a tree down on the roadway blocking gate #6. Closer examination of the gate determined that the gate was damaged due to impact from the tree. Caretaker notified of the incident.

November 20, 2012, 2012hrs, Security contacted a white female walking in the park area near building #87. The woman was informed that the area was closed and that public access was prohibited. The woman accepted the explanation and exited the area, without incident.

November 25, 2012, 1145hrs, Security noted during rounds, that the gate #123 was still malfunctioning and activating the audible alarm. The malfunction was reported to the City of Richmond representatives.

Contractors Contacted BY DP Security during the month of November, 2012.

D&H Landscaping	Terra Phase	Harris Electric
12 contacts by DP Security	21 contacts by DP Security	9 contacts by DP Security
Vironex	Cascade Drilling	Contra Costa Environmental Health
16 contact by DP Security	3 contact by DP Security	1 contacts by DP Security

L.S.A. Associates – 9 contacts by DP Security
San Pablo Plumbing – 1 contact by DP Security
Sarah Isabel – 1 contact by DP Security
Aerotech – 12 contacts by DP Security
Mountain Pacific Services – 1 contact by DP Security
Enviro Tech – 1 contact by DP Security
UC Berkeley – 1 contact by DP Security
Cresco Tools – 2 contacts by DP Security
Brentag Pacific – 1 contact by DP Security

Administrative Action Taken:

No action taken this month.

Site Environmental Concerns:

None noted for this reporting period.

Sincerely,

Michael Davenport, Owner/President

PMCAC Inquiry Register and Tracking

Item	Description	Requester	Submitted On	Submitted To	Assigned To	Dept.	Subject	Response Delivered	Response Summary	Status
1	Request direct interface to Finance dept. for providing ongoing financial updates	Garrett	11/29/2011	Mavor	Jim Goin	Finance	FINANCE	12/5/2011	Andrea Miller assigned as finance dept. liaison	Closed
2	Request posting of .mp3 files of PMCAC meeting transcripts to PMCAC web page	Garrett		KCRT			MINUTES	2/28/2012	KCRT has posted .mp3 files of PMCAC meeting audio transcripts on City's web site	Closed
3	RLO - Applicability of clause 720 in Remediation Agreement to PMCAC	Garrett	12/19/2011	C. Murray	B. Goodmiller	Legal	FINANCE			Open
4	Determination of who at City receives copies of monthly reports required under Cost Cap Insurance Policy	Beyaert	12/19/2011	C. Murray		City Mgr.	COMPLIANCE	1/30/2012	Answer: Monthly reports are sent to Bill Lindsay, Bruce Goodmiller and Craig Murray. PMCAC will also be copied	Closed
5	Secure copies of the quarterly remediation progress reports submitted by Upstream as per Section 301 (A) (3) of the Remediation Agreement. Section 301. Performance and Funding Obligations of Developer (A) (3) Developer shall make reasonable progress toward performing Environmental. CLARIFY IF THIS OBLIGATION IS SATISFIED WITH THE MONTHLY ACTIVITY REPORTS, Services and shall provide quarterly progress reports to the City.	Beyaert	1/4/2012	C. Murray		City Mgr.	COMPLIANCE			Open
6	Submit proposed agenda to Terraphase for 1/10/12 meeting with the PMCAC C&R Sub-committee	Beyaert	1/4/2012	C. Murray	B. Goodmiller	City Mgr.	REMEDATION	1/5/2012	Proposed agenda approved	Closed
7	Request copies of back-up invoices for all charges to Navy Grant Fund by Terraphase and Arcadis	Garrett	1/4/2012	A. Miller		Finance	FINANCE	Some invoices received on 3/15/2012	Information provided by LaShonda Wilson	Closed
8	RLO - Must every document, spreadsheet, ppt, image, etc. that is displayed/used in support of individual agenda items on the PMCAC agenda be included in the agenda packet? And must that agenda packet (whether containing all of the used/portrayed materials or not) be posted by the same deadline as the deadline for posting of PMCAC meeting agendas?	Garrett	1/13/2012	C. Murray		Legal	BROWN ACT			Open
9	Secure copies of monthly remediation status reports submitted by Terraphase/Arcadis since inception	Garrett	1/13/2012	C. Murray		City Mgr.	REMEDATION	1/25/2012	Terraphase monthly remediation reports will be sent to all PMCAC members and posted on PMCAC repository	Closed
10	Secure copies of all drafts of proposed plans, studies, surveys, and other submissions required by the Water Board - as submitted by Terraphase/Arcadis/Upstream	Beyaert	1/13/2012	C. Murray		City Mgr.	REMEDATION	6/30/2012	Terraphase with agreement by City Mgr. will supply copies of all drafts prior to presentation to the Water Board	Closed

11	Request from Terraphase a rough & conservative estimate of the size and number of trucks, and no. of truck trips/day required for removing contaminated soil from Pt. Molate, as well as same for hauling clean replacement soil, and any anticipated additional costs involved with trucking out of Pt. Molate via proposed detour during Scofield deck replacement of traveling westbound across S.R./Richmond bridge and returning eastbound	Beyaert	1/13/2012	C. Murray				REMEDIATION	2/10/2012	Information supplied by Terraphase to CalTrans	Closed
12	Interpretation of Upstream obligations if any under item 6 contained in Appendix II of the FEIR as cited: 6. Program Management Upstream will provide overall project management including but not limited to subcontractor procurement and management, monthly progress reporting, monthly Clean up Cost Progress Reports to the Insurer, real time schedule and budget tracking, assist in public outreach and public meetings, maintenance of a public repository of environmental documentation, site field office, site equipment storage, and financial project management.	Garrett	1/13/2012	C. Murray		Legal		COMPLIANCE			Open
13	Secure full details of sums paid and purpose for additional \$1.1M of charges associated with the cost cap insurance premium above and beyond the initial \$3M premium	Beyaert	1/20/2012	C. Murray				REMEDIATION	3/13/2012	Invoices for additional premiums were provided.	Closed
14	Secure copy of the presentation given by Terraphase to C&R S-C on 1/10/12 as initially prepared for a city council study session on plans for compliance with the December water board order.	Garrett	1/20/2012	C. Murray		W. Carson		COMPLIANCE	4/12/2012	Copy of Presentation received and posted to Repository	Closed
15	Provide all documents contained in the bibliography on pages 8-10 of the January 2012 Monthly Remediation Status Report	Garrett	2/16/2012	C. Murray		W. Carson		COMPLIANCE	4/12/2012	Several appendices received and posted to Repository. Some appendices from 2011 and earlier remain outstanding	Partially Open
16	Provide copy of Maze & Assoc. audit of Pt. Molate from Dec 2010 and copy of 2011 annual audit as required under terms of the Navy transfer	Garrett	3/21/2012	C. Murray		L. Wilson		FINANCE			Closed
17	Provide copy of Pollution Liability Ins. Policy #G24889658001 from Alliant Insurance Services	Garrett	3/21/2012	C. Murray		R. Kain	Risk	INSURANCE	4/6/2012	Policy provided and posted to Repository	Closed
18	Copy of Appendices to 12/19/11 Draft Investigation Restoration Site 3 Feasibility Study/Remedial Action Plan (FS/RAP) submitted to RWQCB by Terraphase	Beyaert	3/21/2012	C. Murray		W. Carson		REMEDIATION	4/12/2012	Appendices received and posted to Repository	Closed
19	Copy of Draft of the Internal Review of the proposed Fact Sheet as required by RWQCB for Site 3 FS/RAP	Beyaert	3/21/2012	C. Murray		W. Carson		REMEDIATION			Open
20	Copy of Proposed draft plan for RWQCB Order #2: Management of soils and groundwater as required by RWQCB by March 15, 2012	Beyaert	3/21/2012	C. Murray		W. Carson		REMEDIATION	4/12/2012	GW and soil fuel level plans received and posted to Repository	Closed
21	Draft of internal review of proposed wetlands mitigation and monitoring plan	Beyaert	3/21/2012	C. Murray		W. Carson		REMEDIATION			Open

22	Copy of 2011 annual UST closure monitoring report submitted to RWQCB	Bevaert	3/21/2012	C. Murray	W. Carson		REMEDATION	4/12/2012	2011 Annual UST Monitoring report received and posted to repository	Closed
23	Site 4 Drum Lot 2 Interim Remedial Action Plan approved by RWQCB	Bevaert	3/21/2012	C. Murray	W. Carson		REMEDATION	4/12/2012	Received copies of RWQCB's Notes on proposed plan. Final approval remains.	Closed
24	RLO - Clarify city's obligations under section 710 of the ETCA. Section 710. Change of Circumstances Each party will promptly notify the other party of any legal impediment, change of circumstances, pending litigation, or any other event or condition that may adversely affect such party's ability to perform this Agreement.	Garrett	3/27/2012	C. Murray	B. Goodmiller	Legal	COMPLIANCE			Open
25	Copies of recently provided billings from Terraphase indicate that the "total authorized budget" for Terraphase engineering for Pt. Molate was \$498,200 on 1/30/11, \$1,290,918 on 7/5/11 and \$2,036,188 on 12/16/11. Please clarify if this is simply a total sum of billing amounts to date or an actual budget number. If the latter, please advise process for establishing the budget, and amending the budget, as well as budget numbers for 2012 through 2014.	Puleo	3/22/2012	C. Murray	A. Miller	Finance	FINANCE			Open
26	Payments to Arcadis per the escrow account detail as of 1/31/12 total \$392,512.40. We have received copies of Arcadis invoice totalling \$164,990. Please provide copies of invoices for the remaining \$227,612.40.	Puleo	3/22/2012	C. Murray	A. Miller	Finance	FINANCE			Open
27	We have received a copy of the work product detail associated with Arcadis invoice #0341250 in the amount of \$59,744.78 dated 9/21/10. Please provide work product detail for all other Arcadis invoices.	Puleo	3/22/2012	C. Murray	A. Miller	Finance	FINANCE			Open
28	PMACAC has been supplied copies of Terraphase invoices #110,111,112 and 113 totalling \$37,142. Please supply copies of all other Terraphase Invoices	Puleo	3/22/2012	C. Murray	A. Miller	Finance	FINANCE			Closed
29	Arcadis billed \$30,579.43 under Invoice 0344586 for preparation of an FS/RAP for Site 3. Terraphase has been budgeted \$77,000 for this same task and has charged \$50,993 under their invoices 137 and 144 for the same task. What is the authorized budget for developing an FS/RAP for site 3.	Garrett	3/27/2012	C. Murray	A. Miller	Finance	FINANCE			Open
30	Provide FY 2013 Pt. Molate Budget (general fund vs escrow fund)	Garrett	7/13/2012	C. Murray	A. Miller	Finance	FINANCE			Closed
31	Provide copies of all Morrison Foerster invoices	Garrett	7/13/2012	C. Murray	L. Wilson and A.	Finance	FINANCE			Closed
	Items outstanding for >30 days are indicated in									
	Items newly added since last submission of tracker are indicated in									
	Indicates status as partially complete									

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

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

1. CALL TO ORDER

Chair Garrett called the meeting to order at 6:33 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Christian (6:45), Garrett, Gilbert, Hite, Kortz, Martinez, Rosing, Smith, C., Smith, N., Stello, Whitty.

Absent: Committee Member Sundance.

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison/Development Project Manager II, Successor Agency/Engineering Department; Chris Chamberlain, Parks Superintendent, Richmond Parks Division, Public Works Department.

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 speakers. Beyaert made motion to move items 8a and 8b on Parks Landscaping up in Agenda to follow 7a. C. Smith inquired if another item can be added to Agenda now. Garrett indicated no but can add for next month during the Future Agenda Item discussion. Beyaert moved to approve the Agenda with moving items 8a and 8b up to follow 7a, Whitty seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair summarized incident over weekend that the weekend DP Security guard did not have the Chevron Security guard contact number. Chair asked Murray to see that DP Security has appropriate contact numbers for Chevron Security.

6. OPEN FORUM

No speakers for Open Forum.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Presentation on updated status of SRR Bridge Deck/Scofield Ave. replacement project by CalTrans

Garrett introduced Cristina Ferraz of CalTrans. Ferraz indicated for new members a recap portion of the PowerPoint. Project Manager Cristina Ferraz and Public Information Officer Allan Aymysk made updated project presentation to PMCAC. Ferraz noted in March of this year CalTrans needed to issue an emergency \$1M contract to repair the Scofield Deck and showed pictures of holes in deck where the sky can be seen that necessitated these emergency repairs. Ferraz noted that there are three sections of the bridge deck to be replaced in phases that will include the Western Drive undercrossing, westbound freeway at Scofield undercrossing, and then eastbound freeway at Scofield Avenue that includes the Western Drive eastbound onramp and noted that this is the ramp that will be closed. Ferraz indicated that since January this year CalTrans did go back to update the staging process with the goal to minimize the closure of the Western Drive onramp. Ferraz presented new staging of the project with color-coded sections within the project area. Traffic will be shifted within these sections. Ferraz indicated that State of California will be providing a \$10,000 per day incentive for every day that the Contractor can open the ramp earlier than the schedule. Ferraz indicated that the maximum number of vehicles per day would be 39 per week and 30 maximum per hour during the weekend for Western Drive. Incentive has been provided to the Contractor to open Western Drive in 90 days

or less. Total project cost is \$24M which includes the design, environmental clearance and construction support. Ferraz indicated that CalTrans opened bids late October, 2012 and received a bid from West Bay Builders of \$15M which was about 3% under the Engineers Estimate and expect to award the contract later in November, 2012 and start construction in early 2013. Ferraz noted that at this time, since the contract is not awarded yet there is not a Contract Schedule but staff has contacted the Contractor and they expect to start in January, 2013 and the ramp closure is expected between March to May, 2013. Ferraz noted that updates will be placed on the project website. Ferraz also noted that the project has secured permits from BCDC and will be providing a bicycle shuttle service since no bicycles are allowed on the main line and while the main line is being worked on there will be a bicycle shuttle. Ferraz stated that BCDC did allow the bicycle facility under the bridge, and CalTrans secured a temporary permit from Chevron for the bicycle facility to be used as a detour and will be used between 5:30am and 9:30pm to allow pick-up trucks and small vehicles to drive on the detour so they will not have to go the length of the bridge and back. CalTrans will also provide a pilot vehicle and flagger to lead the vehicles. Vehicles larger than ¾ Ton will have to take the 9 mile trip down and back on the bridge. Ferraz introduced PIO Allan Aymysk and that would like to have a Community Meeting prior to start of construction and thought about second week of December or in January and sought PMCAC input.

Beyaert indicated that the Pt. San Pablo Yacht Harbor is included in the Pt. Richmond Neighborhood Council (PRNC) and noted that a good venue would be the PRNC that meets last Wednesday of each month. Ferraz noted that a January, 2013 meeting could work since heavy work will have not have commenced and contractor will be working on their submittals and project set up then and noted that closure won't occur until March. Beyaert noted that there is a City Community Center in Pt. Richmond but CalTrans may want to have a separate meeting than the Neighborhood Council if presentation may take a lot of time. Beyaert questioned Ferraz about what plans are being made to improve the trail section after it is being used as a detour. Ferraz indicated that BCDC wanted CalTrans to improve sections and add signs and to replace the bench and trash cans where people fish and will bringing an area up to grade and improving drainage in a section that doesn't seem safe for cyclists. Beyaert indicated that these improvement plans should be reviewed with Richmond Bicycle Pedestrian Advisory Committee (RBPAC). Ferraz agreed, asked for a RBPAC contact and noted that the improvements were a request as part of the permit with BCDC. Beyaert noted that he can be the contact to go over the proposed improvements. Garrett noted that other outreach contacts CalTrans may want to make besides the Pt. San Pablo Yacht Harbor and have a community website for the neighborhood, www.neighborhoodnextdoor.com/richmond, provide electronic copies to post on this website, contact the City Manager's Office to post on the weekly City Manager Report that is widely distributed and to post the schedule, contact City Councilman Tom Butt to post schedule on his e-forum, put flyers out in Pt. Richmond village, put a sandwich board in City Hall of what CalTrans is going to do with the Toll Waiver Application Form, and if are doing a community meeting do it at Council Chambers and KCRT can broadcast on Channel 28, stay coordinated with Terraphase and Richmond Parks, and if CalTrans can provide link of its Website then it can be posted and linked at the Pt. Molate page of the City's website and elsewhere on the City's website so people can connect into it and asked if there will be directions on filling out the Toll Waiver Form. Ferraz noted that there will be a website available to fill out the form and a telephone number to call with name of driver, vehicle, and their time passing through toll gate and they will not need to pay. Garrett indicated that Pt. Molate DP Security should also have this information. Martinez asked if there will be a placard and Ferraz indicated yes and it will be posted on the CalTrans website. Aymysk also noted that there will be a fax number for guests of fisherman that can work out with Desk Sgt. at Toll Plaza. Ferraz will monitor vehicles and license plates.

B. Presentation of remediation cost and related documentation as presented to Insurer by Terraphase.

Garrett noted that the insurance item was discussed last month and this item was placed to seek Terraphase to present on Insurance costs. Murray reported that Carson emailed him during meeting that he would not be able to make this meeting. Whitty moved to hold this item over until the regular PMCAC meeting of December, C.Smith seconded. Passed unanimously.

C. PMCAC discussion – PMCAC and related sub-committee formulation and frequency

Garrett advised that this is an open discussion on this topic and that several Committee members expressed concern if PMCAC need to meet this frequently with the legal process on the development lawsuit to take at least a year. Garrett passed the microphone around for each Committee member to speak on their feelings to meet less frequently or propose alternate schedule and function. Beyaert inquired on term limits and Garrett indicated that it is two years and all current Committee members, except Christian, would term would be up in May, 2013 but Committee members can go on for a second term of two years. General discussion to keep Pt. Molate Community Advisory Committee meetings at one per month.

Motion by Stello to form a Pt. Molate Beach Park SubCommittee, second by Martinez. Passed Unanimously. Beyaert moved to have the three members be Beyaert, Martinez and Garrett. Seconded by Martinez. Passed Unanimously. Stello advised that she can participate with CFTM and be liaison. Rosing advised that Outreach Committee is currently four with Sundance, Gilbert, Hite and Rosing and advised Christian wants in so it is at five and now with C.Smith it will be six. Discussion that it doesn't need to be odd number to promulgate a vote. Garrett advised to continue this discussion in December when Sundance is available to discuss. Stello offered to join Outreach if need an odd number. C.Smith indicated that group of six in Outreach can be divided into two groups and each group can cover different Neighborhood Council Meetings. N.Smith noted that Legal SubCommittee should reach out to an Attorney to join. Hite inquired if Puleo could be auxiliary or consultant to PMCAC such as on the Finance Committee. Garrett summarized to let Legal and Finance Committees stand and to contact Puleo to do work on an Ad Hoc basis. General discussion on outreach to new potential PMCAC members. Stello suggested a letter to every City organization on what PMCAC does and ask if there could be a representative to just receive information on PMCAC. Rosing stated that he can write the letter for Outreach Committee.

Rosing motioned that monthly PMCAC meetings be reduced to one hour and second hour be used for SubCommittee meetings. Rosing withdrew motion. Garrett noted that no motion is needed if no action is taken.

8. STAFF REPORTS

A. Parks and Landscape recommendations for Pt. Molate Beach Park Rehab based on final decisions of Cosco Busan Settlement Fund awards

Chris Chamberlain, Parks & Landscape Superintendent, spoke about the Pt. Molate Beach Rehabilitation Project. Chamberlain indicated that he presented to the PMCAC about a year ago and the concerns about the Park then as well as the operational concerns from Richmond Police Department and since then Cosco Busan funds of \$115,000 were made available via City Council to Pt Molate Beach Park to get park open. Chamberlain was thinking May 1 but wants to make sure it is coordinated with CalTrans schedule, to go through the re-opening process correctly and to see that the City is ready to manage park when it is open. Chamberlain noted that there are three priorities as Superintendent that would like to see complete at the re-opening or real close to that time. First is a restroom facility; Second is Parking lot & overlay/restripe for ADA; Third is split-rail fence inside bluff at shoreline.

Chamberlain indicated priority to clear vegetation to improve line of sites for Richmond Police Department and noted the prior RPD comments about walking into a trap with vegetation not opened up. Chamberlain noted in particular the Bottle Brush vegetation. Chamberlain indicated that opening/closing park gates and removing recalcitrant park patrons such as at time of closing is not currently part of DP Security's contract. Chamberlain noted that the Cosco Busan funds will not be able to fund these increased operation costs such as for DP Security and will not be able to fund Portable Restrooms. These expenses will be on the City's General Fund.

Chamberlain noted that project does not have all the funding and has been working with Garrett on the restrooms. Chamberlain prefers vault toilets and wants the Park to re-open. Chamberlain indicated that Terraphase has advised of special circumstances such the potential of being within a tribal cultural resource area and digging 5 feet for a vault toilet may trigger additional contact protocols and digging a new main waterline an Archaeologist and Biologist have to be there and Chamberlain does not have one on staff. Chamberlain advised that he has received a map from Terraphase that the cultural resource does go through the park. Chamberlain also noted that BCDC will need to know how far back the fence is being placed from the Shoreline. ADA challenges will need to be addressed and noted that there are other park variables.

Beyaert noted that CalTrans will not close off access to the Beach, exit ramp to Pt. Molate will not be closed and freeway entrance will be only temporary for large trucks and believes most would like to see park open sooner than later and would like to further discuss cost of toilets and suggest starting with Porta-Potty. Beyaert commented on split-rail and other locations in California with simple steel rods & steel cables, and noted that DP Security is now responsible for checking if people are on that beach. Chamberlain indicated that he is not familiar with that contract but it is concern with funding. Beyaert indicated that it shouldn't be an issue. Chamberlain noted that probably not best place for parking lot. Beyaert noted that his street he lives on is worst shape than the beach parking lot and also shouldn't be an issue.

Garrett noted discussion with National Park Service and to put in vegetation to save the bluffs. Garrett also noted that the ADA path and ramp to shoreline is most expensive and no expectation in any other local beach to get wheelchairs onto the beach. Garrett agreed vaults are expensive at about \$50,000. And suggested just doing about 1/3 of the parking lot that is needed. Garrett noted concern about CEQA with any construction and only mention is relandscaping of Pt. Molate Beach for Pt. Molate Development and thinks need review by legal. Garrett stated we know that the Chinese Shrimp Camp abuts the Beach Park and there are some classified Native American sites but haven't heard any at Pt. Molate Beach Park and it would be important for Terraphase to make a map of that. Garrett noted that Pt. Molate Beach Park has never been a remediation site. Garrett noted need to coordinate with Terraphase and really outlay, grid that park if there are concerns with toxics and cultural resources. Beyaert noted that the EIR states that the Beach is clean. Garrett agreed need to do things the right way such as coordinating with Terraphase and legal for CEQA if need to put in a vault toilet but will not be upset if it is not opened next season. Garrett indicated need to get everyone to work on philanthropic support for the additional costs to open the park. Whitty inquired if EBRPD operate the park via a lease and noted that there are about five members in a JPA to operate the park under the SF Bay Bridge. C.Smith indicated importance of getting people to park to see it, to save it and noted there used to be railroad club with steam engines that would take families with kids on rides and there was barbeques. C.Smith also noted that Porta-Potties were the first toilets available to open up Pt. Isabel Dog Park and improvements were finally made and evolved over the years. C.Smith indicated an organization, PIDO, was formed to keep getting money to the park and thinks it is the best in the world with ramp for dogs to get to the bay, dog wash but when this park started out it was raggedy. Hite noted that 20 years ago park had a nice swing set and no restrooms and that wasn't a problem then for families with kids.

Martinez advised that he is a member of the Rec and Parks Commission and everything that PMCAC should advise Rec and Parks Commission of those things of similar interest and decisions made by about them in order to have buy in. Martinez motioned that PMCAC should arrange a presentation to Rec and Parks Commission to understand PMCAC reasoning to have this park opened immediately, C.Smith seconded. Passed unanimously.

Chamberlain noted that he advocate for what PMCAC is saying and will report back to the Public Works Director and City Manager with PMCAC comments to open park and seeing if that strategy can be implemented.

Beyaert motioned that PMCAC support re-opening Pt. Molate Beach Park using Porta-Potties and re-examine vault toilets at a later date and to open the Pt. Molate Beach Park immediately. C.Smith seconded. Passed unanimously.

B. Discussion of recently awarded landscape maintenance contract at former NFD, Pt. Molate

Garrett introduced item and that PMCAC simply would like to know what areas will be involved and what will be performed. Chamberlain indicated that the contract was last put out to bid two years ago and he adopted contract and the specifications were horribly written, unclear, didn't make sense and Chamberlain has since rewrote the specifications, clarified the work and rebid the contract with a savings of approximately \$100,000 by getting the right contractor out there. Contractor started on July 1, 2012. Chamberlain noted it is a vegetation management not a landscape management contract. Chamberlain noted that during month of March through October the primary goal is vegetation management for fire fuel reduction including proper building clearances and stated one of the guidelines to mow vegetation to less than 3 inches if within 100 feet of any structures, vegetation within 10 feet of the roadway to be maintained to less than 3 inches and further discussed other locations such as 16 tank sites during fire season. Chamberlain indicated that during the winter months efforts are limited to storm water and debris clean-up and cleaning up v-ditches, drain inlets and reporting any significant road erosion areas. Chamberlain noted that previous contract had Beach Park alternate for work to be done in the beach park but wasn't enacted due to lack of funds, but now the Contractor will mow during summer starting in March to November. Chamberlain stated that contractor has been very proactive limbed up trees impeding mower and surprised how much they have done in the park. Chamberlain indicated that City could mow in winter months as needed but needed offset by this contractor for summer and this frees up Chamberlain's staff to work on the other 53 Parks in Richmond. Chamberlain noted that contractor provides monthly reports and can provide to PMCAC if needed. Garrett noted that the Pt. Molate Beach Park really looks good and estimates about 1/3 of the vegetation material has been cleared out and thanked Chamberlain.

C. Committee Log for PMCAC inquiries to staff, contractors

Garrett noted that in respect to the log that there is now updated Financial Information and asked for copies of audit. Fiscal Year 2010-11 audit is completed and available and Garrett will provide everyone with a link and the 2012-13 Audit is being worked on and will not be available until March, 2013 and will also get a link. Two items closed. Mayor sent a follow-up request to Carlos Privat on what is privileged and Confidential and still waiting for a response. Murray reported that Privat emailed real time during meeting on Item 15 that he will provide those materials and reported out that several items such as Item 30, as 8e5 and 8e1 are included tonight.

D. Notice of AB 1234 Compliance Options

Garrett noted that Committee thought that just those Committee members in the City that receive compensation would need attend. Murray read statement from Shannon Moore of City Attorney's office in regards to request by PMCAC if should attend this training and Murray noted that Moore stated that all members of City's Boards should attend the ethics training. Mayor noted that every two years have to attend this training and get a certificate and noted that it could also be done online. Mayor thought at least the first training session may be best to attend in person.

E. US Navy Remediation Funds Escrow Status

Garrett noted that there is updated information in the packet. Since last review about 5 months ago an additional \$506,000 has been spent on Terraphase and additional \$71,000 has been spent on the Water Board. Garrett noted that Water Board, George Leyva charges by the hour and is expensive. Garrett cautioned that Terraphase has received \$1.765M and the Navy fund is down to \$21.8M and it is crucial to have a projected budget from Terraphase and that City will still within this budget. Garrett noted that PMCAC will be looking for the Escrow Budget from Terraphase for the December meeting. Garrett reviewed the City General Fund

budget for Pt. Molate for DP Security and D&H Landscaping comes out of this General Fund line item and for the moment in OK shape but an emergencies such as electrical may be a problem.

F. PMCAC 2013 Calendar, Doodle Poll Results

Garrett noted Jan.14 and Feb.11 for 2013 meetings and calendar as presented in board packet would be 2013 PMCAC meeting dates. All meetings will be held on Mondays.

9. CONSENT CALENDAR

Beyaert moved to adopt Consent Calendar, Whitty seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett noted Terraphase presentations and that if presentations are kept to one or two per meeting will make meeting much faster.

Beyaert indicated to include the Baykeeper clean-up report.

Murray noted that the Security Reports, as requested previously by PMCAC, are currently being reviewed by Legal and will be available in December.

Rosing noted that would like to perform a scrum and try to get it back prior to the next meeting.

Kortz asked if Chevron can report on items such as the fire, emissions and know that Chevron will be working to reduce to lowest emissions especially with re-opening Park. Mayor thought that PMCAC could write a letter to Chevron stating that it supports City Council position in regards to Chevron. Garrett indicated that need to agendize to vote on writing a letter. Garrett indicated that it can be placed on December agenda.

Murray indicated that Terraphase October monthly report is available to review for December meeting.

11. CITY COUNCIL LIAISON REPORTS

A. REPORT BY COUNCILMEMBER/MAYOR McLAUGHLIN REGARDING RECENT
ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE

B. PMCAC APPOINTMENT STATUS

Mayor noted that this is a short report and the Discovery being pulled together that Plaintiffs have asked for is a very slow process. Mayor noted that there will be another Case Management Conference (CMC) in January, 2013. Mayor read a note from Privat that there will be a report from Water Board on Installation Remediation (IR) Site 3 restrictions. Mayor indicated that could invite Privat. Garrett noted that would like to also invite George Leyva to attend and discuss since he hasn't been to PMCAC for a while.

12. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

1. Synopsis of Terraphase September Monthly Status Reports

Kortz provided summary of Terraphase actions found in the Monthly September, 2012 Status Report. Remediation actions included submitting Final Soil and Groundwater(GW) Management Plan to the Water Board, On IR Site 3 Terraphase developed and submitted the draft work plan for the waste characterization of the industrial waste area for the Water Board, Upstream and the City of Richmond, On IR Site 4 Terraphase did GW monitoring to determine extent of contamination, and prepared a step out investigation summary report for the area around Building 87, On USTs Terraphase conducted the routine closure monitoring inspections and cleaned out drainage structures needing maintenance, On remediation status reports in addition to regular status reports Terraphase submitted the Insurance budget summary and status report to Upstream, the City and the ACE group, On IR Site 3 pump

operation and maintenance everything was routine and in October installed scaffolding on tanks for access to perform maintenance on tanks and did some work on the oil water separator discharge pump, On site wide GW monitoring Terraphase conducted the semi-annual GW monitoring event in October and there was no report written about UST #12. Garrett noted that PMCAC can read the October report online, it was distributed today and will be reviewed in December.

- b. Community Outreach Hite reported that the UC Berkeley team project is moving forward and forwarded to Beyaert on questions to be answered. Garrett noted that group closes out in December.
- c. Grant Development Stello reported out and noted especially after meeting with National Park Service still need some budget discussion for beach park maintenance items such as fence and bluff restoration. Stello reported that grant would be \$25,000. to \$100,000 and will still need the detail list for park restoration not maintenance.
- d. Chair Garrett asked if any Committee member sees any conflict with the next meeting date of December 17. No comments received.

13. ADJOURNMENT

C.Smith moved to adjourn the meeting at 8:49 pm, seconded by Hite. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, December 17, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison



November 15, 2012

Mr. George Leyva
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 October 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Leyva:

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 is included as an attachment to this letter.

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

Work completed in October 2012:

1. None

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, and March 29, 2012
5. Meeting with the RWQCB, the City of Richmond, and Upstream on April 19, 2012 regarding the soil cleanup goals
6. Responded to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)
7. Communicated with City of Richmond and Upstream regarding soil cleanup goals

Upcoming Work in November 2012:

1. None

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

Work completed in October 2012:

1. Communication with City of Richmond regarding the applicability of the Soil and Groundwater Management Plan (SGWMP) to potential work in the Beach Park

Major Work Items Previously Completed in 2012:

1. Prepared and submitted the internal draft SGWMP outline to City of Richmond, Upstream, and RWQCB for approval
2. Prepared and submitted an extension request letter to the RWQCB
3. Meeting with the RWQCB on May 30, 2012 regarding the internal draft SGWMP
4. Presentation to the PMCAC on June 18, 2012 regarding the draft SGWMP
5. Developed and submitted the draft SGWMP to the City of Richmond, Upstream, the Point Molate Community Advisory Committee (PMCAC), and the RWQCB
6. Meeting with the RWQCB regarding their comments on the draft SGWMP
7. Submitted the final SGWMP to the RWQCB (Terraphase 2012jj)

Upcoming Work in November 2012:

1. None

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

Work completed in October 2012:

1. Developed and submitted work plan for the waste characterization of the industrial waste area to the RWQCB, Upstream, and the City of Richmond (Terraphase 2012ll)

2. Pre-project planning for the waste characterization of the industrial waste area

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 2012l) to the Bay Conservation and Development Commission (BCDC)
4. Submitted the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) to the RWQCB (See Task 1 of this report)
5. 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, February 29, and March 29, 2012
6. Site visit and meeting with the RWQCB on March 26, 2012 regarding the Section 401 permit application (Terraphase 2012g)
7. Site visit and meeting with the USACE regarding the Section 404 permit application (Terraphase 2012h) on May 1, 2012
8. Development of the internal draft documents, including the public fact sheet, Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASP), Site Security Plan, Contingency Plan, and Transportation Control Plan (TCP) for the remedial activities
9. Developed the internal draft remedial design details – plans and specifications
10. Developed and submitted the wetlands mitigation and monitoring plan (Terraphase 2012p) to the RWQCB and United States Army Corps of Engineers (USACE)
11. Prepared and submitted responses to the BCDC regarding their comments on the administrative permit application (Terraphase 2012l)
12. Prepared and submitted a consultation letter to the California Office of Historic Preservation regarding national historic district non-contributing elements (City of Richmond 2012)
13. Meeting with the City of Richmond, Upstream, and the 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 April 19, 2012
14. Developed and submitted a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB for review (Terraphase 2012w)
15. Developed the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
16. Conducted a soil gas investigation on IR Site 3 per the Soil Gas Survey Work Plan (Terraphase 2012w)
17. Submitted the soil gas investigation summary to the RWQCB (Terraphase 2012ee)
18. Communication with the RWQCB and the Office of Historic Preservation regarding the wetland mitigation and monitoring plan and permits

Upcoming Work in November 2012:

1. Development of the internal draft remedial design details – plans and specifications
2. Implement the waste characterization work plan for the former industrial waste area on IR Site 3

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 October 2012:

1. Pre-project planning and discussions with the City of Richmond, Upstream, and the RWQCB regarding the interim remedial measures
2. Prepared and submitted the Draft Second Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area to the RWQCB (Terraphase 2012mm)
3. Permitting, planning, revisions to investigation scope and remediation design
4. Groundwater monitoring to delineate horizontal and vertical extent of VOCs in groundwater
5. Groundwater monitoring well installation

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
4. 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 and on April 18, 2012
5. Groundwater monitoring well installation and sampling
6. Prepared and submitted a response letter (Terraphase 2012q) to PMCAC comments on the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r)
7. Prepared and submitted the addendum (Terraphase 2012r) to the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) to the RWQCB
8. Prepared and submitted the Step Out Investigation, Building 87 Area letter to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012gg)
9. Prepared and submitted Step Out Investigation letter for Building 87 area (Terraphase 2012ii)

Upcoming Work in November 2012:

1. Monitoring well sampling
2. Pre-project planning for interim remedial measures
3. Perform in-situ groundwater treatment injections via enhanced reductive dechlorination (ERD)

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 October 2012:

1. Conducted routine quarterly UST closure monitoring inspections

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 2012d) to the RWQCB
4. Field inspection, identification, and implementation of maintenance activities on the UST features (such as monitoring wells and drains)
5. Conducted brush clearing on USTs' drainage features to improve access for monitoring
6. Conducted routine quarterly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
7. Prepared the internal draft structural inspection report based on UST inspection in January 2012
8. Installed "Keep Off" signs on the USTs warning vehicle traffic to stay off the tops of the USTs
9. Clean out drainage structures identified as requiring maintenance
10. Prepared and submitted the first quarter 2012 UST closure monitoring report to the RWQCB (Terraphase 2012u)
11. Prepared and submitted the second quarter 2012 UST closure monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012aa)
12. Communicated with RWQCB regarding groundwater monitoring well decommissioning

Upcoming Work in November 2012:

1. Conduct routine monthly UST closure monitoring inspections
2. Clean out drainage structures identified as needing maintenance during previous inspection
3. Perform maintenance on access paths used for routine UST inspections

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 October 2012:

1. Submitted monthly status report for September 2012 (Terraphase 2012ll)
2. Developed the internal draft insurance budget summary update for ACE Group

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)
3. Submitted monthly status report for February 2012 (Terraphase 2012m)

4. Submitted monthly status report for March 2012 (Terraphase 2012n)
5. Submitted monthly status report for April 2012 (Terraphase 2012v)
6. Meeting with ACE Group on May 2, 2012 regarding insurance reporting requirements
7. Submitted monthly status report for May 2012 (Terraphase 2012x)
8. Submitted monthly status report for June 2012 (Terraphase 2012y)
9. Submitted monthly status report for July 2012 (Terraphase 2012ff)
10. Submitted monthly status report for August 2012 (Terraphase 2012hh)
11. Meeting with City of Richmond regarding project status on September 7, 2012
12. Site visit with City of Richmond on September 17, 2012

Upcoming Work in November 2012:

1. Submit monthly remediation status report for October 2012 to the RWQCB
2. Submit the insurance budget summary and project status update report to Upstream, the City of Richmond, and ACE Group

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 October 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. Installation of additional piping and equipment to allow for continued operation during a power failure

Major Work Items Previously Completed in 2012:

1. Routine monthly and quarterly 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 operation, maintenance and monitoring of the landfill treatment system
4. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012c)
5. Installation of temporary treatment equipment due to an extended power failure
6. Prepare and submit the first quarter 2012 landfill monitoring report to the RWQCB (Terraphase 2012t)
7. Evaluation of existing treatment system data and proposed treatment system modifications
8. Prepared and submitted the second quarter 2012 landfill monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012bb)

Upcoming Work in November 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Non-routine maintenance of treatment equipment

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 quarterly and annual 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 RWQCB reauthorized operation of the PGWTP at a flow rate of up to 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 October 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Installed scaffolding on tanks for access
4. Removed old pipes and electrical lines
5. Cleaned the secondary containment pad
6. Non-routine repairs to the process equipment

Major work items completed previously in 2012:

1. Prepared and submitted a comment letter (Terraphase 2012b) 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)
3. Prepared and submitted the first quarter (Terraphase 2012s) and second quarter 2012 PGWTP monitoring report (Terraphase 2012cc) to the RWQCB
4. Cleaning and repair of the oil-water separators and associated pump
5. Installation of floaters on the power supply lines in response to the power failure
6. Emergency operation of the PGWTP using backup power and portable pumps
7. Maintenance on the extraction well pumps and piping due to sediment buildup
8. Replacement of the filtration media at the PGWTP
9. Non-routine maintenance on the bioreactor tank

Upcoming Work in November 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the oil-water separator discharge pump
3. Maintenance on the oil-water separators
4. Maintenance on the flow control tank
5. Maintenance on the phase separation tank
6. Maintenance on the bio-reactor
7. Replacement of the filtration media at the PGWTP

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 October 2012:

1. Pre-project planning for the dry-season semi-annual groundwater monitoring
2. Conducted the semi-annual groundwater monitoring event
3. 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, February, and April) per RWQCB request
3. Sampling and analysis of the seep from the rock outcrop (on March 26, 2012) per RWQCB request
4. Submitted the dry-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012o)
5. Assessment of groundwater monitoring wells monuments and risers to be decommissioned
6. Conduct the wet-season semi-annual groundwater monitoring event
7. Submitted the wet-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012z)
8. Submitted the Well Decommissioning Work Plan (Terraphase 2012dd) to the RWQCB

Upcoming Work in November 2012:

1. Data evaluation and reporting for the dry-season semi-annual groundwater monitoring event
2. Pre-project planning for groundwater monitoring well decommissioning

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.

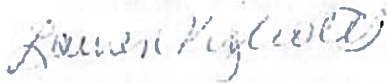
Summary

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 are the IR Site 3 FS/RAP and Waste Characterization Report. The RWQCB's comments on the FS/RAP and Waste Characterization Report (including soil cleanup goals) will be incorporated into the two documents with additional information

collected during the soil gas investigation and re-submitted to the RWQCB as draft final in 2012. The draft final FS/RAP and Waste Characterization Report will be presented to the PMCAC prior to submittal to the RWQCB. Dry-season groundwater monitoring was completed in October 2012. In-situ groundwater remediation at IR Site 4 using ERD is scheduled to begin in November 2012. Groundwater monitoring well decommissioning is expected to occur in December 2012.

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

Sincerely,
For Terraphase Engineering Inc.



Lauren Vigliotti, PG (No. 8775)
Professional Geologist



Ryan Janoch, PE (C78735)
Professional Engineer

cc: Carlos Privat, 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 Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. 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. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: *Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County*. December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Levya to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County*. February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: *Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point 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.

- Terraphase. 2010a. Work Plan to Develop a Field Assessment Methodology for Mobile Free Product, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. November 8.
- Terraphase. 2010b. Notice of Increased Flow through the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES No. CAG912002). November 17.
- Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.
- Terraphase. 2011b. Combined Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). February 15.
- Terraphase. 2011c. Response to Comments and Questions Regarding the Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California Order No. R2-2006-0075, NPDES Permit No. CAG912002). March 23.
- Terraphase. 2011d. First Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. April 22.
- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.
- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.

- Terraphase. 2011o. Third Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). October 18.
- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.
- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.
- Terraphase. 2011s. Draft Investigation Restoration Site 3 Feasibility Study/ Remedial Action Plan, Former NFD Point Molate, Richmond, California Installation Restoration Site 3. December 19.
- Terraphase. 2012a. Monthly Summary Report for Work through December 2011, Former Naval Fuel Depot Point Molate Richmond, California. January 9.
- Terraphase. 2012b. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
- Terraphase. 2012c. Fourth Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 19.
- Terraphase. 2012d. Annual 2011 Underground Storage Tank (UST) Monitoring Report. January 20.
- Terraphase. 2012e. Supplemental Information Regarding the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Tentative Order No. R2-2012-XXX NPDES No. CAG912002, VOC and Fuel General Permit). January 27.
- Terraphase. 2012f. Combined Fourth Quarter and Annual 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). January 28.
- Terraphase. 2012g. Application for 401 Water Quality Certification for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012h. Application for Nationwide Permit Number 38 Coverage for Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
- Terraphase. 2012i. Installation Restoration Site 3 Remediation Nationwide Permit No. 38 Pre-Construction Notification, Former Naval Fuel Depot Point Molate Richmond, California. February 10.
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- Terraphase. 2012k. Draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report, IR Site 3, Former Naval Fuel Depot Point Molate Richmond, California. February 13.
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- Terraphase. 2012m. Monthly Summary Report for Work through February 2012, Former Naval Fuel Depot Point Molate Richmond, California. March 13.
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- Terraphase. 2012o. Dry-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. April 19.
- Terraphase. 2012p. Wetland Mitigation and Monitoring Plan IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, California. April 23.
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- Terraphase. 2012r. Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area, Former NFD Point Molate, Richmond, California. May 3.
- Terraphase. 2012s. First Quarter 2012 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Western Drive, Richmond, California. May 3.
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- Terraphase. 2012u. First Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. May 15.
- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
- Terraphase. 2012w. Soil Gas Survey Work Plan, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate, Richmond, California. May 22.
- Terraphase. 2012x. Monthly Remediation Status Report for Work in May 2012, Former Naval Fuel Depot Point Molate Richmond, California. June 15.
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- Terraphase. 2012z. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 3.
- Terraphase. 2012aa. Second Quarter 2012 Underground Storage Tank (UST) Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
- Terraphase. 2012bb. Second Quarter 2012 Installation Restoration Site 1 Landfill Post-Closure Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. August 6.
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- Terraphase. 2012ee. Data Summary for Soil Gas Survey at Former Naval Fuel Depot Point Molate, Richmond, California. August 13.
- Terraphase. 2012ff. Monthly Remediation Status Report for Work in July 2012, Former Naval Fuel Depot Point Molate Richmond, California. August 15.
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Terraphase. 2012ii. Step Out Investigation, IR Site 4 Drum Lot 2, Building 87 Area Point Molate, Richmond, California. September 17.

Terraphase. 2012jj. Soil and Groundwater Management Plan, Former Naval Fuel Depot Point Molate, Richmond, California. September 21.

Terraphase. 2012kk. Monthly Remediation Status Report for Work in September 2012, Former Naval Fuel Depot Point Molate Richmond, California. October 15.

Terraphase. 2012ll. Work Plan for Delineating Characteristically Hazardous Waste, IR Site 3, Former Naval Fuel Depot Point Molate Richmond, California. October 19.

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Tetra Tech EM Inc (TTEMI). 2002. Final Postclosure Maintenance and Monitoring Plan, Site 1, Final Cover, Naval Fuel Depot Point Molate, Richmond, California. August 30.



December 14, 2012

Mr. George Leyva
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

sent via: email

Subject: Monthly Remediation Status Report for Work in November 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Leyva:

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 is included as an attachment to this letter.

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

Work completed in November 2012:

1. Meeting with Upstream and the RWQCB on November 30, 2012 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, and March 29, 2012
5. Meeting with the RWQCB, the City of Richmond, and Upstream on April 19, 2012 regarding the soil cleanup goals
6. Responded to RWQCB comments and concerns regarding the proposed soil cleanup goals (RWQCB 2012b)
7. Communicated with City of Richmond and Upstream regarding soil cleanup goals

Upcoming Work in December 2012:

1. Analysis of the existing soil data regarding the proposed soil cleanup goals.

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

Work completed in November 2012:

1. None

Major Work Items Previously Completed in 2012:

1. Prepared and submitted the internal draft SGWMP outline to City of Richmond, Upstream, and RWQCB for approval
2. Prepared and submitted an extension request letter to the RWQCB
3. Meeting with the RWQCB on May 30, 2012 regarding the internal draft SGWMP
4. Presentation to the PMCAC on June 18, 2012 regarding the draft SGWMP
5. Developed and submitted the draft SGWMP to the City of Richmond, Upstream, the Point Molate Community Advisory Committee (PMCAC), and the RWQCB
6. Meeting with the RWQCB regarding their comments on the draft SGWMP
7. Submitted the final SGWMP to the RWQCB (Terraphase 2012jj)

Upcoming Work in December 2012:

1. None

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

Work completed in November 2012:

1. Conducted the waste characterization investigation of the industrial waste area

2. Reviewed the analytical data collected during the waste characterization investigation of the industrial waste area
3. Communication with the Office of Historic Preservation regarding the Section 106 letter
4. Communication with the RWQCB regarding the Section 401 permit application

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 2012l) to the Bay Conservation and Development Commission (BCDC)
4. Submitted the draft Excavation Delineation and Waste Characterization of Petroleum-Affected Soil Report (Terraphase 2012k) to the RWQCB (See Task 1 of this report)
5. 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, February 29, and March 29, 2012
6. Site visit and meeting with the RWQCB on March 26, 2012 regarding the Section 401 permit application (Terraphase 2012g)
7. Site visit and meeting with the USACE regarding the Section 404 permit application (Terraphase 2012h) on May 1, 2012
8. Development of the internal draft documents, including the public fact sheet, Stormwater Pollution Prevention Plan (SWPPP), Health and Safety Plan (HASP), Site Security Plan, Contingency Plan, and Transportation Control Plan (TCP) for the remedial activities
9. Developed the internal draft remedial design details – plans and specifications
10. Developed and submitted the wetlands mitigation and monitoring plan (Terraphase 2012p) to the RWQCB and United States Army Corps of Engineers (USACE)
11. Prepared and submitted responses to the BCDC regarding their comments on the administrative permit application (Terraphase 2012l)
12. Prepared and submitted a consultation letter to the California Office of Historic Preservation regarding national historic district non-contributing elements (City of Richmond 2012)
13. Meeting with the City of Richmond, Upstream, and the 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 April 19, 2012
14. Developed and submitted a soil gas investigation work plan to the City of Richmond, Upstream, and RWQCB for review (Terraphase 2012w)
15. Developed the internal draft response to comments to the review and comments letter on the draft FS/RAP from the RWQCB (RWQCB 2012b)
16. Conducted a soil gas investigation on IR Site 3 per the Soil Gas Survey Work Plan (Terraphase 2012w)
17. Submitted the soil gas investigation summary to the RWQCB (Terraphase 2012ee)
18. Communication with the RWQCB and the Office of Historic Preservation regarding the wetland mitigation and monitoring plan and permits
19. Developed and submitted work plan for the waste characterization of the industrial waste area to the RWQCB, Upstream, and the City of Richmond (Terraphase 201211)

Upcoming Work in December 2012:

1. Review analytical results from the investigation for waste characterization of the former industrial waste area and develop draft report
2. Develop a summary of the industrial waste area waste characterization investigation for inclusion in the waste characterization report

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 November 2012:

1. Pre-project planning and discussions with the City of Richmond, Upstream, and the RWQCB regarding the interim remedial measures
2. Pre-project planning for interim remedial measures
3. Implementation of in-situ groundwater treatment injections via enhanced reductive dechlorination (ERD), approximately 25% complete

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
4. 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 and on April 18, 2012
5. Groundwater monitoring well installation and sampling
6. Prepared and submitted a response letter (Terraphase 2012q) to PMCAC comments on the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r)
7. Prepared and submitted the addendum (Terraphase 2012r) to the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) to the RWQCB
8. Prepared and submitted the Step Out Investigation, Building 87 Area letter to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012gg)
9. Prepared and submitted Step Out Investigation letter for Building 87 area (Terraphase 2012ii)
10. Prepared and submitted the Draft Second Addendum to the Revised Final Groundwater Remediation Work Plan for IR Site 4, Drum Lot 2/Building 87 Area to the RWQCB (Terraphase 2012mm)
11. Obtained permits and revised investigation scope and remediation design
12. Groundwater monitoring to delineate horizontal and vertical extent of VOCs in groundwater
13. Additional groundwater monitoring well installation and sampling

Upcoming Work in December 2012:

1. Continue and complete in-situ groundwater treatment injections via ERD

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)

Work completed in November 2012:

1. Review of requirements and UST status to begin preparing UST Management Plan

Major Work Items Previously Completed in 2012:

None

Upcoming Work in December 2012:

1. Begin preparing draft UST Management Plan

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 November 2012:

1. Conducted routine quarterly UST closure monitoring inspections
2. Cleaned out drainage structures identified as needing maintenance during previous inspection
3. Performed maintenance on access paths used for routine UST inspections
4. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012pp)

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 2012d) to the RWQCB
4. Field inspection, identification, and implementation of maintenance activities on the UST features (such as monitoring wells and drains)
5. Conducted brush clearing on USTs' drainage features to improve access for monitoring
6. Conducted routine quarterly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
7. Prepared the internal draft structural inspection report based on UST inspection in January 2012
8. Installed "Keep Off" signs on the USTs warning vehicle traffic to stay off the tops of the USTs
9. Clean out drainage structures identified as requiring maintenance

10. Prepared and submitted the first quarter 2012 UST closure monitoring report to the RWQCB (Terraphase 2012u)
11. Prepared and submitted the second quarter 2012 UST closure monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012aa)
12. Communicated with RWQCB regarding groundwater monitoring well decommissioning

Upcoming Work in December 2012:

1. Conduct routine monthly UST closure monitoring inspections
2. Perform annual review of UST monitoring

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 November 2012:

1. Submitted monthly remediation status report for October 2012 to the RWQCB (Terraphase 2012qq)
2. Submitted the insurance budget summary and project status update for April through October 2012 to Upstream, the City of Richmond, and ACE Group

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)
3. Submitted monthly status report for February 2012 (Terraphase 2012m)
4. Submitted monthly status report for March 2012 (Terraphase 2012n)
5. Submitted monthly status report for April 2012 (Terraphase 2012v)
6. Meeting with ACE Group on May 2, 2012 regarding insurance reporting requirements
7. Submitted monthly status report for May 2012 (Terraphase 2012x)
8. Submitted monthly status report for June 2012 (Terraphase 2012y)
9. Submitted monthly status report for July 2012 (Terraphase 2012ff)
10. Submitted monthly status report for August 2012 (Terraphase 2012hh)
11. Meeting with City of Richmond regarding project status on September 7, 2012
12. Site visit with City of Richmond on September 17, 2012
13. Submitted the insurance budget summary and project status update to Upstream, the City of Richmond, and ACE Group
14. Submitted monthly status report for September 2012 (Terraphase 2012kk)

Upcoming Work in December 2012:

1. Submit monthly remediation status report for November 2012 to the RWQCB
2. Submit the insurance budget summary and project status update for November 2012 to Upstream, the City of Richmond, and ACE Group

Task 10: Discoveries During Facility Redevelopment (Compliance Date: 60 days from initial discovery)

None

Task 11: IR Site 1 ROD (Compliance Date: None)

Work completed in November 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. Installation of additional piping and equipment to allow for continued operation during a power failure
4. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012nn)

Major Work Items Previously Completed in 2012:

1. Routine monthly and quarterly 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 operation, maintenance and monitoring of the landfill treatment system
4. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012c)
5. Installation of temporary treatment equipment due to an extended power failure
6. Prepare and submit the first quarter 2012 landfill monitoring report to the RWQCB (Terraphase 2012t)
7. Evaluation of existing treatment system data and proposed treatment system modifications
8. Prepared and submitted the second quarter 2012 landfill monitoring report to the City of Richmond, Upstream, and the RWQCB (Terraphase 2012bb)

Upcoming Work in December 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Non-routine maintenance of treatment equipment
4. Installation of sand filters at the landfill treatment system
5. Change out of the filtration media at the landfill treatment system

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 quarterly and annual 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 RWQCB reauthorized operation of the PGWTP at a flow rate of up to 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 November 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the extraction well pumps
3. Cleaned secondary containment pad
4. Installed sand filters
5. Cleaned the process tanks
6. Troubleshooting of the alarm system
7. Non-routine maintenance on the oil-water separators
8. Change out of the granular activated carbon units

9. Non-routine repairs to the process equipment
10. Prepared and submitted the Third Quarter 2012 Quarterly Monitoring Report (Terraphase 2012oo)

Major work items completed previously in 2012:

1. Prepared and submitted a comment letter (Terraphase 2012b) 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)
3. Prepared and submitted the first quarter (Terraphase 2012s) and second quarter 2012 PGWTP monitoring report (Terraphase 2012cc) to the RWQCB
4. Cleaning and repair of the oil-water separators and associated pump
5. Installation of floaters on the power supply lines in response to the power failure
6. Emergency operation of the PGWTP using backup power and portable pumps
7. Maintenance on the extraction well pumps and piping due to sediment buildup
8. Replacement of the filtration media at the PGWTP
9. Non-routine maintenance on the bioreactor tank
10. Installed scaffolding on tanks for access
11. Removed old pipes and electrical lines
12. Non-routine repairs to the process equipment

Upcoming Work in December 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Installation and troubleshooting of the sand-filters
3. Alarm system troubleshooting
4. Preparation of the combined annual and fourth quarter 2012 PGWTP monitoring report

Site-wide Groundwater Monitoring

The purpose of the site-wide groundwater monitoring is to provide groundwater quality data that can be evaluated against established screening criteria for the Site. This program will help protect human health and the environment and prevent releases to the San Francisco Bay. Integrating data collected under this program with previous data is intended to support compliance and closure in accordance with regulatory requirements. Groundwater monitoring is being conducted on a semi-annual basis (wet-season and dry-season) per the Site-Wide Groundwater Monitoring Plan (Terraphase 2011n) that was approved by the RWQCB on August 30, 2011 (RWQCB 2011b). Data collected is summarized and submitted as semi-annual monitoring reports to the RWQCB.

Work completed in November 2012:

1. Data evaluation for dry-season semi-annual groundwater monitoring event
2. 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, February, and April) per RWQCB request
3. Sampling and analysis of the seep from the rock outcrop (on March 26, 2012) per RWQCB request
4. Submitted the dry-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012o)
5. Assessment of groundwater monitoring wells monuments and risers to be decommissioned

6. Conduct the wet-season semi-annual groundwater monitoring event
7. Submitted the wet-season semi-annual groundwater monitoring report to the RWQCB (Terraphase 2012z)
8. Submitted the Well Decommissioning Work Plan (Terraphase 2012dd) to the RWQCB
9. Conduct the semi-annual groundwater monitoring event

Upcoming Work in December 2012:

1. Data evaluation and reporting for the dry-season semi-annual groundwater monitoring event
2. Implementation of groundwater monitoring well decommissioning

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 are the IR Site 3 FS/RAP and Waste Characterization Report. The RWQCB's comments on the FS/RAP and Waste Characterization Report (including soil cleanup goals) will be incorporated into the two documents with additional information collected during the soil gas investigation and re-submitted to the RWQCB as draft final in early 2013. The draft final FS/RAP and Waste Characterization Report will be presented to the PMCAC prior to submittal to the RWQCB. Dry-season groundwater monitoring was completed in October 2012. In-situ groundwater remediation at IR Site 4 using ERD began in November 2012. Groundwater monitoring well decommissioning is scheduled to occur in December 2012.

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

Sincerely,
For Terraphase Engineering Inc.



Lauren Vigliotti, PG (No. 8775)
Professional Geologist



Ryan Janoch, PE (C78735)
Professional Engineer

cc: Carlos Privat, 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 Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

Point Molate Bibliography

- City of Richmond. 2012. Letter from Richard Mitchell (Planning Department) to Mr. Tristan Tozer (California Office of Historic Preservation) RE: *Section 106 Consultation for the Point Molate IR Site 3 Remediation Project, Former Naval Fuel Depot Point Molate, Richmond, CA*. April 3.
- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Leyva to Mr. 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. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.
- RWQCB. 2012a. Order No. R2-2012-0012 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). February 8.
- RWQCB. 2012b. Letter from Mr. George Levya to Mr. Bruce Goodmiller RE: *Review and Comments - Draft FS/RAP, Former Naval Fuel Depot Point Molate, Richmond, Contra Costa County*. February 17.
- RWQCB. 2012c. Letter from Ms. Lila Tang to Mr. Steve Duran RE: *Reauthorization to Discharge from the Packaged Groundwater Treatment Plant (PGWTP) located at the former Naval Fuel Depot, Point 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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- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
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- Terraphase. 2012v. Monthly Remediation Status Report for Work in April 2012, Former Naval Fuel Depot Point Molate Richmond, California. May 15.
- Terraphase. 2012w. Soil Gas Survey Work Plan, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate, Richmond, California. May 22.
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