

CITY OF RICHMOND
Pt. Molate Community Advisory Committee
Monday, June 15, 2015 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

Members:

Shana Bagley

Bruce Beyaert

Bruce Brubaker

Charles Duncan

Joan Garrett

Mark Howe

Bob McNeil

Katrinka Ruk

Pam Stello

AGENDA

1. **Call to Order** (1 min.)
2. **Meeting Administration**
 - a. Roll Call (1 min.)
 - b. Approval: Acting Chair (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** (2 min.)
6. **Open Forum** (3 minutes per person limit)
7. **Presentations, Discussion & Action Items** (45 min.)
 - a. Presentation: Richmond Youth Council (10 min.), Q&A (5 min.) Raul Garcia and Joseph Jackson, Members, Richmond Youth Council
 - b. Action Item: Nematode Holdings for near term leases of certain buildings at Pt. Molate (10 min.), Q&A (5 min.)
 - c. Discussion: Sub-committees for PMCAC 3rd term (5 min.)
 - d. Action Item: PMCAC Chair & Vice-Chair Elections (15 min.)
8. **Staff Reports** (10 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Project Manager's Staff Report (10 min.) -- including
 1. Expenditures and balance from the Navy Escrow Fund
 2. Expenditures and balance from the General Fund
 3. Insurance Reporting filings
 4. Monthly summary of security incidents
 5. Monthly summary of authorized entries
 6. Caretaker Summary

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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 May 18, 2015

10. PMCAC Quarterly Report to City Council (15 min.)

- a. REVIEW – PMCAC Monthly Report May 2015 to Mayor (5 min.)

11. Future Agenda Items (5 min.)

- a. PMCAC Annual Report
- b. Sedway Consulting Best Use Results with Pt. Molate Working Group
- c. PMCAC appointment status – TBD (2 min.)

12. City Council Liaison Reports (12 min.)

- a. Report by Councilmember Martinez regarding recent issues in Richmond relevant to the Advisory Committee. (10 min.)
- b. PMCAC appointment status – TBD (2 min.)

13. Chair and Sub-Committee Reports (24 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 (10 min.)
 1. Weekly IR Site 3 Progress Reports
 2. April 2015 Monthly Status Report
- b. Chair (2 min.)
 1. Identification of pending schedule conflicts

14. Adjournment of PMCAC regular meeting

15. Assemblage of PMCAC Standing Sub-Committees

Scheduled Meetings

Committee Meeting - Monday, July 20, 2015, 6:30 pm

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

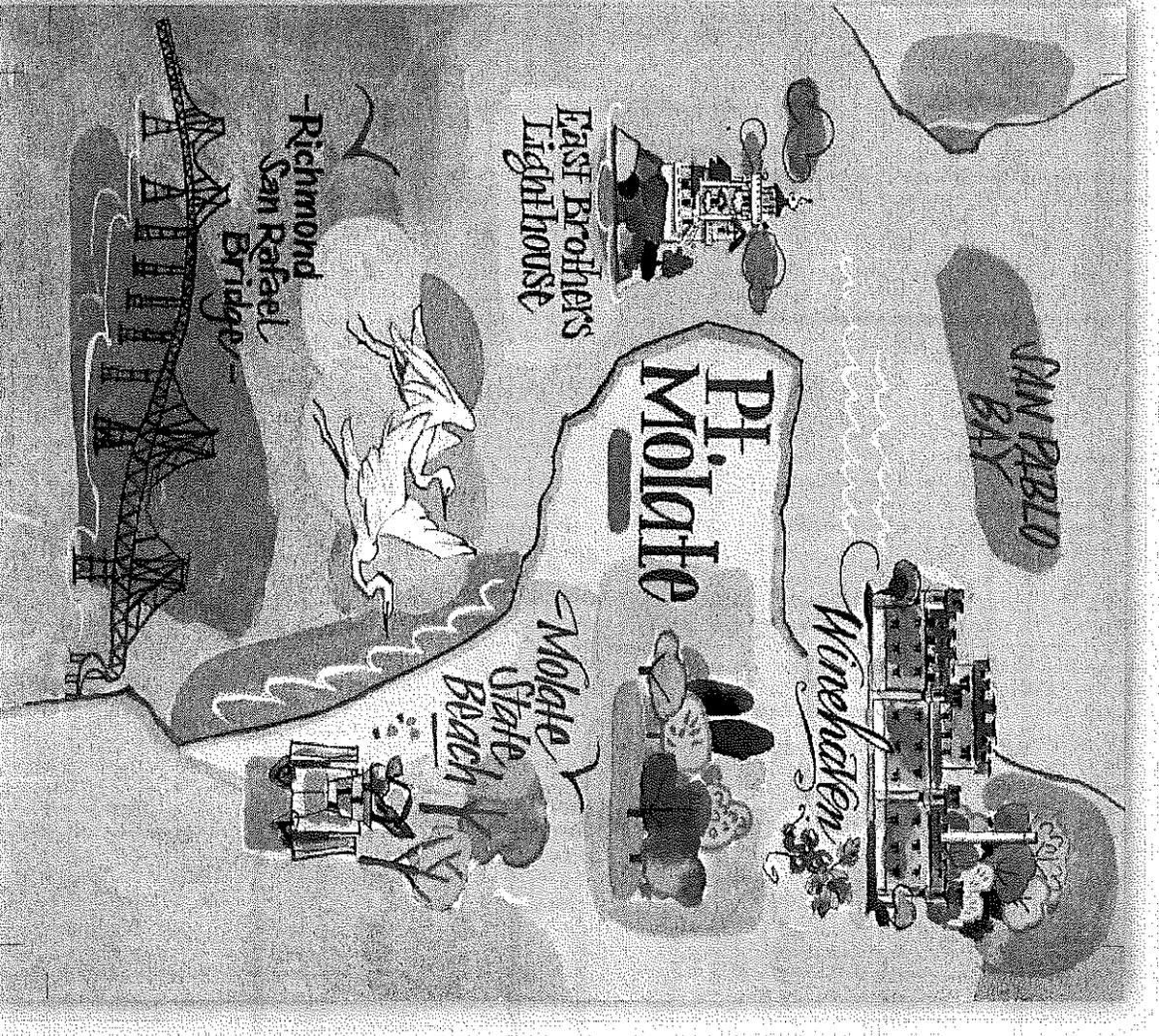
City Clerk's web location: <http://ca-richmond2.civicplus.com/index.aspx?NID=2442>

Additional correspondence can be directed to PtMolateCAC@gmail.com

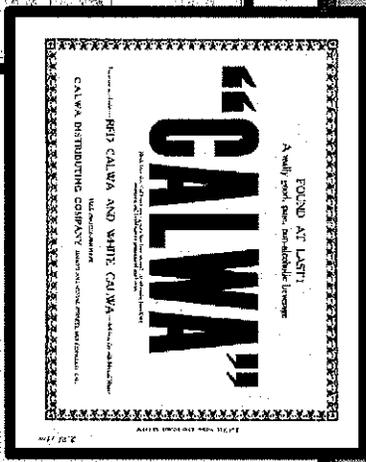
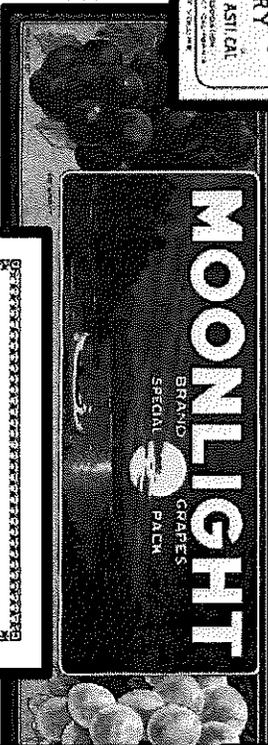
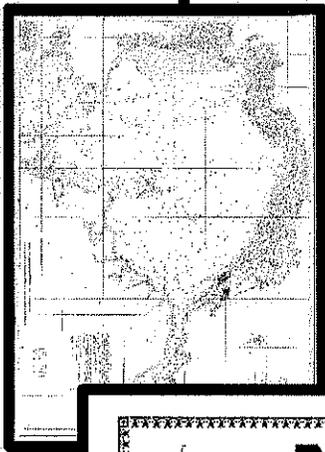
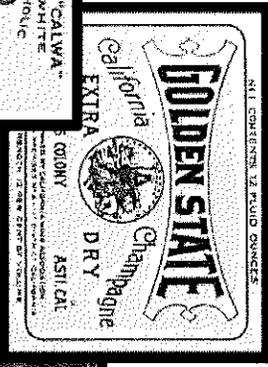
PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXRzEb-72MzVkZWQ1ZDQ0NWl0wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

POINT MOLATE TEMPORARY RENTALS

7B1



GOALS



ACTIVATION & REVENUE

- ▶ GENERATE MODEST REVENUE
- ▶ PREVENT FURTHER DETERIORATION
- ▶ CULTIVATE APPROPRIATE STAKEHOLDER INTEREST

CUSTODIAL

7B4

- ▶ INVENTORY / ASSESS SPACE
- ▶ CONTRIBUTE TO INFRASTRUCTURE DISCUSSION
- ▶ REGULARIZE INSURANCE

DEMONSTRATION

7B5

- ▶ “PRESIDIO TRUST” CONCEPT
- ▶ PROPERTY IS ECONOMICALLY VIABLE
- ▶ WINEHAVEN

TENANT SEARCH

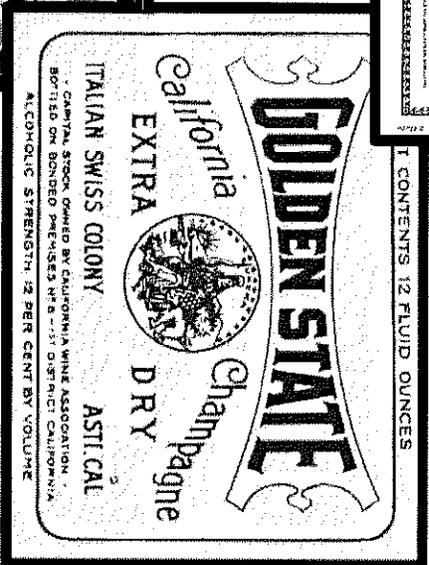
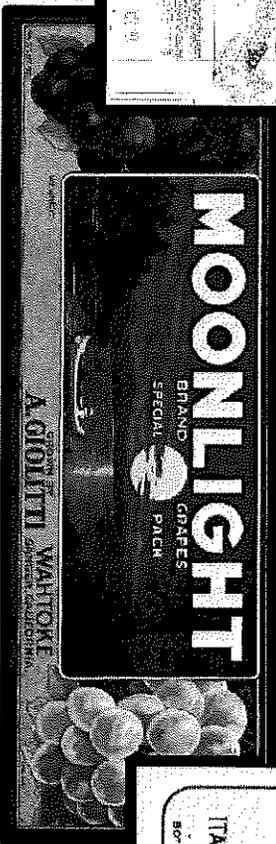
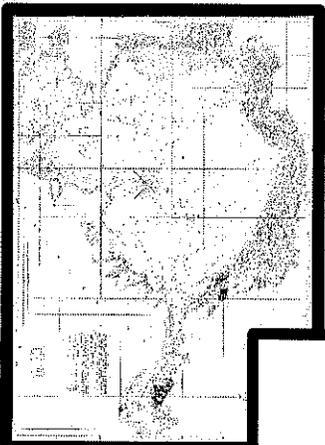
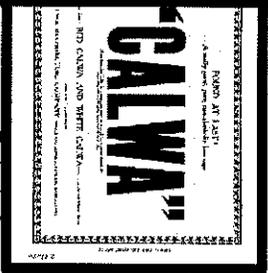
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PROCUREMENT

PROPERTY MANAGEMENT

- ▶ RENT COLLECTION
- ▶ APPROPRIATE USE OVERSIGHT
- ▶ INFRASTRUCTURE ASSESSMENTS
- ▶ LIABILITY ASSESSMENT & MITIGATION
- ▶ MOVE-IN/MOVE-OUT PREP

PRECEPTS



12 FLUID OUNCES

SHORT-TERM

- ▶ 1 YR, NO CAUSE 30 DAY NOTICE
- ▶ DAY USE (EVENTS, FILMING, ETC)
- ▶ TENANT GENERATED IMPROVEMENTS

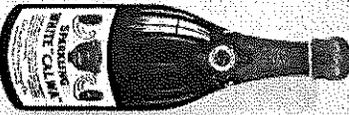
EQUALLY IMPORTANT

7510

- ▶ ENVIRONMENTALLY CONSCIENTIOUS
- ▶ ONGOING MEDIATION JOB # 1
- ▶ VISUALLY SENSITIVE

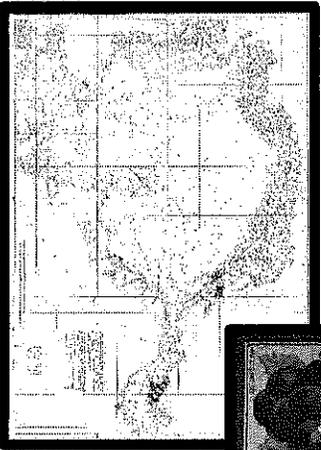
TYPES OF TENANTS

SPARKLING "CALWA"
RED OR WHITE
NON-ALCOHOLIC

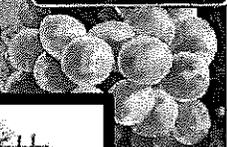


Calwa Distributing Co.
MARKET & SECOND STS.
LOS ANGELES, CALIFORNIA
THE WINE OF THE WEST

DOWN AT LAST!
A long quest has reached its end
"GALWA"
The new sparkling wine
It's the difference between the ordinary and the extraordinary



MOONLIGHT
BRAND
SPECIAL
GRAPES
PACK

I'm cutting
quite a figure



NET CONTENTS 12 FLUID OUNCES

GOLDEN STATE
California
EXTRA
ITALIAN SWISS COLONY
ASTI, CAL



Champagne
DRY

MADE BY CALIFORNIA WINE ASSOCIATION
REMISES No. 8 - 1ST DISTRICT CALIFORNIA
LENGTH 12 PER CENT BY VOLUME

SLACKMAN CO.
SAN FRANCISCO
CALIFORNIA
COGNAC

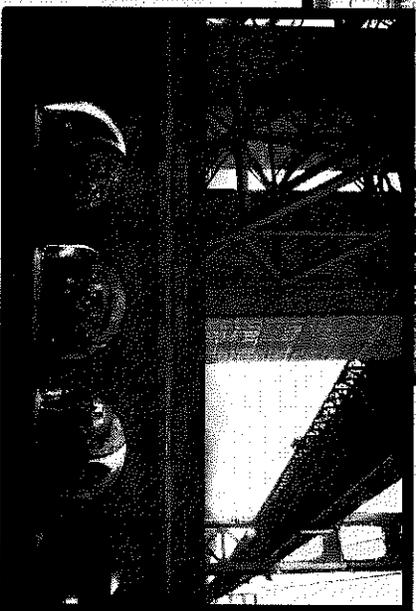
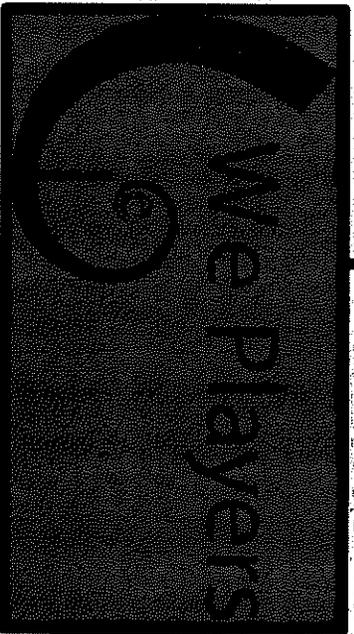


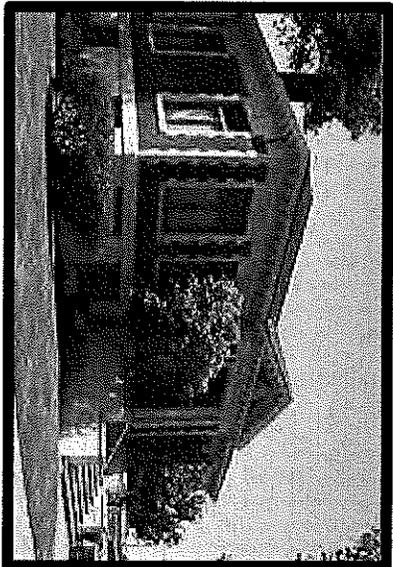
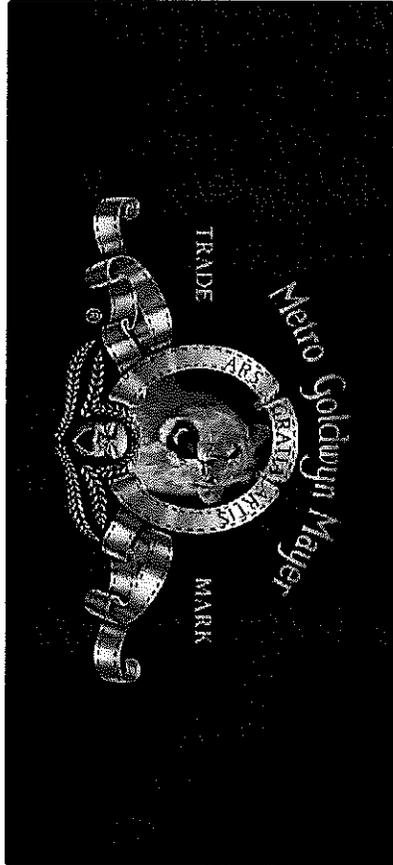
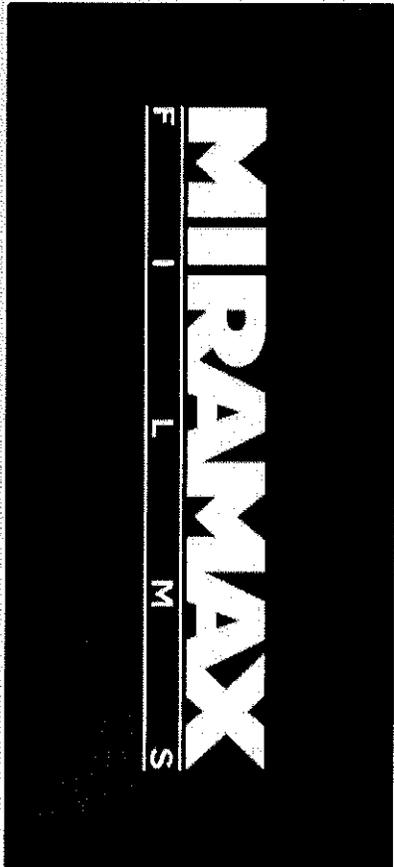
CULTURAL /

PROMOTE RICHMOND

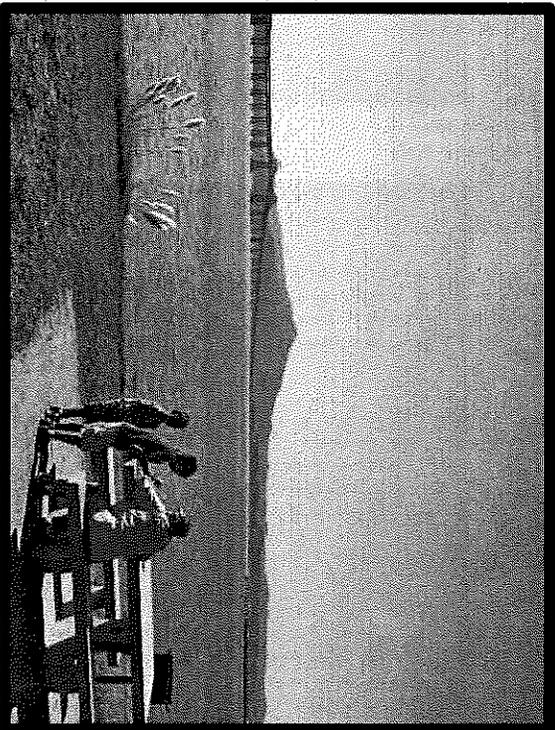
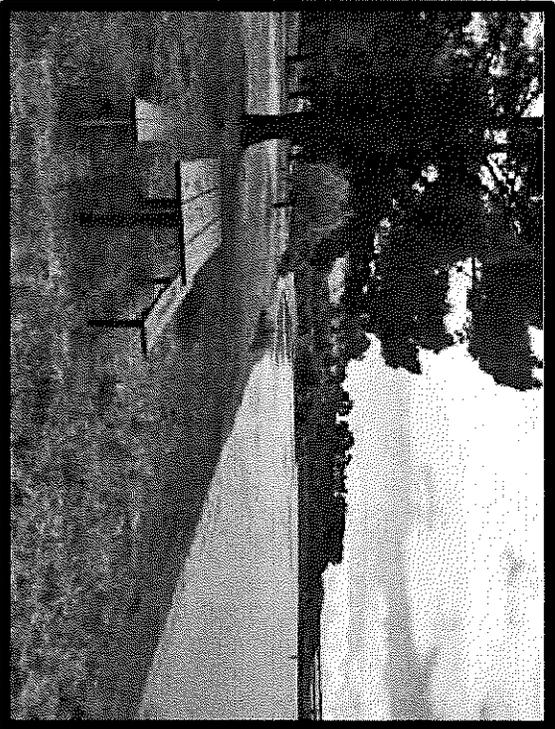
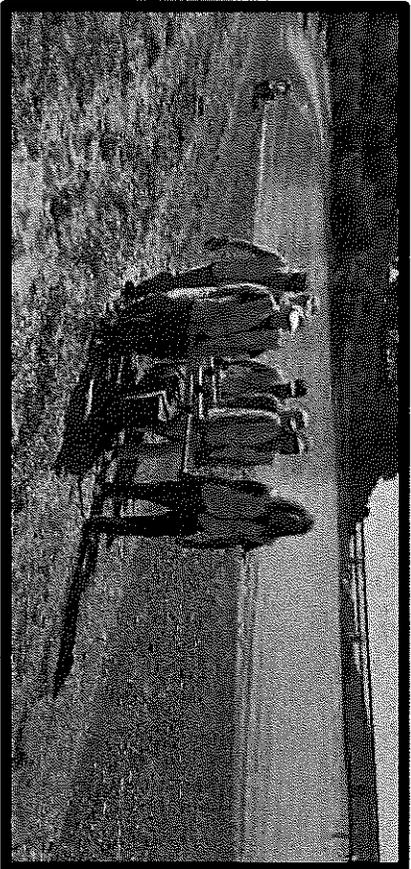
Our Mission

We Players presents performance events that transform public spaces into realms of participatory theater. We bring communities together, reclaiming local spaces for public discourse and civic celebration through art. Extending the transformative powers of performance beyond the stage, we invite our collaborators and audience to engage fully and awaken to the spectacular world around us.

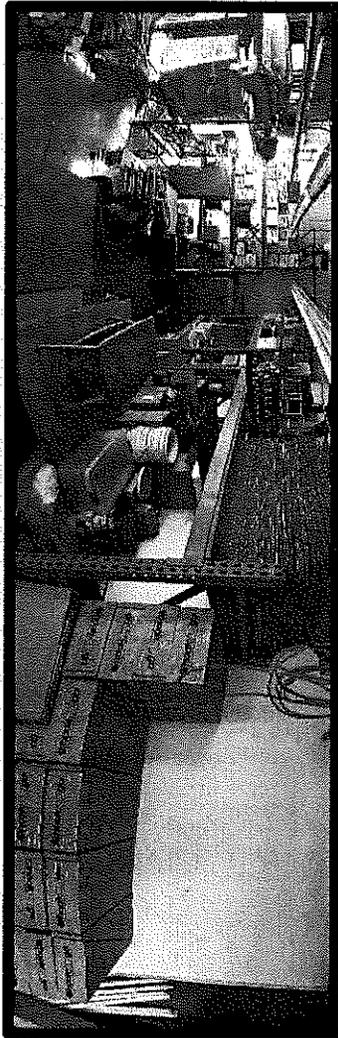
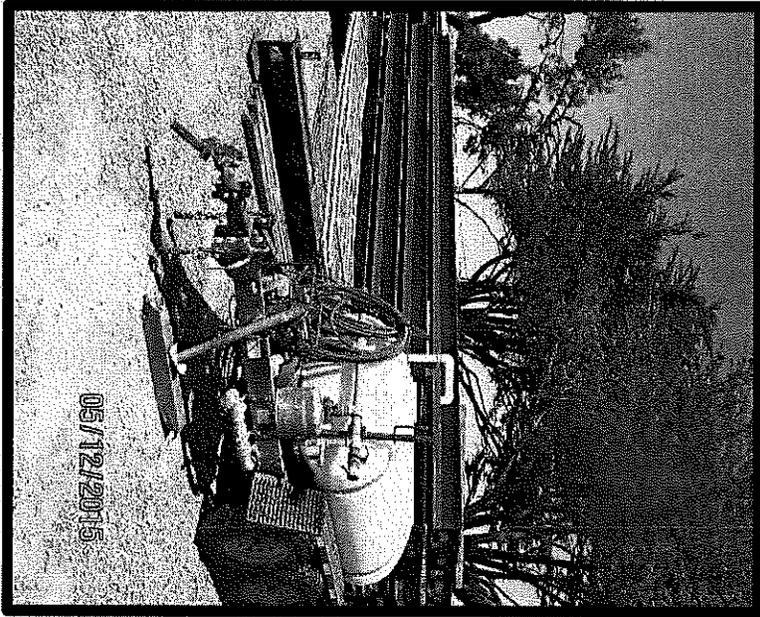




LOGISTICAL / SUPPORT PARK

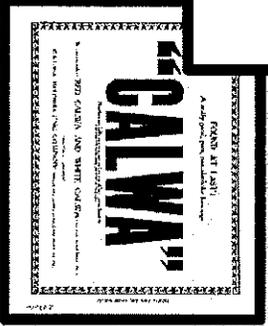
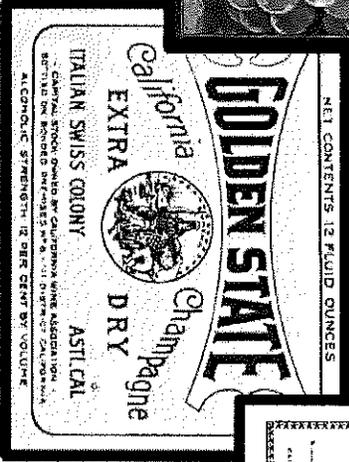
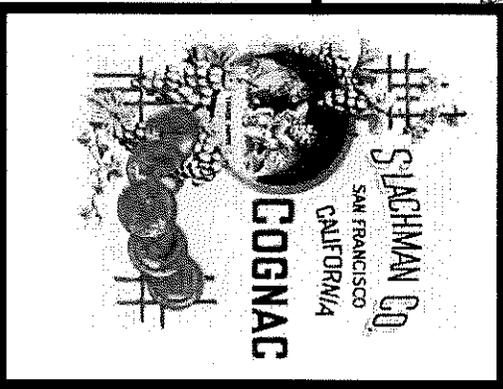
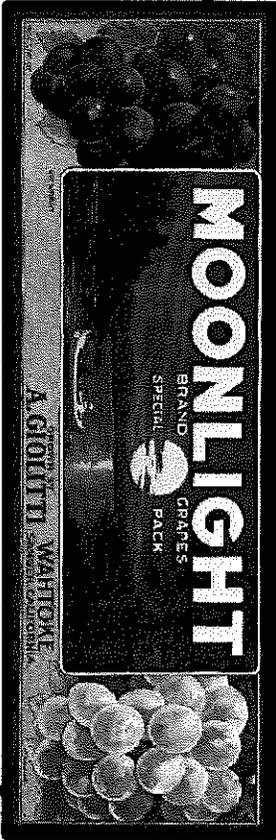
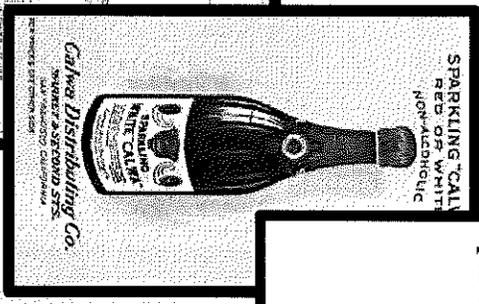
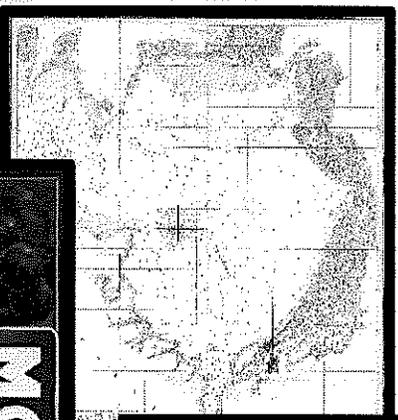


STORAGE



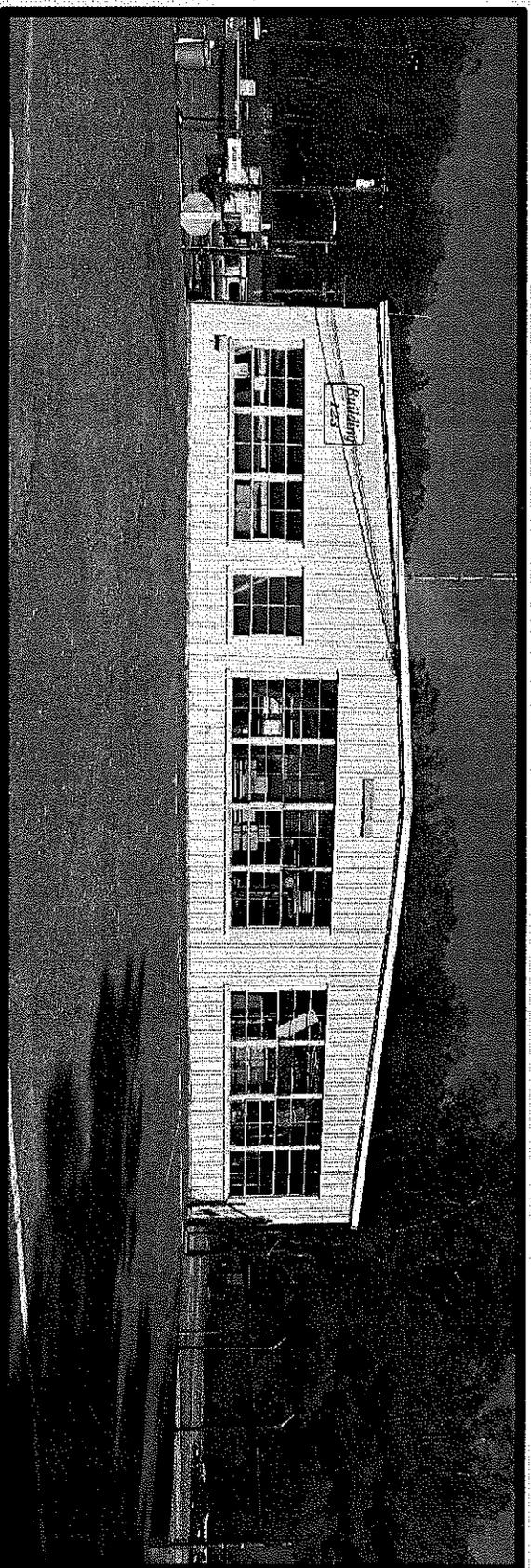
LOCATIONS, FACTORS & PROPOSED USES

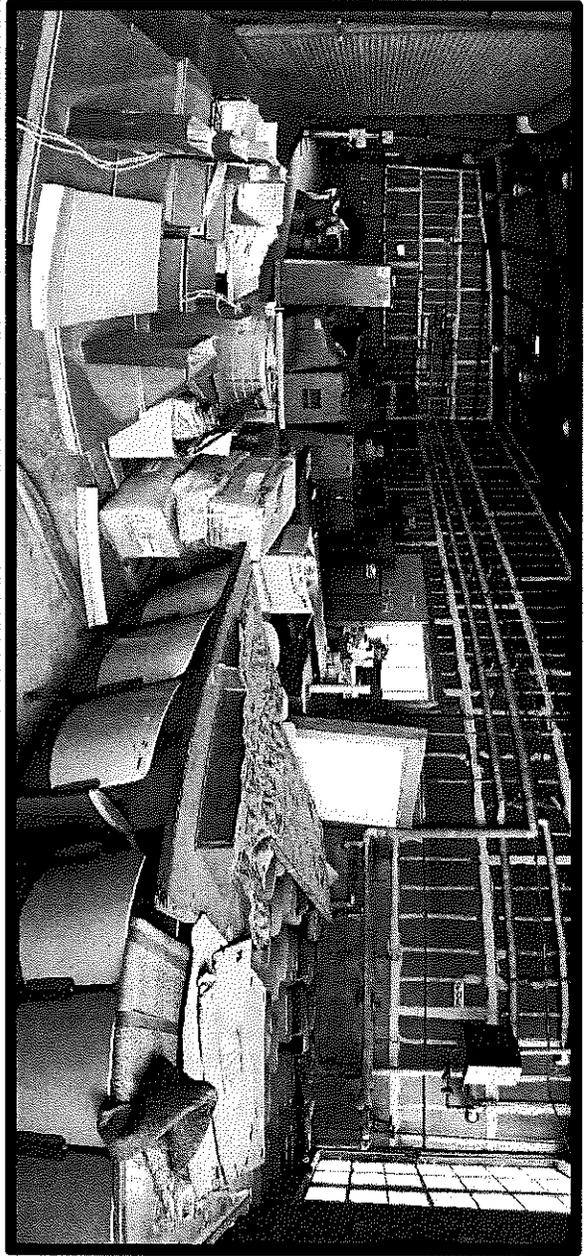
7/21/16



BUILDING 123

- ▶ APPROXIMATELY 1500 SQ FEET
- ▶ CONSIDERABLE CLEAN-UP COSTS
- ▶ STORAGE

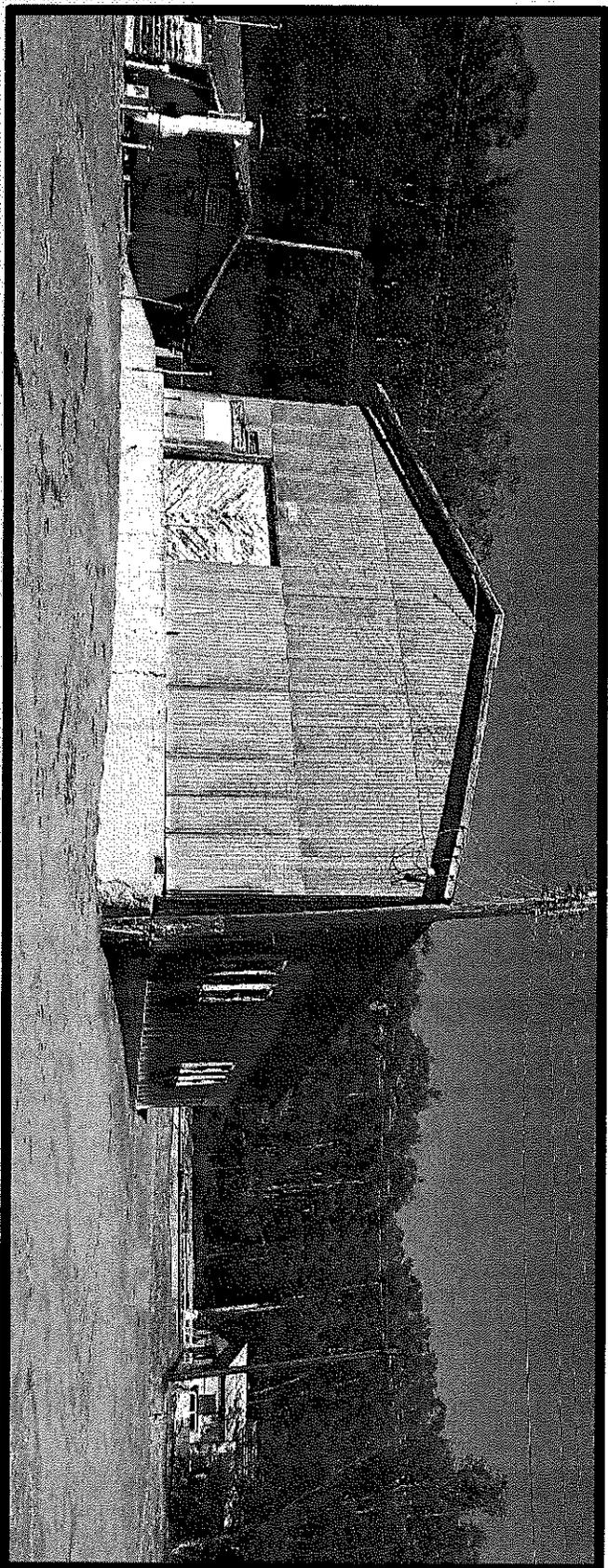




7B18

BUILDING 17

- ▶ APPROXIMATELY 1500 SQ FEET
- ▶ RICHMOND MUSEUM (INSURANCE?)



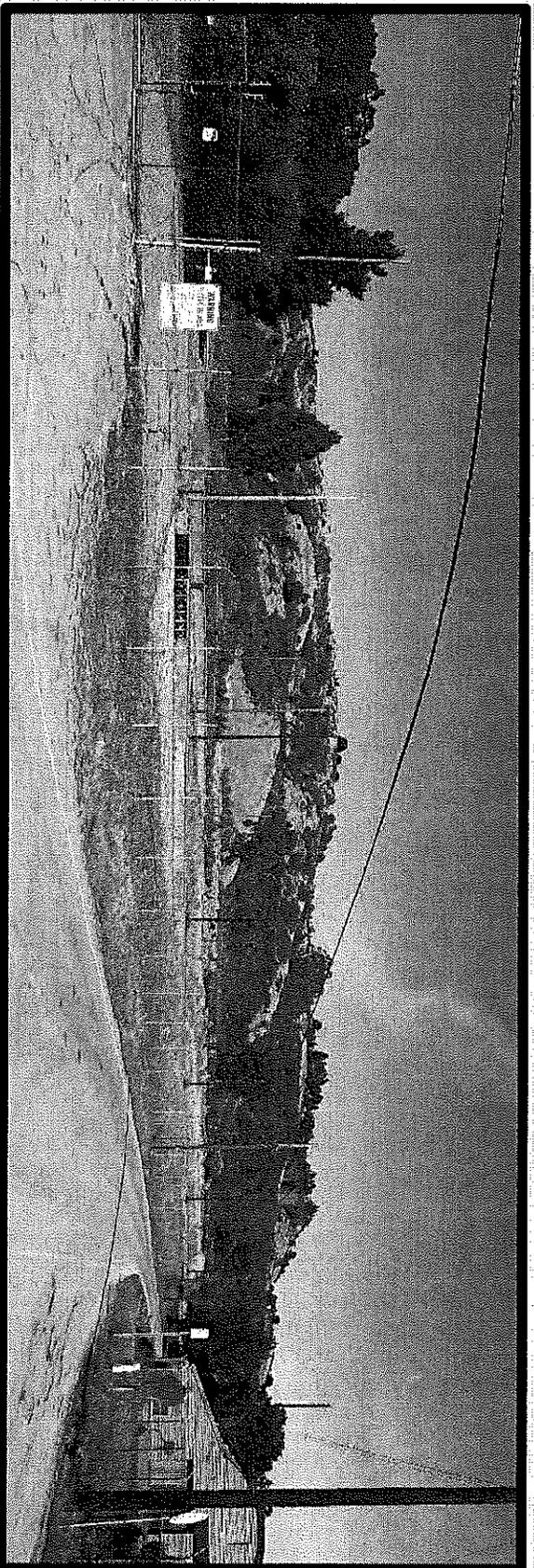
QUONSET HUTS (BLDG 87)

- ▶ APPROXIMATELY 2000 SQ FEET
- ▶ EAST BAY CENTER FOR PERFORMING ARTS (INSURANCE?)
- ▶ SITE FOR PARK SUPPORT SERVICES?



IR SITE 4 DRUMLOT 2

- ▶ APPROXIMATELY 50,000 SQ FEET
- ▶ LAY DOWN STORAGE



SAMPLE DEAL # 1

BUILDING 123

- ▶ TENANT: WE PLAYERS
- ▶ USE: SET STORAGE
- ▶ RENT: 40 CENTS SQ FOOT = \$600/MO
- ▶ CLEAN-UP ESTIMATE: \$5K
- ▶ SPLIT WITH CITY (AFTER CLEAN-UP): 50 - 50
- ▶ BENEFITS: RESPONSIBLE TENANT, LIKELY TO PROMOTE POINT MOLLATE IN SHOWS

SAMPLE DEAL # 2

DRUMLLOT

- ▶ TENANT: CONSTRUCTION COMPANY / REFUGEE FROM TREASURE ISLAND
- ▶ USE: LAY DOWN STORAGE (CONSTRUCTION MATERIALS, EQUIPMENT)
- ▶ RENT: 02 CENTS SQ FOOT = \$1000/MO
- ▶ PREPARE SPACE / ERECT PROTECTIVE BARRIERS: \$10K SPLIT WITH CITY (AFTER PREP COSTS): 50 - 50
- ▶ BENEFITS: RESPONSIBLE TENANT, INCOME FOR CUSTODIAL, PROMOTIONAL WORK

TIMING

- ▶ SUBJECT TO CITY PROCESS
- ▶ IDEALLY UNDERWAY WITH SPACE INVENTORY, INSURANCE OVERVIEW JULY 1
- ▶ FIRST NEW TENANT BY LABOR DAY?





Pt Molate Report

PMCAC #49 June 15, 2015

Expenditures and balance from Navy Escrow Fund:

- Three Expenditures totaling \$404,818.71 thru June 1, 2015.
- Balance: \$14,469,740.04.57

Expenditures and balance from City General Fund:

- Expenditures to date for FY 14-15 total \$272,498.
- Balance: \$149,833.

Insurance Report filings

- Report through March 2015 provided at May 2015 PMCAC Mtg.

Lease/Occupation status for all Pt. Molate Users

- No Caretaker review for May 2015 available/enclosed.
- Caretaker attends the IR Site 3 Project Meetings conducted by PSEC
- Point Molate Beach Park Volunteer Representative sent correspondence regarding speeding along Stenmark Drive
- Parks Division representative sent correspondence regarding beach park bluff erosion

Monthly Summary of security incidents:

- May, 2015 report enclosed.
- No significant incidents were reported for May 2015, 7 Officers assigned during month to perform and 2064 security checks were performed from upper ridge line to lower shoreline areas;
- DP Security performed 51 Contacts during this period.

Monthly Summary of authorized entries:

- There were three public entry authorizations for prior month
- One request to Scout the area for a group day hike (Hughes)
- Two requests to monitor Osprey nests (Brake, Pericoli).

Caretaker Summary

- Public Works Dept. indicated no report is available for this past period.

Beach Park

- No significant events reported through DP Security

IR Site 3 Remediation and Abatement Project

- Project is out of winter weatherization mode. March 18 was the remobilization date.

- Bill Carson of Terraphase will be providing a current status update on IR Site 3 at tonight's meeting.
- Projected completion schedule is tentatively set for July, 2015.
- A ribbon cutting site reopening event would be planned for July/August time period.

Other – Adjacent Shoreline Property

- Red Rocks Marina is up for sale. This is significant historical location and place for the Richmond – Pt San Quentin/San Rafael ferry ran up until the Richmond San Rafael Bridge was built and open in 1956. Red Rocks property owner of record shows Castro Point, LLC, 3781 La Honda Road, San Gregorio, CA 94074.

Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures As of 6/11/2015	Revenues As of 6/11/2015	Balance As of 6/11/2015
BPXpress				
BPXpress	9/27/2014	\$ 1,145.64		
TOTAL		\$ 1,145.64		\$ 1,145.64
City of Richmond - Reimbursements				
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		
City of Richmond - 2011 Single Audit Reimbursement	7/9/2012	\$ 10,234.00		
City of Richmond - 2012 Single Audit Reimbursement	6/3/2014	\$ 10,227.00		
City of Richmond - 2013 Single Audit Reimbursement	6/3/2014	\$ 9,200.00		
TOTAL		\$ 90,267.57	\$ -	\$ 90,267.57
Contra Costa County				
Contra Costa County	7/15/2010	\$ 1,264.00		
Contra Costa County	10/18/2010	\$ 632.00		
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	Net Total*
TOTAL		\$ 1,896.00	\$ 158.00	\$ 1,738.00
Contra Costa Environmental Health				
Contra Costa Environmental Health/CCHS	1/5/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	2/16/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	8/23/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	11/14/2011	\$ 474.00		
Contra Costa Environmental Health/CCHS	1/25/2012	\$ 395.00		
Contra Costa Environmental Health/CCHS	8/29/2012	\$ 632.00		
Contra Costa Environmental Health/CCHS	10/30/2012	\$ 316.00		
Contra Costa Environmental Health/CCHS	2/12/2013	\$ 316.00		
Contra Costa Environmental Health/CCHS	6/14/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	8/8/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	12/18/2013	\$ 348.00		
Contra Costa Environmental Health/CCHS	2/10/2014	\$ 348.00		
Contra Costa Environmental Health/CCHS	6/3/2014	\$ 348.00		
TOTAL		\$ 5,295.00	\$ -	\$ 5,295.00

BAI.2

Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures As of 6/11/2015	Revenues As of 6/11/2015	Balance As of 6/11/2015
Escrow Account Holder Fees				
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		
FAFC Fee Slip - June & July 2013	8/2/2013	\$ 600.00		
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		
FAFC Fee Slip - May 2011	5/5/2011	\$ 300.00		
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		
FAFC Fee Slip - November & December 2011	12/6/2011	\$ 600.00		
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		
First American Fund Control	11/1/2010	\$ 2,704.15		
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		
Union Bank Fees	9/20/2013	\$ 1,560.00		
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$1,060.00		
TOTAL		\$ 18,014.15	\$ -	\$ 18,014.15

Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
Morrison & Foerster LLP				
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		
Morrison & Foerster LLP	1/25/2012	\$ 297.50		
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		
Morrison & Foerster LLP	5/18/2012	\$ 297.50		
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		
TOTAL		\$ 19,807.50	\$ -	\$ 19,807.50
Nichols Consulting Engineers, CHTD				
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		
Nichols Consulting Engineers, CHTD	8/1/2014	\$ 18,583.67		
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		
Nichols Consulting Engineers, CHTD	1/20/2015	\$ 24,708.88		
Nichols Consulting Engineers, CHTD	5/27/2015	\$ 19,792.58		
TOTAL		\$ 196,664.54	\$ -	\$ 196,664.54
Pacific States Environmental Contractors, Inc.				
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		
Pacific States Environmental Contractors, Inc.	3/11/2015	\$ 67,017.85		
Pacific States Environmental Contractors, Inc.	3/19/2015	\$ 7,324.50		
Pacific States Environmental Contractors, Inc.	5/27/2015	\$ 259,652.05		
TOTAL		\$ 2,999,197.66	\$ -	\$ 2,999,197.66
PG&E				
PG&E	10/21/2011	\$ 6,626.33		
PG&E	12/8/2011	\$ 3,016.85		
PG&E	3/15/2012	\$ 3,026.91		
TOTAL		\$ 12,670.09	\$ -	\$ 12,670.09
RORE, Inc.				
RORE, Inc.	1/5/2011	\$ 31,581.00		
TOTAL		\$ 31,581.00	\$ -	\$ 31,581.00

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Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures As of 6/11/2015	Revenues As of 6/11/2015	Balance As of 6/11/2015
Savings Interest				
Savings Interest	9/1/2011		\$ 8,047.46	
Savings Interest	3/7/2011		\$ 2,704.15	
Savings Interest - April 2010	5/10/2010		\$ 1,969.85	
Savings Interest - April 2010	5/12/2010		\$ 3,216.95	
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	
Savings Interest - April 2011	5/18/2011		\$ 415.61	
Savings Interest - April 2011	5/25/2011		\$ 2,160.76	
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	
Savings Interest - August 2010	9/15/2010		\$ 773.33	
Savings Interest - August 2010	9/15/2010		\$ 773.33	
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	
Savings Interest - August 2010	3/7/2011		\$ (773.33)	
Savings Interest - August 2011	9/19/2011		\$ 2,080.17	
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	
Savings Interest - December 2010	1/26/2011		\$ 654.76	
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	
Savings Interest - December 2010	1/26/2011		\$ 4,961.46	
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	
Savings Interest - Decemberr 2011	1/30/2012		\$ 2,005.79	
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	
Savings Interest - February 2011	3/3/2011		\$ 504.17	
Savings Interest - February 2011	3/28/2011		\$ -	
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	
Savings Interest - January 2011	2/28/2011		\$ 567.29	
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	
Savings Interest - July 2010	8/11/2010		\$ 732.37	
Savings Interest - July 2010	8/11/2010		\$ 732.37	
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	
Savings Interest - July 2010	3/7/2011		\$ (732.37)	
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	
Savings Interest - July 2013			\$ 1,824.74	
Savings Interest - June 2010	7/26/2010		\$ 493.14	
Savings Interest - June 2010	7/26/2010		\$ 493.14	
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	
Savings Interest - June 2010	3/7/2011		\$ (493.14)	
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	
Savings Interest - June 2011	7/18/2011		\$ 419.20	
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	
Savings Interest - June 2012	7/16/2012		\$ 1,879.16	
Savings Interest - June 2013	7/10/2013		\$ 3,180.04	
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	
Savings Interest - March 2011	4/25/2011		\$ 430.34	

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Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures As of 6/11/2015	Revenues As of 6/11/2015	Balance As of 6/11/2015
Savings Interest - March 2011	4/25/2011		\$ 82.19	
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	
Savings Interest - May 2011	6/22/2011		\$ 1,710.88	
Savings Interest - May 2011	6/22/2011		\$ 5,027.83	
Savings Interest - May 2011	6/22/2011		\$ 427.76	
Savings Interest - May 2011	6/22/2011		\$ 523.78	
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	
Savings Interest - May 2013	6/14/2013		\$ 3,287.38	
Savings Interest - November 2010	12/15/2010		\$ 5,110.49	
Savings Interest - November 2010	12/15/2010		\$ 760.49	
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	
Savings Interest - November 2012	12/19/2012		\$ 1,838.75	
Savings Interest - October 2010	11/17/2010		\$ 696.94	
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 725.31	
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	
Savings Interest - September 2010	3/7/2011		\$ (725.31)	
Savings Interest - September 2011	10/12/2011		\$ 6,224.08	
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	
Revenue	6/30/2011		\$ 8.63	
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	
Interest	9/13-11/13		\$ 409.95	
Interest	12/13-5/14		\$ 959.40	
TOTAL			\$ 207,056.33	

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Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures As of 6/11/2015	Revenues As of 6/11/2015	Balance As of 6/11/2015
State Water Resources Control Board				
State Water Resources Control Board	11/10/2010	\$ 796.00		
State Water Resources Control Board	12/3/2010	\$ 3,553.88		
State Water Resources Control Board	4/18/2011	\$ 7,765.81		
State Water Resources Control Board	7/29/2011	\$ 8,397.38		
State Water Resources Control Board	10/21/2011	\$ 30,340.20		
State Water Resources Control Board	12/8/2011	\$ 36,003.36		
State Water Resources Control Board	1/25/2012	\$ 11,195.00		
State Water Resources Control Board	3/15/2012	\$ 48,289.05		
State Water Resources Control Board	7/9/2012	\$ 40,507.27		
State Water Resources Control Board	10/30/2012	\$ 31,116.76		
State Water Resources Control Board	12/6/2012	\$ 11,195.00		
State Water Resources Control Board	4/2/2013	\$ 23,492.08		
State Water Resources Control Board	8/8/2013	\$ 10,078.39		
State Water Resources Control Board (SCP Program)	12/18/2013	\$ 1,952.67		
State Water Resources Control Board	12/18/2013	\$ 11,877.00		
State Water Resources Control Board	2/10/2014	\$ 19,032.82		
State Water Resources Control Board	3/27/2014	\$ 6,224.57		
State Water Resources Control Board	6/3/2014	\$ 553.32		
State Water Resources Control Board	8/2/2014	\$ 20,589.19		
State Water Resources Control Board (SCP Program)	11/19/2014	\$ 34,327.45		
State Water Resources Control Board	11/27/2014	\$ 11,497.00		
State Water Resources Control Board	1/20/2015	\$ 11,497.00		
State Water Resources Control Board	3/19/2015	\$ 18,593.45		
TOTAL		\$ 398,854.65	\$ -	\$ 398,854.65
Terraphase Engineering, Inc.				
Terraphase Engineering, Inc.	6/6/2011	\$ 78,659.54		
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.61		
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.61		
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		
Terraphase Engineering, Inc.	8/8/2013	\$ 44,556.23		
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		
Terraphase Engineering, Inc.	4/18/2011	\$ 168,063.37		
Terraphase Engineering, Inc.	7/7/2011	\$ 66,639.77		
Terraphase Engineering, Inc.	7/29/2011	\$ 37,573.67		
Terraphase Engineering, Inc.	8/23/2011	\$ 99,184.28		
Terraphase Engineering, Inc.	9/14/2011	\$ 109,635.96		
Terraphase Engineering, Inc.	10/21/2011	\$ 51,791.39		
Terraphase Engineering, Inc.	11/14/2011	\$ 71,065.26		
Terraphase Engineering, Inc.	12/8/2011	\$ 158,309.56		
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.62		
Terraphase Engineering, Inc.	4/29/2014	\$ 68,324.79		
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		
Terraphase Engineering, Inc.	9/27/2014	\$ 114,853.86		
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		
Terraphase Engineering, Inc.	3/11/2015	\$ 125,312.63		
Terraphase Engineering, Inc.	3/11/2015	\$ 90,210.64		
Terraphase Engineering, Inc.	3/26/2015	\$ 87,923.69		
Terraphase Engineering, Inc.	4/23/2015	\$ 139,943.20		
Terraphase Engineering, Inc.	6/1/2015	\$ 125,374.10		
TOTAL		\$ 6,122,475.49	\$ -	\$ 6,122,475.49

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Pt. Molate Remediation Budget Report
As of June 11, 2015

Vendors	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
Winehaven Partners, LLC				
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		
Winehaven Partners, LLC	6/6/2011	\$ 362.75		
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		
Winehaven Partners, LLC	7/29/2011	\$ 574.96		
Winehaven Partners, LLC	8/23/2011	\$ 221.78		
Winehaven Partners, LLC	9/14/2011	\$ 89.96		
Winehaven Partners, LLC	10/21/2011	\$ 136.55		
Winehaven Partners, LLC	11/14/2011	\$ 127.23		
Winehaven Partners, LLC	12/8/2011	\$ 127.36		
Winehaven Partners, LLC	1/25/2012	\$ 127.42		
Winehaven Partners, LLC	4/23/2012	\$ 137.42		
Winehaven Partners, LLC	4/23/2012		\$ 127.42	Net Total*
TOTAL		\$ 17,110.16	\$ 127.42	\$ 16,982.74
Current as of 6/11/2015		\$ 14,237,621.01	\$ 207,361.75	
Remaining Balance				\$ 14,469,740.74
* Net Total - Indicates the net amount paid to a vendor after accounting for a return of funds paid by the vendor back into the escrow account.				

Pt. Molate Remediation Budget Report
As of June 11, 2015

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
			Point Molate	
			Site Remediation	
			Capital Budget	
Sources of Funds:				
		Navy Funds	Interest	Total
Navy Funds		\$ 28,500,000.00		
		Expenditures	Revenues	Balance
Transactions	Date	As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
City of Richmond	4/16/2010	\$ 630,000.00		\$ 27,870,000.00
Alliant Insurance Services, Inc - Insurance Payment	4/20/2010	\$ 4,130,000.00		\$ 23,740,000.00
First American Fund Control (FAFC) Setup Fee	4/20/2010	\$ 1,000.00		\$ 23,739,000.00
Upstream Point Molate - Remediation Work	4/30/2010	\$ 170,000.00		\$ 23,569,000.00
Savings Interest - April 2010	5/10/2010		\$ 1,989.85	\$ 23,570,989.85
Savings Interest - April 2010	5/12/2010		\$ 3,218.95	\$ 23,574,208.80
Savings Interest - May 2010	6/11/2010		\$ 2,712.51	\$ 23,576,921.31
Savings Interest - May 2010	6/11/2010		\$ 4,521.30	\$ 23,581,442.61
Arcadis US Inc.	7/15/2010	\$ 165,343.93		\$ 23,416,098.68
Contra Costa County	7/15/2010	\$ 1,264.00		\$ 23,414,834.68
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,327.82
Savings Interest - June 2010	7/26/2010		\$ 493.14	\$ 23,415,820.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,800.96
FAFC Bank Charge	7/26/2010	\$ 20.00		\$ 23,415,780.96
Savings Interest - June 2010	7/26/2010		\$ 2,852.41	\$ 23,418,633.37
Savings Interest - June 2010	7/26/2010		\$ 5,330.73	\$ 23,423,964.10
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,424,696.47
Savings Interest - July 2010	8/11/2010		\$ 732.37	\$ 23,425,428.84
Savings Interest - July 2010	8/11/2010		\$ 2,409.34	\$ 23,427,838.18
Savings Interest - July 2010	8/11/2010		\$ 4,830.04	\$ 23,432,668.22
FAFC Fee Slip - May - July 2010	8/16/2010	\$ 900.00		\$ 23,431,768.22
City of Richmond - MoFo Reimbursement	8/20/2010	\$ 4,016.25		\$ 23,427,751.97
Transfer August Maintenance Fee	9/13/2010		\$ -	\$ 23,427,751.97
FAFC Fee Slip - August 2010	9/13/2010	\$ 300.00		\$ 23,427,451.97
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,225.30
Savings Interest - August 2010	9/15/2010		\$ 773.33	\$ 23,428,998.63
Savings Interest - August 2010	9/15/2010		\$ 2,564.97	\$ 23,431,563.60
Savings Interest - August 2010	9/15/2010		\$ 5,136.59	\$ 23,436,700.19
FAFC Fee Slip - September 2010	10/7/2010	\$ 300.00		\$ 23,436,400.19
City of Richmond - MoFo Reimbursement	10/18/2010	\$ 15,503.75		\$ 23,420,896.44
Arcadis US Inc.	10/18/2010	\$ 121,923.17		\$ 23,298,973.27
Contra Costa County	10/18/2010	\$ 632.00		\$ 23,298,341.27
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,066.58
Savings Interest - September 2010	10/20/2010		\$ 725.31	\$ 23,299,791.89
Savings Interest - September 2010	10/20/2010		\$ 2,405.12	\$ 23,302,197.01
Savings Interest - September 2010	10/20/2010		\$ 4,817.12	\$ 23,307,014.13
First American Fund Control	11/1/2010	\$ 2,704.15		\$ 23,304,309.98
FAFC Fee Slip - October 2010	11/8/2010	\$ 300.00		\$ 23,304,009.98
State Water Resources Control Board	11/10/2010	\$ 796.00		\$ 23,303,213.98
City of Richmond - MoFo Reimbursement	11/10/2010	\$ 9,766.50		\$ 23,293,447.48
Savings Interest - October 2010	11/17/2010		\$ 696.94	\$ 23,294,144.42
Savings Interest - October 2010	11/17/2010		\$ 2,322.38	\$ 23,296,466.80
Savings Interest - October 2010	11/17/2010		\$ 4,647.05	\$ 23,301,113.85
Contra Costa County - Refund	11/19/2010	\$ -	\$ 158.00	\$ 23,301,271.85

Pt. Molate Remediation Budget Report
As of June 11, 2015

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
State Water Resources Control Board	12/3/2010	\$ 3,553.88		\$ 23,297,717.97
Savings Interest - November 2010	12/15/2010		\$ 5,110.49	\$ 23,302,828.46
Savings Interest - November 2010	12/15/2010		\$ 760.49	\$ 23,303,588.95
Arcadis US Inc.	1/5/2011	\$ 105,245.30		\$ 23,198,343.65
RORE, Inc.	1/5/2011	\$ 31,581.00		\$ 23,166,762.65
Terraphase Engineering, Inc.	1/5/2011	\$ 37,142.09		\$ 23,129,620.56
Winehaven Partners, LLC	1/5/2011	\$ 5,418.11		\$ 23,124,202.45
Contra Costa Environmental Health	1/5/2011	\$ 474.00		\$ 23,123,728.45
City of Richmond - MoFo Reimbursement	1/5/2011	\$ 446.25		\$ 23,123,282.20
FAFC Fee Slip - November 2010	1/5/2011	\$ 300.00		\$ 23,122,982.20
Savings Interest - December 2010	1/26/2011		\$ 654.76	\$ 23,123,636.96
Savings Interest - December 2010	1/26/2011		\$ 4,621.71	\$ 23,128,258.67
Savings Interest - December 2010	1/26/2011		\$ 4,951.46	\$ 23,133,210.13
FAFC Fee Slip - December 2010	2/8/2011	\$ 300.00		\$ 23,132,910.13
FAFC Fee Slip - January 2011	2/8/2011	\$ 300.00		\$ 23,132,610.13
Terraphase Engineering, Inc.	2/16/2011	\$ 63,617.92		\$ 23,068,992.21
Winehaven Partners, LLC	2/16/2011	\$ 2,753.49		\$ 23,066,238.72
Contra Costa Environmental Health	2/16/2011	\$ 474.00		\$ 23,065,764.72
Savings Interest - January 2011	2/28/2011		\$ 567.29	\$ 23,066,332.01
Savings Interest - January 2011	2/28/2011		\$ 2,056.91	\$ 23,068,388.92
Savings Interest - January 2011	2/28/2011		\$ 4,918.91	\$ 23,073,307.83
Savings Interest - February 2011	3/1/2011		\$ 1,795.24	\$ 23,075,103.07
Bank Charges - February 2011	3/2/2011	\$ 35.00		\$ 23,075,068.07
Savings Interest Adjustment - February 2011	3/3/2011		\$ 411.38	\$ 23,075,479.45
Savings Interest - February 2011	3/3/2011		\$ 504.17	\$ 23,075,983.62
Savings Interest - June 2010	3/7/2011		\$ (493.14)	\$ 23,075,490.48
Bank Charge	3/7/2011		\$ 20.00	\$ 23,075,510.48
Savings Interest - July 2010	3/7/2011		\$ (732.37)	\$ 23,074,778.11
Savings Interest - August 2010	3/7/2011		\$ (773.33)	\$ 23,074,004.78
Savings Interest - September 2010	3/7/2011		\$ (725.31)	\$ 23,073,279.47
Savings Interest	3/7/2011		\$ 2,704.15	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ -	\$ 23,075,983.62
Savings Interest - February 2011	3/28/2011		\$ 4,435.35	\$ 23,080,418.97
Bank Charges - February 2010	3/28/2011	\$ 35.00		\$ 23,080,383.97
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,081,534.66
Savings Interest - March 2011	4/11/2011		\$ 1,150.69	\$ 23,082,685.35
Terraphase Engineering, Inc. c/o Bookkeeping	4/18/2011	\$ 168,063.37		\$ 22,914,621.98
Winehaven Partners, LLC	4/18/2011	\$ 2,680.76		\$ 22,911,941.22
State Water Resources Control Board	4/18/2011	\$ 7,765.81		\$ 22,904,175.41
FAFC Fee Slip - Feb. to April 2011	4/18/2011	\$ 900.00		\$ 22,903,275.41
Bank Charges - March 2011	4/25/2011	\$ (35.00)		\$ 22,903,310.41
Savings Interest - March 2011	4/25/2011		\$ 4,904.82	\$ 22,908,215.23
Savings Interest - March 2011	4/25/2011		\$ 430.34	\$ 22,908,645.57
Savings Interest - March 2011	4/25/2011		\$ 82.19	\$ 22,908,727.76
FAFC Fee Slip - May 2011	5/6/2011	\$ 300.00		\$ 22,908,427.76
Savings Interest - April 2011	5/18/2011		\$ 4,575.58	\$ 22,913,003.34
Savings Interest - April 2011	5/18/2011		\$ 1,024.62	\$ 22,914,027.96
Savings Interest - April 2011	5/18/2011		\$ 1,025.75	\$ 22,915,053.71
Savings Interest - April 2011	5/18/2011		\$ 415.61	\$ 22,915,469.32
Savings Interest - March 2011	5/25/2011		\$ 2,058.59	\$ 22,917,527.91
Savings Interest - April 2011	5/25/2011		\$ 2,180.76	\$ 22,919,708.67
Terraphase Engineering, Inc	6/6/2011	\$ 78,656.54		\$ 22,841,052.13
Winehaven Partners, LLC	6/6/2011	\$ 362.75		\$ 22,840,689.38
FAFC Fee Slip - June 2011	6/6/2011	\$ 300.00		\$ 22,840,389.38
Savings Interest - May 2011	6/22/2011		\$ 1,710.88	\$ 22,842,100.26
Savings Interest - May 2011	6/22/2011		\$ 5,027.83	\$ 22,847,128.09

8A1.10

Pt. Molate Remediation Budget Report
As of June 11, 2015

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
Savings Interest - May 2011	6/22/2011		\$ 427.76	\$ 22,847,555.85
Savings Interest - May 2011	6/22/2011		\$ 523.78	\$ 22,848,079.63
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,849,129.16
Savings Interest - May 2011	6/22/2011		\$ 1,049.53	\$ 22,850,178.69
Difference between staff calculations and FAFC balance	6/30/2011		\$ 8.63	\$ 22,850,187.32
Terraphase Engineering, Inc. c/o Bookkeeping	7/7/2011	\$ 66,639.77		\$ 22,783,547.55
Winehaven Partners, LLC	7/7/2011	\$ 4,352.37		\$ 22,779,195.18
Savings Interest - June 2011	7/18/2011		\$ 7,000.65	\$ 22,786,195.83
Savings Interest - June 2011	7/18/2011		\$ 419.20	\$ 22,786,615.03
Savings Interest - June 2011	7/20/2011		\$ 2,034.00	\$ 22,788,649.03
Terraphase Engineering, Inc. c/o Bookkeeping	7/29/2011	\$ 37,573.67		\$ 22,751,075.36
Winehaven Partners, LLC	7/29/2011	\$ 574.96		\$ 22,750,500.40
State Water Resources Control Board	7/29/2011	\$ 8,397.38		\$ 22,742,103.02
FAFC Fee Slip - July 2011	7/29/2011	\$ 300.00		\$ 22,741,803.02
Terraphase Engineering, Inc. c/o Bookkeeping	8/23/2011	\$ 99,184.28		\$ 22,642,618.74
Winehaven Partners, LLC	8/23/2011	\$ 221.78		\$ 22,642,396.96
Contra Costa Environmental Health	8/23/2011	\$ 474.00		\$ 22,641,922.96
FAFC Fee Slip - August 2011	8/23/2011	\$ 300.00		\$ 22,641,622.96
Savings Interest - July 2011	8/24/2011		\$ 7,096.07	\$ 22,648,719.03
Savings Interest - July 2011	8/24/2011		\$ 2,097.56	\$ 22,650,816.59
Savings Interest	9/1/2011		\$ 8,047.46	\$ 22,658,864.05
City of Richmond - MoFo Reimbursement	9/8/2011	\$ 3,098.75		\$ 22,655,765.30
City of Richmond - Nichols Reimbursement	9/8/2011	\$ 9,655.72		\$ 22,646,109.58
FAFC Fee Slip - September 2011	9/8/2011	\$ 300.00		\$ 22,645,809.58
Terraphase Engineering, Inc. c/o Bookkeeping	9/14/2011	\$ 109,635.96		\$ 22,536,173.62
Winehaven Partners, LLC	9/14/2011	\$ 89.96		\$ 22,536,083.66
Savings Interest - August 2011	9/19/2011		\$ 2,090.17	\$ 22,538,173.83
Savings Interest - September 2011	10/12/2011		\$ 6,224.06	\$ 22,544,397.89
Terraphase Engineering, Inc. c/o Bookkeeping	10/21/2011	\$ 51,791.39		\$ 22,492,606.50
Winehaven Partners, LLC	10/21/2011	\$ 136.55		\$ 22,492,469.95
City of Richmond - MoFo Reimbursement	10/21/2011	\$ 7,505.00		\$ 22,484,964.95
Morrison & Foerster LLP	10/21/2011	\$ 3,520.00		\$ 22,481,444.95
Nichols Consulting Engineers, CHTD	10/21/2011	\$ 6,234.50		\$ 22,475,210.45
State Water Resources Control Board	10/21/2011	\$ 30,340.20		\$ 22,444,870.25
PG&E	10/21/2011	\$ 6,626.33		\$ 22,438,243.92
Savings Interest - September 2011	10/26/2011		\$ 1,997.61	\$ 22,440,241.53
Bank Saving Charge	11/1/2011	\$ 20.00		\$ 22,440,221.53
Savings Interest - October 2011	11/1/2011		\$ 1,265.06	\$ 22,441,486.59
Terraphase Engineering, Inc. c/o Bookkeeping	11/14/2011	\$ 71,065.26		\$ 22,370,421.33
Winehaven Partners, LLC	11/14/2011	\$ 127.23		\$ 22,370,294.10
Contra Costa Environmental Health	11/14/2011	\$ 474.00		\$ 22,369,820.10
Morrison & Foerster LLP	11/14/2011	\$ 1,933.75		\$ 22,367,886.35
Savings Interest - October 2011	11/21/2011		\$ 2,030.42	\$ 22,369,916.77
Terraphase Engineering, Inc. c/o Bookkeeping	12/8/2011	\$ 158,309.56		\$ 22,211,607.21
Winehaven Partners, LLC	12/8/2011	\$ 127.36		\$ 22,211,479.85
Morrison & Foerster LLP	12/8/2011	\$ 5,305.00		\$ 22,206,174.85
Nichols Consulting Engineers, CHTD	12/8/2011	\$ 4,845.00		\$ 22,201,329.85
State Water Resources Control Board	12/8/2011	\$ 36,003.36		\$ 22,165,326.49
PG&E	12/8/2011	\$ 3,016.85		\$ 22,162,309.64
FAFC Fee Slip - November & December 2011	12/8/2011	\$ 600.00		\$ 22,161,709.64
Savings Interest - November 2011	12/12/2011		\$ 1,955.50	\$ 22,163,665.14
Terraphase Engineering, Inc.	1/25/2012	\$ 110,282.57		\$ 22,053,382.57
Winehaven Partners, LLC	1/25/2012	\$ 127.42		\$ 22,053,255.15
Morrison & Foerster LLP	1/25/2012	\$ 297.50		\$ 22,052,957.65
State Water Resources Control Board	1/25/2012	\$ 11,195.00		\$ 22,041,762.65
Contra Costa Health Services	1/25/2012	\$ 395.00		\$ 22,041,367.65

BAI.11

Pt. Molate Remediation Budget Report
As of June 11, 2015

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
Savings Interest - Decemerr 2011	1/30/2012		\$ 2,005.79	\$ 22,043,373.44
Savings Interest - January 2012	2/22/2012		\$ 1,997.55	\$ 22,045,370.99
FAFC Fee Slip - January & February 2012	2/29/2012	\$ 600.00		\$ 22,044,770.99
FAFC Fee Slip - March 2012	3/8/2012	\$ 300.00		\$ 22,044,470.99
FAFC Fee Slip - October 2011	3/8/2012	\$ 300.00		\$ 22,044,170.99
Savings Interest - February 2012	3/14/2012		\$ 1,860.86	\$ 22,046,031.85
Terraphase Engineering, Inc.	3/15/2012	\$ 61,726.26		\$ 21,984,305.59
Terraphase Engineering, Inc.	3/15/2012	\$ 145,489.51		\$ 21,838,816.08
Morrison & Foerster LLP	3/15/2012	\$ 5,801.25		\$ 21,833,014.83
State Water Resources Control Board	3/15/2012	\$ 48,269.05		\$ 21,784,745.78
PG&E	3/15/2012	\$ 3,026.91		\$ 21,781,718.87
FAFC Fee Slip - April 2012	4/16/2012	\$ 300.00		\$ 21,781,418.87
Terraphase Engineering, Inc.	4/23/2012	\$ 121,263.22		\$ 21,660,155.65
Winehaven Partners, LLC	4/23/2012	\$ 137.42		\$ 21,660,018.23
Winehaven Partners, LLC	4/23/2012		\$ 127.42	\$ 21,660,145.65
Morrison & Foerster LLP	4/23/2012	\$ 1,611.25		\$ 21,658,534.40
Savings Interest - March 2012	4/30/2012		\$ 1,979.63	\$ 21,660,514.03
FAFC Fee Slip - May 2012	5/18/2012	\$ 300.00		\$ 21,660,214.03
Terraphase Engineering, Inc.	5/18/2012	\$ 154,907.80		\$ 21,505,306.23
Morrison & Foerster LLP	5/18/2012	\$ 297.50		\$ 21,505,008.73
Savings Interest - April 2012	5/21/2012		\$ 1,900.11	\$ 21,506,908.84
FAFC Fee Slip - May 2012	6/7/2012	\$ 290.00		\$ 21,506,618.84
Savings Interest - May 2012	6/18/2012		\$ 1,950.31	\$ 21,508,569.15
Terraphase Engineering, Inc.	7/9/2012	\$ 129,899.78		\$ 21,378,669.37
Morrison & Foerster LLP	7/9/2012	\$ 1,041.25		\$ 21,377,628.12
City of Richmond - MoFo Reimbursement	7/9/2012	\$ 10,614.35		\$ 21,367,013.77
AT&T	7/9/2012	\$ 34.16		\$ 21,366,979.61
State Water Resources Control Board	7/9/2012	\$ 40,507.27		\$ 21,326,472.34
City of Richmond - Single audit Reimbursement	7/9/2012	\$ 10,234.00		\$ 21,316,238.34
Nichols Consulting Engineers, CHTD	7/9/2012	\$ 22,670.75		\$ 21,293,567.59
Savings Interest - June 2012	7/16/2012		\$ 1,879.15	\$ 21,295,446.74
Terraphase Engineering, Inc.	7/20/2012	\$ 133,279.02		\$ 21,162,167.72
Savings Interest - July 2012	8/22/2012		\$ 1,929.33	\$ 21,164,097.05
Terraphase Engineering, Inc.	8/29/2012	\$ 70,585.19		\$ 21,093,511.86
Contra Costa Health Services	8/29/2012	\$ 632.00		\$ 21,092,879.86
Savings Interest - August 2012	9/12/2012		\$ 1,923.15	\$ 21,094,803.01
Terraphase Engineering, Inc.	9/19/2012	\$ 68,665.72		\$ 21,026,137.29
FAFC Fee Slip - May 2012	10/1/2012	\$ 900.00		\$ 21,025,237.29
FAFC Fee Slip - May 2012	10/9/2012	\$ 300.00		\$ 21,024,937.29
Savings Interest - September 2012	10/15/2012		\$ 1,853.35	\$ 21,026,790.64
Terraphase Engineering, Inc.	10/30/2012	\$ 103,672.81		\$ 20,923,117.83
Contra Costa Health Services	10/30/2012	\$ 316.00		\$ 20,922,801.83
State Water Resources Control Board	10/30/2012	\$ 31,116.76		\$ 20,891,685.07
Savings Interest - October 2012	11/16/2012		\$ 1,911.44	\$ 20,893,596.51
State Water Resources Control Board	12/6/2012	\$ 11,195.00		\$ 20,882,401.51
Nichols Consulting Engineers, CHTD	12/6/2012	\$ 12,945.00		\$ 20,869,456.51
Terraphase Engineering, Inc.	12/6/2012	\$ 174,878.31		\$ 20,694,578.20
FAFC Fee Slip - November 2012	12/11/2012	\$ 300.00		\$ 20,694,278.20
FAFC Fee Slip - December 2012	12/11/2012	\$ 300.00		\$ 20,693,978.20
Savings Interest - Novemeber 2012	12/19/2012		\$ 1,838.75	\$ 20,695,816.95
Nichols Consulting Engineers, CHTD	12/21/2012	\$ 2,016.64		\$ 20,693,800.31
Terraphase Engineering, Inc.	12/21/2012	\$ 269,077.05		\$ 20,424,723.26
FAFC Fee Slip - January 2013	1/7/2013	\$ 300.00		\$ 20,424,423.26
Savings Interest - December 2012	1/23/2013		\$ 1,885.68	\$ 20,426,308.94
Nichols Consulting Engineers, CHTD	1/29/2013	\$ 1,905.00		\$ 20,424,403.94
FAFC Fee Slip - February 2013	2/8/2013	\$ 300.00		\$ 20,424,103.94
Terraphase Engineering, Inc.	2/12/2013	\$ 281,577.64		\$ 20,142,526.30
Contra Costa Health Services	2/12/2013	\$ 316.00		\$ 20,142,210.30
Savings Interest - January 2013	2/13/2013		\$ 3,340.54	\$ 20,145,550.84
FAFC Fee Slip - March 2013	3/4/2013	\$ 300.00		\$ 20,145,250.84
Savings Interest - February 2013	3/18/2013		\$ 3,040.52	\$ 20,148,291.36
Terraphase Engineering, Inc.	4/2/2013	\$ 202,972.88		\$ 19,945,318.48

BAL.12

Pt. Molate Remediation Budget Report
As of June 11, 2015

Transactions	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
State Water Resources Control Board	4/2/2013	\$ 23,492.08		\$ 19,921,826.40
FAFC Fee Slip - April 2013	4/4/2013	\$ 300.00		\$ 19,921,526.40
Savings Interest - March 2013	4/16/2013		\$ 3,346.60	\$ 19,924,873.00
Terraphase Engineering, Inc.	4/30/2013	\$ 82,590.63		\$ 19,842,282.37
Terraphase Engineering, Inc.	5/1/2013	\$ 75,316.43		\$ 19,766,965.94
FAFC Fee Slip - May 2013	5/1/2013	\$ 300.00		\$ 19,766,665.94
Savings Interest - April 2013	5/13/2013		\$ 3,206.73	\$ 19,769,872.67
Savings Interest - May 2013	6/14/2013		\$ 3,287.38	\$ 19,773,160.05
Terraphase Engineering, Inc.	6/14/2013	\$ 43,556.01		\$ 19,729,604.04
Contra Costa Health Services	6/14/2013	\$ 348.00		\$ 19,729,256.04
Savings Interest - June 2013	7/10/2013		\$ 3,180.04	\$ 19,732,436.08
FAFC Fee Slip - June & July 2013	8/2/2013	\$ 600.00		\$ 19,731,836.08
Terraphase Engineering, Inc.	8/8/2013	\$ 44,555.23		\$ 19,687,280.85
Contra Costa Health Services	8/8/2013	\$ 348.00		\$ 19,686,932.85
State Water Resources Control Board	8/8/2013	\$ 10,078.39		\$ 19,676,854.46
Terraphase Engineering, Inc.	8/8/2013	\$ 60,528.86		\$ 19,616,325.60
Nichols Consulting Engineers, CHTD	8/8/2013	\$ 1,046.00		\$ 19,615,279.60
Savings Interest - July 2013	8/12/2013		\$ 1,824.74	\$ 19,617,104.34
Savings Interest - August 2013	9/11/2013		\$ 1,818.23	\$ 19,618,922.57
Union Bank Fee	9/20/2013	\$ 1,560.00		\$ 19,617,362.57
Terraphase Engineering, Inc.	10/17/2013	\$ 51,248.57		\$ 19,566,114.00
Nichols Consulting Engineers, CHTD	10/17/2013	\$ 24,745.00		\$ 19,541,369.00
Terraphase Engineering, Inc.	11/15/2013	\$ 28,351.81		\$ 19,513,017.19
Terraphase Engineering, Inc.	12/18/2013	\$ 68,604.41		\$ 19,444,412.78
Contra Costa Health Services	12/18/2013	\$ 348.00		\$ 19,444,064.78
State Water Resources Control Board	12/18/2013	\$ 1,952.67		\$ 19,442,112.11
State Water Resources Control Board	12/18/2013	\$ 11,877.00		\$ 19,430,235.11
Terraphase Engineering, Inc.	12/20/2013	\$ 66,328.38		\$ 19,363,906.73
Interest earned	9/13 - 11/13		\$ 409.95	\$ 19,364,316.68
Terraphase Engineering, Inc.	2/10/2014	\$ 65,579.43		\$ 19,298,737.25
Contra Costa Health Services	2/10/2014	\$ 348.00		\$ 19,298,389.25
State Water Resources Control Board	2/10/2014	\$ 19,032.82		\$ 19,279,356.43
Terraphase Engineering, Inc.	3/17/2014	\$ 103,683.69		\$ 19,175,672.74
Terraphase Engineering, Inc.	3/27/2014	\$ 102,373.52		\$ 19,073,299.22
State Water Resources Control Board	3/27/2014	\$ 6,224.57		\$ 19,067,074.65
Interest earned	12/13 - 5/14		\$ 959.40	\$ 19,068,034.05
Terraphase Engineering, Inc.	5/6/2014	\$ 68,324.79		\$ 18,999,709.26
Terraphase Engineering, Inc.	6/3/2014	\$ 61,640.00		\$ 18,938,069.26
State Water Resources Control Board	6/3/2014	\$ 553.32		\$ 18,937,515.94
Contra Costa Health Services	6/3/2014	\$ 348.00		\$ 18,937,167.94
City of Richmond - 2012 Single Audit Reimbursement	6/3/2014	\$ 10,227.00		\$ 18,926,940.94
City of Richmond - 2013 Single Audit Reimbursement	6/3/2014	\$ 9,200.00		\$ 18,917,740.94
Terraphase Engineering, Inc.	7/11/2014	\$ 36,883.79		\$ 18,880,857.15
Terraphase Engineering, Inc.	8/2/2014	\$ 52,505.63		\$ 18,828,351.52
State Water Resources Control Board	8/2/2014	\$ 20,589.19		\$ 18,807,762.33
Nichols Consulting Engineers, CHTD	8/2/2014	\$ 18,683.67		\$ 18,789,078.66
Terraphase Engineering, Inc.	9/2/2014	\$ 51,882.72		\$ 18,737,195.94
Union Bank - Annual Fees (9/1/14 - 8/31/15)	9/17/2014	\$ 1,060.00		\$ 18,736,135.94
Terraphase Engineering, Inc.	9/27/2014	\$ 114,953.96		\$ 18,621,181.98
Nichols Consulting Engineers, CHTD	9/27/2014	\$ 57,071.54		\$ 18,564,110.44
BXPpress	9/27/2014	\$ 1,145.64		\$ 18,562,964.80
Terraphase Engineering, Inc.	10/25/2014	\$ 95,929.77		\$ 18,467,035.03
Pacific States Environmental Contractors, Inc.	10/31/2014	\$ 855,815.67		\$ 17,611,219.36
State Water Resources Control Board	11/19/2014	\$ 34,327.45		\$ 17,576,891.91
Terraphase Engineering, Inc.	11/27/2014	\$ 204,422.29		\$ 17,372,469.62
State Water Resources Control Board	11/27/2014	\$ 11,497.00		\$ 17,360,972.62
Pacific States Environmental Contractors, Inc.	12/10/2014	\$ 1,006,214.83		\$ 16,354,757.79
Pacific States Environmental Contractors, Inc.	1/9/2015	\$ 779,224.77		\$ 15,575,533.02
Nichols Consulting Engineers, CHTD	1/20/2015	\$ 24,708.88		\$ 15,550,824.14
Terraphase Engineering, Inc.	1/20/2015	\$ 104,493.74		\$ 15,446,330.40
State Water Resources Control Board	1/20/2015	\$ 11,497.00		\$ 15,434,833.40
Pacific States Environmental Contractors, Inc.	1/27/2015	\$ 23,947.99		\$ 15,410,885.41
Pacific States Environmental Contractors, Inc.	3/11/2015	\$ 67,017.85		\$ 15,343,867.56

BA1.13

Pt. Molate Remediation Budget Report
As of June 11, 2015

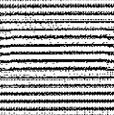
Transactions	Date	Expenditures	Revenues	Balance
		As of 6/11/2015	As of 6/11/2015	As of 6/11/2015
Terraphase Engineering, Inc.	3/11/2015	\$ 125,312.63		\$ 15,218,554.93
Terraphase Engineering, Inc.	3/11/2015	\$ 90,210.64		\$ 15,128,344.29
Pacific States Environmental Contractors, Inc.	3/19/2015	\$ 7,324.50		\$ 15,121,019.79
State Water Resources Control Board	3/19/2015	\$ 18,593.45		\$ 15,102,426.34
Terraphase Engineering, Inc.	3/26/2015	\$ 87,923.69		\$ 15,014,502.65
Terraphase Engineering, Inc.	4/23/2015	\$ 139,943.20		\$ 14,874,559.45
Pacific States Environmental Contractors, Inc.	5/27/2015	\$ 259,652.05		\$ 14,614,907.40
Nichols Consulting Engineers, CHTD	5/27/2015	\$ 19,792.56		\$ 14,595,114.84
Terraphase Engineering, Inc.	6/1/2015	\$ 125,374.10		\$ 14,469,740.74
Current as of 6/11/2015		\$ 14,237,621.01	\$ 207,364.75	
Remaining Balance				\$ 14,469,740.74

8A1.14

Pt. Molate FY2014-15 Budget

Department	Account	Item	Vendor	Budget	Actual	Balance
City Attorney's Office	01151014-400206	Legal Services	Morrison Foerster	\$ 70,000	\$ -	\$ 70,000
Public Works	01231031-400218	Security	DP Security	\$ 253,331	\$ 189,998	\$ 63,333
Public Works	01233631-400537	Landscape	D&H Landscaping	\$ 99,000	\$ 82,500	\$ 16,500
				<u>\$ 422,331</u>	<u>\$ 272,498</u>	<u>\$ 149,833</u>

As of May 31, 2015



DP Security Services, INC

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

June 10, 2015

Captain Mark Gagan
Southern District Commander
Richmond Police Department
Richmond, Ca. 94806

During the month of May 2015, DP Security Services, Inc., 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 will also deploy 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. 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 all contractors and visitors entry with prior approval by Redevelopment Agency representatives.

Captain Gagan the following is the compiled information relating to activity at the Point Molate site during the month of May 2015.

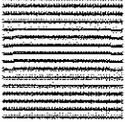
Primary Personnel Assigned: Perimeter Patrols: R. Duncan, J. Rideau
A. Reed
Rovers: R. Singleton, C. Ojeh
Relief: J. Owens, G. Pete

D.P. Security Services personnel initiated 2064 security checks within Point Molate designated patrol area during May 2015. There were no significant incidents reported.

Contractors contacted during the month of May, 2015.

Terra Phase – 13 contacts
D&H Landscaping – 5 contacts
De Silva Gates – 14 contacts
Pacific States Environmental – 11 contacts
Bay Crossing - 1 contact

BA 4.1



DP Security Services, INC

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

S.F.S.U. – 2 contacts
RMCAC – 1 contact
City of Richmond – 3 contacts
Photographer – 1 contact

Administrative Action Taken:
None

Site Environmental Concerns:
None

Sincerely,

Michael Davenport, Owner/President

BA4.2

Craig Murray

From: Mark Maltagliati
Sent: Thursday, June 11, 2015 2:41 PM
To: Craig Murray; Joanne Le; Tawfic Halaby; Chadrick Smalley
Cc: Yader Bermudez
Subject: FW: BCDC and erosion control at Pt. Molate Beach Park

I am forwarding this message for a proper response from engineering. Long term erosion control will preserve the Park . It loses about one foot of horizontal surface each year due to wave action.

Mark Maltagliati
Maintenance Leadworker
Parks & Landscaping Div.
City of Richmond Ca.
Office 510-231-3037
Cell 510-376-0298

-----Original Message-----

From: Pam Stello [<mailto:pamstello@gmail.com>]
Sent: Thursday, June 11, 2015 11:11 AM
To: Greg Hardesty; Mark Maltagliati
Cc: Joan Garrett
Subject: BCDC and erosion control at Pt. Molate Beach Park

Hi Greg and Mark,

I talked with Adrienne Klein at the Bay Area Conservation and Development Commission, BCDC. Her contact information is below. Yes, it is possible to use rip rap to stop erosion at Pt. Molate Beach Park. It will first require contracting an engineer determine that rip rap is a viable solution and the most environmental one. Then the City or Parks Dept, the Park property owner, will have to write a proposal to BCDC. Does the City have an on-staff engineer who can do this assessment and draft proposal? Proposal guidelines are on their website. I have the link and will send it to you.

Adrienne Klein (415-352-3609 adrienne.klein@bcdc.ca.gov) holds a Bachelor of Arts degree in Environmental Studies with an emphasis in watershed restoration from the University of California, Santa Cruz. From 1996 to 2000 she was an Enforcement Analyst at BCDC. Before joining the Commission's staff, she spent four and a half years as an Enforcement Analyst at the California Coastal Commission where she acted as the enforcement program restoration specialist and co-authored policy guidelines on enforcement and beach erosion and response for use by local governments.

--Pam

BAF.2

Craig Murray

From: Craig Murray
Sent: Friday, June 12, 2015 9:52 AM
To: Mark Gagan
Cc: Dennis Robinson (drobinson@pacificstates.net) (drobinson@pacificstates.net); william.carson@terraphase.com; Tomer Schetrit (tomerschetrit@terraphase.com)
Subject: FW: Get the dump trucks to slow down to speed limit at Pt' Molate beach area

Capt. Gagan:

See dialogue below. There are some community members working in/around Pt Molate Beach Park concerned about speeders.
I can work with our Environmental Contractors and sub-contracted truckers.
Locals and others speeding on Stenmark Drive is another issue. Perhaps traffic unit can be placed occasionally to show a presence.
Thanks.

Craig K. Murray, SR/WA
Pt Molate Community Advisory Committee Staff Liaison
Development Project Manager II
Successor Agency, Engineering Department
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8091
510-307-8188 direct
510-307-8116 fax

From: Dennis Robinson [<mailto:drobinson@pacificstates.net>]
Sent: Friday, June 12, 2015 8:09 AM
To: Craig Murray; William Carson; Tomer Schetrit
Cc: Chris Lambert; Bruce@SnSands.com; Bryan Evans; Adam Carvalho; Jon Hoppe
Subject: RE: Get the dump trucks to slow down to speed limit at Pt' Molate beach area

Good morning,

I will pass this along to our trucking companies. Of course the toxic dust comment is totally ill informed. In addition, I would welcome some police presence if they would also ticket the locals who speed and blow through the stop signs on Stenmark.

Jon, please ask Cheiw to remind the drivers that speed limit on Stenmark is 25 MPH.

Bryan, would you pass this along to the appropriate DGC people involved in the Hercules off haul?

Thanks

Dennis

From: Craig Murray [mailto:Craig_Murray@ci.richmond.ca.us]
Sent: Thursday, June 11, 2015 5:47 PM

To: William Carson; Tomer Schetrit; Dennis Robinson

Subject: Fwd: Get the dump trucks to slow down to speed limit at Pt' Molate beach area

FYI

Sent from my iPhone

Begin forwarded message:

From: James-Kathrin McKissock <earthcarenow@sbcglobal.net>

Date: June 11, 2015, 5:35:36 PM PDT

To: Craig Murray <craig_murray@ci.richmond.ca.us>

Cc: David Amme <damme@epiphany2000.com>, Paul Carman <paulcarman@comcast.net>,
Chia Hamilton <chiawhamilton@gmail.com>, DOROTHY GILBERT

<dgilbert77@sbcglobal.net>, Frank Gonzales

<FRANK_GONZALES@CI.RICHMOND.CA.US>, Mark Maltagliati

<MARK_MALTAGLIATI@CI.RICHMOND.CA.US>, Yvonne McHugh

<ymchugh@sbcglobal.net>, Charles Smith <redryder@yahoo.com>, Pam Stello

<pamstello@gmail.com>, "TJ Gehling" <tgehling@gmail.com>

Subject: Get the dump trucks to slow down to speed limit at Pt' Molate beach area

Craig As you know we have taken over the maintenance of the beach area and the bordering sides of the road way.. We have had to delay some work on the roadsides due to the toxic dust clouds created by the speeding dump trucks from Wine Haven. The speed limit is 25 miles an hour, they are doing 50 mph and kicking up clouds of toxic dust which we and beach goers shouldn't be breathing. Not to mention the increased possibility of a serious accident. We worked on removing all the oat grass on the west side today and put up with the dust during our work today, but this has to stop. The street sweeper is not keeping up with this extra dust and the dust clouds are coating the sides of the roadway with toxic dust. I recommend having a Richmond police unit issue speeding tickets to the truck drivers who have been warned repeatedly by the security guards who they disregard. You might warn the company prior to police actionn but random visits by the police units and tickets should solve the problem. The dust will be greatly reduced if the trucks are going 25 and the street sweeper will be much more effective. It was our understanding that this work should have been completed months ago. Please let us know if you can do this and when the truck work will finish or what are starting and quitting times for the trucks.

Thank You Jjim McKissock and the Pt. Molate Beach Volunteers

Point Molate Community Advisory Committee

May 25, 2015

via eMail

APRIL/MAY, 2015 –MONTHLY REMEDIATION REPORT TO THE MAYOR

Dear Mayor Butt and Council,

As per your request, we are providing you with a short, concise, and non-technical report on the progress of the remediation at Point Molate. The report will only attempt to highlight key points of which you should be aware. It is not intended to be comprehensive and it is not intended to replace the quarterly staff report that you will also receive from Craig Murray.

1. Groundwater sampling

Terraphase has submitted their first quarter Packaged Groundwater Treatment Plant report to the RWQCB. The plant ran continuously for this 3 month period. Laboratory sampling results were below the analytical laboratory's reporting limit and the concentrations of the analytes in the effluent samples are below the Effluent Limitations for all compounds tested: gasoline, diesel, bunker fuels, volatile organic compounds, and aromatic hydrocarbons. This is all good news.

As mentioned in the February report, the RWQCB had informed Terraphase that the "silica gel" process will no longer be utilized for total petroleum hydrocarbon sample analysis in order to determine the potential presence of polar compounds. Terraphase reports that they have not received any updates on this new requirement from the RWQCB since that time.

2. IR Site 3 Remediation

The excavation continues westward towards the shoreline. Petroleum laden soil continues to be exported from Point Molate. As of the 22nd of May, 91,235 tons of this class II soil had been removed. The original estimated quantity of class II soil to be transported for alternative 6 was 150,125 tons. Terraphase stated that this estimate may increase by approximately 10%. Therefore the removal of contaminated soil was 55-60% complete on May 22.

Other tasks include the excavation of clean overburden soil, dewatering the site, and the removal of a pipe.

For the purposes of confirmation sampling, in order to ascertain that clean up goals are being met, IR Site 3 is divided into 50' x 50' cells. Samples are taken from the sidewalls and floor of these cells. Terraphase reports that an approximate 12% failure rate on the sampling. In some sections, it has been necessary to excavate to 19'- 20'. However, the work is currently being

performed directly below where the sump ponds were located, so there is every expectation that the contamination will lessen as the excavation moves west.

Of note for future use, the remediation of Site 3 will result in some reshaping of the shoreline in a beneficial way. Terraphase states that the removal of contaminated soil and riprap (large rocks abutting the shoreline) could lower the shoreline by about 10 feet. The PMCAC has suggested that possibly limiting the amount of clean fill to replace contaminated soil might assist in making the shoreline grade more gradual, and eliminate its current sharp drop-off.

Taking into account the winterization and the 22 day extension of the work schedule, the approximate deadline for completion of the project without penalty is July 10. Terraphase stated that they feel that work will need to extend approximately 7 days beyond this, to July 17.

3. The Underground Storage Tanks

Terraphase is in the process of gathering data and anticipates submitting a request to the Regional Water Board within the next month to close four USTs (USTs 2, 15, 18, and 19). The remaining five USTs will continue to be monitored. Therefore 15 of 20 tanks are closed or near closure.

As the City begins to make decisions on future land use, the existence of these 20 tanks is of utmost importance because they are spread across the property. In response to a direct query to the Water Board, we have received the following response which I copy below:

Any post-closure requirements will depend on the residual groundwater and soil data at each UST location and would likely involve restricting land-use. The possible restrictions may be similar to the following existing restriction on the USTs that are already closed:

1. *The Owner or Occupant shall not use or access Underground Storage Tanks (USTs) located on the property for any reason or use property on or around the USTs in a manner that disrupts the integrity of the structure closure of the USTs.*
2. *The Owner or Occupant shall not install, place cover, or load the top of any UST with any, combination of structure, vehicles, or equipment.*
3. *The Owner or Occupant shall not engage in the following activities without written approval of the Regional Water Board.)*
4.
 - a. *Use or access USTs or property on or around the USTs for a distance of 150 feet from the perimeter of the UST for any reason in a manner that may disrupt the structural integrity of the USTs, unless a licensed structural engineer certifies that such use, in conjunction with any appropriate mitigation measures, would not adversely affect the structural integrity of the UST, and the local government entity that issues permits for the installation of USTs gives its prior approval for such use.*
 - b. *Install, place, cover or load the top of any UST with any combination of structures, vehicles, or equipment, unless a licensed structural engineer certifies that such activity, in conjunction with any appropriate mitigation measures, would not adversely affect the structural integrity of the UST, and the local government entity that issues permits for the installation of USTs gives its prior approval to such activity. This restriction shall apply to all USTs.*
 - c. *UST Removal. Remove any UST, or disturb the soil in preparation for removing a UST, unless in accordance with a R WQCB-approved workplan for such removal or disturbance.*

4. The Escrow Account

The remaining balance of the escrow accounts stands at \$15,115,100.57 from the original amount of \$28,500,000. Terraphase has reported to the project insurer, ACE USA, that the total direct remediation costs is projected at \$19,708,349. Total expenditures from the escrow account are projected at approximately \$25,000,000 after completion of long-term monitoring.

Paul Carman
PC
PMCAC Chair



Date: May-27-2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 5-18-2015 to 5-22-2015

Construction Tasks Completed

- SWPPP inspections
- Execution of remaining 0-5 foot step outs in excavation C

Construction Tasks in Progress

- Export Class II waste soil. Approximately 260 truckloads of Class II waste soil off-hauled. Approximately 5,200 tons of export soil.
- Excavation of clean overburden (0 – 10' bgs) from areas adjacent to Excavations G and Excavation H, and from the western portion of the site
- Continue excavation of deep soil (10 – 17' bgs) in the western portion of the site
- Soil Import. Approximately 934 truckloads of import soil were direct placed within the central portion of the site and compacted.
- Dewatering deep excavations as necessary
- Surveying deep excavations as they are completed
- Continue containerizing excavated transite pipe

Environmental Monitoring Task

- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil off-haul activities
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit
- Confirmation sampling
 - Confirmation sampling of accessible deep soil. Duplicate samples taken every 20 confirmation samples. Total of 20 samples taken for this reporting period.
 - Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items
 - No corrective actions were identified during the weekly SWPPP inspections completed on May 21.

1341.1

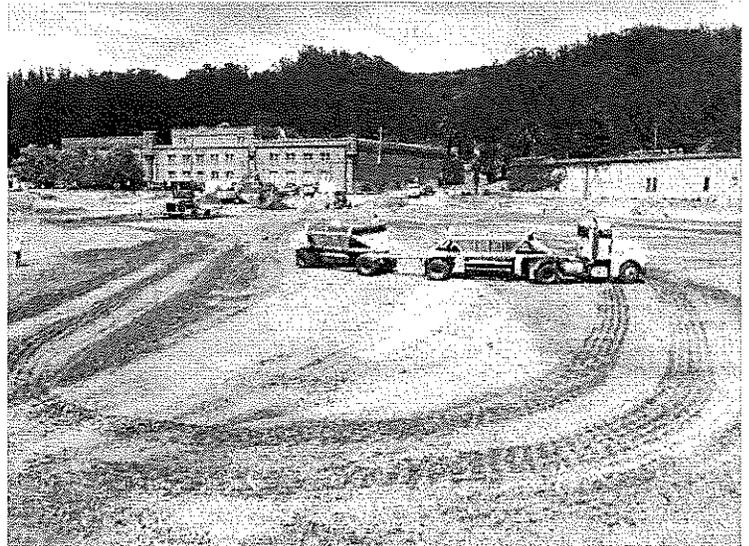


Planned Tasks for Next Week

- Continue excavation of clean overburden to be used as backfill soil
- Continue excavation of deep soil from the central portion of the site
- Begin to remove parts of the sheet pile wall to the west of the site
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Off-haul of Class II waste soil
- Continue to import soil
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



Excavation progress towards the western edge of the site



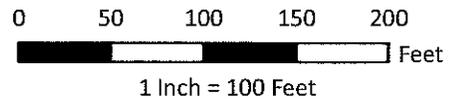
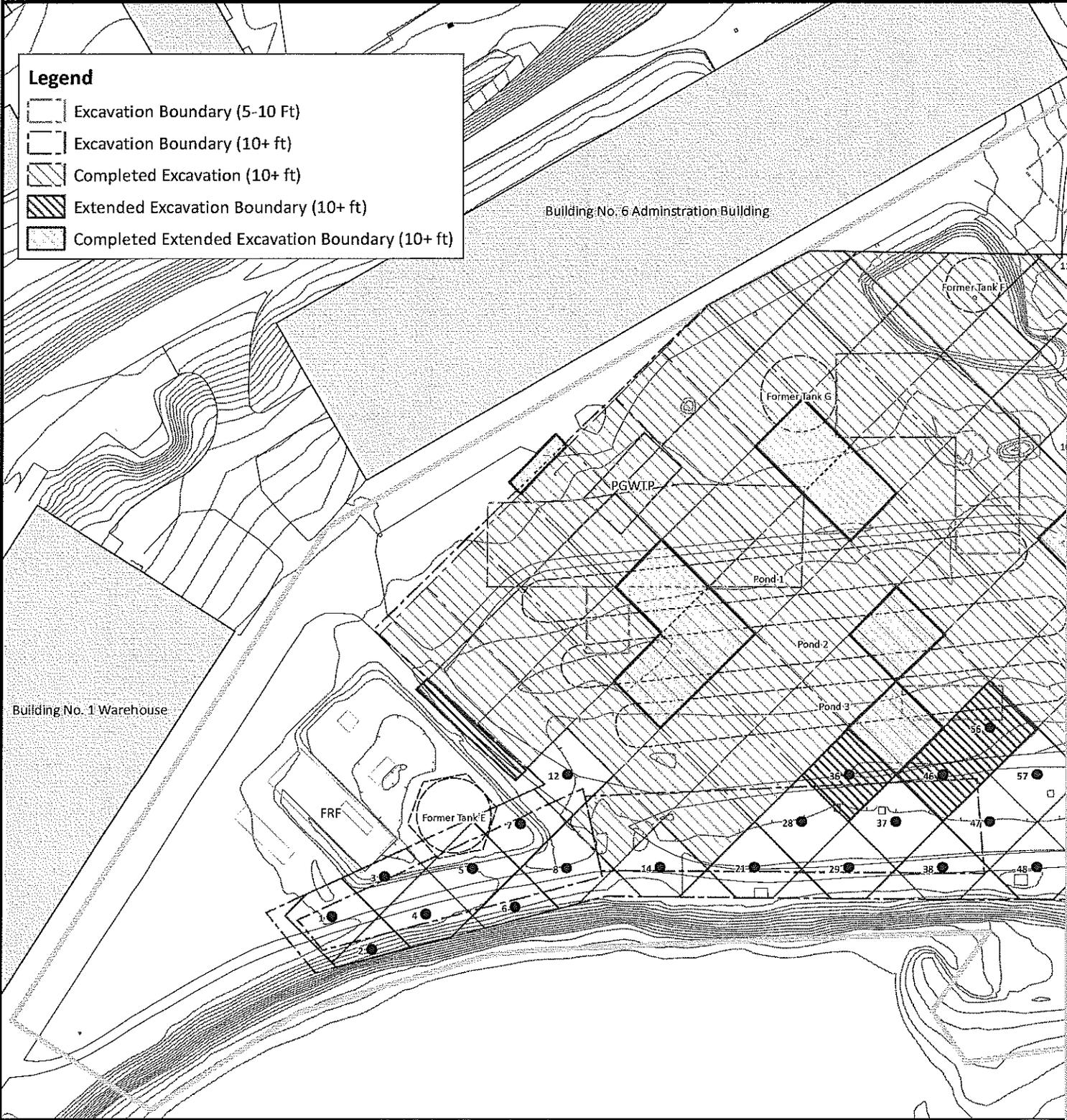
Import soil direct placed and compacted

13A1.4

File: J:\GIS Backup\GIS Data\0001 Point Molate\0078.001.019 Oversight\ProgressMap_gt10.mxd Created by: DR/EM/JK Checked by: TS 5/27/2015

Legend

-  Excavation Boundary (5-10 Ft)
-  Excavation Boundary (10+ ft)
-  Completed Excavation (10+ ft)
-  Extended Excavation Boundary (10+ ft)
-  Completed Extended Excavation Boundary (10+ ft)



1341.7



Date: June-2-2015

Project: Point Molate IR Site 3

Number: 0078.001.019

Subject: Weekly Summary 5-25-2015 to 5-30-2015

Construction Tasks Completed

- SWPPP inspections
- 0-5 Excavation including step-outs
- Excavation of clean overburden (0 – 10' bgs) from areas adjacent to Excavations G and Excavation H

Construction Tasks in Progress

- Export Class II waste soil. Approximately 350 truckloads of Class II waste soil off-hauled. Approximately 7,000 tons of export soil.
- Excavation of clean overburden (0 – 10' bgs) from the western portion of the site
- Continue excavation of deep soil (10 – 17' bgs) in the western portion of the site
- Soil Import. Approximately 525 truckloads of import soil were direct placed within the central portion of the site and compacted.
- Dewatering deep excavations as necessary
- Surveying deep excavations as they are completed
- Continue containerizing excavated transite pipe

Environmental Monitoring Task

- Air monitoring stations set up and take down
 - Air monitoring results to date indicate that dust has not exceeded the action levels at the site perimeter (PM-10 >0.05 mg/m³ over an 8 hour average)
- Monitoring of streets for soil tracking
 - No significant tracking of soil was observed during the soil off-haul activities
- Operation of the PGWTP
 - System has been run in compliance with existing NPDES permit
- Confirmation sampling
 - Confirmation sampling of accessible deep soil. Duplicate samples taken every 20 confirmation samples. Total of 6 samples taken for this reporting period.
 - Review of analytical data for confirmation sampling. Identification of step out excavations to achieve clean-up goals.
- Weekly SWPPP Inspection Action Items

1342.9



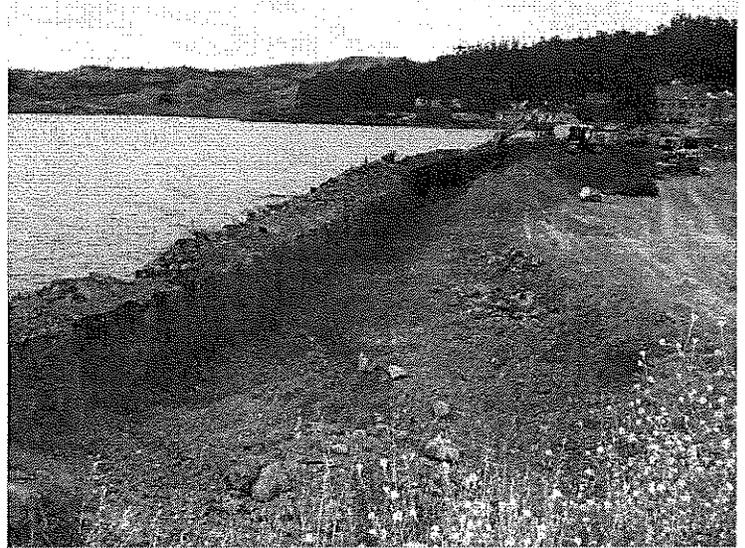
- No corrective actions were identified during the weekly SWPPP inspections completed on May 27.

Planned Tasks for Next Week

- Continue excavation of clean overburden to be used as backfill soil
- Continue excavation of deep soil from the central portion of the site
- Removal of sheet pile wall to the west of the site
- Backfill deep excavations where floor and sidewall samples meet screening criteria and the excavations have been surveyed
- Off-haul of Class II waste soil
- Step out or step-down excavations as necessary
- SWPPP inspection
- Continue air monitoring
- Continue soil tracking and SWPPP monitoring as necessary



Excavation progress towards the western edge of the site



Exposing the sheet pile wall on the western edge of the site



Compacting import fill and overburden



Removal of sheet pile wall



June 1, 2015

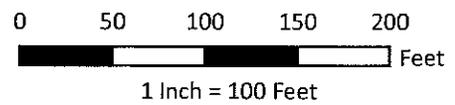
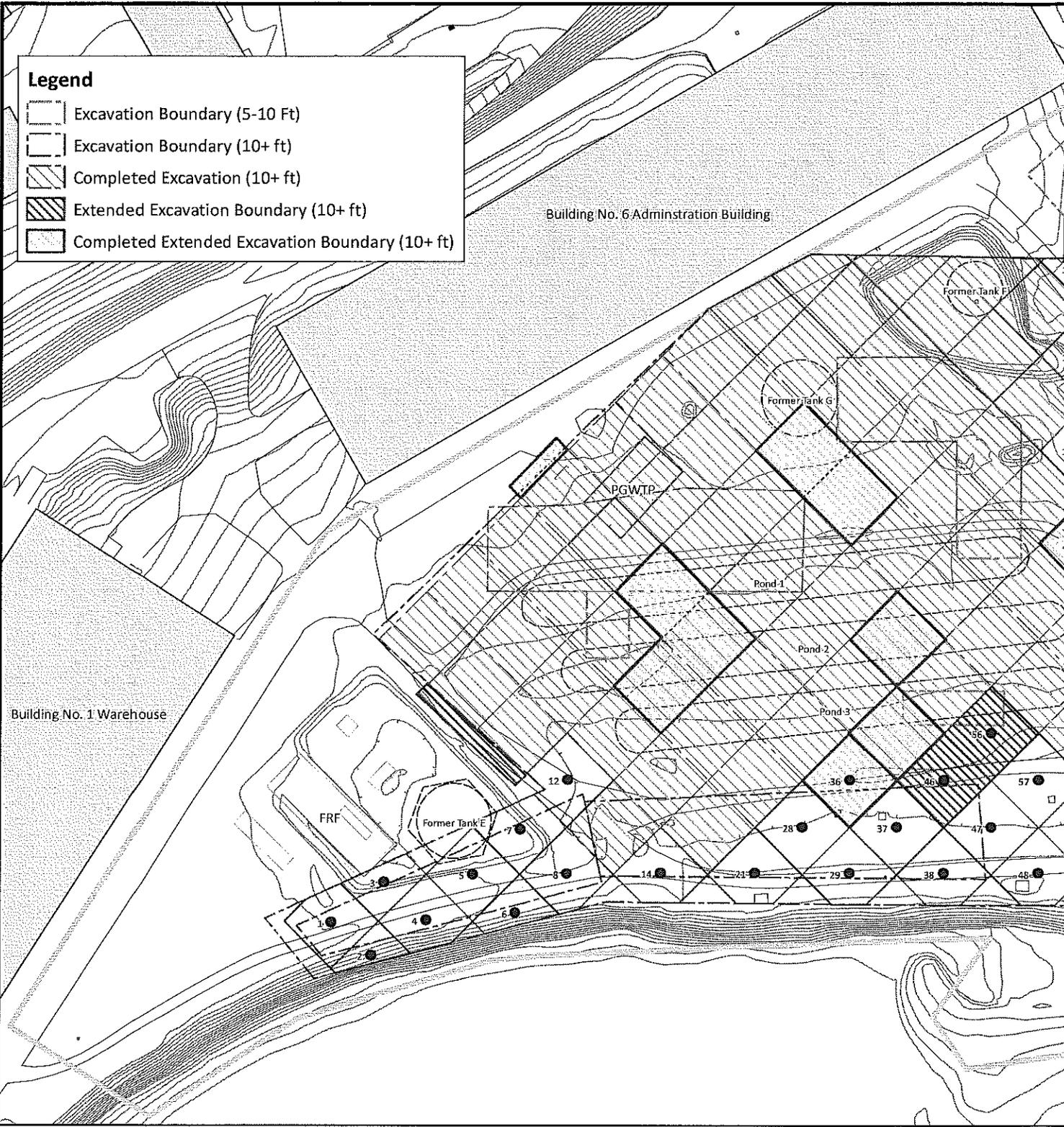
<p>SAFETY FIRST</p> 	<p>CLIENT: City of Richmond</p>	<p>Excavation Progress and Proposed Step Out Locations (10+ Feet)</p>
	<p>PROJECT: IR Site 3 Remediation</p>	
	<p>PROJECT NUMBER: 0078.001.019</p>	<p>FIGURE 3</p>

13A2.13

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Legend

-  Excavation Boundary (5-10 Ft)
-  Excavation Boundary (10+ ft)
-  Completed Excavation (10+ ft)
-  Extended Excavation Boundary (10+ ft)
-  Completed Extended Excavation Boundary (10+ ft)



1341.15



May 29, 2015

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

sent via: email

Subject: Monthly Remediation Status Report for Work in April 2015, Former Naval Fuel Depot Point Molate, Richmond, California

Dear Ms. Beth:

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

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

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are included below. For major work tasks completed in 2014, please see the monthly status report for December 2014 (Terraphase 2014aa). A reference list of reports and submittals is included as an attachment to this letter.

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

Work completed in April 2015:

1. None

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in May 2015:

1. None

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

Complete - *Final Soil and Groundwater Management Plan submitted to the RWQCB September 21, 2012 (Terraphase 2012jj)*

Task 3a: IR Site 3 Feasibility Study and Remedial Action Plan (Compliance Date: May 4, 2012 Revised: February 28, 2014)

Complete - *Final Feasibility Study and Remedial Action Plan submitted to the RWQCB June 4, 2014 (Terraphase 2014o)*

Task 3b: IR Site 3 Remedial Action Completion Report (Compliance Date: February 3, 2014 Revised: June 30, 2015)

Remedial Action will take place August 2014 through June 2015. This task is dependent upon completion of the Remedial Action.

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

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

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

Work completed in April 2015:

1. Preparation of Completion Report.

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in May 2015:

1. Preparation of Completion Report.

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

Not Applicable. Initiation of this task is dependent upon the completion of Task 4b. Currently seeking revised completion date from the RWQCB.

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

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

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

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

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

Work completed in April 2015:

1. None

Major Work Items Previously Completed in 2015:

1. None

Upcoming Work in May 2015:

1. Preparation and submittal of tank closure requests to the RWQCB for USTs 2, 15, 18, and 19

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

Not Applicable – Triggered when demolition of a UST is contemplated. No UST demolition is scheduled at this time

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

Work completed in April 2015:

1. Conducted the routine monthly UST closure monitoring inspections
2. Preparation of Q1 2015 Quarterly Monitoring Report

Major Work Items Previously Completed in 2015:

1. Submittal of Fourth Quarter/Annual 2014 UST Monitoring Report (Terraphase 2015d)

Upcoming Work in May 2015:

1. Conduct routine monthly UST closure monitoring inspections
2. Submittal of Q1 2015 Quarterly Monitoring Report

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

Not Applicable. No closures have been requested

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

Work completed in April 2015:

1. Submitted the monthly remediation status report for March 2015 to the RWQCB (Terraphase 2015i)

Major Work Items Previously Completed in 2015:

1. Submitted the monthly remediation status report for January 2015 to the RWQCB (Terraphase 2015g)
2. Submitted the monthly remediation status report for February 2015 to the RWQCB (Terraphase 2015h)

Upcoming Work in May 2015:

1. Submit the monthly remediation status report for April 2015 to the RWQCB

2. Submit the insurance budget summary and project status update for Quarter 1 2015 to the City of Richmond and the 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 April 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Conduct quarterly landfill inspection with Contra Costa County Environmental Health.

Major Work Items Previously Completed in 2015:

1. Submittal of 2014 Annual Monitoring Report (Terraphase 2015e)

Upcoming Work in May 2015:

1. Routine monthly landfill inspection of signs, gates, locks, etc.
2. Routine operation, maintenance, and monitoring of the landfill treatment system
3. Maintenance of vegetation on the site including access to wells.

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

A Notice of Intent was filed with the Water Board (Application # 449157) September 3, 2014. A WDID was issued for the project 2 07C370778.

IR Site 3: PGWTP

Terraphase, under the direction of 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 following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in April 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Conducted monthly sampling event.
3. Preparation of Q1 2015 Monitoring Report

Major work items completed previously in 2015:

1. Submittal of Modified Notice of Intent (Terraphase 2015b)
2. Submittal of 2015 Annual Monitoring Report (Terraphase 2015f)

Upcoming Work in May 2015:

1. Routine operation, maintenance, and monitoring of the PGWTP

2. Conducted monthly sampling event.
3. Submittal of Q1 2015 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 April 2015:

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

Major work items completed previously in 2015:

1. Dry Season 2014 annual groundwater monitoring report (Terraphase 2015c)
2. Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a)

Upcoming Work in May 2015:

1. Monthly monitoring and skimming of free product in wells MTWB-01R, MWT05-02, MWT08-01, MWT06-02, MW10-23, MW10-24.
2. Response to RWQCB comments on Draft Workplan for alternative quantification methodology, additional characterization and/or risk evaluation for areas outside of IR Site 3 where USEPA Method 8015 without Silica Gel Cleanup quantifies TPH and TPH decomposition products as exceeding the Fuel Product Action Levels within 150 feet of the San Pablo Bay (Terraphase 2015a).

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in April 2015, to the knowledge of Terraphase.

1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant

impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.

5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at the ongoing remediation activities at the former Naval Fuel Depot Point Molate. The RWQCB's and public's comments have been incorporated into the FS/RAP for IR Site 3. The RWQCB accepted the Final FS/RAP on June 4, 2014. Construction is now underway at IR Site 3 with an estimated completion date of June 2015.

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

Sincerely,
For Terraphase Engineering Inc.



Tomer Schetrit, PE (C81411)
Senior Project Engineer

cc: Craig Murray, City of Richmond
Carlos Privat, City of Richmond
Bruce Goodmiller, City of Richmond
LaShonda White, City of Richmond
Michael Leacox, NCE
James Whitcomb, BRAC Program Management Office
Venkat Puranapanda, ACE Group
Paul Carman, PMCAC
Jim Hite, PMCAC

Attachments: Point Molate Bibliography