

Overview:

Site Information - Point Molate covers approximately 290 acres of land above the mean high tide line in the Potrero Hills on San Pablo Peninsula on the eastern shore of San Francisco Bay. The site is located in the northwest portion of the City of Richmond and is 1.5 miles north of the Richmond-San Rafael Bridge. Point Molate is three miles from the Richmond Intermodal Station in Downtown Richmond which provides access to BART, Amtrak, and AC Transit (Alameda-Contra Costa Transit) bus service. Western Drive provides the only road access to Point Molate. While Western Drive is directly accessible to westbound traffic via a marked off-ramp on I-580, it is only indirectly accessible to eastbound traffic.

Point Molate is surrounded on the north, east, and south by Chevron. Chevron's property to the north and south is used to store and transport petroleum products. To the east, on the other side of Potrero Ridge, is a part of Chevron's oil refinery, where the more active and intensive industrial uses and manufacturing occur. Point Molate's topography ranges from sea level on the western shoreline to nearly 500 feet in elevation on the eastern ridge crest. Slopes range from moderate (0 to 10 percent) to steep (greater than 50 percent). Of the site's 290 acres, approximately 90 acres are developable and generally below a 15 percent slope. Point Molate's hillsides are visible from the Richmond-San Rafael Bridge as well as eastern Marin County, and the site itself has panoramic views of the San Francisco Bay.

Property Transfer: In 2003, the Navy transferred approximately three hundred and seventy one (371) acres of the former Point Molate Naval Fuel Depot (NFD) to the City of Richmond following the execution of a Finding of Suitability for Transfer. On July 29, 2008, the Navy and the City entered into an Early Transfer Cooperative Agreement (ETCA). The remainder of the Point Molate NFD, consisting of approximately forty-one (41) acres was transferred from the Navy to the City in March of 2010 pursuant to a Finding of Suitability for Early Transfer and at that time the Navy provided \$28,500,000 to the City to perform the remaining site remediation activities. Under the federal legislation enabling the transfer of Point Molate to the City, the site must be used for economic development purposes.

Current Status:

Environmental Impact Report. The Final Environmental Impact Report (FEIR) will be released on February 10, 2011. A copy of the FEIR will be available online at www.ci.richmond.ca.us/planning and at <http://www.pointmolateeis-eir.com>. Hard copies will also be available at the following locations: Richmond Public Library, Main Branch 325 Civic Center Plaza, Richmond, CA 94804; Richmond Public Library, Westside Branch 135 Washington Avenue, Richmond, CA 94801; and City of Richmond, Planning and Building Services Department, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804. A City Council study session regarding the FEIR will be held on Tuesday, February 22, 2011 at 6:30 p.m. or soon after at the City Council Chamber, 440 Civic Center Plaza, Richmond, CA, 94804. A special City Council meeting to consider the certification of the FEIR will be held on Tuesday, March 8, 2011 at 6:30 p.m. at the City Council Chamber.

Historic Building Stabilization. Responses to the Request for Proposals (RFP) for structural stabilization of historical assets were reviewed by staff in December and a contract for this work was approved by the City Council on January 18. A contract not to exceed \$538,835 to perform all recommended stabilization work was executed and a project kick-off meeting is scheduled for February 9. Work plans are expected to be complete March 23, with work to follow immediately.

Site Remediation. September 15, 2009, the State Water Control Resources Board vacated the Cleanup Order and remanded it to the Regional Board after granting a petition for review (File A-1972) that contended the Regional Board failed to comply with the California Environmental Quality Act (CEQA) in conjunction with its adoption. The City, therefore, expects the Regional Board to revise and reissue the Cleanup Order after the City of Richmond certifies the Environmental Impact Report/Environmental Impact Statement for the proposed Pt. Molate project.

Under the Land Disposition Agreement (LDA) and the Remediation Agreement (RA), Upstream is responsible for the site remediation and has hired the environmental engineering firm, Arcadis, to accomplish this task. Upstream, Arcadis and City staff have been meeting with the San Francisco Bay Regional Water Quality Control Board (Water Board) to finalize an implementation plan for the Remedial Agreement (RA) between the City and Upstream to clean up the site. The City and its consulting engineer Nichols Engineering continue to monitor the activities of developer Upstream and its remediation contractor Arcadis.

Financial Status. Attached are two spreadsheets, which track sources and uses of funds pertaining to (1) the Navy's \$28,500,000 for site remediation and (2) the \$1,080,000 provided by Upstream for security, repair and maintenance of the site. \$5,439,108 of the Navy funds have been expended to date and \$853,833 of the Upstream funds have been expended or encumbered. The Navy funds can only be used for site remediation costs. The Upstream funding of \$115,000 per month will end in April. The Navy and Upstream fund spreadsheets are attached for reference.

Security. A request for proposals (RFP) for security services for Point Molate will be released in February to replace the current month to month service. The schedule is as follows:

- February 10, release RFP
- February 16, Pre-Bid Job Site Walk
- March 31, Bids Due
- March 7 – 11, Staff review of proposals
- April, Finance Committee and City Council Consideration

Next Steps:

- Conduct a City Council study session for the FEIR in February.
- Finalize seismic stabilization work plan and commence work.
- Staff and Nichols Engineering will continue to monitor and, direct as needed, Upstream's site remediation efforts.

Project / Program Name: Pt. Molate Remediation Oversight			
Project / Program Manager(s): Steve Duran			
Project Description: Pt. Molate			
Pt. Molate Misc. Capital Budget			
\$ 1,065,751.92			
Sources of Funds:			
	Approved FY 10-11 Budgeted Revenue	Amount Received As of 1/31/11	Revenue Difference
Budgeted Amount in Adopted Budget (\$90K/mo * 12)	\$ 1,080,000.00		
Upstream (\$115K/month)		\$ 805,000.00	
Reimbursement from Navy Grant Funds for Remediation-Related Work		\$ 29,286.50	
TOTAL REVENUE	\$ 1,080,000.00	\$ 834,286.50	\$ 245,713.50
Uses of Funds:			
	FY 2010-2011 Budget	Costs* As of 1/31/11	Budget Remaining As of 1/31/11
MoFo Contract - Land Use & Remediation		\$ 127,895.72	
Weiss, Janney et al - Emergency Stabilization (PO carry forward from FY 09-10)		\$ 3,000.00	
Scharff et al - Indian Gaming (PO carry forward from FY 09-10)		\$ 10,138.96	
Nichols Consulting - Remediation Oversight Services		\$ 60,000.00	
SUB-TOTAL - LEGAL & PROFESSIONAL SERVICES	\$ 220,339.00	\$ 201,034.68	\$ 19,304.32
Money & Property		\$ (3,276.30)	\$ 3,276.30
DP Security	\$ 328,377.92	\$ 328,377.92	\$ -
Willie Agnews - COR Caretaker & Benefits	\$ 99,301.00	\$ 50,706.61	\$ 48,594.39
Kroeger - Grounds Maintenance	\$ 231,500.00	\$ 169,005.50	\$ 62,494.50
Misc. & Office Supplies	\$ 2,000.00	\$ 520.46	\$ 1,479.54
SUB-TOTAL - LANDSCAPING & SECURITY 0	\$ 661,178.92	\$ 545,334.19	\$ 115,844.73
Various Contractors - Pending	\$ -	\$ -	\$ -
SUB-TOTAL - EMERGENCY BUILDING STABILIZATION	\$ -	\$ -	\$ -
COST POOL**	\$ 184,234.00	\$ 107,464.00	\$ 76,770.00
TOTALS	\$ 1,065,751.92	\$ 853,832.87	\$ 211,919.05
* Costs includes actual spent and amount encumbered.			
** Cost pool budget to be reviewed			
City Council approved an amended Pt. Molate budget on 12/7/2011. The amended budget will be shown in the report received for February 2011. The amended budget will include funding for building stabilization and increased funding for legal and professional services.			