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California Regional Water Quality Control Board

San Francisco Bay Region

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Arnold Schwarzenegger
Governor

Cleanup Activity Fact Sheet:

Former Point Molate Naval Fuel Depot 1000 Western Drive, Richmond, CA September 2008

INTRODUCTION

San Francisco Bay Regional Water Quality Control Board (Water Board) staff have prepared a Tentative Site Cleanup Requirements Order (Tentative Order) to direct cleanup at the Former Point Molate Naval Fuel Depot (the Fuel Depot) located in Richmond. The Fuel Depot is adjacent to the San Francisco Bay, and is a former Navy fuel storage depot that operated from 1942 to 1995, consisting of approximately 405 acres in total area.



Naval Fuel Depot Point Molate - Provided by the Navy

In 1995, the federal Base Realignment and Closure (BRAC) Commission recommended that the Fuel Depot be closed and transferred to civilian use. In September 2003, approximately 364 acres were transferred to the City of Richmond under a Finding of Suitability to Transfer. The remaining 41 acres were not transferred in 2003 in order to allow for a

determination of how best to cleanup these remaining 41 acres of the Fuel Depot. Contaminated property may be transferred without prior cleanup by an “early” transfer, or FOSET (Finding of Suitability of Early Transfer). Such an “early” transfer requires approval of the Governor before proceeding. In order for the Governor to approve the FOSET, a mechanism must be in-place to ensure that an acceptable cleanup would be done after the transfer.

A Tentative Order has been prepared as the “mechanism” to ensure the cleanup of the remaining 41 acres, which also imposes cleanup requirements for the entire 405-acre Fuel Depot site. Water Board staff has prepared this Fact Sheet to notify the community about the Tentative Order and to invite you to review and comment on the Order, as well as to attend the public meeting on November 12, 2008, (details below), when the Tentative Order will be considered by the Water Board.

MAIN POINTS REGARDING THE ORDER

The Tentative Order has been prepared primarily to assure that the Fuel Depot will be adequately cleaned up after the “early” transfer of the remaining portions of the Fuel Depot as described in the FOSET. Regardless of whether the transfer of the remaining 41 acres to civilian use occurs or not, the Order will remain valid, and cleanup of the entire Fuel Depot will proceed.

Since the City of Richmond currently owns a substantial portion of the Fuel Depot (364 acres, pursuant to the September 2003 property transfer agreement), and the Navy is responsible for the past



releases at the Fuel Depot, both the City and the Navy are Dischargers required to comply with the Tentative Order. However, under a separate agreement between the City and the Navy, the City will take on the responsibility for cleanup activities. If and when the City subsequently transfers the property to a private entity for the purpose of site development, that transferee will then also be required to comply with the Order.

Cleanup plans required by the Tentative Order must include verification that the final cleanup remedy has eliminated potential threats to human health or the environment as a result of the release of any pollution from the Fuel Depot exceeding the site cleanup goals.

The Tentative Order specifies tasks (listed below) that will ensure cleanup of the Fuel Depot such that long term monitoring will not be needed, except at the Site-1 landfill. In addition, the requirements of the Order continue beyond the initial cleanup and will remain enforceable during any site development.

TENTATIVE ORDER TASKS

Task 1: Site-3 Saturated Zone Soil Cleanup Criteria
Task 2: Soil & Groundwater Management Plan
Task 3a: Site-3 Remedial Action Plan
Task 3b: Site-4 Remedial Action Plan
Task 4: Underground Storage Tank Management Plan
Task 5: Underground Storage Tank Status Report
Task 6a: Site-3 Remedy Completion Report
Task 6b: Site-4 Remedy Completion Report
Task 7: Final Land Use Controls
Task 8: Remediation Status Reports
Task 9: Discoveries during Facility Redevelopment Report
Task 10: Ground Water Monitoring Plan
Task 11: Site-1 Landfill 5-Year Review

All documents submitted pursuant to the Order, such as the Site-3 and Site-4 Remedial Action Plans, are subject to the California Environmental Quality Act (CEQA) because of potential impacts to the community from the cleanup activity. All remedial

action plans will be evaluated for consistency with the Environmental Impact Report (EIR) currently being prepared by the City of Richmond.

BOARD HEARING

The Tentative Order will be heard on November 12, 2008, at the Water Board's regular monthly public meeting. The meeting begins at 9:30am and will be held at the:

Elihu M. Harris Building
1st Floor Auditorium
1515 Clay Street,
Oakland

We encourage you to review the Tentative Order and provide comments. Comments are due to the Water Board staff member listed below no later than close of business on October 17, 2008. The Tentative Order can be viewed at:

San Francisco Bay
Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Or may be viewed and downloaded from the internet at:

http://www.waterboards.ca.gov/sanfranciscobay/press_room/announcements.shtml

FOR MORE INFORMATION

Water Board staff is available to answer questions and discuss the cleanup of the Fuel Depot. Please contact the following staff with questions:

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