



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

October 10, 2024

Mr. Mike Buck
Mendocino Railway
1222 Research Park Drive
Davis, California 95618
mikebuck@radian-advisors.com

ESTIMATED OVERSIGHT COSTS – FISCAL YEAR 2024/2025, THE FORMER GEORGIA-PACIFIC CORPORATION SITE LOCATED AT 90 WEST REDWOOD AVENUE, FORT BRAGG, CALIFORNIA 95437 (SITE CODE 202276)

Dear Mr. Buck:

Section 25269.5 of the California Health and Safety Code requires the Department of Toxic Substances Control to provide you with a cost estimate and schedule for oversight of the work at the former Georgia-Pacific Corporation site located at 90 West Redwood Avenue, Fort Bragg, Mendocino County, California. Enclosed is a schedule and estimate of DTSC's hours and costs to oversee the work identified through the end of the fiscal year. The estimate projects hours to be incurred (by staff classification) for planned oversight activities and identifies the estimated personnel labor rates. The schedule and cost estimate will be updated due to changing circumstances, if necessary. The cost estimate is for the fiscal year 2024/2025 which began on July 1, 2024 and will end on June 30, 2025.

Please note that this is only an estimate of projected costs. You remain liable for all costs incurred by DTSC pursuant to the provisions of Health and Safety Code §79650 et seq., and the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) 42 U.S.C §9601 et seq. DTSC reserves all rights to pursue cost recovery under any, and all, applicable provisions of state or federal law.

Mr. Mike Buck
October 10, 2024
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I hope this schedule and cost estimate will be useful in your fiscal and project planning. If you have any questions, please contact me at (510) 540-2732 or via email at Morgan.Bigelow@dtsc.ca.gov.

Sincerely,



Morgan Bigelow
Project Manager
Site Mitigation and Restoration Program – Berkeley Office
Department of Toxic Substances Control

Enclosures: *FY 24/25 DTSC Cost Estimate Worksheet*
 FY 24/25 Gantt Chart

cc: (via email)

 Ms. Kim Walsh, MPH
 Unit Chief
 Site Mitigation and Restoration Program – Berkeley
 Department of Toxic Substances Control
 kimberly.walsh@dtsc.ca.gov

**Department of Toxic Substances Control
COST ESTIMATE FY 2024/2025**

SITE: GEORGIA-PACIFIC CORPORATION (23240008)

SITE CODE: 200402, 202276

PROJECT MANAGER: MORGAN BIGELOW

THIS ROW IS FILTERED TO SITE CODE(S):

OU NAME	AREA	ACTIVITY TITLE	DOCUMENT TYPE	START DATE	TOT HRS	TOT \$	FY 2024/2025															
							Project Manager	Supervisor	Engineering	Geology	Toxicology	Industrial Hygiene	Public Participation	Legal	CEQA	OEJTA	UXO	Financial Assurance	Admin Proj. Manager	Clerical	Travel \$	Contracts \$
PROJECT WIDE		Community Update - OUE FS Addendum Path Forward and Order Amendment	Fact Sheets	05/17/2022	26	\$5,817	10	1	0	1	1	0	12	0	0	0	0	0	0	1	\$0	\$0
Operable Unit C and Operable Unit D		Remedial Investigation Report Addendum, Operable Units C and D	Remedial Investigation Report	05/19/2023	47	\$12,081	32	2	4	4	4	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Groundwater Monitoring Report Operable Units C, D, & E	Operation and Maintenance Report	06/21/2023	10	\$2,274	8	1	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Mendocino Railway's Request to Add Respondent to Order	Correspondence	09/06/2023	59	\$14,481	40	6	6	0	0	0	2	0	0	0	0	0	0	5	\$0	\$0
PROJECT WIDE		Annual HARP 2023-2024	Pre-HARP Form	10/18/2023	2	\$589	1	1	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Order Amendment	Amendment - Order/Agreement	04/01/2024	6	\$1,821	1	4	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Project Management Activities 2024-2025	Project Management	07/01/2024	56	\$15,157	40	4	0	1	1	0	0	10	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: June 2024	Other Report	07/08/2024	5	\$1,255	4	1	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Land Use Covenant Annual Inspection Report	Land Use Restriction Monitoring Report	07/15/2024	6	\$1,386	4	1	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Applicable Relevant and Appropriate Requirement (ARAR) Solicitation Letter for Operable Unit E	Correspondence	07/22/2024	10	\$2,274	8	1	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
Upland Zone	OU-E: Ponds / Park	Evaluate Applicable or Relevant and Appropriate Requirements for the OU-E FS Addendum	Correspondence	07/25/2024	28	\$7,676	20	2	0	0	0	0	0	6	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: July 2024	Other Report	08/01/2024	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0

THIS REW IS FILTERED TO SITE CODE(S):

							FY 2024/2025																
OU NAME	AREA	ACTIVITY TITLE	DOCUMENT TYPE	START DATE	TOT HRS	TOT \$	Project Manager	Supervisor	Engineering	Geology	Toxicology	Industrial Hygiene	Public Participation	Legal	CEQA	OEJTA	UXO	Financial Assurance	Admin Proj. Manager	Clerical	Travel \$	Contracts \$	
PROJECT WIDE		Tribal Consultation Regarding ARARs	Request for Tribal Outreach	08/12/2024	10	\$2,772	6	0	0	0	0	0	0	0	0	4	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Annual Oversight Cost Estimate (Fiscal Year 2024-2025)	Annual Oversight Cost Estimate	08/22/2024	9	\$2,288	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Draft Alternatives List, OU-E Feasibility Study Addendum	Correspondence	08/30/2024	13	\$3,797	6	0	6	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Monthly Summary Report: August 2024	Other Report	09/10/2024	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Respondent's Request for Invoice Backup	Correspondence	09/11/2024	3	\$575	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Monthly Summary Report: September 2024	Other Report	09/27/2024	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Meeting with Division of Safety of Dams, Coastal Commission, and the City of Fort Bragg to present the new OU-E FS alternatives.	Meeting	10/16/2024	18	\$6,508	4	1	0	0	1	0	0	12	0	0	0	0	0	0	0	\$0	\$0
Operable Unit C and Operable Unit D		OU C and D First Five Year Review	Five-Year Review Reports	11/01/2024	43	\$11,305	24	2	0	8	8	0	0	0	0	0	0	0	0	0	1	\$0	\$0
PROJECT WIDE		Monthly Summary Report: October 2024	Other Report	11/15/2024	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: November 2024	Other Report	12/15/2024	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
Upland Zone	OU-E: Ponds / Park	OU-E FS Addendum	Feasibility Study Report	01/02/2025	142	\$36,412	100	10	10	10	10	0	0	0	0	0	0	0	0	0	2	\$0	\$0
PROJECT WIDE		Monthly Summary Report: December 2024	Other Report	01/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Public Notice - Five Year Review	Public Notice	02/01/2025	9	\$2,075	4	1	0	0	0	0	4	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: January 2025	Other Report	02/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Post HARP for field work and DTSC oversight	Post HARP Form	03/11/2025	3	\$861	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	\$0	\$0

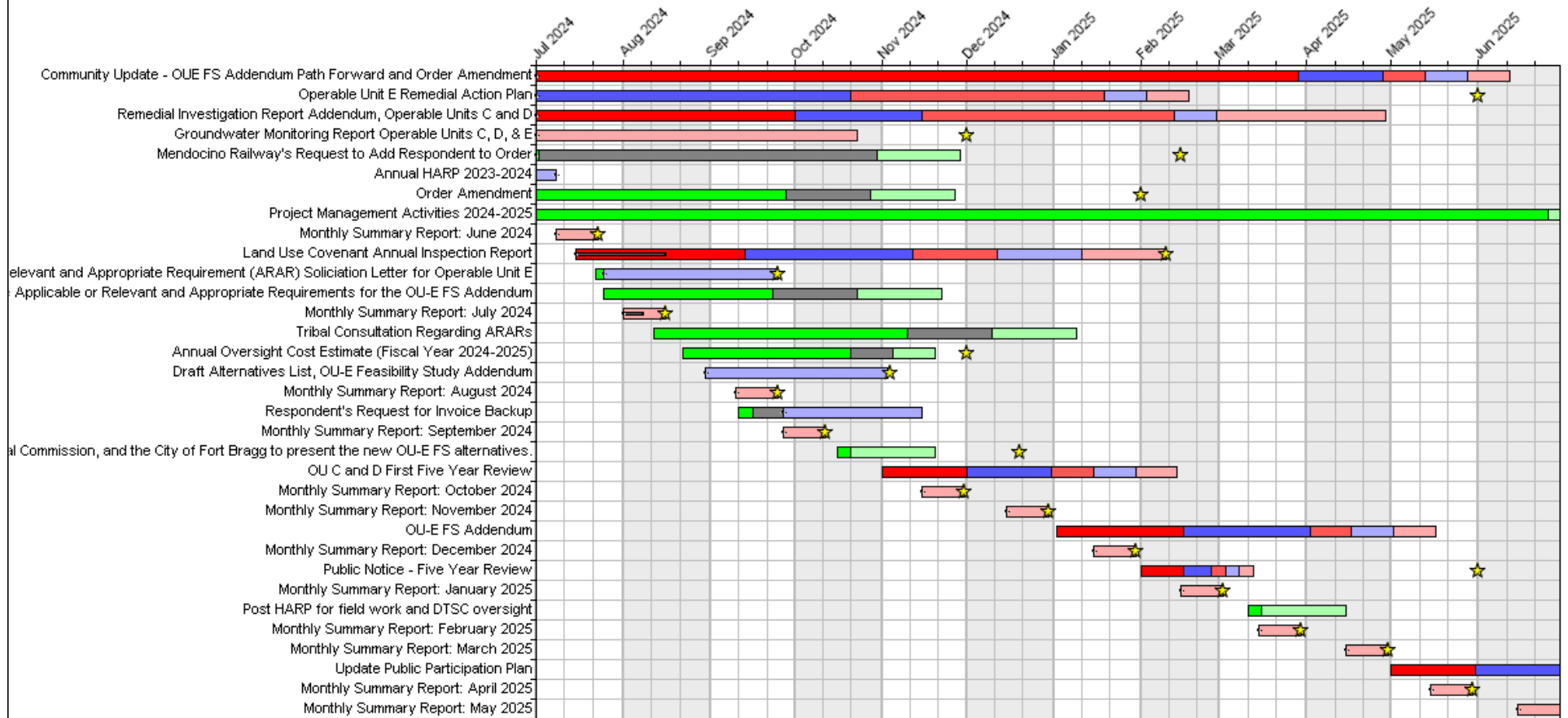
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PROJECT WIDE		Monthly Summary Report: February 2025	Other Report	03/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: March 2025	Other Report	04/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Update Public Participation Plan	Public Participation Plan / Community Relations Plan	05/01/2025	89	\$18,543	8	1	0	0	0	0	80	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: April 2025	Other Report	05/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: May 2025	Other Report	06/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
PROJECT WIDE		Monthly Summary Report: June 2025	Other Report	07/15/2025	1	\$222	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
Project Management					0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0
Totals					606	\$152,611	342	41	26	25	26	0	98	28	0	4	0	0	0	16	\$0	\$0	
Hourly Rate							\$222	\$367	\$389	\$390	\$249	\$379	\$205	\$417	\$0	\$360	\$0	\$0	\$205	\$131			
Cost							\$75,924	\$15,047	\$10,114	\$9,750	\$6,474	\$0	\$20,090	\$11,676	\$0	\$1,440	\$0	\$0	\$0	\$2,096	\$0	\$0	
Grand Total							\$152,611																

[VIEW CHART FOR CURRENT FISCAL YEAR](#)

DATE RANGE to

ACTIVITY SCHEDULE FOR: GEORGIA-PACIFIC CORPORATION



■ DTSC Comments	■ RP - Draft Final	■ DTSC Review	■ RP - Final	■ Final DTSC Letter
■ DTSC Draft & Review	■ External Review	■ Final & Sign	⊗ Meeting	★ Commit Date