

CITY OF RICHMOND
Pt. Molate Community Advisory Committee

Tuesday, February 21, 2012 6:30 PM
Multi-Purpose Room, 440 Civic Center Plaza

AGENDA

1. **Call to Order** (1 min.)
2. **Roll Call** (1 min.)
3. **Welcome and Meeting Procedures** (1 min.)

Individuals who would like to address the committee on matters not listed on the agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.

At 8:30 PM, any items remaining on the agenda that require immediate attention may be taken out of turn, as necessary. All other items will be continued to another or the following committee meeting in order to make fair and attentive decisions. This meeting adjourns at 9:00 PM. The meeting may be extended by a majority vote of the committee.

4. **Agenda Review and Adoption** (2 min.)
The order in which items will be heard may be adjusted at this time. In addition, items may be removed from or placed on the Consent Calendar at this time.

5. **Announcements through the Chair** (3 min.)

6. **Open Forum** (3 minutes per person limit)

7. **Presentations, Discussion & Action Items** (65 min.)
 - a. Presentation of newly appointed PMCAC Members Otheree Christian, Joseph Puleo and Rod Satre – Joan Garrett (5 min.)
 - b. Discussion of Western Drive/I-580 Interchange Work and Bridge Deck Replacements through 2014 – Cristina Ferraz, PE, CalTrans (15 min.)
 - c. Presentation of 2007 Visioning workshop for Pt.Molate conducted as part of 2030 General Plan Development – Susan Golstmand and Danile Iacofono of MIG (25 min.)
 - d. Q&A Session - Terraphase - (20 min.)

8. **Staff Reports** (20 min.)
Following discussion of each item, the Committee may vote to make recommendations to staff or to the City Council.
 - a. Review of Financial Reports – as provided by Andrea Miller (10 min.)
 - b. Review of January 2012 Remediation Report – as provided by Terraphase (5 min.)
 - c. Committee Log for PMCAC inquiries to staff, contractors – Craig K. Murray (5 min.)

Members:

Bruce Beyaert
Vice-Chair

Otheree Christian

Stephen M. Clark

Joan Garrett
Chair

Dorothy Gilbert

Toni Hanna

David Helvarg

Jim Hite

Jeanne Kortz

Eduardo Martinez

Joseph Puleo

Steven Rosing

Rod Satre

Charles T. Smith

Nina G. Smith

Pam Stello

Mary H. Sundance

Eileen Whitty

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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 – January 17, 2012 minutes

10. Future Agenda Items (5 min.)

11. City Council Liaison Reports (10 min.)

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

12. Chair and Sub-Committee Reports (15 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
- b. Finance
- c. Legal

13. Adjournment

14. Scheduled Meetings

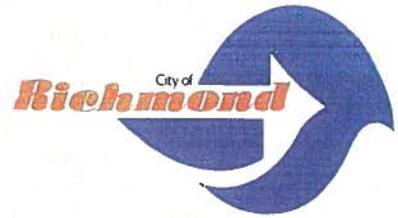
- a. Committee Meeting – Monday, March 19, 2012, 6:30 PM, Multi-Purpose Room, 440 Civic Center Plaza

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>

PMCAC Repository Information is available at: <https://docs.google.com/open?id=0B9WXrZeb-72MzVkJZWQ1ZDQ1NWl1wNC00ZjE4LTgxYjctOTQyMDk4Y2FjNDYw>

Office of Diane Holmes, City Clerk



RECEIVED

FEB 14 2012

RCRA

February 8, 2012

Otheree Christian

[REDACTED]
Richmond, CA 94801

Dear Mr. Christian:

Congratulations! You were appointed to the Point Molate Community Advisory Committee by the City Council during its February 7, 2012, meeting. Your term will expire on May 3, 2013, and you may apply for reappointment prior to your term expiration date. To complete the processing of your appointment, please complete and return the enclosed Loyalty Oath to the City Clerk's Office, as soon as possible.

Craig Murray, staff liaison to the Point Molate Community Advisory Committee, will contact you regarding the day and time of the Committee's meeting and when you will receive the agenda packet prior to each meeting.

Please telephone me at (510) 620-6513 if you have any questions.

Very truly yours,

Diane Holmes
City Clerk

DH/jb

Enclosure

cc: Mayor Gayle McLaughlin
Craig Murray

Office of Diane Holmes, City Clerk



RECEIVED

FEB 14 2012

RCRA

February 8, 2012

Joseph Puleo

[Redacted address line]

Richmond, CA 94801

Dear Mr. Puleo:

Congratulations! You were appointed to the Point Molate Community Advisory Committee by the City Council during its February 7, 2012, meeting. Your term will expire on May 3, 2013, and you may apply for reappointment prior to your term expiration date. To complete the processing of your appointment, please complete and return the enclosed Loyalty Oath to the City Clerk's Office, as soon as possible.

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Very truly yours,

[Handwritten signature]

Diane Holmes
City Clerk

DH/jb

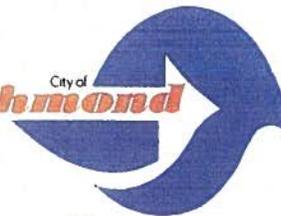
Enclosure

cc: Mayor Gayle McLaughlin
Craig Murray

7A2

Office of Diane Holmes, City Clerk

RECEIVED *Richmond* City of



FEB 14 2012

RCRA

February 8, 2012

Rod Satre

~~████████████████████~~
Richmond, CA 94801

Dear Mr. Satre:

Congratulations! You were appointed to the Point Molate Community Advisory Committee by the City Council during its February 7, 2012, meeting. Your term will expire on May 3, 2013, and you may apply for reappointment prior to your term expiration date. To complete the processing of your appointment, please complete and return the enclosed Loyalty Oath to the City Clerk's Office, as soon as possible.

Craig Murray, staff liaison to the Point Molate Community Advisory Committee, will contact you regarding the day and time of the Committee's meeting and when you will receive the agenda packet prior to each meeting.

Please telephone me at (510) 620-6513 if you have any questions.

Very truly yours,

Diane Holmes
City Clerk

DH/jb

Enclosure

cc: Mayor Gayle McLaughlin
Craig Murray

FACT SHEET

Scofield Avenue and Western Drive Bridge Deck Replacement Project



Project Location: On Interstate 580 (I-580) at the east approach to the Richmond - San Rafael Bridge, in the City of Richmond, in Contra Costa County.

Scope: The scope of the project is to replace highway bridge decks at the Scofield Avenue Undercrossing and the Western Drive Undercrossing. The Scofield Avenue Undercrossing consists of two bridges: I-580 eastbound traveled way/Western Drive eastbound on ramp and the westbound I-580 traveled way. The Western Drive Undercrossing consists of one bridge: westbound I-580 traveled way. Three bridge decks will be replaced.

Need: These freeway bridge decks have deteriorated and must be replaced. Field inspection indicated the bridges are in poor to critical condition.

Purpose: To maintain serviceability of the bridges, as well as safety of the travelling public.

Status: The project contract documents are being prepared for construction bid advertisement.

Project Schedule: Construction is scheduled to start in the fall 2012 and completed by early-2014.

Funding: The total cost of the project is about \$24 million, and approximately \$18 million is programmed for construction. The funding source is the 2010 State Highway Operations and Protection Program (SHOPP).

Issues of Note: 1) The project will require closure of the Western Drive eastbound on ramp for 3 months or less. During the closure of the ramp, Caltrans is exploring the possibility of allowing passenger vehicles (3/4 ton and less) to use an existing bicycle facility as a detour. A pilot vehicle will lead the vehicles between the hours of 5:30AM and 9:30PM, and large vehicles and trucks will be detoured west across the Richmond-San Rafael Bridge and back. 2) For safety reasons, cyclists will not be permitted to ride along the outside freeway shoulders during construction. Caltrans will provide a bicycle shuttle service from points east and west of the construction site.

Contact Information: Allyn Amsk, Public Information Officer at 510-286-5445 or Cristina Ferraz, Project Manager, at 510-286-3890.

CC 580 Scofield & Western Drive Deck Replacement Project



Presentation to the PMCAC
February 21, 2012

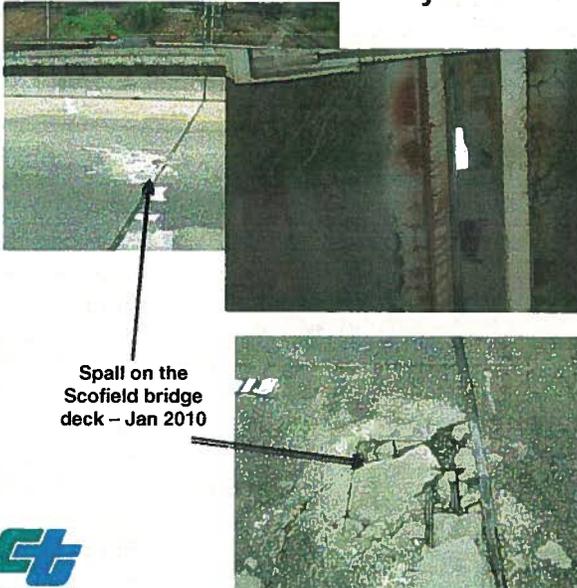


1

The Project is located on Interstate 580 at the east approach to the Richmond – San Rafael Bridge, in the City of Richmond, in Contra Costa County.

7B2¹

Project Need



- Bridges built in the 50's.
- Concrete deck on welded steel plate girders.
- Presence of spalls, cracks and holes on the deck.

Spall on the Scofield bridge deck – Jan 2010



2

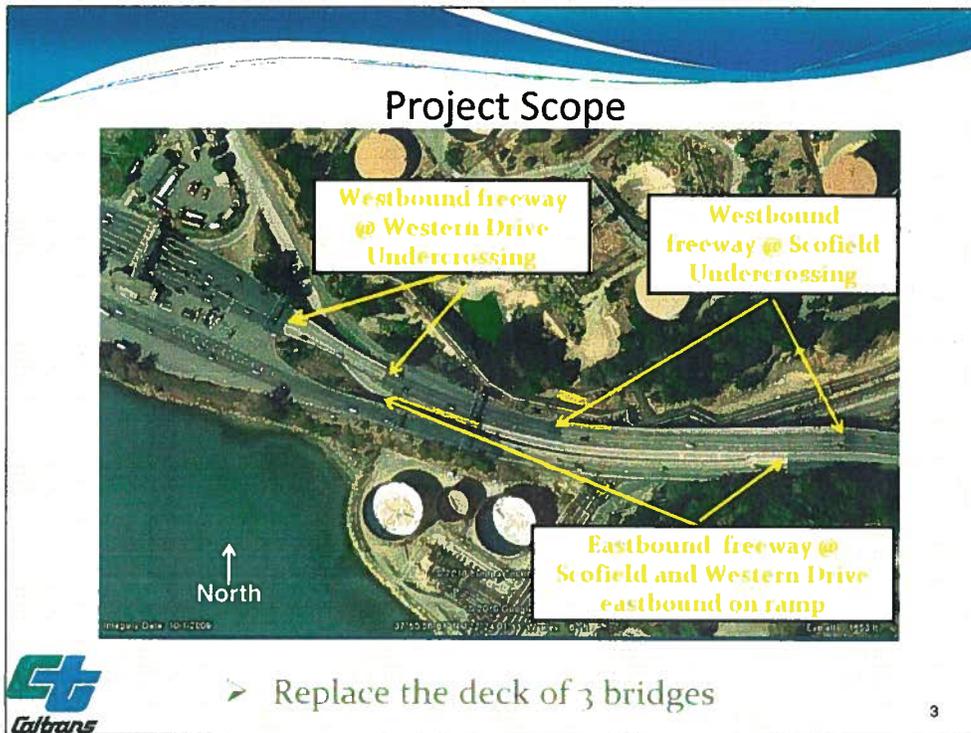
August 2010 – emergency contract (\$250K) to repair Scofield

April 2011 – emergency contract (\$250K) to repair Scofield

28-0140L Scofield: deck condition code=1

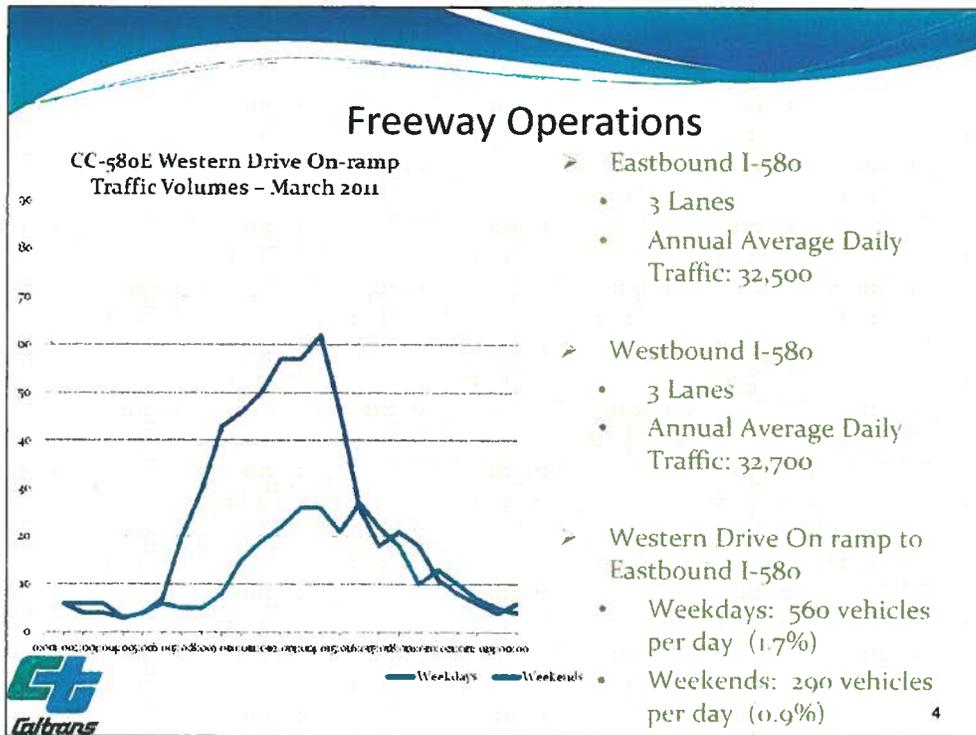
28-0140R Scofield: deck condition code=2

28-0141R Western: deck condition code=4



- Replace 3 bridge decks
- The Scofield Avenue Undercrossing
 - Westbound (WB) I-580 traveled way.
 - I-580 eastbound (EB) traveled way/Western Drive eastbound I -580 on ramp.
- The Western Drive Undercrossing
 - Westbound I-580 traveled way.

W. Drive = 260'
 Scofield on ramp = 500'
 Scofield WB = 650'
 Scofield EB = 650'

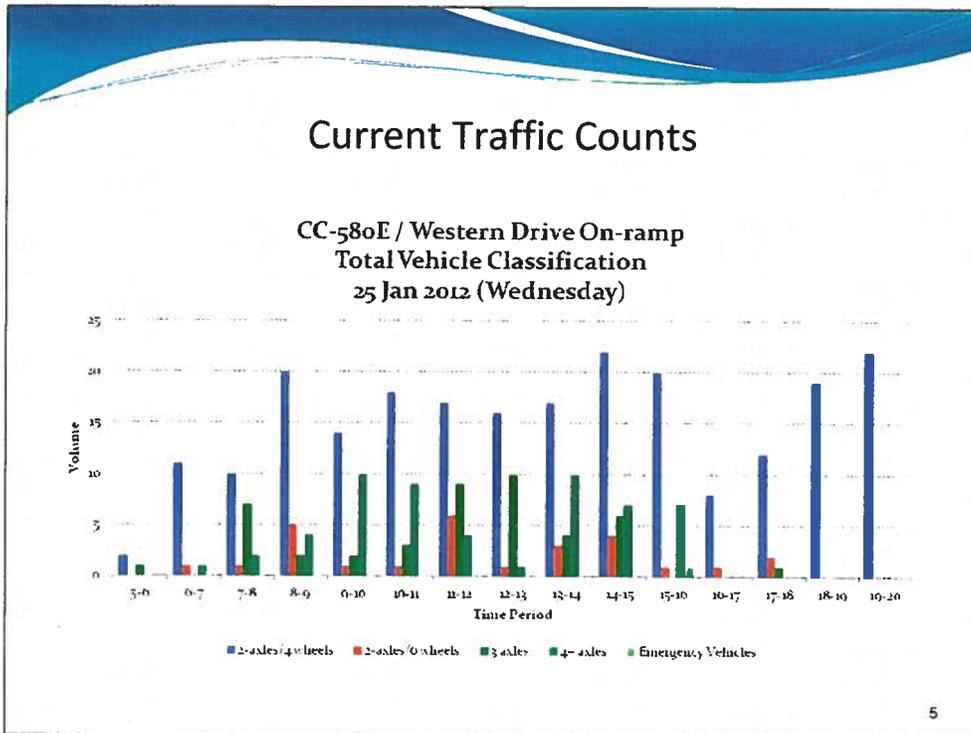


Counts done in March 2011.

Max # vehicles per hour: 60 (avg. of 1 per minute)

Weekday peak hour volume: 2,800

Delays approaching the SRR bridge – AM peak (WB): about 5 minutes

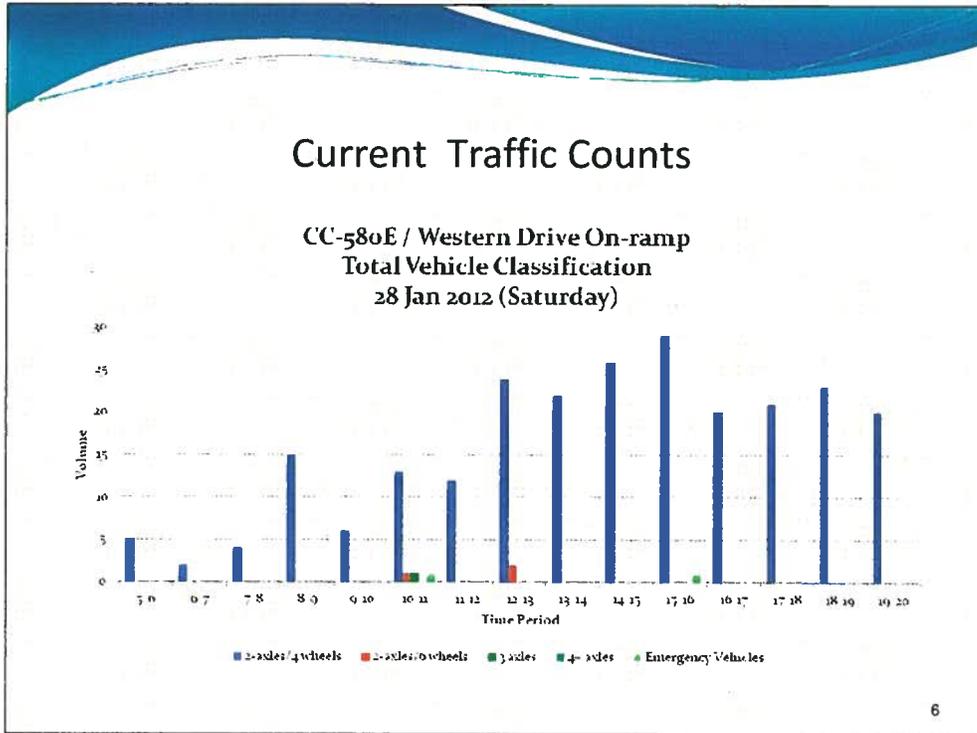


Counts done in mid Jan 2012

Max number of vehs per hour: 39 btw 2-3PM

Of the total vehicles counted, 15% 4 axles

13%: 3 axles



Max number of vehicle/hr: 30 btw 3-4PM

7B7⁶

Construction Staging



7

Contractor will install a protection system at Scofield Undercrossing (no closure of WD ramp) so that debris will not fall into Chevron's ROW.

➤ WB traffic is shifted south – two lanes in each direction separated by a barrier

➤ YELLOW - Deck Replacement at:

- EB Western Drive on ramp
- Western Drive U/C westbound mainline
- Scofield U/C westbound mainline

➤ WB traffic is shifted back (3 lanes westbound and 2 lanes eastbound) .

➤ Deck Replacement at:

- RED - Remaining piece of EB Western Drive on ramp
- EB Western Drive mainline (1/3 at a time)

7B8 7

Revisions to the Contract Documents

- Staging - based on minimizing closure of the Western Drive on ramp.
- Specifications - construction materials and methods to minimize the closure of the Western Drive on ramp.
- Contract- will provide financial incentive to the contractor to open Western Drive on ramp in 3 months or less.



Project Cost and Schedule

- Total cost : \$24 million
 - \$18 million for construction

- Funding source : 2010 State Highway Operations and Protection Program (SHOPP).

- Construction Schedule:
 - Start in the fall 2012.
 - Complete by early 2014.



Environmental



- Categorical Exemption (CE)/Categorical Exclusion (CE) issued in early 2009.
- Secured permit from the Bay Conservation and Development Commission (BCDC).
- Provide a bicycle shuttle service during construction.



10

The amount of \$70,000 was set aside in the contract for the shuttle services.

The shuttle service will be from Marine Street to Western Drive.

Bike count performed on a weekday in Nov/Dec 2010. Count criteria was: non rainy day, time monitored was 7 AM to 5 PM (dusk)

We did two counts....one on a weekday (November 2010). The count was 0 and a weekend count (Dec 2010) – 2 bikes.

A schedule notifying the closure of the mainline for cyclists will be posted on the website. A designated location for pick up and drop off and schedule for the service will be also posted on the website and outreach will be done to keep cyclists informed of the closure and the bike service.

The shuttle service will operate 7 days a week from 7 A.M. to 7 P.M. on an on-call shuttle service system, for the duration of construction .

Use of bicycle path as controlled access



- 3/4 ton pickups and smaller
- Use of pilot vehicle and flagger
- 5:30 AM to 9:30 PM
- Pending actions:
 - Obtain BCDC permit amendment.
 - Secure temporary easement from Chevron.

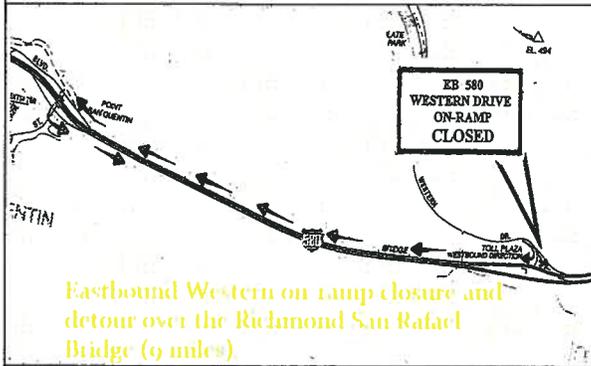


11

- Chevron was contacted and does not have any objections. Wants to make sure city of Richmond and Trails for Richmond Action Committee (TRAC) are OK w/ proposal.

- Pilot vehicle would be driving 5mph, making an u-turn. Max estimated wait time: ?

Detour during on ramp closure



- All vehicles from 9:30PM to 5:30 AM.
- Trucks and Recreational Vehicles at all times.
- Toll passes will be provided to Point Molate residents, businesses, service vehicles and casual visitors.



12

By maintaining two lanes of traffic, the expected delay is less than 15 minutes.

Current delay in the AM, WB direction (peak) is about 5 minutes

When traffic is shifted to the south (2 lanes EB + 2 lanes WB separated by a barrier), then there would be about 10-15 minutes of additional delays during the first two weeks of traffic shift, and then back to

7B13¹²

Craig Murray

From: joan@vbsi.com
Sent: Monday, February 13, 2012 4:07 PM
To: Craig Murray; pointsanpablo@earthlink.net
Subject: Fwd: TOM BUTT E-FORUM: Caltrans Meeting on Western Drive On-ramp Closure and Bay Trail Connection

Hi Craig -

Can we include the below email in the agenda packet for the item on CalTrans.?

Thanks

Joan Garrett
510-235-8210

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

From: Butt, Tom [mailto:tom.butt@intres.com]
Sent: Friday, February 10, 2012 07:37 PM
Subject: TOM BUTT E-FORUM: Caltrans Meeting on Western Drive On-ramp Closure and Bay Trail Connection

We met yesterday at Caltrans with Bijan Sartipi and other interested parties. See Agenda [below](#) for participants.

A meeting with Caltrans is kind of like being beaten with a pool cue and then being asked to thank your attacker for not hitting you harder. Caltrans is arrogant and patronizing beyond belief.

7B15



PROPOSED AGENDA

SF Bay Trail across I-580 near Richmond/San Rafael Bridge

Caltrans/City of Richmond/Contra Costa Transportation Authority

**Date: Feb. 9, 2012
 Caltrans District 4
 111 Grand Avenue, Oakland
 Location: 15th Floor, Executive Conference Room 15-200
 Time: 3 p.m.**

- I. Self Introductions
- II. Purpose of meeting (CCTA)
- III. Interstate 580/Scofield-Western Drive Hedge Deck Replacement Project Update (Caltrans)
 - Closure of the Western Drive On Ramp to eastbound I-580
 - Use of the existing bike facility as a temporary detour
 - Next Steps
- IV. Bay Trail Connection Project Update (City of Richmond/Gray & Bowen)
 - City of Richmond Recommended Alternative - description, cost
 - Project Initiation Document (PID) - status, oversight cost, funding for oversight
 - Next Steps

Please call Terry Bowen at (925) 937-0980 if you have any questions.

Anticipated Participants:

Tom Butt, Councilmember, City of Richmond
 Joel Camacho, City of Richmond, Public Works Department
 Bijan Sansgiri, District Director, Caltrans
 Mark Zabaneh, Deputy District Director, Caltrans
 Cristina Ferraz, District Division Chief, Caltrans
 Randy Iwasaki, Executive Director, CCTA
 Ross Chintunera, Chief Deputy Executive Director, CCTA
 Lee Hoo, ABAG, Bay Trail
 Bruce Fleysert, Trails for Richmond Action Committee
 Walt Gill, Governmental Affairs, Chevron
 Eric Zell, Zell and Associates
 Terry Bowen, Gray-Bowen
 Bill Gray, Gray-Bowen

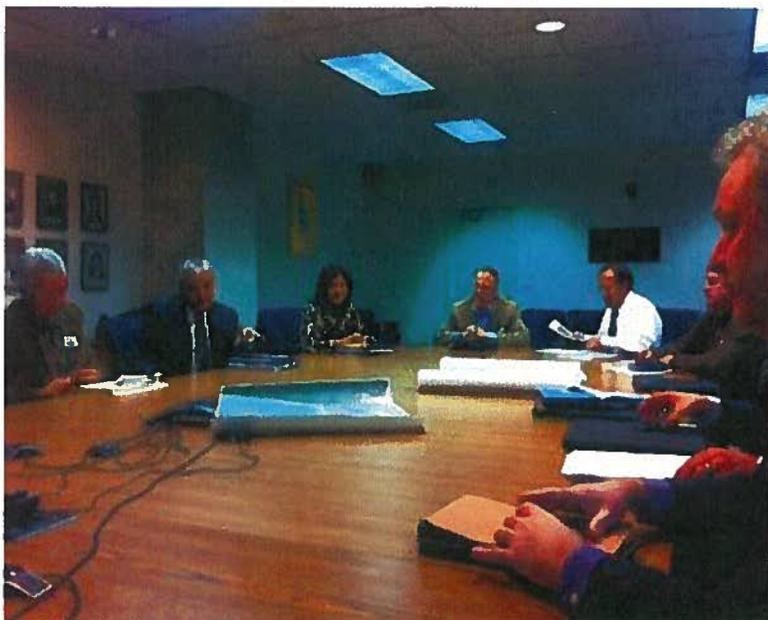
TRANSPORTATION LITERATURE, PROJECT MANAGEMENT & DELIVERY STRATEGIES

1010 N. California Blvd., #400, Webster, CA 94598 T: (925) 931-5900 F: (925) 931-3171

Caltrans went through a PowerPoint presentation about the project and made the following proposals to address the Western Drive Ramp Closure:

1. The contract will provide financial incentives for the contractor to open the Western Drive ramp in three months or less.
2. During the closure period, vehicles up to ¾ ton pickups will be able to use the bike path as an east bound on-ramp between the hours of 5:30 AM and 9:30 PM. A flagger and pilot car will facilitate safety. Waits are anticipated not to exceed a minute or two. The overhead clearance is only slightly more than 11 feet.
3. Larger vehicles all the time and ¾ ton trucks or smaller between 9:30 PM and 5:30 AM will have to use the cross-bridge detour. Based on Caltrans estimates, there will be about 100,000 vehicle miles of detour during the closing.
4. Toll passes will be provided for the detour.
5. A shuttle will be provided to carry bicyclists through the construction zone.
6. An amendment to the BCDC permit and a temporary easement from Chevron will be required.

7B16



At the conclusion of the Western Drive portion of the meeting, Caltrans asked for a consensus of approval for the plan. It seemed to me like it is probably reasonable under the circumstances, but Caltrans' refusal to provide a PSR and PID for the Bay Trail flyover plan as part of the mitigation was sore point for Bruce Beyaert of TRAC, Lee Huo of ABAG Bay Trail and me. Caltrans has consistently refused to engage on the Bay Trail issue, and continues to insist that someone else pay the approximate cost of the \$200,000 PSR/PID if Caltrans does it.

We are going to look into using some of the grant money Richmond received from Chevron to pay for the PSR and PID just to keep the process moving.

While I appreciated Caltrans' revised closure plan, I did not appreciate their attitude that it was a concession we should be thanking them for. They should have figured it out in the first place. Sartipi continually threatened to go back to the old plan if we did not fully support the new one. In the discussion of the magnitude of the detour (836,550 miles on the old plan and 100,000 miles on the new plan over 90 days), he seemed totally unconcerned, just the public cost of Caltrans doing business.

Unrelated to the Western drive issue, we also discussed the possibility of an interim Bay Trail using the shoulder and a protective barrier. Caltrans refused to consider it. We brought up the risk of bicyclists continuing to use the unprotected shoulder and the past and potential future cost in lives, injuries and claims that arrangement involves. Without any specifics, Caltrans believes the loss of a shoulder to traffic poses a greater risk. We pointed out that no-shoulder conditions abound, including the Bay Bridge, the Golden Gate Bridge and highways all over California, but Caltrans is adamant. You might say they gave us the cold shoulder.

Sometime, CalTrans should read its own mission statement:

Caltrans Mission:

Caltrans Improves Mobility Across California

Strategic Goals:

- SAFETY -

7B17

Provide the safest transportation system in the nation for users and workers.

- MOBILITY -

Maximize transportation system performance and accessibility.

- DELIVERY -

Efficiently deliver quality transportation projects and services.

- STEWARDSHIP -

Preserve and enhance California's resources and assets.

-SERVICE-

Promote quality service through an excellent workforce.

WANT TO RECEIVE TOM BUTT E-FORUM AND OTHER ACTION ALERTS ON RICHMOND POLITICAL AND COMMUNITY ISSUES DELIVERED TO YOUR EMAIL ADDRESS? EMAIL YOUR NAME AND EMAIL ADDRESS AND/OR THE NAMES AND EMAIL ADDRESSES OF OTHERS WHO WOULD LIKE TO BE PLACED ON THE MAILING LIST AND THE MESSAGE "SUBSCRIBE" TO tom.butt@intres.com. COMMENTS, ARGUMENTS AND CORRECTIONS ARE WELCOME. TOM BUTT IS A MEMBER OF THE RICHMOND CITY COUNCIL WHEN OPINIONS AND VIEWS EXPRESSED, WITHOUT OTHER ATTRIBUTION, IN TOM BUTT E-FORUM, THEY ARE THOSE OF TOM BUTT AND DO NOT REFLECT OFFICIAL VIEWS OR POSITIONS OF THE CITY OF RICHMOND OR THE RICHMOND CITY COUNCIL UNLESS OTHERWISE NOTED. VISIT THE TOM BUTT WEBSITE FOR ADDITIONAL INFORMATION ABOUT TOM BUTT'S ACTIVITIES ON THE RICHMOND CITY COUNCIL: <http://www.tombutt.com>. PHONE 510/236-7435 OR 510/237-2084. SUBSCRIPTION TO THIS SERVICE IS AT THE PERSONAL DISCRETION OF THE RECIPIENT AND MAY BE TERMINATED BY RESPONDING WITH ?UNSUBSCRIBE.? IT MAY TAKE A FEW DAYS TO REMOVE ADDRESSES

7B18

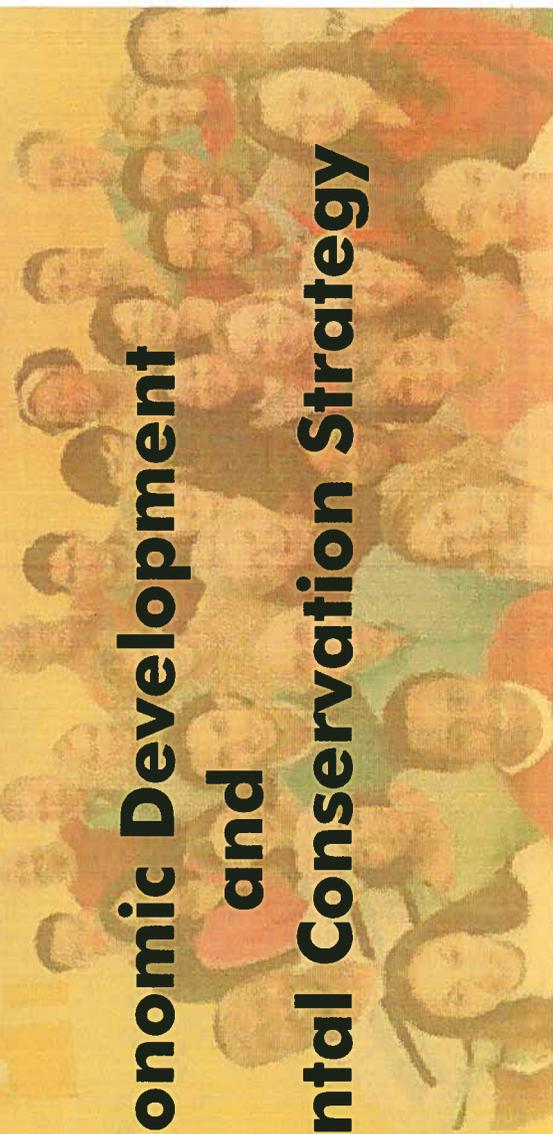


RICHMOND

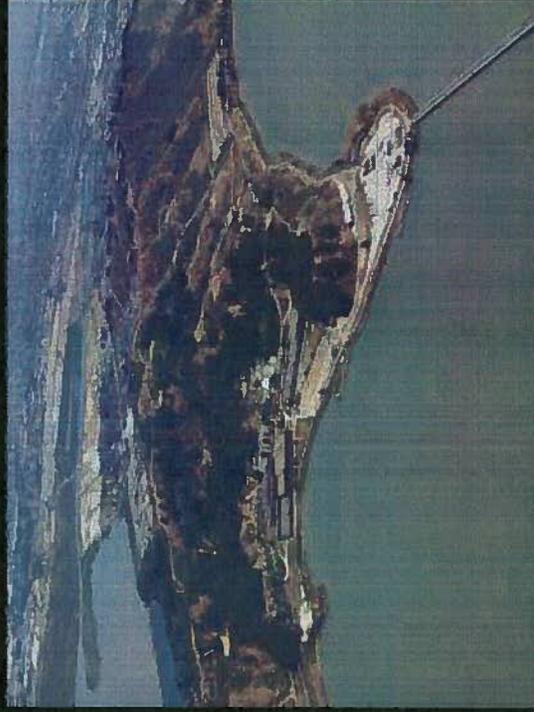
SHAPING THE NEW 100 YEARS

Recreation:

An Economic Development and Environmental Conservation Strategy



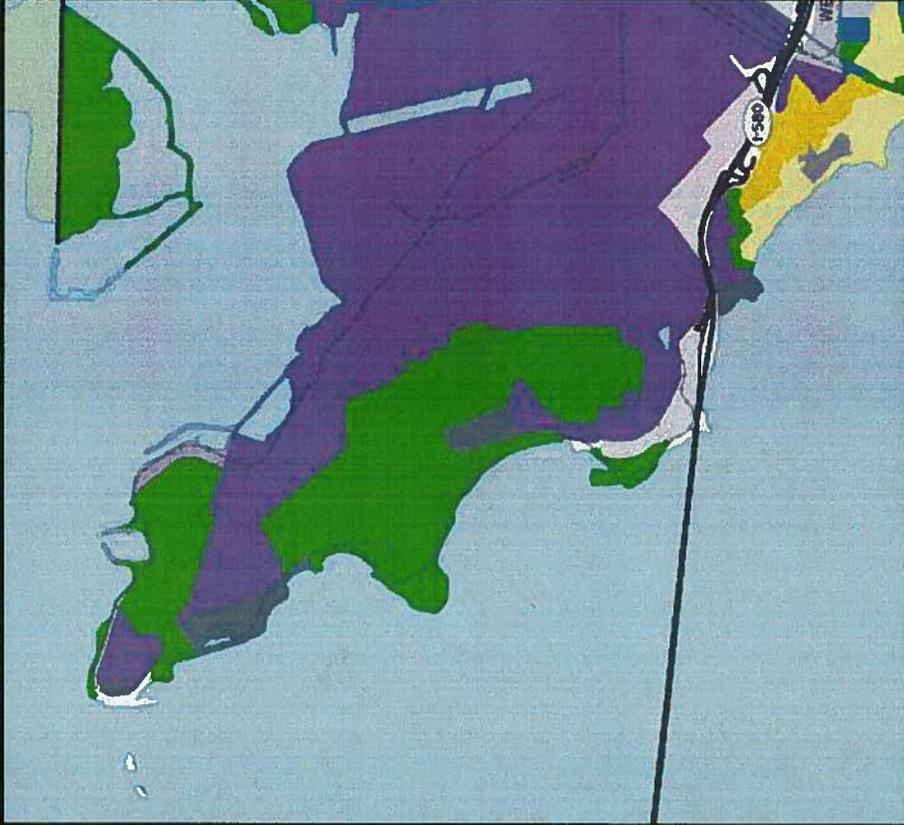
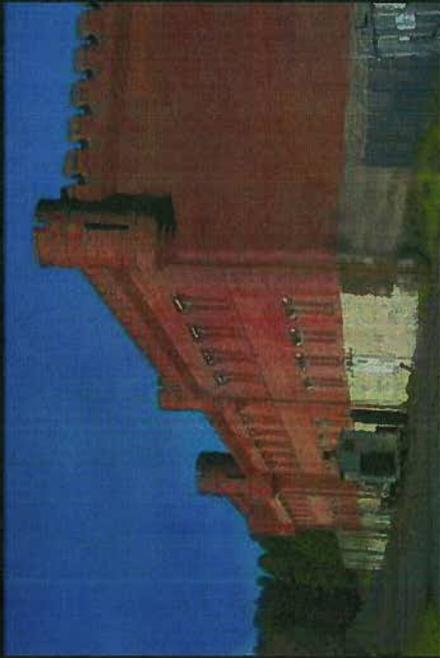
San Pablo Peninsula



San Pablo Peninsula



San Pablo Peninsula



USA Recreation Trends



Trends

The Market:

- Outdoor recreation is a \$780 billion/year industry
- 159 million people over the age of 16 participate in outdoor activity

Source: Outdoor Industry Association, State of the Industry Report 2006

Trends

The Market:

- Outdoor recreation is a \$780 billion/year industry
- 159 million people over the age of 16 participate in outdoor activity

The User:

- All income segments, cultural and ethnic backgrounds, levels of ability, age groups, etc.
- Outdoor recreation no longer implies only an escape to the backcountry
- Urban recreation has gained significant ground, creating demand for new activities

Source: Outdoor Industry Association, State of the Industry Report 2006

America's Favorite Outdoor Activities

Activity	% Participating	Total # of Outings
Bicycling (any type)	36.6%	3,872,000,000
Fishing (any type)	36.2%	1,528,000,000
Hiking	33.9%	828,000,000
Camping (any type)	29.6%	350,000,000
Trail Running	17.8%	1,100,000,000
Paddling	14.3%	162,000,000

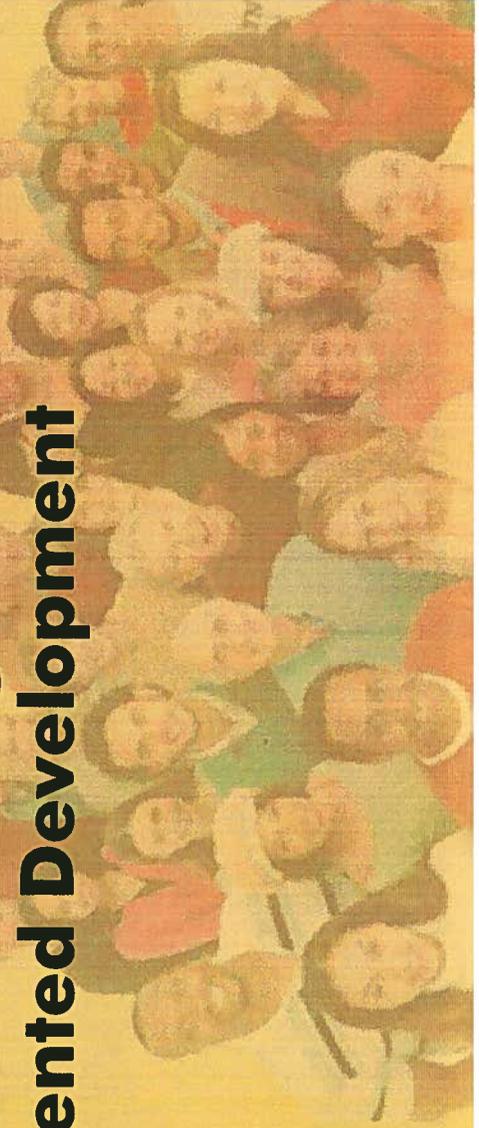
Source: Outdoor Industry Foundation 2005 US Outdoor Participation



RICHMOND

SHAPING THE NEW 100 YEARS

Creating Value Through Recreation- Oriented Development



Direct
Revenue
Generation

Indirect
Value
Creation

Induced
Value
Creation

Direct Revenue Generation

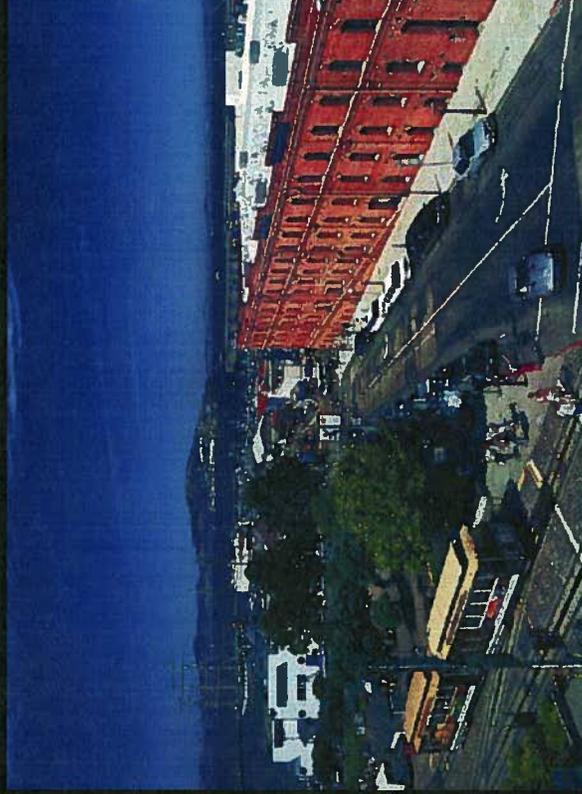
Examples

- User fees
- Concession revenues
- Program and event fees
- Satisfaction of environmental requirements; provision of environmental mitigation measures
- Branded "products"

Direct Revenue Generation

Example:

- National Park Service
Maritime National
Historical Park
Argonaut Hotel
Development



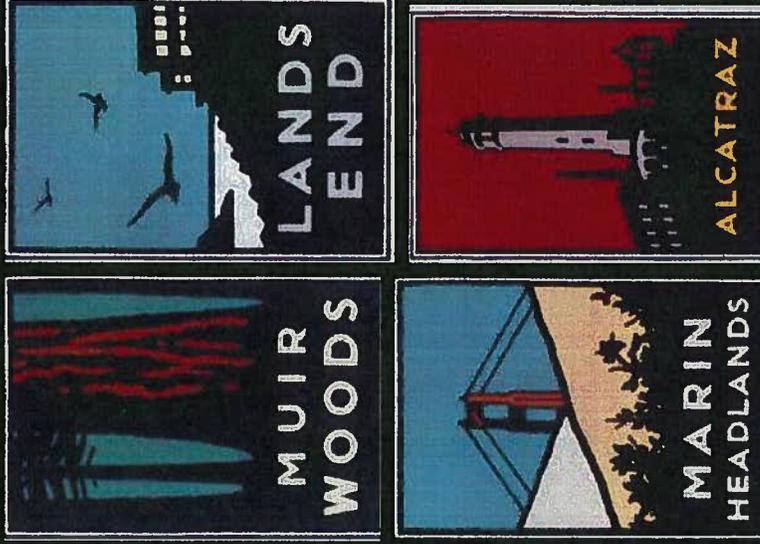
Stern Grove, San Francisco



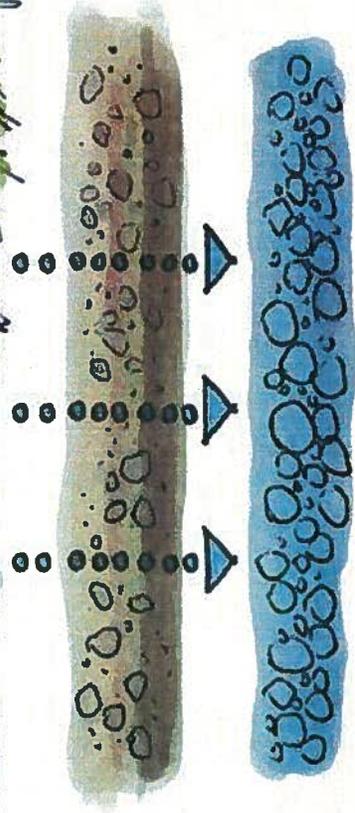
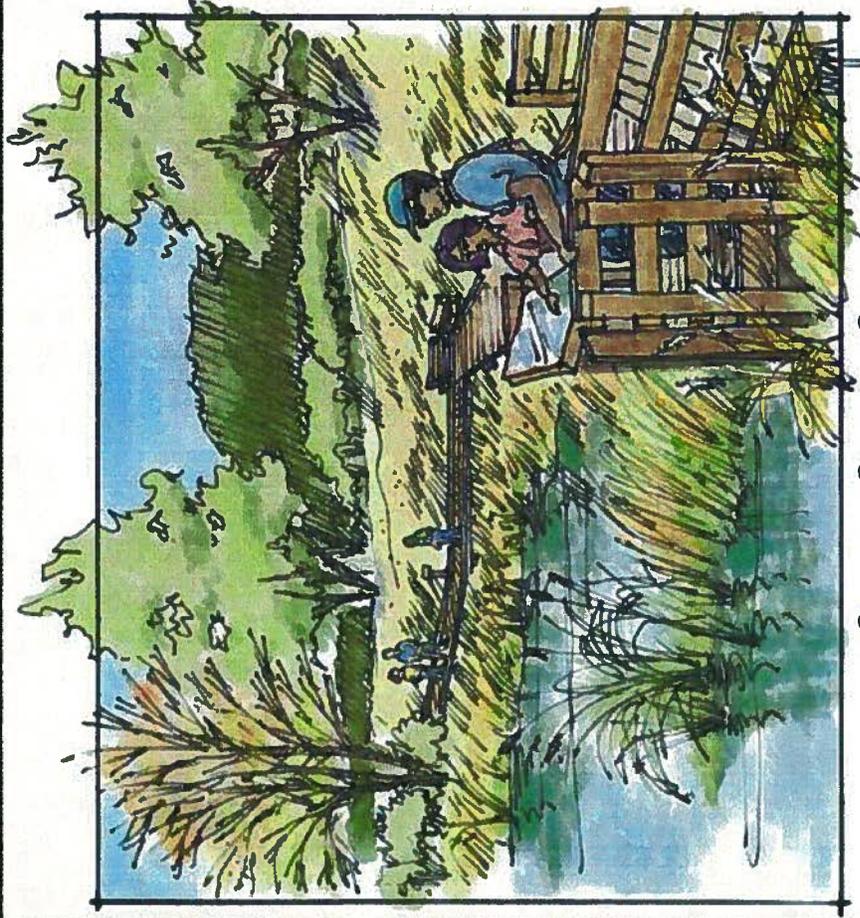
Direct Revenue Generation

Example:

- Golden Gate National Recreation Area (GGNRA) Branded products including art work, logo items, etc.



**Providing
Treatments To
Wetlands To
Improve Water
Quality
and Supply**



Indirect Value Creation

Examples:

- Property taxes
- Home equity
- Sales taxes

Indirect Value Creation

Example:

- **Chattanooga, Tennessee**
Quality of life improvements including air quality clean-up, parks and open space acquisitions and trail projects generated increased property values of more than \$11 million (127.5 % increase)

APA Publication

Induced Value Creation

Examples:

- Amenity (business, industry, resident attraction)
- Brownfields redevelopment
- Eco-tourism, heritage tourism, recreational tourism, adventure tourism
- New business opportunities

Induced Value Creation

Example:

- A survey of 1,200 high technology workers in 1998 by KPMG found that quality of life in a community increases the attractiveness of a job by 33%

Induced Value Creation

Example:

- **Oakland, California**

The presence of the East Bay Regional Park District is estimated to stimulate about \$254 million annually in park-related purchases, of which \$74 million is spent in the local East Bay economy.

East Bay Regional Park Publication

Induced Value Creation

Example:

- **San Antonio, Texas**
Riverwalk Park, created for \$425,000, is lined with outdoor cafes, shops, bars, art galleries, and hotels, and has overtaken the Alamo as the most popular attraction for the city's \$3.5-billion tourism industry.

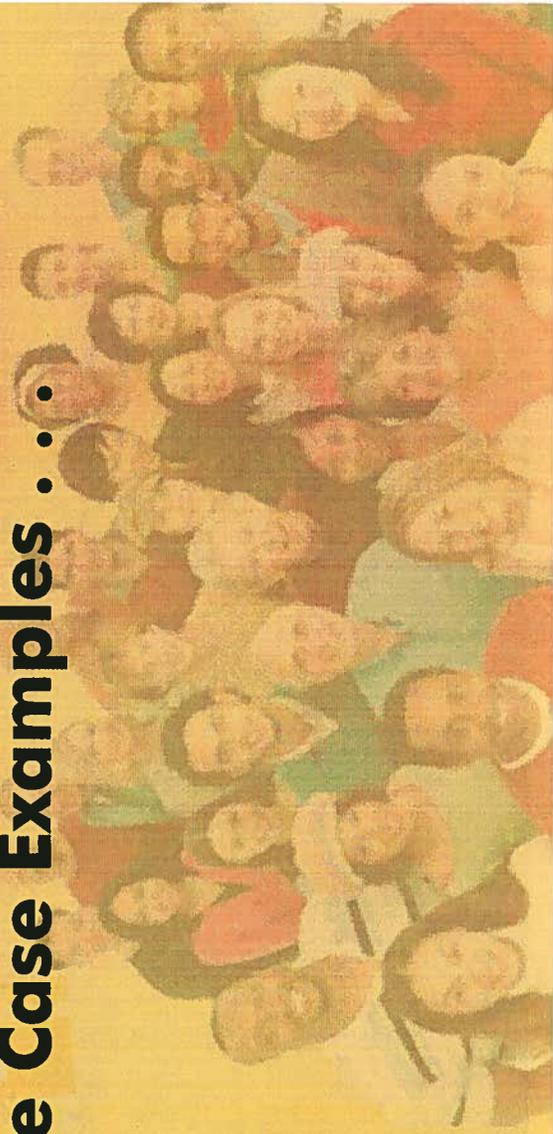
APA Publication



RICHMOND

SHAPING THE NEW 100 YEARS

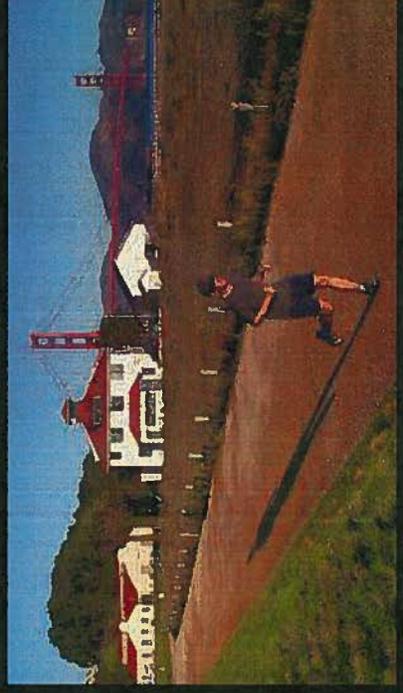
More Case Examples . . .



Crissy Fields

San Francisco, California

- Historical gathering ground for Native Americans
- Part of the Presidio Army Base
- Restored natural marsh systems
- Reuse of historical buildings for a wide mix of uses

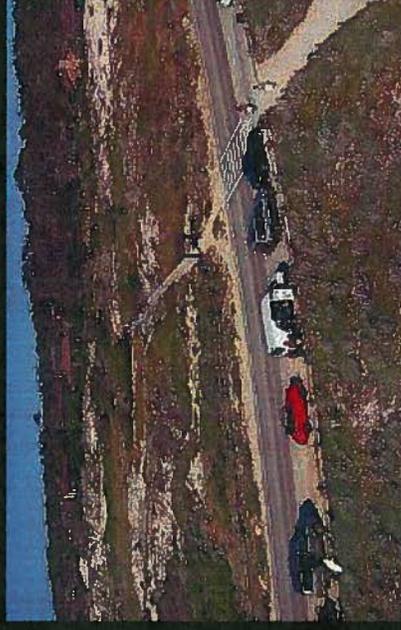


Crissy Fields

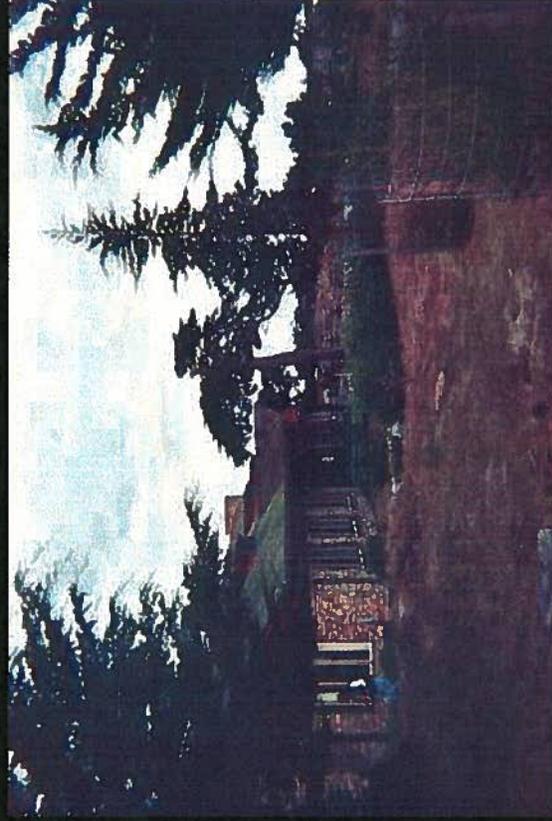


Asilomar State Beach and Conference Grounds

- **Monterrey, California**
- 107 acres of protected land along the shoreline
- Listed on the Registrar of Historic Places
- Attracts local, regional and international visitors



Asilomar State Beach and Conference Grounds



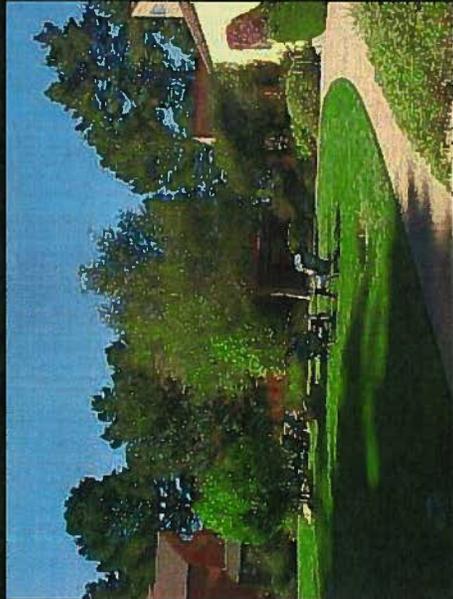
Marconi Conference Center State Historic Park

Tomales Bay, California

- Historical Coastal Miwok site and Marshall Telegraph Receiving Station
- Ecological- and context-sensitive
- Preservation and Reuse of Historical buildings
- Full service meeting and retreat facility



Marconi Conference Center State Historic Park

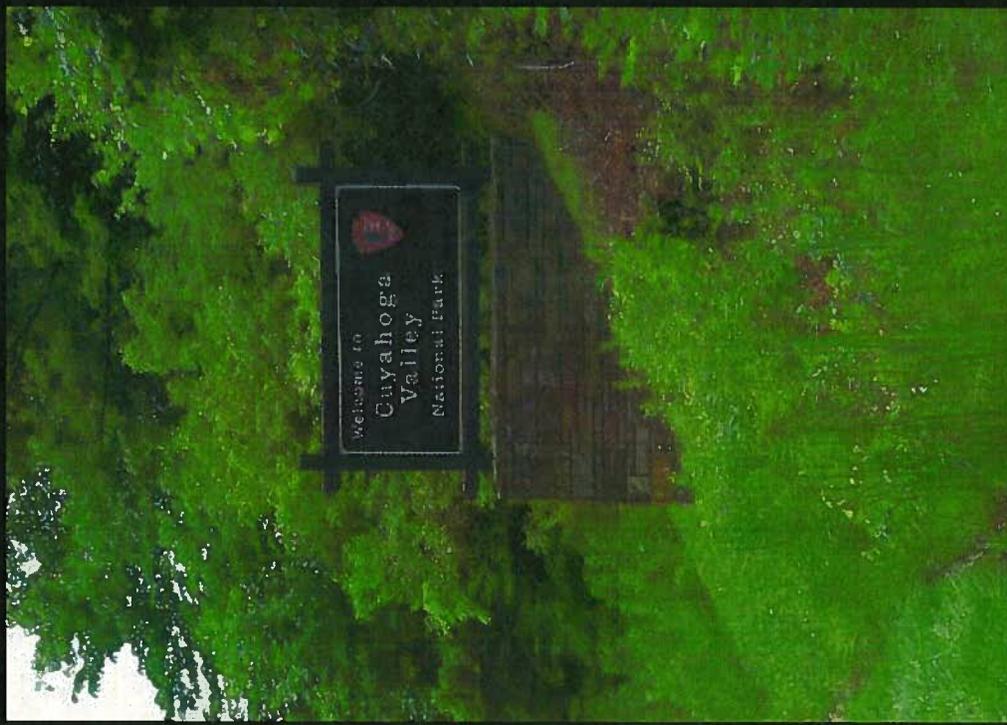


Napa "Living River" Project

A CITIZEN'S
GUIDE TO THE
CITY OF NAPA,
NAPA RIVER,
& NAPA CREEK
FLOOD
PROTECTION
PROJECT

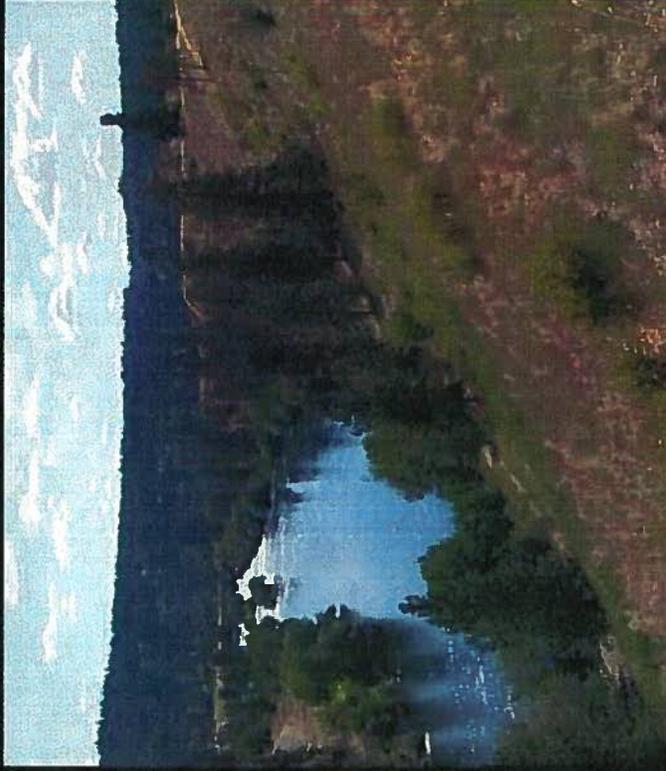


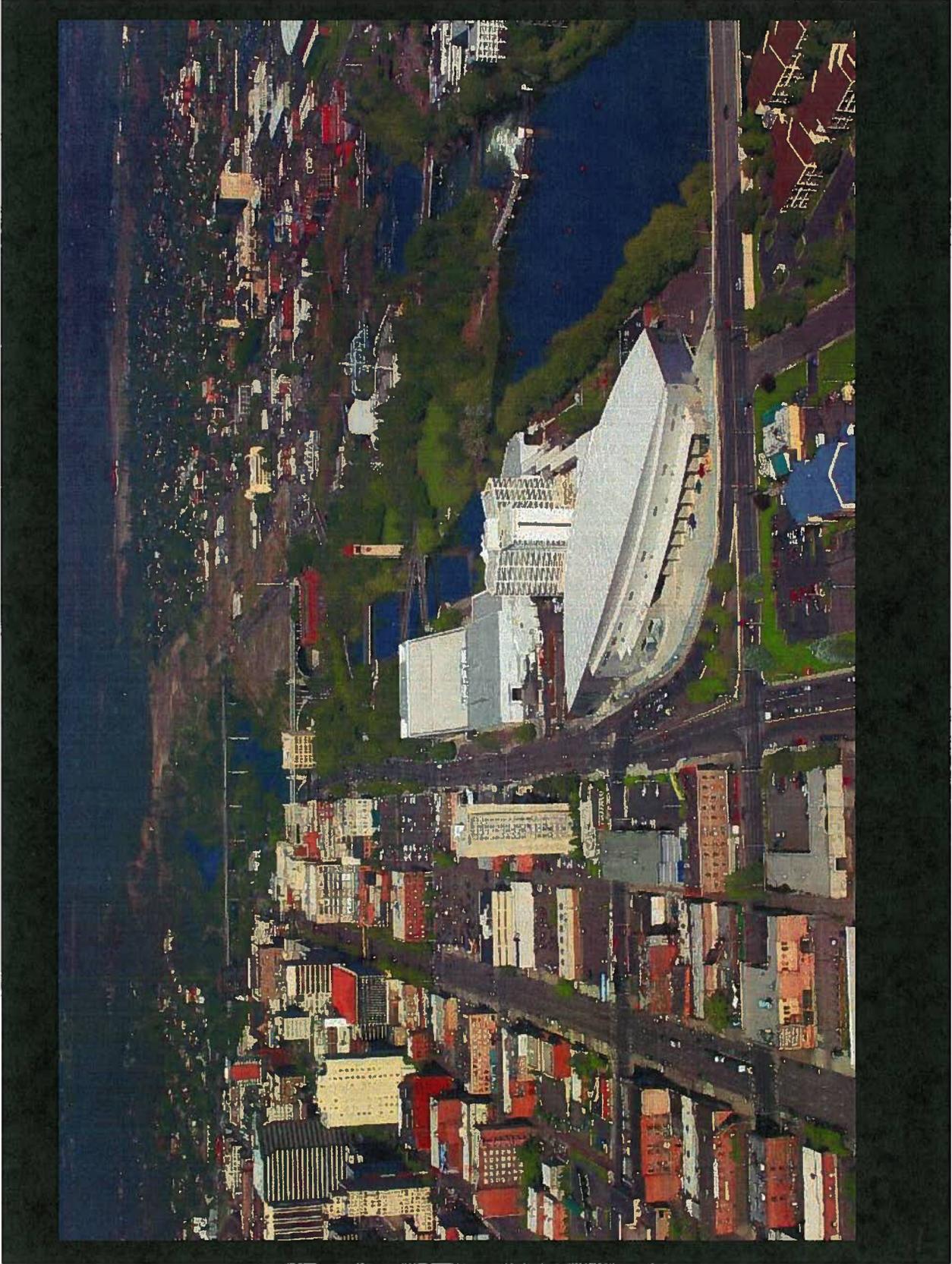
Cuyahoga Valley National Park



Spokane River Gorge

- Project Area: 400 acres
- Vision:
 - An activate river and gorge corridor
 - A regional trail head
 - A gateway for outdoor recreation
 - A 1908 recommendation of the Olmsted Brothers





7c33

Pittsburgh

- **Venture Outdoors**
- **Dedicated to making the outdoor recreation community a vibrant centerpiece of the Pittsburgh region**
- Be a resource for a vibrant outdoor lifestyle to attract people to the region
- Activities include hike, bike, paddle, climb, birding etc...
- Increase awareness of outdoor recreation opportunities
- Focus is on the young and active adults
- Stimulate economic development
- Through partnership with other groups to build 'awareness' infrastructure



TIMETABLE OF SITE CLEANUP REQUIREMENTS
FORMER POINT MOLATE NAVAL FUEL DEPOT

Calif. Regional Water Quality Control Board Order No. R2-2011-0087

<u>Compliance Date</u>	<u>Site/Topic</u>	<u>Deliverable to be Approved</u>
Feb. 13, 2012	soils more than 10' bgs	cleanup goals
March 15, 2012	management of soils & groundwater cleanup	plan
April 3, 2012	Site 4	Interim RA Plan
May 4, 2012	Site 3	Feasibility Study & Remedial Action (RA) Plan
Nov. 2, 2012	Site 4	Interim RA Completion Report
March 4, 2013	USTs	Management Plan
June 3, 2013	USTs	begin quarterly status reports
Nov. 4, 2013	Site 4	Human health risk assessment
Feb. 3, 2014	Site 3	RA Completion Report
Feb. 3, 2014	Site 4	Feasibility Study & RA Plan
Feb. 3, 2015	Site 4	RA Completion Report
90 days before demolition	USTs	removal plan
environmental closure	areas not meeting unrestricted use standards	land use controls
monthly 30 days prior to start of remediation	all siteareas	remediation status reports
60 days from discovery	all sites	report discoveries of previously unknown pollutants exceeding cleanup goals
long term	Site 1	monitoring/maintenance
prior to construction	all sites	stormwater permit

Craig Murray

From: Craig Murray
Sent: Thursday, February 16, 2012 5:21 PM
To: 'William Carson'
Subject: FW: Key questions for Terraphase
Attachments: AGENDA Pt Molate CAC February 21 2012.doc
Bill:

See four questions below to ready for Tuesday 2/21 PMCAC Mtg.
Enclosed is Agenda & I will forward out full Agenda Packet later tomorrow.

Craig K. Murray, SR/WA
Development Project Manager II
City of Richmond As Successor Agency to the Richmond Community Redevelopment Agency (CORASATTRCRA)
440 Civic Center Plaza, 2nd Floor
Richmond, CA 94804-1630
510-307-8140
510-307-8188 direct
510-307-8149 fax

From: joan@vbsi.com [mailto:joan@vbsi.com]
Sent: Thursday, February 16, 2012 4:52 PM
To: Craig Murray
Subject: Re: Key questions for Terraphase

Hi Craig -

Pls forward to Bill Carson and also if you would, place on a single ppt slide.

Many thanks!
Joan Garrett

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

From: Craig Murray [mailto:Craig_Murray@ci.richmond.ca.us]
Sent: Thursday, February 16, 2012 04:28 PM
To: joan@vbsi.com
Subject: RE: Key questions for Terraphase

Joan:

Do you want these as a PPT or put them in the Agenda Packet?
If you like, I can forward this request to Terraphase/Bill Carson to be ready for Tuesday.
= CKM =

From: joan@vbsi.com [mailto:joan@vbsi.com]
Sent: Thursday, February 16, 2012 4:24 PM
To: Craig Murray
Subject: Key questions for Terraphase

Hi Craig -

702

What the full PMCAC is looking for re: information on remediation activities are 50,000' level answers. The key questions are:

- 1) What has been remediated since the Navy hand over. Just need large scale summation answers here such as: PGWTP has been upgraded for xxx years additional operation at yyyy gpm flow, or trench upgrade has been scoped, surveyed, spec'd and will commence on xx/xx/2012
- 2) What key remediation activities are planned in the May-Sept 2012 time frame (which time frame was advised by City Manager's office to CalTrans would be the remediation time frame. Is this just for soil removal and replacement or for all remediation tasks?
- 3) What are the anticipated dates for completion of the draft plans called for in the Water Board Order?
- 4) What is the projected cost for remediation activities from today to completion?

I'm sure there will be additional questions re: soil cleanup criteria and the January 2012 remediation status report.

Thanks!
Joan Garrett
510-235-8210

703

City of Richmond
Pt. Molate FY2011-12 Operating Budget

1008-PT MOLATE SECURITY & MAINTENANCE

	ORIGINAL BUDGET	CARRY FORWARD	REVISED BUDGET	YTD ACTUAL THRU 1/31/12	ENCUMBRANCES	AVAILABLE BUDGET	NOTES
Revenue:							
36 USE OF MONEY & PROPERTY	-	-	-	935	-	935	
37 CHARGES FOR SERVICES	-	-	-	20,259	-	20,259	
TOTAL REVENUE				21,194		21,194	

	141,431	-	141,431	35,143	-	106,288	[1]
Expenditures:							
40 SALARIES AND WAGES	141,431	-	141,431	35,143	-	106,288	[1]
41 PFR/FRINGE BENEFIT	51,420	-	51,420	11,847	-	39,573	[1]
42 PROF & ADMIN	925,000	74,360	999,360	162,419	415,271	421,669	[2]
43 OTHER OPERATING	1,545	-	1,545	69	-	1,476	
45 EQPT & CONTRACT SVCS	231,500	-	231,500	103,182	118,350	9,968	[3]
47 COST POOL	182,427	-	182,427	-	-	182,427	[4]
TOTAL EXPENDITURES	1,533,323	74,360	1,607,683	312,661	533,621	761,401	

FUND BALANCE, June 30, 2011
NET CHANGE IN FUND BALANCE
FUND BALANCE, January 31, 2012

211,758
291,467
(79,709)

- NOTES:**
- [1] Salary and benefits for Utility Worker II (Willie Agnew) and 50% Assistant City Attorney (Bruce Goodmiller).
 - [2] Legal services agreement (Morrison & Forrester/Nichols Consulting) and security services (DP Security) contract.
 - [3] Landscape maintenance service (New Image Landscape) contract, transformer repair, and fuel charges.
 - [4] Budget error, will be corrected at mid-year.

Pt. Molate Remediation Escrow Account
Terraphase Arcadis Disbursement Draws as of January 25, 2012

00 A 2

Project / Program Name: Pt. Molate Remediation Oversight				
Project Description: Pt. Molate				
Sources of Funds		Total Funds Available		
Navy Funds	\$	28,500,000.00		
Disbursement Draws	Transactions	Date of Disbursement	Expenditures	As of 1/25/2012
4	Arcadis US Inc.	7/15/2010	\$	165,343.93
6	Arcadis US Inc.	10/18/2010	\$	121,923.17
9	Arcadis US Inc.	1/5/2011	\$	105,245.30
	Terraphase Engineering, Inc.	1/5/2011	\$	37,142.09
10	Terraphase Engineering, Inc.	2/16/2011	\$	63,617.92
11	Terraphase Engineering, Inc.	4/18/2011	\$	168,063.37
12	Terraphase Engineering, Inc.	6/6/2011	\$	78,656.54
13	Terraphase Engineering, Inc.	7/7/2011	\$	66,639.77
14	Terraphase Engineering, Inc.	7/29/2011	\$	37,573.67
15	Terraphase Engineering, Inc.	8/23/2011	\$	99,184.28
17	Terraphase Engineering, Inc.	9/14/2011	\$	109,635.96
18	Terraphase Engineering, Inc.	10/21/2011	\$	51,791.39
19	Terraphase Engineering, Inc.	11/14/2011	\$	71,065.26
20	Terraphase Engineering, Inc.	12/8/2011	\$	158,309.56
Current as of 1/25/2012			\$	1,334,192.21

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
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	\$	12,754.47			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
Current as of 1/29/2012			\$	6,494,239.96	\$	167,905.10
Remaining Balance					\$	22,163,665.14

BA 4

Craig Murray

From: Ryan Janoch [ryan.janoch@terrphase.com]
Sent: Monday, February 13, 2012 9:19 AM
To: George Levya (gleyva@waterboards.ca.gov)
Cc: William Carson; Bruce Goodmiller; Alan Wolken; Craig Murray; Jim Levine; jcoho@aol.com; Michael Derry (MDWASTENOT@aol.com); 'Mike Leacox (MLEacox@ncenet.com)'; david.j.clark2@navy.mil; Bruce Beyaert; Joan Garrett (joan@vbsi.com)
Subject: Point Molate - Monthly Remediation Status Report (January 2012)
Attachments: January 2012 Monthly Remediation Status Report.pdf

George,

Attached is the monthly remediation status report for Point Molate. This report is intended to meet the requirements of Task 9 in the RWQCB Order R2-2011-0087.

Please let me know if you have any questions.

Thanks, Ryan

Ryan Janoch, PE (C78735) Professional Engineer

Terraphase Engineering Inc. 1404 Franklin Street, Suite 600, Oakland, California 94612

ryan.janoch@terrphase.com

510-645-1850 ext. *35

www.terrphase.com

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851



February 13, 2012

Mr. George Levya
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 January 2012, Former Naval Fuel Depot Point Molate Richmond, California

Dear Mr. Levya:

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

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

This remediation status report provides a monthly update on the progress of environmental investigations, remediation, maintenance, and monitoring at the Site. This report is organized around each task listed in the RWQCB Order R2-2011-0087 (RWQCB 2011d). Additional tasks related to the Installation Restoration (IR) Site 3 Packaged Groundwater Treatment Plant (PGWTP) and site-wide groundwater monitoring are also included below. For major work tasks completed in 2011, please see the previous monthly status report for December 2011 (Terraphase 2012a). A reference list of reports and submittals since January 2011 is included as an attachment to this letter.

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

Work completed in January 2012:

1. Prepared proposed soil cleanup goals (included in the draft IR Site 3 waste characterization/excavation delineation/soil cleanup goals report) for review by the City of Richmond and Upstream per the Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil (Terraphase 2011m) approved by the RWQCB (RWQCB 2011a).

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Respond to City of Richmond and Upstream comments on proposed soil cleanup goals
2. Submit proposed soil clean up goals (as part of the draft IR Site 3 waste characterization/excavation delineation/soil cleanup goals report) to the RWQCB

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

Work completed in January 2012:

1. Prepared internal draft soil and groundwater management plan outline

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Submit the draft soil and groundwater management plan outline to City of Richmond, Upstream, and RWQCB for approval
2. Develop draft soil and groundwater management plan

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

Work completed in January 2012:

1. Development of the internal draft remedial design details
2. Development of the internal draft wetlands mitigation area conceptual design
3. Development of the draft United States Army Corps of Engineers (USACE) Section 404 permit application
4. Development of the draft RWQCB Section 401 permit application
5. Submitted draft USACE 404 and RWQCB 401 permit applications to Upstream and City of Richmond for review and comments
6. Discussions with the City of Richmond regarding national historic district non-contributing elements (such as building number 83 located in the Winehaven Historic District)
7. Submitted internal draft waste characterization/excavation delineation/soil cleanup goals report to Upstream and the City of Richmond for review and comments

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Submit the draft waste characterization/excavation delineation/soil cleanup goals report to the RWQCB as supplement to the Feasibility Study/Remedial Action Plan (FS/RAP) (Terraphase 2011l)
2. Respond to client comments on the draft IR Site 3 waste characterization/excavation delineation/soil cleanup goals report and submit to the RWQCB
3. Respond to client comments on the USACE 404 and RWQCB 401 permits
4. Submit USACE 404 and RWQCB 401 permits to the appropriate regulatory agencies
5. Development of the draft San Francisco Bay Conservation and Development Commission (BCDC) permit application
6. Coordination with the City of Richmond regarding the non-contributing elements application submission to the State Historical Preservation Officer

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

Not Applicable

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

Work completed in January 2012:

1. Pre-project planning for the remediation of the volatile organic compounds (VOCs) in the groundwater
2. Underground utility location in preparation for the remediation of the VOCs in the groundwater
3. Implementation of the design investigation for remedial activities of VOCs in the groundwater per the Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area (Terraphase 2011r) approved by the RWQCB (RWQCB 2011c)

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Membrane interface probe (MIP) investigation
2. Evaluation of soil gas, MIP, and groundwater monitoring data to refine interim remedial measures

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

None

BB4

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

Not Applicable

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

Work completed in January 2012:

1. Conducted routine monthly underground storage tank (UST) closure monitoring inspections per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
2. Conducted structural inspections of four closed USTs per the Post-Closure UST Maintenance and Monitoring Plan (ITSI 2005)
3. Prepared and submitted the annual 2011 UST closure monitoring report (Terraphase 2012b) to the RWQCB

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Prepare the draft structural inspection report based on inspection in January 2012
2. Conduct routine quarterly UST closure monitoring inspections
3. Field inspection and identification of UST features that need maintenance

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

Not Applicable

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

Work completed in January 2012:

1. Submitted monthly status report for December 2011 (Terraphase 2012a)

Major Work Items Previously Completed in 2012:

1. None

Upcoming Work in February 2012:

1. Submit monthly remediation status report for January 2012

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 January 2012:

1. Routine monthly landfill inspection of signs, gates, locks, etc. per the Final Post-Closure Maintenance and Monitoring Plan (TTEMI 2002)
2. Routine operation, maintenance and monitoring of the landfill treatment system
3. Prepared and submitted the fourth quarter 2011 landfill monitoring report to the RWQCB (Terraphase 2012d)

Major Work Items Previously Completed in 2012:

1. None

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Upcoming Work in February 2012:

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

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

Not Applicable

IR Site 3: PGWTP

Terraphase under the direction of Upstream and the City of Richmond operates, maintains, monitors, and prepares the monitoring reports for the PGWTP under the existing Fuel General Permit (Order No. R2-2006-0075 NPDES No. CAG912002) (RWQCB 2006). The RWQCB approved operation of the PGWTP at 100 gallons per minute in June 2007 (RWQCB 2007). A notice of intent (NOI) to continue operating the PGWTP was submitted to the RWQCB in July 2011 (Terraphase 2011i). The RWQCB has issued a tentative order No. R2-2012-XXXX NPDES No. CAG912002, General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit) (RWQCB 2011d). The PGWTP will continue to operate under the new VOC and Fuel General Permit (likely to be adopted in March 2012 by the RWQCB). The following summarizes the activities related to the continued operation, maintenance, and monitoring of the PGWTP.

Work completed in January 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Emergency operation of the PGWTP due to a power failure
3. Prepare a comment letter (Terraphase 2012c) regarding the draft VOC and Fuels General Permit issued by the RWQCB (RWQCB 2011d)
4. Prepared and submitted the combined fourth quarter and annual 2011 self-monitoring report to the RWQCB (Terraphase 2012f)

Major work items completed previously in 2012:

1. None

Upcoming Work in February 2012:

1. Routine operation, maintenance, and monitoring of the PGWTP
2. Maintenance on the oil-water separators

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 January 2012:

1. Development of internal draft work plan to decommission groundwater monitoring wells

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2. Field verification of groundwater monitoring wells to be decommissioned
3. Check of the potential seep from the rock outcrop (no water visible) per RWQCB request

Major work items completed previously in 2012:

1. None

Upcoming Work in February 2012:

1. Submit the draft dry-season semi-annual groundwater monitoring report to the City of Richmond and Upstream
2. Check of the potential seep from the rock outcrop per RWQCB request

Prohibitions Verification

As required in Task 9 of the RWQCB Order, the following prohibitions (Section A of the RWQCB Order) were adhered to during the remedial activities in January 2012, to the knowledge of Terraphase.

1. The discharge of wastes and/or non-hazardous or hazardous substances in a manner which will degrade, or threaten to degrade, water quality or adversely affect, or threaten to adversely affect, the beneficial uses of the waters of the State is prohibited.
2. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup that will cause adverse migration of wastes or hazardous substances are prohibited.
4. The tidal marsh habitat and wetland habitats onsite shall be completely avoided unless encroachment on these areas is required to implement Facility remediation work and resultant impacts to the affected habitat are mitigated through a plan approved by the Executive Officer. A setback of 50 feet shall be established around the tidal marsh and any wetland area as a means of preventing any unintended impacts to it from the remediation.
5. The Site's offshore eel-grass habitat shall be completely avoided during any remedial work to the maximum extent practicable.

Summary

The above detailed summaries by task provide a look at all the ongoing activities at the former Naval Fuel Depot Point Molate. The most significant of which is the IR Site 3 Waste Characterization Report, which delineates the excavation areas and provides the estimated excavation volumes for the remediation of IR Site 3. The Waste Characterization Report will be submitted to the RWQCB for comment in February 2012. The implementation of the remedial measures at IR Site 4 (Drum Lot 2) began in January 2012 and will continue in February 2012. The soil and groundwater management plan outline should be submitted to the City of Richmond, Upstream, and the RWQCB in February 2012 for comments.

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

Sincerely,
For Terraphase Engineering Inc.



Ryan Janoch, PE (C78735)
Professional Engineer



William Carson, PE (C60735)
President and Principal Engineer

BB7

cc: Bruce Goodmiller, City of Richmond
Alan Wolken, City of Richmond
Craig Murray, City of Richmond
Jim Levine, Upstream Point Molate LLC
John Salmon, Upstream Point Molate LLC
Michael Derry, Guidiville Pomo Indians
Michael Leacox, Nichols Consulting Engineers
David Clark, BRAC Program Management Office
Bruce Beyaert, PMCAC
Joan Garrett, PMCAC

Attachments: Point Molate Bibliography

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Point Molate Bibliography

- Innovative Technical Solutions, Inc. (ITSI). 2005. Post-Closure UST Maintenance and Monitoring Plan. December.
- Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2006. Order No. R2-2006-0075 NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites. November 13.
- RWQCB. 2007. Letter from Ms. Lila Tang to United States Navy Subject: *Notice of General Permit Coverage for Discharges from the Packaged Groundwater Treatment Plant located at Naval Fuel Depot Point Molate, Richmond, Contra Costa County, CA 94801, under the Requirements of Order No. R2-2006-0075, NPDES Permit No. CAG912002 (Fuels General Permit)*. June 6.
- RWQCB. 2010. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Field Assessment Methodology for Potentially Mobile Free Petroleum Product at Installation Restoration (IR) Site 3 at the former Naval Fuel Depot (NFD) Point Molate, Richmond, Contra Costa County*. November 30.
- RWQCB. 2011a. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Excavation Delineation Work Plan for Former Point Molate NFD Site-3 Richmond, Contra Costa County*. August 26.
- RWQCB. 2011b. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Site-Wide Groundwater Monitoring Plan for the Former Point Molate Naval Fuel Depot, Richmond, Contra Costa County*. August 30.
- RWQCB. 2011c. Letter from Mr. George Levya to Mr. Steve Duran RE: *Approval of Draft Groundwater Remediation Work Plan, IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate, Richmond*. November 8.
- RWQCB. 2011d. Tentative Order No. R2-2012-XXXX NPDES No. CAG912002 General Waste Discharge Requirements for: Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds (VOC), Fuel Leaks and Other Related Wastes (VOC and Fuel General Permit). December 11.
- RWQCB. 2011e. Order No. R2-2011-0087 Updated Site Cleanup Requirements and Recission of Order Nos. 95-235, 97-124 and 97-125, City of Richmond and United States Department of Defense, Department of the Navy for the: Former Point Molate Naval Fuel Depot, Located at 1009 Western Drive, Richmond, Contra Costa County. December 19.
- Terraphase. 2010a. Work Plan to Develop a Field Assessment Methodology for Mobile Free Product, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. November 8.
- Terraphase. 2010b. Notice of Increased Flow through the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES No. CAG912002). November 17.
- Terraphase. 2011a. Fourth Quarter 2010 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 25.
- Terraphase. 2011b. Combined Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002. February 15.

859

- Terraphase. 2011c. Response to Comments and Questions Regarding the Fourth Quarter and Annual 2010 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California Order No. R2-2006-0075, NPDES Permit No. CAG912002). March 23.
- Terraphase. 2011d. First Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. April 22.
- Terraphase. 2011e. First Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). April 22.
- Terraphase. 2011f. First Five Year Review Former Point Molate Naval Fuel Depot Installation Restoration Site 1, Richmond, California. June 6.
- Terraphase. 2011g. Notice of Temporary Shutdown of the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order Number R2-2006-0075, NPDES Permit Number CAG912002). June 7.
- Terraphase. 2011h. Field and Laboratory Assessment of Mobile Free Product Report, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. June 15.
- Terraphase. 2011i. Notice of Intent (Discharge Permit Application) for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075 NPDES Number CAG912002). July 11.
- Terraphase. 2011j. Second Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. July 18.
- Terraphase. 2011k. Second Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). July 23.
- Terraphase. 2011l. Start-Up Phase Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit Number CAG912002). August 2.
- Terraphase. 2011m. Work Plan for Excavation Delineation and Waste Characterization of Petroleum-Affected Soil, IR Site 3, Former Point Molate Naval Fuel Depot, Richmond, California. August 17.
- Terraphase. 2011n. Site-Wide Groundwater Monitoring Plan, Former Naval Fuel Depot Point Molate, Richmond, California. August 19.
- Terraphase. 2011o. Third Quarter 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). October 18.
- Terraphase. 2011p. Wet-Season Semi-Annual Groundwater Monitoring Report, Former Naval Fuel Depot Point Molate, Richmond, California. October 27.
- Terraphase. 2011q. Third Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. October 28.
- Terraphase. 2011r. Groundwater Remediation Work Plan IR Site 4, Drum Lot 2/Building 87 Area, Former Naval Fuel Depot Point Molate Richmond, California. November 30.

BB10

- Terraphase. 2011s. Draft Investigation Restoration Site 3 Feasibility Study/ Remedial Action Plan, Former NFD Point Molate, Richmond, California Installation Restoration Site 3. December 19.
- Terraphase. 2012a. Monthly Summary Report for Work through December 2011, Former Naval Fuel Depot Point Molate Richmond, California. January 9.
- Terraphase. 2012b. Annual 2011 Underground Storage Tank (UST) Monitoring Report. January 20.
- Terraphase. 2012c. Comments Regarding the Tentative Order No. R2-2012-XXXX NPDES No. CAG912002, VOC and Fuel General Permit. January 11.
- Terraphase. 2012d. Fourth Quarter 2011 Landfill Monitoring Report IR Site 1, Former Naval Fuel Depot Point Molate, Richmond, California. January 19.
- Terraphase. 2012e. Supplemental Information Regarding the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Tentative Order No. R2-2012-XXX NPDES No. CAG912002, VOC and Fuel General Permit). January 27.
- Terraphase. 2012f. Combined Fourth Quarter and Annual 2011 Self-Monitoring Report for the Packaged Groundwater Treatment Plant, Former Naval Fuel Depot Point Molate, Richmond, California (Order No. R2-2006-0075, NPDES Permit No. CAG912002). January 28.
- Tetra Tech EM Inc (TTEMI). 2002. Final Postclosure Maintenance and Monitoring Plan, Site 1, Final Cover, Naval Fuel Depot Point Molate, Richmond, California. August 30.

BB 11

Point Molate Community Advisory Committee

January 19, 2012

Via e-Mail

City of Richmond
City Manager's Office
450 Civic Center Plaza
Richmond, CA. 94804

Attn: Bill Lindsay, City Manager

cc: Bruce Goodmiller, City Attorney
Edric Kwan, City Engineer
Craig Murray, RCRA

Bill Carson
Terraphase Engineering, Inc.
414 13th Street, Suite 400
Oakland, CA 94612

Re: Impact of closure of eastbound exit from Western Drive/Pt. Molate during CalTrans (Richmond/San Rafael) Bridge Deck replacement project on former NFD Pt. Molate remediation efforts during 2012 and 2013 as per PMCAC Motion to Request/Advise passed on January 17, 2012

Dear Mr. Lindsay,

During its January 17 meeting, the Point Molate Community Advisory Committee (PMCAC) articulated strong concerns that Caltrans proposed closure of the Western Drive eastbound ramp to I-580 during the proposed CalTrans Scofield Ave./San Rafael bridge deck replacement project. This planned closure's proposed detour route will require all traffic exiting Pt. Molate to travel westward over the Richmond/San Rafael bridge, and exit at the Francisco Blvd./San Quentin exit to perform a turnaround, and re-enter the bridge to travel eastbound. The planned detour constitutes a nine mile divergence, and poses significant additional traffic congestion at the toll plaza, particularly during commute hours. It is anticipated that the planned closure will drive up the cost of remediating former Point Molate NFD pursuant to the Order issued recently by the RWQCB. In particular, trucks will be hauling Class I and II contaminated soils from IR Site 3 at some time between late 2012 and year end 2013 while other trucks will be bringing clean soil to backfill.

This concern led PMCAC to pass the following motion unanimously during its regularly scheduled January 17, 2012 monthly meeting:

"The PMCAC recommends alerting the city manager to the importance of providing information to Caltrans promptly regarding timing and number of truck trips required for remediation of Point Molate and the economic impact associated with closure of Western Drive access to I-580 during the planned replacement of I-580 decks."

801

Specifying the timing of these trucking activities is important because Caltrans has offered to coordinate closure of the Western Drive entry to I-580 so that it does not interfere with remediation activities at Point Molate. Quantifying the economic impact to the trucking operation should there be no mitigation to the currently planned detour will demonstrate the importance of this coordination, as well as support the City's efforts to obtain mitigating compensation from Caltrans.

The PMCAC encourages the City Manager to work with Terraphase/Upstream to identify the additional per trip costs that would be associated with a non-mitigated action and anticipated no. of daily trips/loads anticipated during the soil extraction/replacement phase of the remediation of Site 3 at former NFD Pt. Molate

Respectfully,



Joan Garrett
Chair, Point Molate Community Advisory Comte.



Bruce Beyaert
Vice Chair, Point Molate Community Advisory Comte.

c/o The Mayor's Office
440 Civic Center Plaza
Richmond, CA. 94804

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PMCCAC Inquiry Register and Tracking

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

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

**PROPOSED MINUTES
TUESDAY, JANUARY 17, 2012, 6:30 PM**

1. CALL TO ORDER

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

2. ROLL CALL

Present: Committee Members Beyaert, Clark (6:46), Garrett, Gilbert, Hanna, Helvarg, Hite, Kortz, Martinez, Rosing (6:42), Smith, N., Smith, C., Stello and Whitty.

Absent: Committee Members Sundance.

Staff Present: Marilyn Langlois, Community Advocate, Mayor's Office; Craig K. Murray, Staff Liaison/Development Project Manager II, Community & Economic Development Department/CORASATTRCRA.

3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience, explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Beyaert then motioned to move the 7C item after 7A and approve the Agenda, Helvarg seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced auto-resignation of Committee person Andrés Soto, and that City Liaison would address appointments in item 11b. Garrett also announced that the matter of land use designation for Change Area 12 in the proposed General Plan (North Richmond Shoreline) has been sent back to the Planning Commission for further review, consideration and clarification.

6. OPEN FORUM

Two speakers for Open Forum. Speaker Cordell Hendler advocated for more hotels and businesses in the Pt Molate area. Speaker Joe Puleo expressed concerns regarding Cal Trans plan for the Scofield Avenue/bridge deck repair and impacts such as having to pay detour tolls for an extended period of time.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Presentation of Western Drive/I-580 Interchange Work and Bridge Deck Replacements

Cristina Ferraz PE and Gary Purcell RE, SAS of Cal Trans District 4 Project Management presented the proposed work. Cal Trans representatives fielded a series of questions and considerations from the PMCAC. Speakers from the public included Peter Thelin, Sue Rosenof and Joe Puleo. Beyaert motioned to bring attention to the City Manager the importance of providing information to CalTrans outlining the traffic impact and financial impact and a coordinated, planned calendar of implementation of remediation efforts at Pt.Molate. Rosing seconded. Motion passed unanimously.

B. Presentation South Shoreline Community Advisory Group

Sherry Padgett presented information on the South Shoreline Community Advisory Group and conducted a question and answer session.

C. Presentation of the San Pablo Peninsula Dutra Barge Project

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Beyaert presented site photos and proposed barge terminal location and how trail would interact. Public speaker on this item, Ellen Johnck, provided Committee summary of her review of the planned project in her position as consultant hired to provide counsel on development of environmental impact of planned project.

8. STAFF REPORTS

A. Committee Log for PMCAC inquiries to staff, contractors

This item was held over to next PMCAC meeting.

9. CONSENT CALENDAR

Beyaert motioned to approve the Consent Calendar, Whitty seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Discussion of potential items included 1) follow up review of CalTrans proposed Scofield Avenue/bridge deck repair project including City DPW representatives, 2) Summary presentation by Terraphase of a) remediation activities to date, b) overall remediation strategy and timetable, c) anticipated costs for planned remediation. A Dutra Presentation if there is interest and Via Verde. Explore greater public outreach.

11. CITY COUNCIL LIAISON REPORTS

- a. Liaison advised that Mayor sends greetings and Attorneys confirmed that the second 120 day period for presentation of alternate proposals by Upstream under the LDA has expired, and that the matter of review/approval of proposed alternate(s) would be taken up in City Council Closed Session on 1/24/12.
- b. Marilyn Langlois stated that are four vacancies due to Soto auto-resignation and he is interested in re-applying and provided background of three appointments of Christian, Puleo and Satre that will be voted on at City Council during the 2/7/12 session.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Item held over to next meeting.
- b. Finance: No report.
- c. Legal: No report.

13. ADJOURNMENT

Whitty moved to adjourn the meeting at 8:55 pm, seconded by Stello. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, March 19, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:

Craig K. Murray, PMCAC Staff Liaison

9A2