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 Golstman 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.)
AGENDA

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_72MzVkJZQ1ZDQ0NWlwNC00ZjE4LTgxYjctOTQyMDk4Y2FjN1Yw

February 8, 2012

Otheree Christian
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
February 8, 2012

Joseph Puleo
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.

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
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.

February 16, 2012
CC 580 Scofield & Western Drive
Deck Replacement Project

Presentation to the PMCAC
February 21, 2012

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.
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
Contractor will install a protection system at Scofield Undercrossing (no closure of WI 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)
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.
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.
- 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 9:30 PM 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.

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
Outreach

- Coordination with City of Richmond staff, local businesses and residents at Point Molate.
- Creation of a Project Website, to be updated throughout construction.
- Assignment of a Public Information Officer.
- Hold community meetings in Richmond.
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.
Caltrans went through a PowerPoint presentation about the project and made the following proposals to address the Western Drive Ramp Closure:

<!-[if !supportLists]-->1.  <![endif]-->The contract will provide financial incentives for the contractor to open the Western Drive ramp in three months or less.

<!-[if !supportLists]-->2.  <![endif]-->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.

<!-[if !supportLists]-->3.  <![endif]-->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.

<!-[if !supportLists]-->4.  <![endif]-->Toll passes will be provided for the detour.

<!-[if !supportLists]-->5.  <![endif]-->A shuttle will be provided to carry bicyclists through the construction zone.

<!-[if !supportLists]-->6.  <![endif]-->An amendment to the BCDC permit and a temporary easement from Chevron will be required.
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 or 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 -

2/13/2012
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.
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

Outdoor recreation is a $780 billion/year industry.

- 159 million people over the age of 16 participate in outdoor activity.
- 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.
# America's Favorite Outdoor Activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>% Participating</th>
<th>Total # of Outings</th>
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<tbody>
<tr>
<td>Bicycling (any type)</td>
<td>36.6%</td>
<td>3,872,000,000</td>
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<tr>
<td>Fishing (any type)</td>
<td>36.2%</td>
<td>1,528,000,000</td>
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<tr>
<td>Hiking</td>
<td>33.9%</td>
<td>828,000,000</td>
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<tr>
<td>Camping (any type)</td>
<td>29.6%</td>
<td>350,000,000</td>
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<td>Trail Running</td>
<td>17.8%</td>
<td>1,100,000,000</td>
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<tr>
<td>Paddling</td>
<td>14.3%</td>
<td>162,000,000</td>
</tr>
</tbody>
</table>

Source: Outdoor Industry Foundation 2005 US Outdoor Participation
Creating Value Through Recreation-Oriented Development
Induced Value Creation

Indirect Value Creation

Direct Revenue Generation
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 Treatment Wetlands To Improve Water Quality and Supply
Indirect Value Creation

Examples:

- Property taxes
- Home equity
- Sales taxes
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*
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
Marconi Conference Center State Historic Park

Tomas 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
Spokane River Gorge

The important part of this Park map is the land AROUND the park!
Pittsburgh

- **Venture Outdoors**
  - Dedicated to making the outdoor recreation community a vibrant centerpiece of the Pittsburgh region

  - Be a resources 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
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<tr>
<th>Compliance Date</th>
<th>Site/Topic</th>
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<tbody>
<tr>
<td>Feb. 13, 2012</td>
<td>soils more than 10' bgs</td>
<td>cleanup goals</td>
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<td>March 15, 2012</td>
<td>management of soils &amp; groundwater cleanup</td>
<td>plan</td>
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<td>Site 4</td>
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<td>May 4, 2012</td>
<td>Site 3</td>
<td>Feasibility Study &amp; Remedial Action (RA) Plan</td>
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<td>Nov. 2, 2012</td>
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<td>March 4, 2013</td>
<td>USTs</td>
<td>begin quarterly status reports</td>
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<td>June 3, 2013</td>
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<td>RA Completion Report</td>
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<td>Feb. 3, 2015</td>
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<td>90 days before demolition USTs</td>
<td>areas not meeting unrestricted use standards</td>
<td>land use controls</td>
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<td>environmental closure monthly 30 days prior to start of remediation all siteareas</td>
<td>remediation status reports</td>
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<td>60 days from discovery all sites</td>
<td>report discoveries of previously unknown pollutants exceeding cleanup goals</td>
<td></td>
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<tr>
<td>long term</td>
<td>Site 1</td>
<td>monitoring/maintenance</td>
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<tr>
<td>prior to construction all sites</td>
<td>stormwater permit</td>
<td></td>
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</table>
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
direct
510-307-8188 fax

---Original Message----

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
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 upggrade 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
### NOTES

* [1] Salary and benefits for utility worker II (Willie Agnew) and 50% Assistant City Attorney (Bruce Goodman).
* [2] Legal services agreement (Honison & Rossenfisch, Consulting).
* [4] Budget error, will be corrected at mid-year.

#### NET CHANGE IN FUND BALANCE

**FUND BALANCE: JUNE 30, 2011**

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<th>7/6/11</th>
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<td>47COST POOL</td>
<td>4E EXP &amp; CONTRACT SPCS</td>
<td>43 OTHER OPERATING</td>
<td>42 PROF &amp; ADMN</td>
<td>4R PRL/RNCE BENEFIT</td>
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#### TOTAL EXPENDITURES

- 47COST POOL
- 4E EXP & CONTRACT SPCS
- 43 OTHER OPERATING
- 42 PROF & ADMN
- 4R PRL/RNCE BENEFIT
- 40 SALARIES & WAGES

#### TOTAL REVENUE

- 37 CHARGES FOR SERVICES
- 36 USE OF MONEY/PROPERTY

**Revenue**

**Budget Forwarded Budget**

**Encumbrances Budget**

**Original Carry Forward Revisited**

**Actual**

**Available**

**2008-PT MOLATE SECURITY & MAINTENANCE**

**City of Richmond**
<table>
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<th>Expenditures</th>
<th>Date of Disbursement</th>
<th>Transactions</th>
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Current as of 1/25/2012

Navy Funds $ 28,500,000.00

Total Funds Available

Project Description: Pr. Molate

Project / Program Name: Pr. Molate Remediation Escrow Account

Pr. Molate Remediation Draws as of January 25, 2012
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**Current as of 1/28/2012**

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**Note:**

- The table above represents financial transactions from various sources such as savings interest, bank charges, and fee slips, among others.
- The 'Current as of 1/28/2012' row indicates the total remaining balance.
- The 'Total' row summarizes the total financial amount.
Attached is the monthly remediation status report for Point Molate. This report is intended to meet the requirements of Task 9 in the RWQC8 Order #2-2011-0087.

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@terraphase.com
510-645-1850 ext. *35
www.terraphase.com

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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 2011I)
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
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
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
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
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
Point Molate Bibliography


RWQCB. 2010. Letter from Mr. George Levy 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. 2011b. Letter from Mr. George Levy 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.


January 19, 2012

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.”
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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<th>No.</th>
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<th>Request or Financial Update</th>
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**Notes:**
- **Financial Update:**
  - 1/13/2012: Request financial update to provide requested information.
  - 1/29/2012: Submit proposed agenda to Finance for review.
  - 1/7/2012: Close本月的会议.

**Actions:**
- Submit proposed agenda to Finance for review.
- Review and approve the agenda.
- Approve the minutes.

**Closing:**
- Close the meeting.

**Next Meeting:**
- 1/29/2012: Close Monthly Meeting:
  - Garrett
  - Garrett

**Reporting:**
- Report on financial update to Finance department for providing CitiCorp.

**Agenda Items:**
- Item 1: Request financial update to Finance department.
- Item 2: Submit proposed agenda to Finance for review.
- Item 3: Review and approve the agenda.
- Item 4: Approve the minutes.
- Item 5: Close the meeting.
- Item 6: Close Monthly Meeting.

**Committee:**
- PMAC Inquiry Register and Tracking

**Attendees:**
- Garrett
- B. Goodmiller
- A. Miller
- Mayor
- Jim Goins
- Andrea Miller

**Minutes:**
- 1/7/2012: Close Monthly Meeting.

**Proposed Agenda:**
- 1/2/2012: Proposed agenda to Finance.
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**
Beyaeart presented site photos and proposed barge terminal location and how trail would interact. Public speaker on this item, Ellen Johnack, 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, Pulce 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