

APPENDIX 3I

WCCSL WASTE ACCEPTANCE GUIDELINES

West Contra Costa Landfill

WASTE ACCEPTANCE GUIDELINES 2002

ACCEPTANCE PROCEDURES

The following information summarizes acceptance procedures for the West Contra Costa Landfill (WCCSL):

- Assist in determining WCCSL required laboratory analysis (from this guide or contact WCCSL),
- Complete a "Waste Characterization Data Form" (supplied by WCCSL),
- Submit completed Waste Characterization Data Form, required analyses, Chain of Custody and other required documentation to WCCSL,
- Obtain approval from WCCSL. *Note:* more information may be required upon review of material,
- Set up method of payment prior to transport of material, and
- A Republic manifest will be generated upon approval and sent to transporter, each truck must have a manifest, signed by the Generator prior to arriving at the landfill. These manifests are utilized for tracking purposes when the shipment arrives at the landfill.

ACCEPTANCE CRITERIA

Laboratory Analysis

Petroleum Contaminated Soils

Product specific knowledge can be utilized to determine the appropriate analytical requirements for petroleum contaminated sites. Below is a list of petroleum hydrocarbons that are frequently released, and the analyses that will accurately and completely address the regulated compounds under CCR Title 22 and 40 CFR.

Leaded Gas:	TPH (8015M), BTEX (8020), Lead (TTLC)
Unleaded Gas:	TPH, BTEX, with documentation of unleaded gas only on site
Kerosene:	TPH (8015M), BTEX
Jet Fuel:	TPH (8015M), BTEX, Lead (if leaded product)
Diesel:	TPH (*), BTEX
Used Hydraulic Oil:	TPH (*), BTEX, CAM 17
Bunker Oil:	TPH (*), BTEX, LUFT 5 Metals (or MSDS)
Virgin Motor Oil:	TPH (*), BTEX, Semivolatiles (EPA 8270)
Used Motor Oil:	TPH (*), BTEX, 8260, 8270, CAM 17

* Methods 8015 Modified, 1664, or 5520 are acceptable for TPH results

Waste Acceptance Guidelines - 2002

Petroleum Contaminated Soils, Cont'd.

Constituent

Total Petroleum Hydrocarbons (gasoline): 50 mg/kg

Total Petroleum Hydrocarbons
(gasoline and diesel): 100 mg/kg

The following requirements also apply to managing TPH impacted soils:

<u>Constituent</u>	<u>TCLP (mg/L)</u>	<u>Total (mg/Kg)</u>
Benzene	0.02	0.7
Toluene	0.8	1
Ethylbenzene	0.60	1
Xylenes	0.40	1
Lead	0.75	

Solvent Contaminated Waste

- If contaminant is known, run the method which targets that contaminant
- If specific contaminant is unknown, run 8260
- Must address any RCRA listings, in writing
- Metals analyses and/or RCI may be requested depending on the source of the contaminant

WWTP Sludges / Biosolids

- TTLC and STLC (Cam 17 metals and organics), TCLP as necessary,
- Volatile Organics (8260),
- Semivolatile Organics (8270),
- Pesticides / herbicides (8081),
- PCB's (8082),
- Percent moisture, and
- Cyanide (9010) and sulfide (376.1) (15% - Primary/Secondary Treatment,)

Industrial Waste Streams

Utilizing the generator's description and knowledge of the waste stream, as well as accompanying analyses, the WCCSL will determine the required testing and frequency of sampling. In addition, the waste stream must not exhibit any of the characteristics of reactivity, corrosivity, ignitability, or toxicity.

Treated Wood

A separate form for treated wood must be completed to determine acceptability. Under certain circumstances, creosote treated woods **may not** need analytical characterization. Please contact our office for details.

Creosote or Pentachlorophenol:

8270, Benzene, RCI

CCA/CCZA (Chromium, Copper,

8270, Zinc, Arsenic, Benzene, TTLC CAM 17
& RCI

Frequency

Representative samples are typically required for all incoming waste streams. In general, a four point composite (four individual grab samples composited at a laboratory into one equally represented sample) is required to satisfy the requirements for a "representative" sample.

CONTAMINANTS	PROTOCOL	
	Volume	Frequency
BTEX Lead	0-25 cu. yd. 25-150 cu. yd. 150-300 cu. yd. 300-750 cu. yd. 750-1500 cu. yd. 1500 + cu. yd.	One Grab Sample 4 Point Composite 4 Point Composite per 150 cu. yd. 4 Point Composite pers 250 cu. yd. 4 Point Composite pers 500 cu. yd. 4 Point Composite pers 750 cu. yd.
Petroleum Hydrocarbons (8015M, 418.1, 5520)	0-500 cu. yd. 500-1000 cu. yd. 1000 + cu. yd.	4 Point Composite Two 4 Point Composites 4 Point Composite per 1000 cu. yd.
VOC's (8260) SVOC's (8270) Pesticides (8080) Herbicides (8150) Metals (CAM 17) PCB's (8080)	0-1000 cu. yd. 1000 + cu. yd.	4 Point Composite per 500 cu. yd. 4 Point Composite per 2000 cu. yd.
Treated Wood analysis: 8270, Benzene, TTLIC CAM 17 metals	any volume	4 Point Composite per 500 cu. yd.

Analytical Review

The following should be considered when submitting data from a California accredited independent laboratory to the WCCSL for review:

- The analytical data must be less than 18 months old when received by the WCCSL.
- The analytical report must be legible, typed on the laboratory letterhead, and include the address and phone number of the laboratory. No draft or preliminary reports will be acceptable.
- The results must have units of measure identified.
- For results reported as "non detect," a detection or reporting level must be indicated. Laboratory detection limits must be less than regulatory thresholds.
- Incomplete or inconsistent data may result in a request for new, or additional,
 - analytical information. Examples of inconsistencies are:
 - Required holding times not met,
 - Required spike recoveries not reported (QA/QC reports), and
 - Chain of custody documentation unavailable.

Constituent Limits:

The WCCSL will only accept material that is represented by analytical results indicating concentrations below the listed values. The WCCSL will base approvals on total results where the total threshold limit concentration of a particular constituent does not equal or exceed 10 (STLC dilution factor) times the listed soluble threshold for organic and inorganic compounds.

Metals Contaminated Wastes

Acceptance Limits:

Metal	TTL (mg/Kg)	STLC (mg/L)
Antimony	500	1.4
Arsenic	500	0.25
Barium	10000	10
Beryllium	75	0.05
Cadmium	100	0.1
Chromium	2500	5
Cobalt	8000	2.5
Copper	2500	10
Fluoride	-	-
Lead	350	0.75
Mercury	20	0.02
Molybdenum	3500	0.5
Nickel	2000	0.134
Selenium	100	0.1
Silver	134	0.5
Thallium	130	0.1
Vanadium	2400	1
Zinc	5000	100

Hazardous Organic Constituent Limits :

Constituent	Concentration		
	TTL (mg/kg)	STL (mg/L)	TCL (mg/L)
Aldrin	1.4	0.14	n/a
Benzene			0.5
Carbon Tetrachloride			0.5
Chlordane	2.5	0.25	0.03
Chlorobenzene			100.0
Chloroform			6.0
Cresols			200.0
2,4 D	100.0	10.0	10.0
DDT, DDE, DDD	1.0	0.10	n/a
1,4 Dichlorobenzene			7.5
1,2 Dichloroethane			0.5
1,1 Dichloroethylene			0.7
2,4 Dinitrotoluene			0.13
Dieldrin	8.0	0.8	n/a
Dioxin	0.01	0.001	n/a
Endrin	0.2	0.02	0.02
Heptachlor	4.7	0.47	0.008
Hexachlorobenzene			0.13
Hexachlorobutadiene			0.5
Hexachloroethane			3.0
Kepone	21.0	2.1	n/a
Lindane	4.0	0.4	0.4
Methoxychlor	100.0	10.0	10.0
Methyl Ethyl Ketone			200.0
Mirex	21.0	2.1	n/a
Nitrobenzene			2.0
Pentachlorophenol	17.0	1.7	100.0
Polychlorinated Biphenyls	50.0	5.0	n/a
Pyridine			5.0
Tetrachloroethylene			0.7
Toxaphene	5.0	0.5	0.5
Trichloroethylene	2040	204.0	0.5
2,4,5 TP (Silvex)	10.0	1.0	1.0
2,4,5 Trichlorophenol			400.0
2,4,6 Trichlorophenol			2.0
Vinyl Chloride			0.2

Other Limits:

Moisture:

- > 15% from Primary Treatment Facilities,
- > 20% from Secondary Treatment Facilities, or
- > 50% all other sources.

Toxicity:

- Oral LD50 > 5,000 mg/kg,
- Acute Dermal LD50 > 4,300 mg/kg,
- Acute Inhalation LC50 > 10,000 ppm, or
- Acute Aquatic Toxicity > 500 ppm.

Ignitability:

- Flash point > 60° C, or 140° F.

Corrosivity:

- pH between 2.0 and 12.5.

Asbestos:

- < 1.0 percent friable asbestos.

Must Contain less than 0.001 percent by weight of any of the following substances:

- 2-Acetylaminofluorine;
- Acrylonitrile;
- 4-Aminodiphenyl;
- Benzidine and its salts;
- bis (chloromethyl) ether (BCME);
- Methyl chloromethyl Ether;
- 1,2-Dibromo-3-chloropropane (DBCP);
- 3,3'-Dichlorobenzidine and its salts (DCB);
- 4-Dimethylaminoazobenzene (DAB);
- Ethyleneimine (EL);
- alpha-Naphthylamine (1-NA);
- beta-Naphthylamine (2-NA);
- 4-Nitrobiphenyl (4-NBP);
- N-Nitrosodimethylamine (DMN);
- beta-propiolactone (BPL); or
- Vinyl Chloride.

WEST CONTRA COSTA SANITARY LANDFILL

SPECIAL WASTE DISPOSAL REQUEST/INFORMATION FORM

1. GENERATING FACILITY NAME/ADDRESS: _____

2. CONTACT PERSON OR CONSULTANT (if any) _____
Name: _____ Telephone: _____

3. WASTE NAME: _____

4. ANTICIPATED VOLUME: _____ DELIVERY PERIOD: _____
(Per day, week, one-time only)

5. TRANSPORTATION FIRM: _____

6. TYPE OF TRANSPORT TRUCK: 10 CY Semi-end Double bottoms
Single bottom Drop box Individual Containers

7. METHOD OF PAYMENT: Check Cash Charge Purchase Order
(Charge & PO must have prior WCCSL Accounting Department approval)
Charge Account Name: _____ Purchase Order No. _____

8. Description of Process and Circumstances Producing Waste:

For WCCSL Use Only

FORM: Partial Complete

Compatibility: Compatible
Incompatible
Potentially Incompatible

NO: Yes No

Reviewed by:
Date:

ACCEPT REJECT

Authorized By:
Date:

ACCEPT

Site Manager:
Authorized By:
Date:

Notification:
Expiration:
Appointment:

RATES AND FEES:

CODE:
Disposal Rate:
County/State Fees:
Other Rates/Fees:

9. List all materials and chemicals used in the production process:

10. Describe the process by which the waste is collected:

11. Waste Characteristics:

A. Physical Description: Solid Sludge Powder Describe Color: _____

B. Free Liquids: Yes No

C. Percent: _____ Solids _____ Water _____ Oil

D. pH: _____ How Measured: _____

E. Flash Point _____ °F (Closed Cup Test)

12. Waste Composition:

A. Is this waste produced in the manufacture of pesticide or herbicide products, or does it contain pesticide or herbicide compounds? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

B. Does this waste contain Toxic Metals? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

C. Reactive Constituents: Does this waste contain Cyanide, Sulfide? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

D. Does this waste contain halogenated organic compounds (such as PCB's, Trichloroethylene, Chlorobenzene, etc.)? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

E. Does the process generating this waste use halogenated organic compounds in any part of the process? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

F. Does this waste contain non-halogenated organic solvents (such as toluene, hexane, acetone) or similar such compounds (such as petroleum naphtha, gasoline)?
Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

G. Does the process generating this waste use non-halogenated organic solvents or similar compounds in any part of the process? Yes No IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS.

13. Hazardous Characteristics:

Reactive	Yes _____	No _____
Ignitable	Yes _____	No _____
Corrosive	Yes _____	No _____
Radioactive	Yes _____	No _____
Etiological	Yes _____	No _____

14. List all known or suspected hazards not otherwise disclosed in this document:

15. EPA Hazardous Waste? Yes No EPA Codes: _____

CA Hazardous Waste? Yes No CA Codes: _____

16. Is the information provided based upon laboratory analysis of the waste? Yes No
IF YES, ATTACH CERTIFIED ANALYTICAL RESULTS. IF NO, SPECIFY SOURCE _____

17. Is the waste stream homogeneous? Yes No

Explain basis of answer: _____

18. To generators having submitted a fully completed Waste Information Form on this waste within the last year:

Have any significant changes occurred in this waste material or the process producing this waste since the most recent Waste Information Form was prepared? Yes No If YES, fully describe: Changes would also include contamination of the waste by materials not normally present in the waste.

GENERATOR'S CERTIFICATION: I hereby declare that all information submitted in this and all attached documents is true, complete and accurate, and that the contents of this consignment are fully and accurately described above, and the contents of the consignment meet neither the U.S. Environmental Protection Agency Resource Conservation and Recovery Act (RCRA) criteria for a hazardous waste as specified in 40 CFR, Part 261, nor the California Environmental Protection Agency, Department of Toxic Substance criteria for a hazardous waste or extremely hazardous waste as specified in California Code of Regulations, Title 22, Chapter 11, Article 3.

Print Name & Title: _____

Signature: _____ Date: _____

ONE COPY OF THIS FORM, ADDITIONAL SHEETS CONTAINING SUPPLEMENTAL INFORMATION AND \$200.00 WASTE REVIEW FEE SHOULD BE RETURNED TO:

West Contra Costa Sanitary Landfill
P. O. Box 4100
Richmond, CA 94804-0100

CONDITIONS FOR ACCEPTANCE

1. Completed and approved Waste Disposal Request Form.
2. Approved waste is accepted Monday through Friday between the hours of 8:00 AM and 2:00 PM ONLY.
3. An appointment for disposal must be made at least 24 hours in advance. Loads arriving without prior approval or appointment will be rejected.
4. Approval for disposal is valid for a period of 120 days. After that time it will be necessary to reapply for acceptance.
5. These conditions are subject to change without notice.

APPENDIX 3J

EQUIPMENT USAGE AT THE WCCSL

EXISTING EQUIPMENT USED AT LANDFILL

Equipment Type	Equipment Item	Schedule of Usage
<i>Solid Waste Compactors</i>	Al Jon 91K	8 hours per day, 7 days per week
	Caterpillar 826G	8 hours per day, 7 days per week
<i>Crawler Tractors</i>	Caterpillar D8 Dozer	8 hours per day, 5 days per week
	Komatsu D65 P "Mudcat"	8 hours per day, 6 days per week
	Komatsu D65 P "Mudcat"	6 hours per day, 5 days per week
<i>Rubber Tire Loaders</i> Waste Shuttle Facility	Caterpillar 966	8 hours per day, 6 days per week
	Komatsu Z65	6 hours per day, 5 days per week
Composting	Komatsu Z85	8 hours per day, 6 days per week
	Caterpillar 966	6 hours per day, 5 days per week
	Komatsu Z65	6 hours per day, 5 days per week
Concrete Processing	Caterpillar 966	8 hours per day, 6 days per week
	Caterpillar 966	4 hours per day, 5 days per week
<i>Motor Grader</i>	Caterpillar Model 140G	4 hours per day, 5 days per week
<i>Backhoes</i>	Komatsu PC220 Excavator	Used for limited special projects
	JCB Sitemaster	Used for limited special projects
<i>Utility Tractor</i>	Ford 55SC	6 hours per day, 5 days per week
<i>Miscellaneous Trucks</i> Composting, Soil Reclamation & Waste Solidification	10 CY Dump Truck	2 hours per day, 5 days per week
	30 CY Articulating Off-Road Truck	6 hours per day, 5 days per week
	25 CY Articulating Off-Road Truck	6 hours per day, 5 days per week
	25 CY Articulating Off-Road Truck	Used for limited special projects
	3,800 Gallon Leachate Tank Truck	Used for limited special projects
Composting	4,000 Gallon Water Truck	6 hours per day, 5 days per week
Concrete Processing	4,000 Gallon Water Truck	4 hours per day, 5 days per week
	2,000 Gallon Water Truck	6 hours per day, 5 days per week
	4,000 Gallon Water Truck	Used for fire fighting only
	Service Truck	4 hours per day, 5 days per week
	Fuel/Oil Truck	8 hours per day, 5 days per week
	<i>Process Equipment</i> Waste Shuttle Facility Composting & Wood Waste Recycling	Sorting Belt (Elect.)
Compost & Wood		6 hours per day, 5 days per week
Compost & Wood Screen (Diesel)		8 hours per day, 5 days per week
Compost & Wood Grinder (Elect.)		8 hours per day, 6 days per week
Compost & Wood Grinder (Diesel)		8 hours per day, 2 days per week
Compost Scarab (Diesel)		5 hours per day, 3 days per week
Concrete Processing	Concrete Crusher	8 hours per day, 6 days per week
	Conveyors	8 hours per day, 6 days per week
	Material Screens	8 hours per day, 6 days per week

EQUIPMENT TO BE USED AT WCL

Equipment Type	Equipment Item	Schedule of Usage
<i>Rubber Tire Loaders</i>		
Waste Recycling Center	Caterpillar 966	8 hours per day, 7 days per week
	Komatsu Z65	6 hours per day, 5 days per week
Composting	Caterpillar 966	8 hours per day, 6 days per week
	Komatsu Z85	8 hours per day, 5 days per week
	Komatsu Z65	8 hours per day, 5 days per week
Soil Reclamation & Waste Solidification	Komatsu Z65	8 hours per day, 5 days per week
Concrete Processing	Caterpillar 966	8 hours per day, 6 days per week
	Caterpillar 966	6 hours per day, 5 days per week
<i>Motor Grader</i>	Caterpillar Model 140G	2 hours per day, 5 days per week
<i>Backhoes</i>	JCB Sitemaster	Used for limited special projects
<i>Utility Tractor</i>	Ford 55SC	6 hours per day, 5 days per week
<i>Miscellaneous Trucks</i>		
Composting, Soil Reclamation & Waste Solidification	10 CY Dump Truck	2 hours per day, 5 days per week
	30 CY Articulating Off-Road Truck	6 hours per day, 5 days per week
	25 CY Articulating Off-Road Truck	6 hours per day, 5 days per week
Miscellaneous	25 CY Articulating Off-Road Truck	Used for limited special projects
	3,800 Gallon Leachate Tank Truck	Used for limited special projects
Composting	4,000 Gallon Water Truck	8 hours per day, 5 days per week
Concrete Processing	4,000 Gallon Water Truck	6 hours per day, 5 days per week
Miscellaneous	2,000 Gallon Water Truck	6 hours per day, 5 days per week
	4,000 Gallon Water Truck	Used for fire fighting only
	Service Truck	3 hours per day, 5 days per week
	Fuel/Oil Truck	5 hours per day, 5 days per week
<i>Process Equipment</i>		
Waste Recycling Center	Sorting Belt (Elect.)	6 hours per day, 5 days per week
Composting & Wood Waste Recycling	Compost & Wood Grinder (Elect.)	8 hours per day, 6 days per week
	Compost & Wood Grinder (Diesel)	8 hours per day, 5 days per week
	Compost Scarab (Diesel)	8 hours per day, 6 days per week
	Compost Scarab (Diesel)	5 hours per day, 3 days per week
	Compost & Wood Screen (Diesel)	8 hours per day, 5 days per week
	Compost & Wood Screen (Diesel)	6 hours per day, 5 days per week
Concrete Processing	Concrete Crusher	8 hours per day, 6 days per week
	Conveyors	8 hours per day, 6 days per week
	Material Screens	8 hours per day, 6 days per week

APPENDIX 3K

**SHORELINE PUBLIC ACCESS TRAIL
DEVELOPMENT PLAN**

APPENDIX 3K

WEST CONTRA COSTA SANITARY LANDFILL, INC. SHORELINE PUBLIC ACCESS TRAIL DEVELOPMENT PLAN

April 2003

Organization of Plan

- 1.0 Purpose of Document
 - 2.0 Overview of WCCSL Site
 - 3.0 Previous Trail Planning and Development Activities
 - 4.0 Phased Development of Trail
 - 5.0 Trail Alignment
 - 6.0 Trail Improvements
 - 7.0 Trail Development Schedule
 - 8.0 Trail Easements and Deeds
 - 9.0 Health & Safety
 - 10.0 Trail Maintenance
 - 11.0 Fiscal Aspects
 - 12.0 Hours of Trail Availability
-

1.0 Purpose of Document:

The goal of this Development Plan is to set forth a concise plan for the development of a Public Shoreline Access Trail at West Contra Costa Sanitary Landfill (WCCSL) in Richmond, California. This Development Plan will be used as part of the project description for land use permitting purposes. The concept of creating a Shoreline Public Access Trail has been envisioned for many years, and has been referenced in several regional and site-specific planning documents. These include the WCCSL Land Use Permit 2054-92 issued by Contra Costa County, City of Richmond Use Permit CU 92-53 and the North Richmond Shoreline Specific Plan. The proposed Shoreline Public Access Trail at the West Contra Costa Sanitary Landfill is a segment of the San Francisco Bay Trail. The Bay Trail system is a planned 400-mile recreation and transportation corridor that will encircle the entire Bay linking the shorelines of nine counties and forty-seven cities. Consistent with Bay Trail goals, the proposed trail around the landfill facility will provide recreational and increased access to the Bay, and will offer a setting for a wildlife viewing and environmental education.

This Development Plan is the result of a series of meetings between West Contra Costa Sanitary Landfill, Inc. (WCCSL, Inc.), public agencies, non-profit environmental organizations, and

individual citizens. A complete list of all participants and the minutes of planning meetings that lead to the development of this document are available upon request.

This document sets forth the general consensus of the group on issues related to the development of the Trail, Trail improvements, the timing of the Trail segments being developed, and various operations issues.

WCCSL, Inc. believes that upon implementation, the Shoreline Public Access Trail will be a much better project as a result of the numerous hours of effort that were donated to make this project feasible. Credit and thanks are due to all of those who have been involved with bringing this idea into reality.

In May 2001, Republic Services, Inc. acquired the West County Landfill along with the local affiliate companies (e.g., Richmond Sanitary Service and West Contra Costa Sanitary Landfill, Inc.). Republic Services is a publicly held corporation (NYSE:RSG) and is the third largest waste services company in the U.S. The new owners intend to continue the operation of the landfill under its original name and maintain the primary resource recovery facilities at the WCCSL. The preparation of the Trail Development Plan and its subsequent implementation also will continue.

2.0 Overview of WCCSL Site

The location and setting of the West Contra Costa Sanitary Landfill (the “Landfill”) is shown on the figures included at the end of this Plan. The Landfill has been in operation since 1954, and the Landfill construction has created a landmass next to San Pablo Bay. The Landfill property encompasses a total of 350 acres. The Class I and II landfills cover 188 acres. The Area A soil stockpile, the Area B runoff control pond, and the Area C outer tidal pond area occupy the remaining acreage.

The Landfill consists of both an open Class II landfill, which accepts traditional municipal waste and a closed Class I Hazardous Waste Management Facility (HWMF), which, in the past, accepted hazardous materials. The landfill construction has resulted in the construction of a long mounded shape extending out from the San Pablo Creek Marshland almost 3,500 feet (0.6 mile) into the Bay. Around the periphery of the landfill, access roads run along the top edge of the rip-rapped shoreline. Horizontal drainage benches and access roads have been situated mid-way up the landfill slopes. In addition, two levees containing maintenance access roads have been constructed that enclose water and wetland areas on the southern and western sides of the WCCSL property. The unique Landfill location and the access ways that will exist after the landfill closes offer new opportunities for public access to the shoreline.

Each major commercial operations area of the site is discussed in more detail below. With the exception of the municipal solid waste landfill and HWMF site, all of the operations are expected to continue into the future. The locations of those operations areas are shown on Figure 3-3 in Chapter 3.

WCCSL, Inc. is in the final stages of closing the HWMF, which involves building a secure cap of plastic geomembrane and soil to assure that buried materials remain within the confines of the HWMF. Additionally, WCCSL, Inc. is building a cap over its Class II landfill as each area of the Class II facility is filled to capacity. The Class II site cap consists of an engineered soil cover compacted over the buried wastes. The closure of the two facilities at the Landfill is regulated by the California Department of Toxic Substance Control (DTSC) in the case of the HWMF, and the California Integrated Waste Management Board (CIWMB) for the Class II landfill. In both instances, WCCSL, Inc. believes the Landfill is in compliance with the state of the art regulatory requirements for closure and has reserved funds to complete the closure of the two facilities in compliance with all regulations. WCCSL, Inc. has also reserved funds to maintain the closed facilities into the future, as required by state laws.

2.1 Municipal Solid Waste Landfill

As the municipal solid waste landfill continues in its limited term operation, the waste placement will build out the final site topography. Between 1996 and 2001, the maximum landfill elevation had been reached in on most of the central portion of the site, and the final closure cap was installed. In mid-2001, WCCSL engineers noted that the rate of settlement of the surface of the final capped central plateau of the landfill was in excess of that which was anticipated. Left unchanged over time, the landfill top will flatten out and may even form a cupped surface that will not drain. Notification was made to the County and State officials that the final cap would need to be removed in approximately 5 to 10 acre plots, and additional wastes placed to mound up the top surface. This is now being done, involving changes to the site permits with respect to the appropriate maximum elevation and top contours that will counter the future settlement.

The exact date when the disposal site will reach capacity is uncertain due to the degree of consolidation of the underlying wastes that occurs as new wastes are placed in the site and the yet to be determined maximum top elevation. At this time, it is estimated that the site will be full in 2005. Thus, the last portions of final capping would occur in the summer of 2006 and 2007.

2.2 Soil Remediation Facility

This facility was constructed on a portion of the final capped Class II landfill and is now closed. It treated non-hazardous hydrocarbon-contaminated soils from fuel tank leaks and accidental spills. The facility temporarily stored the contaminated soil in a covered building and then thermally treated (oxidized) the soils to remove the hydrocarbon contaminants. The finished soil was then used in landfill operation as cover material over the wastes. Republic Services, Inc. determined the waste remediation business did not fit within its business plan and the operation was shut down in late 2001. The equipment has been sold and the large soil storage building is being cleaned for reuse.

2.3 Composting Facility

The composting facility includes a central green material stockpile and grinding area, and a series of long piles (windrows) of compost. The facility is sited on 18 acres of the final capped portion of the Landfill.

Batches of compost are being produced in approximately monthly intervals. Due to its good quality, the compost is sold for landscaping uses in the region as soon as it is available. The facility also produces mulch products for use as ground cover, and wood chips for use as biofuel.

When proposed in 1990, WCCSL, Inc. expressed the desire to develop the composting project into a regional facility. Good progress continues in achieving that goal. WCCSL, Inc. now serves the composting needs of West Contra Costa County (including the yard waste pickup programs in Richmond, San Pablo, Pinole, Hercules and the local unincorporated area), Mill Valley and Tamalpais areas in Marin County, and processes a portion of the green material from central and eastern Contra Costa County and Alameda County.

WCCSL, Inc. is currently proposing to the City of Richmond and the County to expand the amount of materials that can be composted under the existing conditional use permits to allow the site to operate more economically and make additional compost. This facility is proposed as a major component in the regional area's program for achieving the State AB939 landfill diversion and recycling goals. Annually the WCCSL composting and organic materials recovery program has diverted 30,000 tons of green material from landfills and has provided high quality compost and mulch for the region.

2.4 Proposed Waste Recycling Center

Once wastes are no longer landfilled at the WCCSL site a waste handling and recycling operation will be needed to provide continuing disposal service for the general public and businesses that haul their own trash. In order to meet the need of the community for a conveniently located self-haul disposal and recycling facility, a portion of the Landfill property is being proposed as a self-haul waste handling location, where contingent upon the permitting/CEQA process, wastes will be unloaded, separated for recycling, and the residue will be loaded into trucks for transfer to the sister Republic Services' Potrero Hills Landfill in Solano County.

Two locations of this Waste Recycling Center facility are being considered. WCCSL, Inc. proposes the Center to be located at the refurbished and enlarged soil storage building located within the unincorporated County area. The alternate location is south of the HWMF (in Area A) as a contingency in case the old soil building is not a suitable location. Both of the alternate sites are located within the Richmond city limit. The permits are being sought for the new facility to be placed at one of these locations. Initially, while the processing building is being readied, this facility may consist of an open-air engineered paved asphalt pad located on the landfill control plateau, complete with a landfill gas control system, storm water runoff control system, litter control system, recyclables processing equipment, and a bird control system.

2.5 Concrete/Asphalt Recycling

This existing facility is operated by the Syar Company. Concrete rubble and asphalt paving fragments are crushed and then screened to different sizes of gravel products. The materials are diverted from the Landfill consistent with AB939 goals and used for construction projects.

The materials produced by Syar at the Landfill meet CalTrans specifications for use in road construction.

WCCSL, Inc. is currently proposing to the City and County to increase the operations capacity by moving the location of the existing operation westward up onto the finished Landfill. It would be sited on the west end of the Landfill central plateau mound adjacent to the composting facility and the self-haul recycling and disposal facility. An expanded concrete and asphalt crushing facility as proposed would divert greater quantities of materials from the Landfill and would increase the percentage of reused materials in our region's roads and construction projects.

2.6 Hazardous Waste Management Facility

The Hazardous Waste Management Facility (also referred to as a Class I site) has not received wastes since November 1985. Over the last 16 years, WCCSL, Inc. has been working with various state agencies to develop the final closure plan and obtain the approval to place the final cap on the site. The State Department of Toxic Substances Control (DTSC) completed the CEQA review and approved the Closure Plan for this site in 2000.

The industrial liquid waste evaporation pond was dewatered and solidified for permanent closure. The Class I site Closure Plan prohibits disturbance of already placed hazardous materials, requires placement of a soil and plastic geomembrane cap over the entire site, placement of MSW as subgrade fill material, and processing of the leachate and landfill gas. The final cap construction began in 2000 and is anticipated to be completed in 2002.

The site is proposed to be open space. An alternate possible use would be a commercial nursery/greenhouse area. Portions of the site perimeter may be used for roadways serving adjacent facilities at the WCCSL.

2.7 Proposed Dredged Materials/Biosolids Spreading Area

High moisture content dredged materials may be processed at the WCCSL to provide an upland area to receive these materials versus disposal to water. These wet materials would be spread down the southern or eastern slopes below the landfill central plateau area as shown in Figure 3. Biosolids may also be spread in this area. The materials may be left in place to result in a deepened-thickness final cap or they may be removed for off-site use.

2.8 Proposed Wet Wastes/Powdery Materials Processing Operation

The wet wastes/powdery materials processing location initially may be conducted in the existing soil remediation facility. Later it would be moved to the central plateau area.

The two types of materials would be mixed with soil to result in absorbing the moisture and incorporating the powdery material in the wetted mixture to allow reuse of the finished product.

2.9 Power Plant

An affiliate of WCCSL, Inc. operates the landfill gas power plant. This plant generates about 3 megawatts of electricity, which is enough to power nearly 3,000 homes from landfill gas.

The electricity is used on-site, some may be used to power the adjacent waste water treatment plant, with the excess electricity marketed to the PG&E power grid. In future years, as the amount of landfill gas that is produced increases, additional power generation capacity may be added to this plant. In addition to the building that houses the power generation engines, this area also includes a maintenance building.

2.10 HWMF Leachate Treatment Plant

Adjacent to the Class I Hazardous Waste Management Facility (HWMF) and the power plant is a facility that treats the leachate from the site (the water pumped from the closed landfill). This facility treats approximately 20 gallons per minute. The treated leachate is stored and tested to ensure that it meets all discharge standards. After being tested, the treated leachate is piped to the West County Wastewater District, which is adjacent to the WCCSL property. An area in the southwest corner of the HWMF site is used to dispose of the solids removed from the leachate.

2.11 Landfill Infrastructure Maintenance

Business operations at the WCCSL will continue to remain in operation for many years after the Shoreline Public Access Trail has been opened. The various WCCSL recycling operations require significant maintenance activities to protect public safety and preserve the Landfill infrastructure. These maintenance activities include maintaining the levees and riprap that protect the Landfill from erosion. Periodically, sections of the Trail will be closed for maintenance activities, and Trail users may note heavy equipment working near the Trail. Prior to closing any section of the Trail, signage will be posted in the parking area. WCCSL, Inc. will schedule the maintenance operations to avoid periods of high trail use whenever feasible and will endeavor to complete the maintenance as quickly as possible.

3.0 **Previous Trail Planning and Development Activities**

The EIR documents for the Integrated Resource Recovery Facility and the Landfill recycling projects were published in May 1991 and December 1991. The public access trail was discussed in conceptual form, including references to the BCDC Bay Plan public access goals. In July 1993 the County filed the CEQA Notice of Determination for the EIR prepared for the landfill recycling projects at the time of approving the Land Use Permit.

During the 1993 granting of permits by Contra Costa County and the City of Richmond for recycling projects at the Landfill, requirements were included for conducting a feasibility analysis and preliminary planning for public access along the site perimeter to allow access to the bay shoreline, and for implementing the access as it was determined to be feasible.

Between 1993 and 1994, WCCSL, Inc. met with interested individuals and agencies during the development of the initial planning document. In February 1994, a preliminary plan was submitted to the County for the north edge of the Landfill property located in the unincorporated area. A similar document was submitted to the City in June 1995 for the western and southern portions of the property located in the incorporated area. This document acknowledged the possibility of access for the public at a future date and contained further information to be furnished to the City and County. Further Trail implementation action was delayed as the Landfill continued in operation longer than anticipated.

In mid-2000, WCCSL, Inc. had completed enough of the final cap of the Landfill to enable additional recycling activities to take place on the closed portions of the Landfill site, and the Company accelerated the process of land use planning and permitting to realize the many changes that must occur at the Landfill as landfilling draws to a close and recycling activities and public access are implemented. This process has included activities related to the development of the Trail.

The remainder of this document describes the WCCSL Shoreline Public Access Trail Development Plan.

4.0 Phased Development of Trail

The Shoreline Public Access Trail would be developed in three to four phases. The purpose of phasing the development of the Trail is to:

- 1) Allow access to portions of the Trail while the Landfill is still accepting wastes for disposal.
- 2) Enable access to portions of the Trail while funds are located and permits are secured that will allow for Trail extension in the future.
- 3) Gain operations experience on a smaller portion of the Trail at the outset, so that the later phases of the Trail can be optimally designed and managed.

WCCSL, Inc. reserves the opportunity to modify specifics of this development plan in order to comply with permit limitations or operations issues as they are encountered.

5.0 Trail Alignment

The alignment of the Trail will be along the existing levee roads that form the outer edge of the Landfill and delineate the WCCSL property. The alignment of each phase is discussed in greater detail below, and the trail segments are shown on Figure 3-7 in Chapter 3.

5.1 Phase 1

The Phase 1 portion of the Trail will begin at a graveled parking area on the southeast corner of the Landfill property. Visitors will park within the designated parking area. The Trail would extend to the west and pass beside some of the operations areas at the Landfill, including portions of the Class I Hazardous Waste Management Facility, the Landfill gas power generation plant, a maintenance building, and the Area A portion of the WCCSL property. Along this section of the Trail, the northern edge of the Trail would be bounded by a HWMF permit-required security fence (chain link fence that is topped with barbwire), to keep Trail users out of these Landfill areas, and to provide a physical barrier between the Trail users and any heavy construction equipment, trucks, or Landfill equipment working within the areas.

The Trail would continue along the existing outer southern levee roadway between the marshlands and the West County Wastewater District emergency outflow channel to the south and the brackish undeveloped area to the north (WCCSL Area B). Area B is used as a runoff control pond for storm water runoff, and as a result, the amount of water fluctuates with the seasons -- higher in the winter and spring from rainfall, and lower in the summer and fall due to evaporation. Area B has not been developed as part of the landfill operations, and there are no plans to develop this area in the future.

The Trail would have a side spur trail at the southwest corner of the WCCSL property. This spur trail would continue in a westerly direction to the southwestern corner of the tidal pond area (Landfill Area C) and terminate. This spur trail is approximately 0.5 mile long. A canoe and kayak launching area would be created at the end of the spur.

To the north, a breach or gap in the levee was made in 1980 in order to allow tidal action in the area enclosed by these levees. During Phase 1, 2 and 3, the zone between the trail end and the gap will remain off-limits to public access to avoid interference with wildlife in the zone. Extending the spur trail beyond the gap is part of a possible Phase 4.

From the intersection of the spur trail, the main segment of the Phase 1 Trail would continue in a northerly direction on the levee road separating Area B and Area C towards the southwest corner of the municipal solid waste landfill. At this corner, the Phase 1 Trail will stop, and Trail users will double-back to the parking area. This portion of the Phase 1 Trail is approximately 1.3 one-way miles. Extending the Trail beyond the corner of this landfill is part of Phase 2.

5.2 Phase 2

The Phase 2 Trail segment has two main components: a lower Phase 2 segment, and an upper Phase 2 segment.

The lower Phase 2 segment will continue the Phase 1 Trail from the landfill southwest corner along the western perimeter of the landfill. This Trail segment would be along the shoreline at about the 15-foot elevation. During Phase 2, this segment of the Trail would end at a fence adjacent to areas where WCCSL will continue to landfill solid waste and place the final cap during 2003 and 2004. Trail users would double-back at this point and return to the parking

area. The total length of the Phase 2 Trail combined with Phase 1 from the parking area is approximately 1.6 miles.

The lower Trail segment will consist of a shoreline point for a potential kayak landing near a second gap in the existing levee. Extending the spur trail from the point area westward beyond the gap would be part of Phase 4. WCCSL will endeavor to open the lower Phase 2 Trail at the same time as the Phase 1 Trail, if feasible from a technical and public safety perspective.

The upper Phase 2 Trail segment would parallel the lower Phase 2 Trail at an elevation of roughly 50-to-60-feet above the bay level. This spur would begin near the southwestern corner of the Landfill and would climb in elevation to reach a ridgeline where it would temporarily terminate. The length of this spur would be about 0.2 mile. There will be a short connector trail (200 feet +/-) constructed to link the lower and upper Phase 2 Trails, to enable Trail users to loop rather than double back.

5.3 Phase 3

The Phase 3 Trail segment would complete the Trail loop around the WCCSL property. This segment would begin at the northern end of the Phase 2 Trail, and continue around the northern boundary of the Landfill. The upper level trail would also be continued and contain a contoured wind-protected “meadow” area suitable for use as a picnic area, scenic overlook and resting point for Trail users. This location is shown on Figure 3-7. This upper level Trail would continue along at approximately the 60-foot MSL elevation for 0.5 mile, and would rejoin the Phase 3 Shoreline Trail. At the northeast corner of the property, the Trail would turn in a southeasterly direction and proceed along San Pablo Creek. This portion of the Trail would pass by the WCCSL scale house, and terminate at the Trail parking area. A designated crossing (with signage and pavement striping) would be provided for users of the Trail to safely cross the traffic on the main roadway leading to the WCCSL scalehouse. The length of the Phase 3 shoreline level Trail segment would be about 0.8 mile.

5.4 Phase 4

Phase 4 of the WCCSL Shoreline Public Access Trail would consist of linking the Phase 1 spur that ends at the western-most levee with the Phase 2 shoreline point area. In order to link these two portions of the Trail, two pedestrian bridges would be required (See Figure 3-7). The construction of this trail segment and these bridges will entail conducting wildlife studies and obtaining additional permits from regulatory agencies.

While it may be possible to reuse structural components from demolition projects to construct portions of these bridges and any ancillary improvements to the levees, the construction of these bridges is liable to be very expensive, and funding sources (other than WCCSL, Inc.) will need to be obtained. WCCSL, Inc. does not have the staff or the expertise to pursue external funding sources. WCCSL, Inc. is willing to provide portions of the construction activities needed for the Phase 4 Trail segment through use of on-site employees and equipment. Since WCCSL, Inc. cannot assume the financial responsibility for constructing this portion of the Trail, WCCSL, Inc. is willing to participate in helping others to locate external funding sources.

The construction of the pedestrian bridges will not commence until the necessary permits and funding have been procured. The length of the Phase 4 segment is approximately 0.4 mile.

6.0 Trail Improvements

The Trail would consist of a pathway on the existing system of levees that ring the Landfill. These levees were constructed 40 years ago, and have been maintained on an annual basis. The levees include a roadway with a surface of compacted gravel materials and a riprap rock slope along the edge of the water. There is a variety of forbs and grasses growing between the roadway surface and the water's edge.

6.1 Trail Surface Improvements

The surface of the Trail will be compacted gravel. No significant improvements other than routine maintenance are proposed to the existing levee roadway surface. The Trail surface will not be paved or smooth, but rather will have small ruts, loose stones and pebbles, and a "graveled-road" type appearance. The Trail surface will be maintained in a condition suitable for mountain bikes and sturdy shoes. Vehicle use would be for monitoring and maintenance purposes only.

6.2 Trail Landscaping

There is a variety of forbs and grasses that have been growing along the levees between the gravel roadways and the riprap. These plants have grown naturally, and have not been sown, maintained, irrigated, or pruned by WCCSL, Inc. WCCSL, Inc. will continue the practice of allowing plants to grow at the edge of the Trail without any maintenance by WCCSL personnel. Periodically some of these plants may be removed due to Landfill or levee maintenance construction projects. Upon completion of such maintenance projects, WCCSL, Inc. will not take any action to replace, but will rather allow plants and grasses to naturally re-vegetate in those areas. However, WCCSL, Inc. will comply fully with Richmond City Ordinances regarding control of invasive and noxious weeds.

The Phase 3 Trail will contain an area suitable for picnicking or resting near the northwest corner of the landfill. This area will be at approximately the 50-foot elevation and will contain a grassy area of approximately 1-acre.

WCCSL, Inc. will investigate the potential of planting shallow-rooted bushes and shrubs to enhance this area. State regulations prohibit planting of plants with roots that can penetrate the Landfill cap.

As the capping and closure of the Landfill is completed, WCCSL, Inc. will seed the capped areas with a mix including native grasses in accordance with the City of Richmond ordinances. Revegetation plans will require the use of native plant species for landscaping purposes wherever possible.

6.3 Parking Area Improvements

A graveled parking lot that would meet code requirements for handicapped parking would be constructed adjacent to the entrance of the Landfill, just west of the existing bridge across San Pablo Creek. (See Figure 4) This parking lot would have improvements consisting mainly of traffic control barriers (either concrete “k-rails”, large concrete blocks, or old telephone poles) that will designate the limits of the parking area and its entrance roadway. There will not be designated parking spaces, nor wheelstops, nor striping. The parking area would provide room for up to 15 vehicles. A bike rack would be provided. Restroom facilities also may be located in this area.

6.4 Fencing and Access Control

Fencing and access control features will be installed to ensure Trail users do not wander off the Trail and into areas of commercial site operations. Daily operations at the Landfill result in significant amounts of heavy truck traffic and operation of numerous backhoes, bulldozers, compactors, and other heavy construction equipment. Additionally, there are extensive environmental control and monitoring instruments and equipment located throughout the Landfill, including over 50 monitoring wells, 30 leachate extraction wells and pumps, and 60 landfill gas wells. These wells are carefully calibrated by certified technicians and are very expensive to replace. There is also the former Class I Hazardous Waste Management Facility within the borders of the Landfill property to which public access must be restricted. Even after the Landfill stops burying wastes for disposal, the composting facility, concrete crushing operation, proposed waste recycling and disposal facility, soils processing facility, landfill gas power plant, and leachate treatment facility will continue in operation.

Prior to opening the Phase 1 Trail for public access, a security fence will be installed adjacent to the Hazardous Waste Management Facility, the landfill gas power plant and maintenance area, and “Area A”. An entry gate will be installed to prevent access to the Trail by horses and motorized vehicles. A security fence will also be installed at the north end of the Phase 1 Trail to prevent access onto other portions of the Landfill site. Along Area A, a soil berm will be placed parallel to the trail to visually screen commercial activities occurring within that area.

Prior to the Phase 2 Trail opening, which would allow the public onto the actual Landfill, all landfill wells and pipelines will be protected or be placed underground to protect them from unauthorized access. In addition to the fences mentioned above, a fence will be installed along the top of the slope near the Landfill operations and recycling operations areas.

This fence will be designed to prevent Trail users from having access to the commercial operations areas. Additionally, a fence will be installed at the intersection of the Trail and the Landfill south slope road, and at the end of the Phase 2 Trail.

Prior to Phase 3, the security fence at the top of the Landfill slope will be extended eastward around the commercial operations areas. A barrier (i.e. “k-rails”, concrete blocks, telephone poles or soil berms) will be placed along the Trail near the scale house to physically separate Trail users from vehicular traffic using the WCCSL operations areas.

WCCSL expects to install temporary fences and limit access to the Trail (or sections of the Trail) for maintenance, emergency operations, or any other reasonable purpose as needed and consistent with public safety concerns and expedient landfill management. Temporary fences will be installed around certain landfill equipment, and other facilities.

In order to minimize the visual impact of any fences that are permanently installed directly adjacent to the Trail, vines or shrubs will be planted to the extent feasible while protecting the integrity of the cap. Fences will be coated with a colored plastic or be of other aesthetically satisfactory material to reduce their visual impact.

6.5 Signage

There will be two principal types of signs installed prior to each phase of the Trail opening. The first would be typical instructional signs (where to park, hours of operation, rules of conduct, Bay Trail signs, limits of accessible areas, tidal conditions, HWMF site advisements and NO TRESPASSING, NO SMOKING signs, etc.). These signs would be installed in the parking area, at the trailheads, and at other locations along the Trail as needed.

The second type of sign would be interpretive signs (site Map and Trail locations, descriptions of vegetation, wildlife habitats and Landfill history and recycling descriptions). These signs would be installed along the Trail at good viewing locations, trailheads, and in the parking area. It is estimated five to ten interpretive signs would be installed along the entire length of the Trail.

6.6 Benches and Rest Areas

Several benches and rest areas would be created along the Trail. There will be a trash and recycling can placed at each bench location. Picnic tables may be placed in some areas, such as the meadow area on the Phase 3 Trail (and possibly at a kayak launch point).

Restroom facilities may be placed at the parking area and the Phase 2 Trail point area.

6.7 Kayak and Canoe Access

WCCSL is aware of a community desire to have kayak access as part of the Trail. Although this may require additional permitting efforts and creates some operations issues, WCCSL will work with the community individuals and regulatory authorities to provide this access as feasible.

The Save the Bay Association has contacted WCCSL, Inc. regarding their “Kids in Canoes” program. This program provides local school children with the opportunity to canoe along protected shoreline areas to experience a valuable link between being on the water in a small craft, up close to a shoreline nature area. The Association is evaluating using the bayside point at the end of the Phase 1 spur as a canoe launching and return site. WCCSL, Inc. is reviewing this potential with the Association and will coordinate with responsible agencies.

7.0 Trail Development Schedule

The WCCSL Shoreline Public Access Trail is proposed to be developed in phases to open portions of the Trail prior to the landfilling operations ceasing. WCCSL intends to open the Trail Phases according to the schedule listed below and will employ its best efforts to avoid delays.

<u>Trail Segment</u>	<u>Projected Opening Date</u>
Phase 1	December 1, 2003
Phase 2	December 1, 2004
Phase 3	December 1, 2007
Phase 4	9 months after securing funding

It may be possible to accelerate the opening dates for Phases 2 and 3, depending on the amount of wastes landfilled and the construction schedule of the final cap.

8.0 Trail Easements and Deeds

The WCCSL property ownership must continue in its present form (private ownership) because the Company will have long-term legal responsibilities for monitoring and maintaining the closed disposal sites.

WCCSL, Inc. will execute and record such legal instruments as may be required to assure public access to the Trail. If a public agency makes the suitable arrangements, a public access easement could be established if responsibilities for trail maintenance are assumed by a public entity. This may provide a means to avoid termination of the public access trail usage if landfill business operations are no longer feasible.

9.0 Health & Safety

Public Law serves to protect WCCSL, Inc. from liabilities arising from the public use of the Shoreline Public Access Trail. WCCSL, Inc. shall not be responsible the health or safety of any person using the WCCSL Shoreline Access Trail. WCCSL, Inc. does not provide emergency services of any kind. Persons using the Trail will do so at their own risk.

10.0 Trail Maintenance

The Trail would be maintained on a weekly basis. The maintenance of the Trail will include emptying of trash and recycling cans, collection of litter, and repair of any Trail structure or appurtenance. All maintenance activities shall be performed in accordance with Section 11.2 below.

11.0 Fiscal Aspects

11.1 Financing Construction of Trail Improvements and Appurtenances

WCCSL, Inc. will provide all funds necessary to construct Phases 1, 2, and 3 of the Shoreline Public Access Trail as proposed and described in this Development Plan. WCCSL, Inc. is not assuming any additional costs of construction that are incurred (beyond the scope of this document) due to changes or limitations that are placed on the project as a result of any permitting or public agency action.

Funds required for construction of the Phase 4 Trail segment must be provided by sources other than WCCSL, Inc. Construction of the Phase 4 Trail shall not begin until all necessary funds for construction and maintenance have been obtained. WCCSL, Inc. will cooperate with and support those seeking funds for Phase 4 as described in this development plan.

11.2 Funding of Maintenance of Trail Improvements and Appurtenances

WCCSL, Inc. would provide funds necessary to provide maintenance activities for the Trail, on an “as needed basis” including, but not limited to: emptying of trash and recycling cans, maintenance of levee riprap and roads, maintenance of Trail surfaces, maintenance of fences, benches, picnic facilities, signs, and other Trail appurtenances. For the purposes of this Development Plan, “maintenance activities” are defined as work required to repair or maintain items that have degraded due to normal wear and tear. Repairs of damage from vandalism are not included (See section 11.3).

WCCSL, Inc.’s, responsibility under this section will remain in full force so long as there are business ventures operating on the WCCSL property whether these business ventures are operated by WCCSL, Inc. or its successor. In the event that WCCSL, Inc. or its successor is no longer operating any businesses on the property, then all private fiscal responsibility for the Trail will cease.

In the event that WCCSL, Inc. or its successor is no longer fiscally responsible for the maintenance of the Trail, and no other funding source has been located, WCCSL or its successor will have the sole right to permanently close the Trail.

11.3 Paying for Damage Due to Vandalism

WCCSL, Inc. would fund up to \$5,000 per year for the repair or replacement of items damaged by vandalism. If during the course of any calendar year the estimated cost of repairing or replacing damage caused by vandalism exceeds \$5,000, WCCSL will convene a meeting of the City of Richmond, Contra Costa County, AGAG Bay Trail staff, and Trails for Richmond Action Committee. If adequate sources of funding are not located, WCCSL, Inc. has the right to close the Trail.

12.0 Hours of Trail Availability

The Trail would be open to the public from dawn until dusk during those days business operations (e.g. the Landfill, compost facility, proposed Waste Recycling Center) are open. WCCSL, Inc. reserves the right to limit access to the Trail or to close the Trail at any time as may be required for public safety, Trail maintenance, and for Landfill management. The Landfill currently closes on New Years Day, 4th of July, Thanksgiving, and Christmas; the Trail would also be closed during these holidays.