



PLANNING AND BUILDING SERVICES DEPARTMENT

450 CIVIC CENTER PLAZA, RICHMOND, CA 94804 PHONE: (510) 620-6706 FAX: (510) 620-6858

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**CITY OF RICHMOND  
NOTICE OF PUBLIC HEARINGS, and  
75 DAY NOTICE OF AVAILABILITY OF A JOINT DRAFT ENVIRONMENTAL IMPACT  
STATEMENT/ENVIRONMENTAL IMPACT REPORT (DEIS/EIR)**

**NOTICE IS HEREBY GIVEN** that the City of Richmond Planning and Building Services Department has prepared a Joint Environmental Impact Statement/Environmental Impact Report with the Bureau of Indian Affairs (BIA) for environmental review of the following described project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Richmond's Guidelines and Procedures for Implementation of CEQA.

**Project Title:** Point Molate Resort and Casino Project (PLN 08-089)  
**Project Applicant:** The Guidiville Band of Pomo Indians and Upstream Point Molate LLC  
**Project Location:** Western Drive, Richmond, Contra Costa County, California  
**Assessor Parcel No.:** APN 561-110-008

**Project Description:** The Guidiville Band of Pomo Indians (Tribe) has requested that the BIA take into trust 266 acres of the former Naval Fuel Depot Point Molate, on which the Tribe and Upstream Point Molate LLC propose to construct new facilities and improve existing facilities to develop a mixed-use tribal destination resort and casino. The Proposed Project site is located in the City of Richmond, California, just north of the San Rafael Bridge along the shoreline of San Francisco Bay. Open space parcels bound the site on the north and south, and the Chevron-Texaco refinery to the east, with Potrero Ridge's 480-foot hillsides separating these two sites. The site is approximately one mile north of Interstate 580, with direct freeway access through Western Drive, a City-owned roadway to the site. An approximately 1,200-foot pier that extends into the bay from the central point of the site will be used as a commuter ferry terminal for workers and visitors to the site.

Approximately 140 acres of the former Naval Fuel Depot Point Molate are submerged within the San Francisco Bay and would not be taken into trust. The project site consists of lands formerly and presently owned by the U.S. Navy. The Navy ceased operations on the site on September 30, 1995, and in September 2003 transferred approximately 85 percent of the property to the City pursuant to the Base Realignment and Closure (BRAC) process and the City's 1997 Point Molate Reuse Plan. The Navy and City prepared a joint EIS/EIR before the transferring of ownership of the project site. The remaining 15 percent of land will be transferred under an agreement between the City and the Navy that provides for the completion of petroleum and other hazardous materials remediation. The final Finding of Suitability for Early Transfer (FOSET) and Early Transfer Cooperative Agreement (ETCA) were executed on September 8, 2008. Once complete, the land purchase option provides for the remaining 15 percent of the Point Molate property to be assigned to the Tribe through Upstream Point Molate, LLC. The Navy is currently funding and undertaking the remaining cleanup activities at the site, in cooperation with the City of Richmond. The City of Richmond has subsequently entered into a land option and sales contract with the Guidiville Band of Pomo Indians to be assigned to the Tribe by Upstream Point Molate LLC.

The City has also negotiated, but not yet executed, a Municipal Services Agreement (MSA) with the Tribe outlining terms for the provision of public services including police, fire, sewer, water, and establishing annual payments in lieu of taxes, etc. Required mitigation measures identified in the Final EIS/EIR will be incorporated into the MSA as a Mitigation, Monitoring, and Reporting Plan.

**Review and Comment Period:** Comments on the Draft EIS/EIR, sent in writing, must be received by 5:00 p.m. on September 23, 2009, at the following address:

Lina Velasco  
Senior Planner  
City of Richmond Planning Division  
450 Civic Center Plaza  
P.O. Box 4046  
Richmond, CA 94804

**Public Hearings:** Public hearings to receive comments on the DEIS/EIR will be held on **August 12, 2009 at 6:00 p.m.** and **September 17, 2009 at 6:00 p.m.**, at the Richmond Memorial Auditorium, 403 Civic Center Plaza, Richmond, CA, 94804.

**Public Workshops:** Workshops with technical experts will be held on **August 10, 2009 at 6:00 p.m.** and **August 27, 2009 at 6:00 p.m.**, at the Richmond Memorial Auditorium, 403 Civic Center Plaza, Richmond, CA, 94804.

**Report Availability:** A copy of the Draft EIS/EIR is available for review online at [www.ci.richmond.ca.us/planning](http://www.ci.richmond.ca.us/planning) and at <http://www.pointmolateeis-eir.com>. Copies are also available at the following locations: **Richmond Public Library, Main Branch 325 Civic Center Plaza, Richmond, CA 94804;** and **City of Richmond, Planning and Building Services Department, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804.**

**Start of Public Review:** July 10, 2009

**End of Public Review:** September 23, 2009