Public Scoping Meeting

July 29, 2019, 6:00 PM
City Council Chambers

Presenter:
Bibiana Alvarez, Project Manager
Analytical Environmental Services
Meeting Overview

- Welcome & Introductions
- Meeting Purpose
  - Inform community & agencies – beginning EIR process
  - Solicit input – EIR scope
  - Inform community about future opportunities for input
- Meeting agenda
  - Project overview
  - CEQA process
  - Public comment
  - Next steps
Project Overview: Background

1942-1995
- U.S. Navy Fuel storage and transfer facility

1997
- Point Molate Reuse Plan approved

2009
- DEIS/EIR

2011
- FEIR

2018
- Community visioning process

2019
- SEIR for Modified Project
Summary: Development of ~80 acres of the ~413-acre Point Molate Site

- Residential and commercial uses
- Supporting road and utility infrastructure
- Open space enhanced with the incorporation of natural trails

Timeline

- ~18 to 24 months to complete design
- Single development phase, ~7 to 9 years to completion
Project Components

- Planning Areas A-E
  - 1,000 residential units

- Planning Areas F-H
  - 300 residential units
  - 374,572 square feet of rehabilitated existing structures
    - Up to 20,000 square feet of retail and restaurants
    - Remainder as flexible use space for commercial and/or residential uses
  - 250,000 square feet of new construction
    - Up to 20,000 square feet of retail and restaurants
    - Remainder as flexible use space for commercial and/or residential uses
Historic Winehaven Buildings to be Preserved and Rehabilitated
Project Components

- Open Space
  - Open space would be maintained in accordance with the Reuse Plan
  - Construction of ~1.5 miles of the Bay Trail along the shoreline, including a vista overlook

- Other
  - A terminal on the existing pier
  - Removal of buried storage tanks
## Project Components

<table>
<thead>
<tr>
<th>Use</th>
<th>Alternative B1</th>
<th>Alternative D</th>
<th>Modified Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outside the Historic District</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>340 dwelling units</td>
<td>1,100 dwelling units</td>
<td>1,000 dwelling units</td>
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<tr>
<td>Water Transportation Terminal</td>
<td>5,000 square feet</td>
<td>5,000 square feet</td>
<td>5,000 square feet</td>
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<tr>
<td><strong>In the Historic District</strong></td>
<td></td>
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<tr>
<td><strong>Existing Buildings</strong></td>
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<tr>
<td>Uses in Rehabilitated Winehaven Buildings</td>
<td>374,572 square feet</td>
<td>163,000 square feet</td>
<td>374,572 square feet</td>
</tr>
<tr>
<td>• All commercial</td>
<td></td>
<td>• All commercial</td>
<td>• Commercial and residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Demolish 211,072 square feet of historic buildings</td>
<td>• No demolition</td>
</tr>
<tr>
<td><strong>New Construction</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Commercial or Mixed-Use</td>
<td>960,528 square feet</td>
<td>250,000 square feet</td>
<td>250,000 square feet</td>
</tr>
<tr>
<td>• Hotel, casino, tribal facilities,</td>
<td></td>
<td>• Hotel and conference center</td>
<td>• Commercial and residential</td>
</tr>
<tr>
<td>entertainment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>0</td>
<td>300</td>
</tr>
</tbody>
</table>
Project Components

- Water Supply
  - Existing infrastructure and new service connections

- Stormwater
  - Installation of a new storm drainage system, while retaining the downstream 11 outfalls to the Bay
  - Low Impact Development (LID) treatment facilities

- Wastewater Collection and Treatment
  - New service connections
  - Two options

- Off-site improvements may improvements to roadway and utility infrastructure
  - Environmental effects of these improvements will be evaluated in the SEIR
Discretionary approvals required from the City of Richmond:

- General Plan Amendment
- Rezoning to Planned Area District
- Planned Area Plan
- Design Review
- Vesting Tentative Subdivision Map
- Certification of the SEIR
Purpose of CEQA

- **INFORM** decision-makers and public of the project’s potential environmental effects
- **ENGAGE** the public in the environmental review process
- **DISCLOSE** potential project impacts on the environment
- **AVOID** and/or **REDUCE** potential impacts of the projects with alternatives and/or mitigation measures
Scope of SEIR

- **SEIR Components:**
  - Project Description
  - Description of Existing Conditions
  - Analysis of Impacts
  - Recommended Mitigation for Potentially Significant Impacts
  - Discussion of Alternatives
  - Supplemental Documents
Resource Topic Analysis in EIR

- Aesthetics
- Biological Resources
- Energy
- Hazards, Wildfire, and Hazardous Materials
- Land Use and Planning and Recreation
- Population and Housing
- Transportation
- Air Quality and Global Climate Change
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Hydrology and Water Quality
- Noise
- Public Services and Utilities
Environmental Review Process

- Notice of Preparation/Scoping
- Draft SEIR released for public review/comment *Late 2019*
- Final SEIR provides a response to comments *Early 2020*
- City considers the SEIR and project *Early 2020*
Public Involvement

- **Public Involvement**: An integral part of the EIR process.
- **Public Comments**: welcome during scoping (now), on Draft SEIR, and at public hearings.
- **General Questions**: Can be directed to City staff at any time.
- **EIR/Project Information**: Available online at: [https://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project](https://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project)
Submitting Comments for Consideration

- **Orally:** At this public scoping meeting
  - Fill out speaker card to speak (3 minute limit)

- **In writing:**
  - Submit written comments by 4:00 PM on August 12th to:
    
    City of Richmond  
    c/o: Lina Velasco, Director of Planning and Building Services  
    450 Civic Center Plaza  
    PO Box 4046  
    Richmond, CA 94804-1630  
    Email: lina_velasco@ci.richmond.ca.us

- **SEIR/Project information available online at:**  
  [https://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project](https://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project)