RICHMOND, CALIFORNIA, September 8, 2020

The Richmond City Council Special Evening Open Session was called to order at 4:09 p.m. by Mayor Thomas K. Butt via teleconference.

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom issued executive orders that allowed cities to hold public meetings via teleconferencing (Executive Order N-29-20).

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the City of Richmond City Council meeting was limited to Councilmembers, essential City of Richmond staff, and members of the news media. Public comment was confined to items appearing on the agenda and was limited to the methods provided below. Consistent with Executive Order N-29-20, this meeting utilized teleconferencing only. The following provides information on how the public participated in the meeting.

The public was able to view the meeting from home on KCRT Comcast Channel 28 or AT&T Uverse Channel 99 and live streaming online at http://www.ci.richmond.ca.us/3178/KCRT-Live.

Written public comments were received via email to cityclerkdept@ci.richmond.ca.us. Comments received by 1:00 p.m. on September 8, 2020, were summarized at the meeting, put into the record, and considered before Council action. Comments received via email after 1:00 p.m. and up until the public comment period on the relevant agenda item closed, were put into the record. Public comments were also received via teleconference during the meeting. ***Attached herewith all written public comments received.***

ROLL CALL

Present: Councilmembers Ben Choi, Demnlus Johnson III, Vice Mayor Nathaniel Bates, and Mayor Thomas K. Butt. **Absent:** Councilmembers Eduardo Martinez and Melvin Willis arrived after the Open Session adjourned to Closed Session. Councilmember Jael Myrick was absent for the entire Open and Closed Sessions.

PUBLIC COMMENT

The city clerk announced that the purpose of the Open Session was for the City Council to hear public comments on the following items to be discussed in Closed Session:

CITY COUNCIL

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8):

Property: Pt. Molate
Agency negotiators: Laura Snideman
Negotiating parties: Winehaven Legacy LLC (SunCal)
Under negotiations: price and terms of payment

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):

Agency Representatives: Jack Hughes
Employee organizations:

1. SEIU Local 1021 Full-Time Unit
2. SEIU Local 1021 Part-Time Unit
3. IFPTE Local 21 Mid-Level Management Unit
4. IFPTE Local 21 Executive Management Unit
5. Richmond Police Officers Association RPOA
6. Richmond Police Management Association RPMA
7. IAFF Local 188
8. Richmond Fire Management Association RFMA

PUBLIC EMPLOYEE APPOINTMENT (Government Code Section 54957.6):

Title: City Attorney

The following individuals gave comments via teleconference regarding the Pt. Molate item: Christina Tarr, Cathy Mattison, and Sally Tobin.

The Open Session adjourned to Closed Session at 4:21 p.m. Closed Session adjourned at 5:45 p.m.

The Special Meeting of the Richmond City Council was called to order at 5:46 p.m. by Mayor Butt via teleconference.

ROLL CALL

Present: Councilmembers Choi, Johnson, Willis, and Mayor Butt. **Absent:** Councilmember Martinez and Vice Mayor Bates arrived after the roll was called. Councilmember Myrick was absent for the entire meeting.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

The city clerk clarified the public comment procedure published on the agenda.

REPORT FROM THE CITY ATTORNEY ON FINAL DECISIONS MADE DURING CLOSED SESSION

Interim City Attorney Rachel Sommovilla stated there were no final actions to report.

REPORT FROM THE CITY MANAGER

City Manager Laura Snideman reported that the Richmond Fire Department and Emergency Services Manager were working with other departments and community groups to address the fire dangers and concerns in the area. Ms. Snideman gave an update on the City of Richmond's paving program and announced that the South 49th Street resurfacing project was completed. Ms. Snideman reported that the Neighborhood Public Art mini-grant application period was opened. Ms. Snideman also announced that a virtual informational workshop was scheduled on September 21, 2020,

regarding the mini-grant application process. Ms. Snideman concluded her report with a reminder that the Richmond Certified Farmers Market was operating every Friday from 8:00 a.m. to 5:00 p.m. in the parking lot located at Barrett Avenue and 27th Street.

CITY COUNCIL CONSENT CALENDAR

On motion of Councilmember Johnson, seconded by Councilmember Willis, the items marked with an (*) were approved by the unanimous vote of the City Council:

***F-1.** Approved appointment to update the Historic Preservation Commission; appointed Michael Hibma, reappointment, seat #2, term expiration date of July 31, 2024.

***F-2.** Approved appointment to update the Shimada Friendship Commission: appointed Evan Sirchuk, re-appointment, seat #1, term expiration date May 30, 2023.

***F-3.** Approved appointments to the Workforce Development Board; appointed Len Turner, re-appointment, seat #15, business representative, term expiration date March 1, 2024; John Troughton, re-appointment, seat #16, business representative, term expiration date March 1, 2024.

***F-4.** Approved appointments to the Economic Development Commission: appointed Vivian Wong, new appointment, seat #2, filing an unexpired term with an expiration date of March 30, 2021; Qiana Riley, new appointment, seat #10, filling an unexpired term with an expiration date of March 30, 2021; Andrew Perroy, new appointment, seat #15, filling an unexpired term with an expiration date of March 30, 2022.

***F-5.** Approved the minutes of the regular meeting held on July 21, 2020, and special meeting held on July 22, 2020.

***F-6.** Received the City's Investment and Cash Balance Report for the month of June 2020.

***F-7.** Approved the annual support and user license agreement with Faster Asset Solutions for fleet management software used in maintaining data records of city-owned equipment in an amount not to exceed $14,000 for Fiscal Year 2020-2021, $14,500 for Fiscal Year 2021-2022, and $15,000 for Fiscal Year 2022-2023.

***F-8.** Adopted **Resolution No. 91-20** authorizing the city manager or designee, to execute the escrow purchasing documentation, certificate of acceptance, and any amendments thereto to complete the 909-911 Ohio Avenue, Richmond, California, property purchasing.

***F-9.** Adopted **Resolution No. 92-20** authorizing contracts with three contractors (Net Electric, Inc. - Richmond; NEMA Construction - Albany; and St. Francis Electric, Inc. - San Leandro) to perform high voltage and major electrical services throughout the City of Richmond on an as-needed basis in an amount not to exceed $500,000 per firm per year for a three-year period with options for two-year extensions.

***F-10.** Adopted **Resolution No. 93-20** approving the contract with Aquatic Harvesting Inc. for Cattails trimming at the Hilltop Lake and appropriating $75,000 from the Landscape Maintenance District reserve fund into the operational budget; and authorized the city manager to execute all required documents and contracts to perform deferred maintenance at the Hilltop Lake in amounts not to exceed the $75,000.

***F-11.** Adopted **Resolution No. 94-20** to accept and appropriate $215,000 in grant funding from the California Office of Traffic Safety (OTS) awarded to the Police Department to combat deaths and injuries in motor vehicle crashes resulting from impaired driving within the City of Richmond.

***F-12.** Adopted **Resolution No. 95-20** to accept and appropriate $73,734.00 in grant funding from the California Office of Traffic Safety (OTS) awarded to the Police Department to upgrade current crash reporting software as well as purchasing and implementing electronic citations.

PUBLIC HEARINGS

G-1. The city clerk announced that it was time, pursuant to public notice, to hold a public hearing to adopt a resolution approving the report of sewer service charges for Fiscal Year 2020-21 allowing for the sanitary and stormwater fees to be collected on the annual 2020-21 tax rolls. Water Resource Recovery Project Manager Mary Phelps provided an oral report. Discussion ensued. Mayor Butt declared the public hearing open. Jim Hanson gave comments via teleconference. Mayor Butt closed the public hearing. Further discussion ensued. The Council requested to revisit sewer rate charges for residential and industrial ratepayers at a future meeting. On motion of Councilmember Johnson, seconded by Councilmember Choi, adopted **Resolution No. 96-20** by the unanimous vote of the City Council.

G-2. The city clerk announced that it was time, pursuant to public notice, to hold a public hearing to adopt a resolution certifying the Final Subsequent Environmental Impact Report (SEIR) and adopting a Mitigation Monitoring and Reporting Program (MMRP), California Environmental Quality Act (CEQA) Findings of Facts and Statement of Overriding Considerations; approving a General Plan map and text amendments; approving a Conditional Use Permit for a Shoreline Park in the -S Overlay Zone; approving a Vesting Tentative Tract Map; approving Design Guidelines with a Historic Conservation Plan and Master Planned Area District Plan; approving a Major Design Review for Design Guidelines; and approving a Disposition and Development Agreement with Winehaven Legacy LLC; and introduce an ordinance rezoning the Project Site to a Point Molate Planned Area District (PM-PAD) with -H, Historic District Overlay for the Winehaven Historic District; and an ordinance approving a Development Agreement. Community Development Director Lina Velasco introduced the item and presented a Powerpoint that highlighted the following: General Plan and zoning; Planned Area (PA) District and Master PA Plan; design guidelines; Vesting Tentative Tract Map; and the project description and development agreement. Deputy City Manager Economic Development Shasa Curl presented the various components of the Disposition and Development Agreement. David Shriver and Kathleen Diohep of Bay Area Economics presented the financial impact analysis for the proposed development. Mrs. Velasco presented an overview of

the project recommendations made by the Richmond Design Review Board, Historic Preservation Commission, and Planning Commission. Bibiana Alvarez of Analytical Environmental Services presented a summary of the SEIR and CEQA process. Discussion ensued. Mayor Butt declared the public hearing open. On behalf of the project applicant, Sun Cal, Nicole Emmons of Hart Howerton and Peter Kindel of Skidmore, Owings & Merrill presented an illustrative Master Plan, community benefits, and the proposed Winehaven Village development. The primary opponents, Courtney Cummings and Andrés Soto, gave comments in opposition to the proposed project development. The following individuals gave comments via teleconference: Lisa Park, David Helvarg, Ian Wren, Jonathan Livingston, Sarah Tyrell, Jesse Peralez, Ashley Brown, Ernest Terrazas, Tom Hansen, Tim Lipscomb, Cody Dickson, Graciela Lechon, Cathy Mattison, Toni Hanna, Courtney Pittam, John Dalrymple, Daniela Gorrino, Gayle McLaughlin, Gerardo Blum, Silvia Ledesma, Christopher Bell, Paul Kilkenny, Pam Young, Paul Carman, Katrinka Ruk, Jim Hanson, Kitrea TG, Norman LaForce, Pamela Saucer, Laura Thomas, Sally Tobin, Lucy Gill, Jordan Brown, Tara Parker-Essig, David Kafton, Erin Dean, Margot Cunningham, Lynne Anne Salman, Tarnel Abbott, M. Reynolds, Kevin VanBuskirk, Scott Littlehale, Pam Stello, and Jon Rosenfield. Mayor Butt closed the public hearing. Further discussion ensued. A motion made by Councilmember Martinez, seconded by Councilmember Willis, to postpone the matter to allow more time to study the project information failed by the following vote: **Ayes:** Councilmembers Martinez and Willis. **Noes:** Councilmembers Choi, Johnson, Vice Mayor Bates, and Mayor Butt. **Absent:** Councilmember Myrick. **Abstained:** None. Further discussion ensued. The Council requested assurance from the project developer to include a museum with the proposed project that encompasses the Indians, veterans, African-Americans, Latinx, and other ethnicities. Another motion was made by Councilmember Choi, seconded by Councilmember Johnson, to adopt a resolution certifying the Final SEIR and adopting a Mitigation Monitoring and Reporting Program and CEQA Findings of Facts and Statement of Overriding Considerations; approving a General Plan map and text amendments; approving a Conditional Use Permit for a Shoreline Park in the - S Overlay Zone; approving a Vesting Tentative Tract Map; approving Design Guidelines with a Historic Conservation Plan and Master Planned Area District Plan; approving a Major Design Review for Design Guidelines; approving a Disposition and Development Agreement with Winehaven Legacy LLC; introduce an ordinance (first reading) rezoning the project site to a Point Molate Planned Area District (PM-PAD) with - H, Historic District Overlay for the Winehaven Historic District; and introduce an ordinance (first reading) approving a Development Agreement. Further discussion ensued. The motion adopted **Resolution No. 97-20** and said ordinances received the first readings and were laid over for one week for the second readings, by the following vote: **Ayes:** Councilmembers Choi, Johnson, Vice Mayor Bates, and Mayor Butt. **Noes:** Councilmembers Martinez and Willis. **Absent:** Councilmember Myrick. **Abstained:** None.

G-3. Continued to the September 15, 2020, meeting the matter to introduce an ordinance (first reading) amending Sections 15.04.610.060, 15.04.803.140, 15.04.201.020, 15.04.203.020, 15.04.204.020 of Chapter 15.04, Zoning and Subdivisions Regulations of the Richmond Municipal Code and the Zoning Map.

G-4. Continued to the September 15, 2020, meeting the matter to introduce an ordinance (first reading) amending section 15.04.104.020, Definitions, section 15.04.201.020, Land Use Regulations, section 15.04.201.030.A, Accessory Building Height, section 15.04.201.050.B, Accessory Building Height, section 15.04.202.020, Land Use Regulations, section 15.04.607.040, Calculation of Parking Requirements, and section 15.04.610.030, Accessory Short-Term Rentals ("Home-Shares") and repealing section 15.04.610.020, Accessory Dwelling Units, and adopting section 15.04.610.020, Accessory Dwelling Units and Junior Accessory Dwelling Units of the Richmond Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units.

ADJOURNMENT

Vice Mayor Bates announced that on behalf of Mayor Butt, he presented a proclamation to Richmond resident, Isabel Simms, in recognition of her 100th birthday on September 6, 2020.

Mayor Butt recognized the civic participation and passion of the many people that gave public comments.

There being no further business, the meeting adjourned at 10:04 p.m., in memory of Richmond resident, Albert “Al B Show” Lee and Richmond homicide victims Anthony Ramsey, Ruby Wallick, Norvi Dzidzornua, Darrell Gibson, Mark Randle, Juan Valdavinos, Daniel Hernandez, Jose Salazar, Maurice Jackson, Claudia Justiniani, Erick Galeana, Jaloni Blasher, and Yuri Lopez, to meet again on Tuesday, September 15, 2020, at 6:30 p.m.

_____
Clerk of the City of Richmond

(SEAL)

Approved:

_____
Mayor

From:	Cordell Hindler
To:	City Clerk Dept
Subject:	PUBLIC COMMENT BEFORE CLOSED SESSION
Date:	Thursday, September 03, 2020 10:09:14 PM
Attachments:	image001.png

hello Sabrina, i have a couple of comments to go into the record

1. that the next city attorney would demonstrate a sense of class and elegance of Katherine Chancellor

2. i was the one that got Koff and associates that help with the Recruitment

sincerely
Cordell

From: Joseph Puleo
To: City Clerk Dept
Subject: Public comments closed session real property negotiation 9/8/2020 meeting
Date: Tuesday, September 08, 2020 12:18:41 PM
Attachments: image001.png

You are inviting the next thirty years lawsuits if you approve housing under the brow and adjacent to Chevron's fuel tanks.
This is an extremely dangerous place to house people with only " a place of refuge" and " fingers crossed " hoped for Dunkirk like evacuation in a high wildfire risk area.
Don't approve this project.

Joe Puleo , Richmond resident

From:	Lisa Raffel
To:	City Clerk Dept
Subject:	public comments - Open Session Prior to Closed Session - 9/8/20
Date:	Saturday, September 05, 2020 9:01:56 AM

Dear City Council,
Please choose the community plan to develop the best, safest, and healthiest future for Point Molate, Richmond, and all of West County. I have lived in Richmond for 23 years, my husband and I worked for WCCUSD, and I'm a member of the East Richmond Heights MAC. What Richmond needs is a public waterfront park, and the restoration of historic Winehaven, and playing fields for Richmond and Bay Area youth. How on earth could you think that taking incredible public resources and shifting them to a private developer, for some short-term cash, would lead to a better future for Richmond? You know better than that. The city's current plan will lead to traffic jams, fire danger, and the destruction of a vital watershed. Please make the right choice and be remembered for doing the right thing for the common citizen, instead of selling off what should belong to the public to the highest bidder.

Sincerely,
Lisa Raffel

From:	scott smith
To:	City Clerk Dept
Subject:	public comments - Open Session Prior to Closed Session 9/8/20
Date:	Saturday, September 05, 2020 9:06:55 AM

Dear City Council

My name is Robert Scott Smith. I have lived in Richmond with my family for 23 years. My wife and I have both been employees of WCCUSD. I don't understand why we are giving away our public lands to developers. Please keep Pt. Molate in the hands of the public. CHOOSE The Community Plan for Pt. Molate.
Thank you,
Robert
5855 Bernhard Ave, Richmond, CA 94805

From:	Sheena Babbini
To:	City Clerk Dept
Subject:	Open Session prior to Closed Session
Date:	Tuesday, September 08, 2020 8:08:01 AM

This is NOT the time to add financial burdens on businesses that are still able to actually survive at this time.

We would be going from $550 a year to over $4500 a year for business license (800% increase)

If fees do increase, they should be based on profitability, not gross sales.

If fees increase at such a high rate – coupled with the uncertainty of things at this time due to covid– we would have to weigh our options and would consider moving the business out of Richmond.

Regards

Sheena

Michael Bondi Metal Design, Inc.
2801 Giant Rd. Unit I
Richmond, CA 94806
510-236-2607

Sabrina Lundy

From: Fiona Baker <fiona@baykeeper.org>
Sent: Tuesday, September 08, 2020 11:46 AM
To: City Clerk Dept
Subject: Public Comments – Agenda Item G-2
Attachments: Public Comments for Agenda Item G-2 - Save Point Molate.pdf

Dear City Clerk,

Please find attached 107 letters from Baykeeper's supporters and allies urging Richmond City Councilmembers to vote NO on the SunCal plan for Point Molate.

Please let me know if you have any questions,

best,
Fiona Baker

Fiona Baker | *Communications Associate*
San Francisco Baykeeper | 1736 Franklin St. Suite 800, Oakland, CA 94612
510.735.9700 x 104 | baykeeper.org
@SFBaykeeper

September 8, 2020

Dear Richmond City Councilmembers,

My name is Kitrea Takata-Glushkoff. I'm 22 and I've grown up in Richmond, only to leave to pursue college and graduate school. When ever I'm home, my family goes to Pt. Molate. It's one of Richmond's true gems. This ecosystem not only nurtures native eelgrass beds, and coastal flora and fauna, but it provides a key outdoor recreational resource for OUR community. You know very well who makes up Richmond. We aren't always the richest, and the Chevron Refinery is already a century-old story of environmental injustice and environmental racism.

Draw the line now. We don't need another story of environmental injustice here in Richmond. We don't need to add to the long list of destruction of cultural heritage sites already committed throughout the Bay Area.

The importance of access to green spaces is well-known among wealthy and white communities throughout the Bay Area. Just look at Marin and the access to the vast and beautiful protected headlands they have. I am disappointed in Richmond for leaving Pt. Molate as the only unprotected headland in the Bay Area. Now, what little we do have is under threat in the name of private profits and in the name of the gentrification that we all know will come with it. Now more than ever, as isolation impacts the mental health of our community's children and families, it is vital that we have access to this nearby green space. Pt. Molate allows US to nurture OUR own community.

I understand that some people see the SunCal development as an economic opportunity to attract wealthy new residents to Richmond. I hate to break this to you, but speaking as a geoscientist, I have to say that sea level rise projections for the Bay Area are quite grim. In the face of sea level rise, we must plan ahead. Pt. Molate is by no means a safe location for housing development. Just like SunCal's history of bankruptcies, Pt. Molate is NOT an economically prosperous longterm investment.

Rather than focusing on bringing in outside wealth to Richmond, I'd like to see Richmond invest in its own members, so that WE can bring wealth to OUR community. I've worked in our school district and I see where we fall short. But I also see our potential. Please invest in our community. Through education. Through maintaining access to vital green spaces like Pt. Molate.

Thank you,
Kitrea Takata-Glushkoff
Life-Long Richmond Resident

kitreatg@gmail.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Kelly Santos
Richmond, CA

kellyannhickman@gmail.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Janis Johnson
Richmond, CA

janis@kkmi.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Hendrik Ohldag
El Cerrito, CA

hohldag@lbl.gov

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Valerie Field
Richmond, CA

realestatefield@aol.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Emily Tincher
Richmond, CA

tincher.emily@gmail.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sarah Gaffney
Davis, CA

sargaffney@gmail.com

September 8, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Terrel Hutton
San Francisco, CA

terrel.hutton@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Paige Tashner
Richmond, CA

travelchick64@hotmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Jonathan Taylor
Richmond, CA

jt@well.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Anna Mitchell
Richmond, CA

mitchell.anna.c@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Lyzy Lusterman
Richmond, CA

lyzy.lusterman@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Yvonne Priaulx
Richmond, CA

ykpriaulx@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
S. Glassman
Berkeley, CA

gotta1der@mac.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Paul Priaulx
Richmond, CA

pjpriaulx@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Jade Priaulx
Richmond, CA

jmpriaulx@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Joyce Altshuler
Pt Richmond, CA

joycealtshuler@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Viki von Lackum
Richmond, CA

vvonlackum@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Marc Code
Richmond, CA

mcode@pacbell.org

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Toula Siakotos
Richmond, CA

toulas300@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Marilyn Murphy
Richmond, CA

msmocha120@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Deborah Bayer
Richmond, CA

dbayer49@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ben Dorcy
Richmond, CA

ginsie@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Bernadette Scully
Alameda, CA

scullybernadette@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Andreana Mevoli
Alameda, CA

draundi@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Andy Cabic
Richmond, CA

robocoup@hotmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Susan Druding
Richmond, CA

drudingresist@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I think the plan to develop Point Molate as a residential and commercial area is a huge mistake, and I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—if conditions had been favorable, it would have been developed already. Only the greed to profit from the Bay Area housing market has motivated these people to get a piece of the Bay Area's scenic vistas. However, the location lacks basic water and very importantly, the transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will end up paying for the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization, public access areas and open-space preservation that will benefit the Bay and the people of Richmond. What the people of Richmond need is more healthy outdoor recreational spaces for families and others - especially when the coronavirus is still a threat to our health and survival.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Laurie Paull
Richmond, CA

laura.paull@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
DuBose Scarborough
El Sobrante, CA

dubose3@msn.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Carmelia Hicks
Richmond, CA

carmeliahicks47@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Peggy Mocine
Pt Richmond, CA

pmocine@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Chuck Hortin
Richmond, CA

cshorton@lbl.gov

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Leticia Chavez
Richmond, CA

l35cr77@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Andrea Bragg
Richmond, CA

afbragg@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Barbara Conwell
San Francisco, CA

barbara.conwell@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Julie Holman
Richmond, CA

julie.cowart@hotmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Margaret Swink
San Francisco, CA

swinkmar@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Vincent Abeyta
Berkeley, CA

vacostco@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sarolta Cump
Oakland, CA

sarolta.cump@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
April Lhotsky
Richmond, CA

april.lhotsky@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Katherine Siegel
Emeryville, CA

kjsiegel@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ken Copen
Alameda, CA

kencopen@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Chris LeBoa
Richmond, CA

chrisleboa@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Rodney Wilson
Richmond, CA

rcw006@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Dahlia Miller
Richmond, CA

dahlia@oceanforest.org

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Anita Michel
Concord, CA

anitamichel@yahoo.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ariel Phyliky-Lay
El Cerrito, CA

aphyliky@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Lucero Rico
San Pablo, CA

lrgsa0525@gmail.com

September 7, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Gabrielle Bauzon
Richmond, CA

samgbauzon@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sharon Greenblum
Richmond, CA

sharongreenblum@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Teresa Mercado
Rodeo, CA

teremrcdo@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Shalila de Bourmont
Oakland, CA

shalila.debourmont@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Alvin Todd
Richmond, CA

amchibi9@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sarah Mason
Richmond, CA

savemonster70@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Cassidy Higgins
Richmond, CA

casmarhig@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Josielyn Bustamante
Richmond, CA

josielyn.bustamante@icloud.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Valeria Carpenter
El Cerrito, CA

firemonkey14@comcast.net

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Stephany Chacon
Berkeley, CA

stephanyschacon00@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Jeanette Kortz
Richmond, CA

jeannekortz@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Erica Lorraine Webb
Richmond, CA

erica.webb@wccusd.net

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,

Gweneth Dietrich
Richmond, CA

rosemaydance@yahoo.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave over Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost. And an amazing jewel of Richmond will be damaged.

Point Molate is grossly unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good. Let us have our version of Golden Gate Park and Chrissy Fields. Richmond needs beautiful places. Do not destroy our special Paradise.

Sincerely,
Anita Pereira
Richmond, CA

APereiraos@outlook.com

September 6, 2020

Dear Richmond City Councilmembers,

Please vote NO on SunCal's plan for Point Molate. How could this area be livable, being right by the refinery? This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

I heard that keeping Pt Molate as is, will help to prevent rising sea levels in the SF Bay Area. Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation. Richmond tax payers cannot afford this. We need tax money to go towards more community services.

An alternative would be for the Richmond City Council to sponsor a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Suzanne Balmaceda
El Cerrito, CA

suzbalmaceda@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Kate Jennings
Richmond, CA

goldingbird@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Kathleen Engelberg
Richmond, CA

kate.engelberg@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sam Kreling
Novato, CA

skreling32@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sarah Parnell
El Sobrante, CA

Erbium33@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sam Kubica
Riverside, CA

kubicasa@grinnell.edu

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Amy Rogers
El Cerrito, CA

ivotetoo2020@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Carmen Tirado
Richmond, CA

carmentirado123@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sue Black
Richmond, CA

shawblack@hotmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Britnie Stuward
Richmond, CA

sbritnie@yahoo.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ritwika Vps
Merced, CA

ritwikavps@alumni.iisertvm.ac.in

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Terry Armstrong
Richmond, CA

tarmstro3825@att.net

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Gina Belleci
Richmond, CA

ginadbelleci@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Walter Linsley
Richmond, CA

rosestamm1@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Brigid O’Brien
Richmond, CA

bmobrien@hotmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ivette Rivera
Richmond, CA

ucirivera@yahoo.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ralph Szur
Richmond, CA

ralphsz46@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate and once it’s gone, it’s gone for good.

Sincerely,
Sidonia Aguilera
Richmond, CA

sidoniakay@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Carla White
Richmond, CA

carlajwhite@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Katherine Jubelirer
Richmond, CA

katherine.jubelirer@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Judy Strain
Richmond, CA

judydavidstrain@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ben Meek
Richmond, CA

benmeekmd@comcast.net

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Cynthia Fernandez
Richmond, CA

cynfer61@yahoo.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Robyn Rickansrud
Richmond, CA

robynsrud@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Ann Marie Cullen
Richmond, CA

amcullen04@hotmail.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Patricia Rupinski
Richmond, CA

patrupin@comcast.net

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Lisa Franck
Point Richmond, CA

lisamfranck@yahoo.com

September 6, 2020

Dear Richmond City Councilmembers,

I urge you to vote *NO* on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

VOTE NO.

Sincerely,
Ashley Hi‘ilani Sanchez
Mililani, HI

hiilani.sanchez@gmail.com

September 6, 2020

Dear Richmond City Councilmembers,

The current proposal regarding the sale of Pt. Molate before the Council is the archetype of greedy persons of unlimited wealth exploiting the political system for personal enrichment. Point Molate is a rare gem of bay front land perfectly suited for development into a park benefiting all the people of Richmond. Sale to a developer for his personal enrichment is a travesty of your responsibility to develop policies benefiting the general public.

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Armin Wright
Richmond, CA

aiaw@earthlink.net

September 5, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Jeffrey Peterson
Richmond, CA

professorpeterson@hotmail.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
John Givens
Berkeley, CA

john.a.givens@gmail.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sejal Choksi-Chugh
Lafayette, CA

sejal@baykeeper.org

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Alison McKee
San Francisco, CA

sunnymckee@gmail.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Janice Wood
San Francisco, CA

jwood46@att.net

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Sally Shaffer
San Francisco, CA

salshaffer@me.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Mary Spicer
Alameda, CA

maryspicer222@gmail.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Conard Mondfrans
San Francisco, CA

marcmondfrans@gmail.com

September 4, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
John Parulis
San Rafael, CA

johnp@brightpathvideo.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Fiona Baker
Oakland, CA

fionabbaker@gmail.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Lea Pfeffer
Oakland, CA

lea@baykeeper.org

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Douglas Smith
Berkeley, CA

douglasfredericsmith@yahoo.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Nathan Avilla
Santa Cruz, CA

mail.address.general@gmail.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Rebecca Sutton
El Cerrito, CA

sutton.becky@gmail.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.
Not only that it is a beautiful and wild shoreline, filled with historic artifacts. Don't just put another boring rich people housing development there and ruin the appeal of this wonderful place.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it's gone, it's gone for good.

Sincerely,
Susanne Friedrich
San Francisco, CA

sanne@sanneart.com

September 3, 2020

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,
Amber Pinson
Richmond, CA

Amberepinson@gmail.com

From:	Cody Dixon
To:	City Clerk Dept
Subject:	Public Comments – Agenda item #G2
Date:	Tuesday, September 08, 2020 12:45:49 PM
Attachments:	Richmond Business Letter 081720.pdf SUNCAL LTR Chamber Letter 070620.pdf SUNCAL LTR Coronado NC Support Letter 08420.pdf SUNCAL LTR Laner Electric Supply Support Letter 060920.pdf Richard Weiss Support Letter.pdf SUNCAL PM LETTER UPDATED Letters of Support 090820.pdf

---

Dear City of Richmond City Council,

Please find the attached letters in support of agenda item #G2 to be included in the record for this evening's city council meeting. Please confirm that these have been received. Thank you.

Sincerely,

Cody Dixon
Point Molate 4 All

RE: Point Molate Helps Create a Bright Future for Richmond!

Dear City Councilmembers,

As a small business owner doing business in the City of Richmond, I ask that you approve SunCal's plans for Point Molate. This project is incredibly important for the economic future of the City and will help transform a mostly fenced off property into an asset that benefits local residents and business owners in every community of Richmond.

SunCal's plan creates new homes, including many that are affordable for local working families, while also preserving more than 70% of the entire site as permanent open space. There will be new trails and parks alongside a restored historic Winehaven District with new shops, restaurants and small businesses for the public to enjoy.

In addition to being a project that Richmond residents can be proud of, SunCal's plan will also provide significant benefits for the City. This project will generate billions in economic impact and create thousands of local jobs. It will also provide millions for local fire, police, infrastructure and other essential services annually during construction and every year after that.

Our community is ready for the fences to come down and the abandoned oil tanks to be removed at Point Molate. We are ready for the beautiful new community planned by SunCal and the benefits it will provide ALL of Richmond. Please approve this project.

Thank you,

Richard Weiss

August 17, 2020

City of Richmond - Community Development
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804

Dear City of Richmond Planning Commission,

We, the undersigned members of the Richmond business community, know how difficult it is to get badly needed projects planned, funded, processed, approved and built in California. That's why we are strong supporters of the Point Molate project.

We support the project because it will generate billions of dollars in total economic impact, create thousands of local jobs and create new housing, including homes that are affordable for Richmond's working families.

Contra Costa County and the City of Richmond need projects like Point Molate to help create and sustain the robust economic activity that leads to good-paying jobs and improved quality of life for residents.

Thank you for your consideration.

Sincerely,

Steve Grillo, Performance Contracting, Inc.
Matt Abel, Performance Contracting, Inc.
David Graves, Shopoff Realty Investments
Sarah Wally, PLANN-A
Adam Polkinghome, Performance Contracting, Inc.
Rob Croy, Performance Contracting, Inc.
Craig Rossi, Performance Contracting, Inc.
MJ Paul, Omega Lighting Supply
Carrie Delucchi, business leader
Joe Fisher, Fisher Realty
Jason Gill, Hilco Redevelopment Partners
Adrienne Acquistapace, Richmond Blueprint

Richmond Chamber of Commerce
Pride. Diversity. Vision.

Board of Directors

Tiffany Harris (Chair)
David. P. Leighton (Chair-Elect)
Fadhila Holman (Vice-Chair)
John Ziesenhenne (Chair of Operations)
Sharla Sullivan (Past-Chair)

Chuck Carpenter
Brandon Evans
Joe Fisher
Hakim Johnson
Ryan Lau
Rob Lightner
Joshua Mallory *(Former Chair)*
Raul Ramirez
Jill Rodby
Vernon Whitmore (Former Chair)

Staff
James Lee (President/CEO)

RE: Point Molate is an Economic Engine for Richmond

Honorable City Councilmembers:

The Richmond Chamber of Commerce works to provide progress and profitability for local businesses, create jobs and a resilient economy, and promote the community. We support businesses and projects that create jobs and enable economic growth in the City of Richmond. For these reasons, the Chamber would like to express its support for SunCal's Point Molate project.

Point Molate has a long history as a key economic engine for Richmond, from Winehaven to the Naval fuel depot. The property has sat idle since the Naval closure and the City now has an opportunity to create thousands of local jobs and generate millions in economic impact with the approval of SunCal's development plan. Point Molate can once again fuel our local economy. Further, the range of homes at Point Molate will bring new customers for local businesses and will allow workers to live close to existing Richmond job centers.

With the economic challenges facing our City, we need projects like Point Molate more than ever. It has been sensitively designed to balance environmental preservation with economic growth, and we ask that you approve this project when it appears before you for consideration.

Thank you,

Tiffany Harris
Chairperson
Richmond Chamber of Commerce
5/26/2020

Coronado Neighborhood Council

1501 Florida Avenue / Richmond, Ca. 94804

510.253.8712

Richmond City Council
450 Civic Center Plaza
Richmond, CA 94804

Dear City Councilmembers,

On behalf of the Coronado Neighborhood Council, we'd like to express our support for SunCal's proposed plan at Point Molate. This land has been fenced off for far too long benefitting only a select few. It's time to open Point Molate and finally start benefitting ALL of Richmond.

Residents in our community know far too well that Richmond needs more jobs. Development of Point Molate will create thousands of jobs for local families, at a time when we need them most. It will also mean more customers for our many City's small businesses.

We also know that far too many families in the Coronado neighborhood and throughout Richmond struggle to find an apartment or a home they can afford each month. We're excited to see Point Molate will include homes that are affordable for all Richmond families, making sure this is a place for everyone and not just the wealthy.

It's time to bring down the fences so we can start to enjoy Point Molate. We're excited for the new waterfront park, new shops and restaurants at the Winehaven and so much more Point Molate will provide.

As a result, the Coronado Neighborhood Council asks that you please approve SunCal's project for Point Molate right away.

Sincerely,

Joe [illegible]
President

LANER ELECTRIC SUPPLY

June 9, 2020

Attn: Richmond City Councilmembers
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Dear Councilmembers:

As a Richmond resident, small business owner and local workforce advocate, I am proud to support SunCal's Point Molate plan.

One of the main reasons I acquired Laner Electric in 2015 was and continues to be the company's employees and their dedication to our small business. Our employees are mostly local residents and I wanted to make sure they could continue to work and provide for their families, right here in Richmond. Laner Electric Supply has been a Richmond Business since 1992 and we want our city to thrive and become prosperous.

It's in this same spirit that I support the Point Molate plan. It will create thousands of local jobs, generate hundreds of millions of dollars in local wages and tax revenue, in addition to creating homes for families of all backgrounds. Most importantly, SunCal, in partnership with labor leaders, has committed to a 35 percent local hire program for the construction of this project. I am also hopeful that they will commit to local sourcing as well.

Our community is made up of a strong, diverse workforce and I, alongside many others, have spent countless hours working to create opportunities for these workers. Today, I request that you approve the Point Molate plan to further provide much-needed opportunities for our local workforce.

Thank you,

Sandra Escalante
President & CEO
Laner Electric Supply
(415) 696-3375 Mobile
sandra@laner.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/6/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cynthia Morgan

1788 Tulare Ave

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Corliss Rogers

150s45th St., Apt. 113

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/3/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kris Welch

649 33rd St, Richmond

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/30/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Betty Carter

3300 Barrett

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/29/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Anita Straube

157 6th St

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/28/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jessica Greaux

5625 COLUMBIA AVE

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/28/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Audra Golddie Williams

Richmond, Ca

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/27/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Rose Newell

121s. 22nd st

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/27/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sederia A Empress-Wesson

1924 Church Lane Apt 209

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/25/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Marshall Davenport

446 marina way s

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/23/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Marilyn Coleman

3817 Waller Ave

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/19/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Judy Sindicic

3300 Roosevelt Ave Richmond

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/19/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Anthony Creer

436 South 27th Street

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Karen Stenberg

26 waterline place

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-07-22 12:59:43

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Mary Valli

440 19th St

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-07-30 10:10:36

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Nina Fry

7 Crest Ave

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-07-31 16:58:38

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Michael Williams

934 Maine Ave

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-02 21:45:31

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Terry Gross

911 Triangle Ct

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-11 08:56:06

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Cynthia Mason

2910 Sheldon Dr

Richmond, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-12 08:08:50

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Nina Barnes

2595 Lancaster Dr

Richmond, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-13 11:14:50

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Jamaal Johnson

4811 State Ct

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-13 12:06:00

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

joseph anderson

725 S 40th St

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-13 15:20:33

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Paul Brown

3935 Florida Ave

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-13 16:18:58

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Huajun Feng

2989 Gilma Dr

Richmond, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-13 17:14:12

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Jorge loayza

816 Johnson Dr

Richmond, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-14 15:50:34

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Pablo Mendoza

2121 Gaynor Ave

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-15 06:54:18

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Teresa Harris

4253 Fran Way

Richmond, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-15 11:21:15

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

Jose Trujano

616 40th St

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

2020-08-16 21:05:51

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate. Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference! I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce. I urge you to please support Point Molate. Richmond is ready to get to work!

Sincerely,

robert little

6618 Kensington Ave

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Robert Little

6618 kensington ave

Richmond, CA 94805

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 6:31:39 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nicole Douglas

657 S S 20th st

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 2:46:47 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sally Keaton

Sally Keaton

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 4:55:44 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Mike A Williams

934 Maine Ave

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 6:11:08 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Dani Graceful Bryson

569 south 37 St.

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 12:07:31 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Carlos Ramirez Sr.

3305 Florida Av

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 9:07:30 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Joseph Wc

4901 plaza way

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 9:45:39 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ray Ardoin

1113 south 55th. richmondn ca

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 3:45:24 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Garland Thomas

401 S.26 the Street

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 3:36:11 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Shaunda Sudie Simmons

3100 Pullman Avenue Apt.#102

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/25/2020 11:35:40 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Patricia Dyas

150 so. 45th street. 210

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/20/2020 5:08:31 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Marian Woodrow-Williams

4610 Escuela Ct

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/17/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Yolanda Jackson

221 South 20 st

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tariq El-Amin

5223 Creely Avenue

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ateire Lombard

2712 Cutting blvd

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Dennis Waterhouse

80 Marina Lakes Drive

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cynthiya Masoin

2910 sheldon drive

Richmond, CA 94804

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/2/2020 9:44:13 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Terry Gross

911 Triangle Court

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 12:33:09 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

acosta. kathy@rocketmail.com

2116 barrett ave

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 10:09:53 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nina Fry Kizler

6240 highland avenue

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 6:28:46 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Estuardo Salguero

527 8th st.

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/22/2020 12:57:57 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Mary Valli

440 19th Street

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/20/2020 7:22:38 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nydia Williams

1321 Hellings Ave.

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Jose Diaz

355 S 8th St

Richmond, CA 94804

joseluisdiaz415@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I have been living in Richmond for over 18 years, this would most definitely make Richmond the place to be. I've only been in construction for a few years but it would be amazing to have the opportunity to be working in the city I love.

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Cody Whitcomb

163 Shoreline Ct

Richmond, CA 94804

cdrudwnw@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Nicolas Brenes

518 Marina Way

Richmond, CA 94801

nicolasbrenes@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/4/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Ernest Terrazas

2840 Shane Dr

Richmond, CA 94806

ernieray_408@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/24/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Let's take advantage of every reasonable opportunity to build in Richmond.

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Zak Wear

353 W Chanslor Ave

Richmond, CA 94801

zakwear@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

My husband and I have a newborn and it would be great for him to have a short commute to be able to get home to our baby.

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Olivia Whitcomb

163 Shoreline Ct

Richmond, CA 94804

oml_smith@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/18/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Buffy Baggott

224 Santa Fe Ave

Richmond, CA 94801

mezzobuff@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/16/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Erica Prado

21 Ripley Ave

Richmond, CA 94801

ericaymenjivar@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Frynrare Fletcher

22 Cutting Ct

Richmond, CA 94804

frynrare@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/26/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

HUAJUN FENG

2989 Gilma Dr

Richmond, CA 94806

huajfeng@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/30/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Humberto Lopez

321 W Chanslor Ave

Richmond, CA 94801

humertolopez14@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/2/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

charles lape

3020 Moyers Rd

Richmond, CA 94806

clape41510@att.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/26/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

joseph anderson

725 S 40th St

Richmond, CA 94804

mrcrossboy2@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/31/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Edward Builders

258 Willard Ave

Richmond, CA 94801

edwardbuilders@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/25/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

leonisio esperanza

2135 Lincoln Ave

Richmond, CA 94801

leoesperanza@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/9/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Wolf Mehling

1900 Stenmark Dr

Richmond, CA 94801

mehling@sbcglobal.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Clemente venegas

124 S 6th St

Richmond, CA 94804

clementegalvan123@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/24/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

bert g

2835 Maricopa Ave

Richmond, CA 94804

rguerra669@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/27/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Huahui Feng

2988 Gilma Dr

Richmond, CA 94806

fenghuahui@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/19/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Adolfo Gutierrez

561 30th St

Richmond, CA 94804

adolfogutierrez80@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/12/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Robert Welch

458 41st St

Richmond, CA 94805

rgwelch@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/28/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Alvin Todd

2526 Clinton Avenue

Richmond, CA 94804

alvinc2252@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/4/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Chris Erickson

502 Bridge View Ct

Richmond, CA 94801

chris@climateearth.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/6/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Daniel Fernando White

321 Florida Ave

Richmond, CA 94804

montmarte@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/18/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Deborah Orukari

241 South 44th St.

Richmond, CA 94804

deborahorukari@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/3/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Dr Pano Churchill

1311 Sanderling Island, Point Richmond, CA

Richmond, CA 94801

DrPanoChurchill@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/28/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Mani

120 MacDonald ave

Richmond, CA 94801

tumanijeaton@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/27/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Manuel F Gutierrez

164 Henry Clark Ln

Richmond, CA 94801

elbola@zoho.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/31/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Margo Fordor

2044 Mokelumne Drive

Richmond, CA 94804

mlpsexy40@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/9/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Sheri Marie

15th street

Richmond, CA 94804

Sheri.jefferson@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/4/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Leslie Gallen
115 7th Street
Richmond, CA 94801
lgallen1957@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Arthur L. Mccoy jr
115 chanslor ave
Richmond, CA 94801
arthurmccoy30@0gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/18/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Mychael A. Norfleet Sr.
200 McDonald Ave
Richmond, CA 94801
officialmobfiggaz@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Adrienne Lucas
97813thstreetapt4
Richmond, CA 94801
adriennelucas52@gmaiteel.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Darlene Russell
530 Pennsylvania Avenue, Richmond, Ca
Richmond, CA 94801
darlene_yng@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Jason Perry
4911 fray ave
Richmond, CA 94804
jasonperry42081@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/16/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Lorraine Wade
212 Marina Way South
Richmond, CA 94804
4lo.wade@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Kelly Sherman
23 maine ave #97
Richmond, CA 94804
Kellysherman@rocketmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Rekiua Freeman
447 Spring st
Richmond, CA 94804
mykaisaiah@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kwanza Harris

533 Tewksbury ave

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Denise Jones

1414 Coalinga Ave Richmond

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Angela Tate

766 6th st

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/9/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

John Cunningham

101 Broadway

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/7/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sandy Lee

455 2nd Street

Richmond, CA 94801

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/9/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Rachel Booker

1053 Takela Dr. #3

South Lake Tahoe, CA 96150

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Veronica Ramsey-Swift

7874 Carione Walk

Sacramento, CA 95823

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 6:47:52 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Meriani Nakavulevu

95 Vallejo Avenue, 5

Sonoma, CA 95476

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 7:00:26 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Doris Bognar

1676 Kearny Court

Petaluma, CA 94954

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Charles Mason

53 Taylor Drive

Fairfax, CA 94930

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 10:42:25 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Gil Michaeli

1870 Vistazo Street W

Belvedere Tiburon, CA 94920

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sean Evans

Marin County

San Rafael, CA 94903

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nicole Fenderson

po box 20502

El Sobrante, CA 94820

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 5:01:55 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jj Garcia

2670 kavanagh rd

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 7:44:44 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Dedan Kimathi Ji Jaga

3400 RICHMOND PKY Suite 2724

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 6:01:24 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Rabia Yamazawa

3400 Richmond Parkway

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 6:59:50 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Alex Hammock

2588 El Portal Drive

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 10:39:05 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Claudia Davis

425 Fieldstone Dr

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/22/2020 12:16:58 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sylvania Hales

P O Box 6884

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/21/2020 10:45:00 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Brenda J.woodson

3146 Boulders Court

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/20/2020 2:43:51 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Scottie Lee Williams

2595 EL PORTAL DR. UNIT D

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/14/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cheryl Kirksey

2601HILLTOP Dr #1316

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/14/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Joyce Cook

3912 Jenkins way

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Annetta Grady Freeman

3195 Garriry way #812

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Linda J Harris Moore

2963 McKenzie Drive

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Phil Ledesma

3223 blume dr Rchmond ca

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Christine Spearman

2952 gilma Dr Richmond Ca

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Emma Lee

15710 Crescentwood dr #518 San pablo

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nina Barnes

2595 lancaster Dr # B

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

celia rodas

1750 14 st

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/3/2020 6:58:49 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Thuymi Dang Hunter

4509 Fran Way

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 11:29:36 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Julie Stevenson

4219 Santa Rita Road

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Roel Cano Fernandez

po box 21315 ,el sobrante ,ca 94820

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/15/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Teresa Diprinzio

4253 fran way

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Charles Day

5552 Woodview Dr.

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/9/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sheila Mays James

5147 Hilltop

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lamar Turner

5171 heavenly ridge lane El Sobrante ca 94803

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 8:43:37 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jed Riffe

2600 10th Street, suote 438

Berkeley, CA 94710

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 1:36:12 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tracy Matthews

1500 7th street Berkeley

Berkeley, CA 94710

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/15/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Candy Capogrossi

69 Kingston Rd Kensington

Berkeley, CA 94707

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 6:00:17 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Michael Delacour

2918 Florence

Berkeley, CA 94705

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/9/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Eddie Blyden

2724 derby street

Berkeley, CA 94705

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Carolyn Reyna

3144 Sacramento St

Berkeley, CA 94702

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sheila Metcalf Tobin

1333 Derby St.

Berkeley, CA 94702

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jennie McIntosh

1317_83rd Ave Oakland CA

Oakland, CA 94621

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/10/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kevin Sweat

3800 California street

Oakland, CA 94619

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/23/2020 2:06:29 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Opulent Wash

2493 lancaster drive #08

Oakland, CA 94618

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 7:38:13 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cristwell Muhammad

1428 Alice St., Suite 606

Oakland, CA 94612

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Imani M-Glover

1212 Lee

Oakland, CA 94612

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Bridget Cain

1200 Clay Suite 120

Oakland, CA 94612

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 12:02:51 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sandra Sabo

5521 Shattuck Ave #E

Oakland, CA 94609

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Fernan George

468 66Th Street

Oakland, CA 94609

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 9:10:13 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Penelope Bliss

1010 60th st

Emeryville, CA 94608

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nicou M Richard

250 Apgar

Emeryville, CA 94608

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/2/2020 6:10:17 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Roy Dowling

188 11 th st #318

Oakland, CA 94607

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/22/2020 9:32:44 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lorri Morgan

867 myrtle

Oakland, CA 94607

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lisa Collins

1677 16th St

Oakland, CA 94607

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Asara Tsehai

1435 8th street

Oakland, CA 94607

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 10:39:38 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Carolyn Carter

470 Canyon Oaks Drive [#B]

Oakland, CA 94605

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 12:55:48 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Shaaron Green Peace

2520 Church St

Oakland, CA 94605

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sonia Porter

6309 Outlook Ave

Oakland, CA 94605

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/17/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Vassar P. Love

P.O.Box 29664

Oakland, CA 94604

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 8:12:56 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Janice Gloe

3100 Guido Street

Oakland, CA 94602

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/25/2020 9:47:04 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Janice Harris

1853 38 ave

Oakland, CA 94601

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 9:55:59 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Teresa Benford-Boney

200 Shady Lane , Vallejo Ca.

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/21/2020 8:32:55 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jae Niehaus

2000 Ascot Parkway

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sinclair Weaver

1323 Shea Terrace

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Anita Allahdin

513 ANNETTE AVENUE

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 10:42:01 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Willmere. J.Arterberry

3505 Sonoma Blvd.#20

Vallejo, CA 94590

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 6:55:21 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Shirley Corona

433 Carlson Street

Vallejo, CA 94590

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 6:22:51 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Crystal Scott

638 Alabama Street

Vallejo, CA 94590

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 3:55:20 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sharon Stark

843 5th St

Vallejo, CA 94590

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/22/2020 8:38:17 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sharlene Unternahrer

480 Corcoran Ave #3

Vallejo, CA 94589

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/15/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tei Shaunray

325 Pembroke Dr

Vallejo, CA 94589

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 11:06:32 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Rene Steward

1216 Bittern Way

Suisun City, CA 94585

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 10:48:51 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Thomas E. Ah Yee

14415 Kings Ct, San Leandro, CA

San Leandro, CA 94578

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Hanunah Fareed

4710 SprSprinkle Dr

San Leandro, CA 94578

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 9:50:04 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Pachote Tracy

1216 trigger ct

Rodeo, CA 94572

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ethel Sloan-Baker

110 california street

Rodeo, CA 94572

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 8:43:45 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ruth Laquaita Williams

431 Azores Circle

Pittsburg, CA 94565

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lawrence C. Gray

2086 Mendocino Drive

Pittsburg, CA 94565

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/20/2020 5:23:26 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jasmine Smith

1808 Marlesta Ct. Apt. B

Pinole, CA 94564

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Paula Booth

405 Dursey Drive

Pinole, CA 94564

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Phyllis Jackson

no

Pinole, CA 94564

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 10:24:54 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Vickie Allen

317 Mark Way

Napa, CA 94558

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/28/2020 10:01:09 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jodi Brownfield

4466 sandalwood street - Napa

Napa, CA 94558

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 6:01:10 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Constance Pleasant

139 Hollyhock Ct

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/17/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Veronica Wilson

1271 Washington ave #259 San Leandro ca 94577

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Simone Braxton-Grimes

187 Catalina Drive

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

MrB Jackson

1611 Sycamore Avenue #5652

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 1:36:53 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ola Bradley

808 A st apt 201

Hayward, CA 94541

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Saundra Lee Allman

41111 Mission Blvd

Fremont, CA 94539

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 5:26:26 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jennifer Romero

1550 valley glen dixon ca 95620

Fairfield, CA 94533

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/15/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Yolanda Bolden

PO Box 3436

Fairfield, CA 94533

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/11/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Felíçia Thompson

1189 Tabor Ave. #40

Fairfield, CA 94533

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/31/2020 12:34:28 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Diane Crutcher Goloff

7818 Terrace

El Cerrito, CA 94530

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 11:32:21 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Terry Georgeson

717 Everett Street

El Cerrito, CA 94530

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/14/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kim Settles

1706 arlington blvd

El Cerrito, CA 94530

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Alicia Hull

2066 Brook Street

Concord, CA 94520

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Andre Wise

P. O. Box 202

Benicia, CA 94510

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/13/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Yolanda Roberts-Cole

2301 Stcamorw dr. apr 174, Antioch,ca 94509

Antioch, CA 94509

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/12/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Bernadette Colon

405 kimberly drive

American Canyon, CA 94503

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/29/2020 9:23:05 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Joseph Reed

664 n el camino real

San Mateo, CA 94401

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Annie Salazar

59 Cook St

San Francisco, CA 94118

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/14/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jaymes White

P o BOX 15266

San Francisco, CA 94115

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 7:08:56 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Holly Emerson

287 Sanchez Street, Apt 2

San Francisco, CA 94114

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/16/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kelly M

123 min st

San Francisco, CA 94113

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 10:22:57 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Dorit Grunberger

40 baltimore way, San Francisco

San Francisco, CA 94112

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/23/2020 9:31:55 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kelvin Tan

130 Foote Ave

San Francisco, CA 94112

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/1/2020 3:36:33 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Johanna Valle Sobalvarro

1205 maritime way

San Francisco, CA 94104

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/22/2020 9:42:58 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Margret Taylor

241 6th street San Francisco 509b

San Francisco, CA 94103

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/3/2020 5:34:18 PM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Craig Fleming

101 hyde

San Francisco, CA 94102

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/30/2020 12:07:46 AM

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lolita Robles

155 Turk St Apt 208

San Francisco, CA 94102

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/28/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

A Baroni

Po box 2024 martinez, ca

, 94553

Sostata@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/30/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Clarence Wertz

stinson beach,ca

, 94070

clarencewertz@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/24/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Don Do

2237 Lupine rd

, 94547

dondo0920@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/20/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Glena Allen

410 s palm drive #101

, 94949

glenaallen1@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/21/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Holly Gundolfi

452 A 61st Street

Oakland, CA 94609

holly.gundolfi@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/30/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Jeffrey Lim

4109 Balfour Ave

Oakland, CA 94610

vigaw@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/19/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Johanna Arroliga

418 florida ave

, 94084

jarroliga@farmersagent.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/31/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

La Tanya Medler-Watson

2715 10th st san pablo

San Pablo, CA 94806

themedler@aol.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/24/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Lorenzo Avila

2659 19 st

San Pablo, CA 94806

lavila0350@outlook.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/2/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Monica-Elena Loaiza Loaiza

1430 marelia ct

San Pablo, CA 94806

loaizamonicaelena@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/23/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Osmani Vicente

Chevy chase

, 94939

osmanivicente@comcast.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/16/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Rachelle Duncan

1588 Fitzgerald Dr. 307

Pinole, CA 94564

Ggizame@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/17/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Tracy Brown-Williams

3115 Alta Mira Dr

San Pablo, CA 94806

hottie2469@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Scott Hadsell

80 Poinsettia Ave

Bay Point, CA 94565

scotthadsell@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Andre Rivers

3132 Martin Luther King Jr Way

Berkeley, CA 94703

lalana0520@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Angela Brodeur

216 Villa Garden Dr

Mill Valley, CA 94941

abrodeur515@gmail.con

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Kathryn Redic-Spencer

2321 88th Ave

Oakland, CA 94605

mommaoak47@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/19/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Michael Frost

105 Canal St

San Rafael, CA 94901

mikefrost84@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Lili Gaffney

80 The Plaza Dr

Berkeley, CA 94705

lili.gaffney@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Mark Porter

665 Appian Way

El Sobrante, CA 94803

mark.a.porter@ampf.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Rose Reynolds

7 Commodore Dr

Emeryville, CA 94608

rose.reynolds@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Michael Daley

333 Ravenswood Ave

Menlo Park, CA 94025

daley.cpa@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Owen Murphy

4119 Montgomery St

Oakland, CA 94611

murfturf888@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Mary Moore

1030 E Meadow Ave

Pinole, CA 94564

mmoore1030@comcast.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/21/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Linda Lewis-Blevins

2 N Royal Links Cir

Antioch, CA 94509

lindablevins123@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Chris Burke

250 Cathedral Cove

Camarillo, CA 93012

28manaloa@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Peter Birkholz

5707 Vicente St

Oakland, CA 94609

pbirkholz@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/19/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Amanda Jenkins

2027 Southwood Dr

San Pablo, CA 94806

maejamesjenkins@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Elsa Ramos

PO Box 206

Lafayette, CA 94549

eeva15@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

5/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Howard Foster

851 Irwin St

San Rafael, CA 94901

hfoster@hfcorp.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Please support the community's vision for Point Molate to protect our environment. This development will give community residents more options for enjoying Point Molate's open space and beautiful location.

Right now the space is not great for public enjoyment as there is decades of pollution that has built up on the site. By supporting this plan, you can help clean up this area and provide more recreation opportunities for the community.

Thank you for your support.

Regards,

Melody Davis

700 Willow St

Oakland, CA 94607

1melody.davis@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

George Fosselius

1232 Everett St

El Cerrito, CA 94530

gfosselius@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Simon Cruz

826 Mead Ave

Oakland, CA 94607

simonreyes@23.con

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/22/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Cynthia Martinez

2349 E Evening Glow Ave

Reedley, CA 93654

cmartinez@swspr.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

4/20/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Sharon Procter

Linda, CA 95901

opuntia1@live.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Jordan Fleming
11 Elba Court
American Canyon, CA 94503
luxuryjayjordan@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Stanley Solomon Berkeley CA
1320 addison street
Berkeley, CA 94702
countollie10@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Alan Shearer
1529 Alcatraz Ave-#8, Berkeley CA
Berkeley, CA 94703
shearervln1@aol.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Godzi Linda
1431 Spruce St.
Berkeley, CA 94709
godzilinda@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/5/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Daniel Torres
2748 Gill Dr.
Concord, CA 94520
dtsf@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Kathleen Greene
2222 Pacheco St.#419, Concord, CA
Concord, CA 94520
alicedetokeville@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/4/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Julie Ann Brown
4528 Robert Way
El Sobrante, CA 94803
scooterlite@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Tracy Ann Jones Ealy
58 Orion Ct
El Sobrante, CA 94803
tracyannealy@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/16/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Charlene Santos
30 La Paloma Court
El Sobrante, CA 94803
Cek4752@comcast.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/5/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Vance Myers
649 MAIN ST STE102#125
Martinez, CA 94553
VMUSAME73@GMAIL.COM

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/25/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Keith Tate
17 Robinsdale Rd Martinez Ca. 94554
Martinez, CA 94553
Hktate@sbcglobal.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/5/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Taiwo Kujichagulia-Seitu
4527 Congress Ave.
Oakland, CA 94601
taiwoseitu@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/8/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Kirsten K. Dahl
2415 carmel St.
Oakland, CA 94602
kikiz5@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Adrian Clarke
2122 lakeshore #308
Oakland, CA 94606
adrian@aacaudiolabs.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/5/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Joe Payne
184 10th St.
Oakland, CA 94607
howtoreachjoe@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Gabriel Meldman-Cotton
872 47th St
Oakland, CA 94610
Lsmeldman@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Patricia (Ty) Levy-phillips
250 fairmount ave #215
Oakland, CA 94611
actionpud@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/5/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Linda Kosta
448 Beaumont Blvd
Pacifica, CA 94044
bluewillowantiques@comcast.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/3/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Tatiana Lyulkin
2555 Hazelwood Way, East Palo Alto , CA 94303
Palo Alto, CA 94303
tatianalyulkin@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Cindy Fox
341 Jacquelyn Ln
Petaluma, CA 94952
cfox458@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Maria Rodriguez
226 Catalina Drive
Pinole, CA 94547
cokeeto@msn.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Andrea
2560 Moraga Drive
Pinole, CA 94564
andreagarcia@mac.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/22/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Murender Jackson
Pinole, CA 94564
murenderjackson@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

John L Harris
po box 5410
Pittsburg, CA 94565
johnharri9@att.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/23/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Jean Janssen
Po box 9
Port Costa, CA 94569
jeanavive.janssen@amasf.org

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/7/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Johanna Ottervanger Floyd

1806 Grand

Alameda, CA 94501

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Edith E. Brady

559 Buena Vista Ave #111

Alameda, CA 94501

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/26/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tanya Fellows

849 Buchanan

Albany, CA 94706

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/28/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Donna Waldman

116 s 19th street

Albion, CA 95410

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/20/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Garland McClure

1700 Stuart Court

Benicia, CA 94510

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kathryn Mills

POBOX56 BEKELEY CA 94701

Berkeley, CA 94701

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Gerri Szuter

201 Burlingame Ave

Burlingame, CA 94010

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Heidi Timmer

1900 Bailey Rd.

Concord, CA 94521

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/24/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jacquelyne Caesar

1500 Pomona Street, crockett Ca 94525

Crockett, CA 94525

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/28/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Julie DiGiulio Comaduran

5005 Starling Street

Danville, CA 94506

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/22/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Muller Haile

2746 73rd St oakland

Danville, CA 94506

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Sadie Scheffer

1316 elm st

El Cerrito, CA 94530

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/27/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

dee cee

3573 st. richmond

El Cerrito, CA 94530

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Nancy Smythe

3816 Via Verdi

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/30/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Maria Resendiz

4095

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/29/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Barbara J Cockrell

3445 San Pablo Dam Rd Apt 20

El Sobrante, CA 94803

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/24/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

James Williams

6141 Market Street

Emeryville, CA 94608

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Eva Brown

POBox 3506

Fairfield, CA 94533

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Liza Avila-Ignacio

3900 Business Court Dr., #11108

Fairfield, CA 94534

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/31/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Regina A Thompson

2213 Fieldcrest Ct

Fairfield, CA 94534

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Marjorie Guevarra

2223 redwood road

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/24/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Rosa Garcia

121 thistle vourt herculrs ca 94547

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/22/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Patricia Williams Tyler

166 Orchid ct. Hercules, Ca.

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/21/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Michele Leonard

2721 Blairgowrie Dr

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/19/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Keith Matthews

500 Mahogany Ln.

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tanya Little

258 Sunset Dr

Hercules, CA 94547

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Erin Montgomery

1292 Sunset Loop

Lafayette, CA 94549

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/19/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Joy Webb

2138 W 109th st

Los Angeles, CA 90047

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/22/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Salomae Trujillo

Holly View drive

Martinez, CA 94553

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/7/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cara chang

3200 pear tree lane apt 249

Napa, CA 94558

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/30/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Theresa Rodriguez

926 Grant Ave 112

Novato, CA 94945

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/26/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Cynthia Garcia

1726 Wellington St

Oakland, CA 94602

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/24/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Vicki Granberry

8108 ney ave

Oakland, CA 94605

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/23/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Overa JS

2122 Lakeshore Ave, Apt

Oakland, CA 94606

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/23/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Alejandro Arrescurrenaga

pio box 7214

Oakland, CA 94601

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/21/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Ian Caliendo

2831 Richmond Avenue

Oakland, CA 94611

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/20/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

George Jeffery Smith III

4134 Penniman court

Oakland, CA 94619

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

brian bennett

4305 Turner Avenue

Oakland, CA 94605

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Celina Reeder

Dcvcvb hggb

Petaluma, CA 94952

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/6/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Judy Mostella

278 thomas Way

Pittsburg, CA 94565

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Kesa Warren

42 Mildred Ave

Pittsburg, CA 94565

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/3/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Joseph Murray

Po.Box 24924

Pleasant Hill, CA 94523

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/29/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Aleida Andrino-Chavez

andrinoc@yahoo.com

Rodeo, CA 94572

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Mable Haskins

16267 Miramar Place

San Leandro, CA 94578

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/7/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Catalina Benitez

3111 Henderson Dr

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lori Hart

605 Griffin Drive

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/25/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Julie Broughton

2167 Cypress Ave

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/25/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Yvonne Davis

1834 Costa Avenue richmond

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/25/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jason Young

st onington

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/22/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Christine carroll

2750 carlton ct

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Doris Moore

2915 Barkley Dr

San Pablo, CA 94806

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/8/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Jaimie Maka

151 Du Bois Streer

San Rafael, CA 94901

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Louise Denish

2017 5th Avenue

San Rafael, CA 94901

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/28/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lindsey Fross

11 Redding Way,

San Rafael, CA 94901

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/18/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

John Dickenson

3116 Sorrelwood dr

San Ramon, CA 94582

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/20/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

tom kibbe

8 woodworth lane,

Sonoma, CA 95476

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/31/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lynette Williamson

531 Thomas Circle

Suisun City, CA 94585

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/20/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Gloria Freeman

618 Kinglet St

Suisun City, CA 94585

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/2/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Phialin Reonal Fernandez

3325 San Carlos Ct.

Union City, CA 94587

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/7/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Drea Silva

201- B Browb Street

Vacaville, CA 95688

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/4/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Eva Maes

1958 Tuolumne street

Vallejo, CA 94589

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/31/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Wendellyn Booth Kahn

125 Serpentine Dr Vallejo ca

Vallejo, CA 94589

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/31/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Gloria Alexander

Vallejo, California

Vallejo, CA 94589

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/27/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Melody Amos

120 Sunnyglen Dr. Vallejo, California

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/26/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Tina Arriola

381 woodrow ave

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

8/22/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Lyn Dalen

1048 n. regatta dr.

Vallejo, CA 94591

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

9/5/2020

Support Point Molate – We NEED these jobs!

Dear Mayor and City Councilmembers,

I support Point Molate.

Richmond needs the thousands of good paying jobs and millions in earned wages that this project will bring. Point Molate will make all the difference!

I'm also glad to see that SunCal has signed a project labor agreement to make sure the project is built by a skilled workforce.

I urge you to please support Point Molate. Richmond is ready to get to work!

Regards,

Marcia McLean

2709 Golden Rain Road # 13

Walnut Creek, CA 94595

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

James Meyer
43 SF Drake PO Box 278
Ross, CA 94957
ebbatch@aol.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Ron Cantrell
1301. Jonas ave
Sacramento, CA 95864
Socceron@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Eddie Rauch
454 Page
San Francisco, CA 94102
rauchedward@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Linda Garcia
2745 Van Ness Ave
San Francisco, CA 94109
danceworld3@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/29/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Marylou Ponce
929 crescent ave san francisco ca
San Francisco, CA 94110
man61sour@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/1/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Otto E Monsanto
77 Joost Ave
San Francisco, CA 94131
ermindamartinezmonsanto@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/1/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Dr Linda Boykins
P.O.Box 1144
San Leandro, CA 94577
lindabaptiste81@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Lamar Byrd
2517 Moyers Road
San Pablo, CA 94806
mrlaustin3@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/4/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Carol Sparks
3786 North Ridge Drive
San Pablo, CA 94806
carol.sparks@sbcglobal.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/3/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Felecia Bolton
2700 Wiswall Dr
San Pablo, CA 94806
feleciabolton23@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Pamela Mchombo
1618 Bayo Vista Ave
San Pablo, CA 94806
PamelaTheHelpLady@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/18/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Marilyn Spenst
6 san pedro place
San Ramon, CA 94583
sailinglady6@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/3/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Felecia Gaston
271 Drake Avenue
Sausalito, CA 94965
performingstars@sbcglobal.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/17/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Jill Mclemore
1430. hoffman blvd
Sausalito, CA 94966
zaranis37@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Tracey Owens
8385 Dauphin dr.
Stockton, CA 95210
owenstracey234@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Mylene Rucker
431 hilton
Vallejo, CA 94591
Mylene_rucker@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

Louise Kendall
1160 walnut Creek
Walnut Creek, CA 94596
kendalllouise@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/29/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Anders Dillan

2510 Esmond Ave

Richmond, CA 94804

andersdillan@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/28/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Haley Dillan

2510 Esmond Ave

Richmond, CA 94804

haleydillan@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/18/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Please support the community's vision for Point Molate to protect our environment. This development will give community residents more options for enjoying Point Molate's open space and beautiful location.

Right now the space is not great for public enjoyment as there is decades of pollution that has built up on the site. By supporting this plan, you can help clean up this area and provide more recreation opportunities for the community.

Thank you for your support.

Regards,

Mychael Norfleet

200 Macdonald Ave

Richmond, CA 94801

officialmobfiggaz@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/17/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Jill McLemore

1430 Hoffman Blvd

Richmond, CA 94804

zaranis37@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Please support the community's vision for Point Molate to protect our environment. This development will give community residents more options for enjoying Point Molate's open space and beautiful location.

Right now the space is not great for public enjoyment as there is decades of pollution that has built up on the site. By supporting this plan, you can help clean up this area and provide more recreation opportunities for the community.

Thank you for your support.

Regards,

Gabrielle Dolphin

1009 Santa Clara Ave

Alameda, CA 94501

gabydolphinad18@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Jordan Fleming

11 Elba Ct

American Canyon, CA 94503

luxuryjayjordan@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/16/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Charlene Santos

30 La Paloma Ct

El Sobrante, CA 94803

cek4752@comcast.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Erica Webb

5000 Valley View Rd

El Sobrante, CA 94803

erica.webb@wccusd.net

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/3/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Auto Loan Account

For ALL of Richmond, please approve this plan.

Thank you,

Pinkie Dickinson

3106 Leola WalksUM

Leacock-leola-bareville, PA 17540

mrhoten321@aol.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/1/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Please support the community's vision for Point Molate to protect our environment. This development will give community residents more options for enjoying Point Molate's open space and beautiful location.

reboot

Thank you for your support.

Regards,

Jamir Waters

327 Gleason FlatsUM

Marksville, LA 71351

jessrwolfley@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Patricia Levy-phillips

250 Fairmount Ave

Oakland, CA 94611

actionpud@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Please support the community's vision for Point Molate to protect our environment. This development will give community residents more options for enjoying Point Molate's open space and beautiful location.

Right now the space is not great for public enjoyment as there is decades of pollution that has built up on the site. By supporting this plan, you can help clean up this area and provide more recreation opportunities for the community.

Thank you for your support.

Regards,

Gabriel Meldman-Cotton

872 47th St

Oakland, CA 94608

lsmeldman@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Andrea Garcia

2560 Moraga Dr

Pinole, CA 94564

andreagarcia@mac.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/6/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

Self-enabling

Regards,

Lurline Murazik

6188 Terry PinesUM

San Diego, CA 44165

mrs.lovitt@freenet.de

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/1/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Point Molate is one of the Bay Area's greatest outdoor spaces, but lacks the support needed to make it a safe and enjoyable outdoor space.

By approving the community's vision for housing at Point Molate, you will help make Richmond a place where the environment thrives, and people can enjoy clean and safe open space.

Regards,

Otto Monsanto

77 Joost Ave

San Francisco, CA 94131

ermindamartinezmonsanto@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/29/2020

Approve Point Molate for a safer community!

Dear Mayor and City Councilmembers,

Please approve the community's plan for Point Molate that will not only benefit ALL residents of Richmond, but provide needed resources for the safety of our community.

This development will generate millions of dollars for public safety services like police, fire and homelessness outreach.

These services will strengthen our community and make Richmond a safer place to raise our families.

Please support this plan.

Regards,

Marylou Ponce

929 Crescent Ave

San Francisco, CA 94110

man61sour@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/1/2020

Please vote to support Point Molate!

Dear Mayor and City Councilmembers,

Richmond is a wonderful place to call home. Our community is special, with an important history. Point Molate is a big part of that history.

In recent years, across California, housing has become a significant burden for many families. Richmond is no exception. Working families, teachers, first responders, and those most in need often discover that there are limited options for housing in the community they support and love.

The community's plan for developing Point Molate will provide relief to this growing challenge in our city.

Please support the hundreds of new, affordably priced homes that are part of this plan. This is a plan that works for ALL of Richmond.

Thank you,

Dr Boykins

PO Box 1144

San Leandro, CA 94577

lindabaptiste81@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/29/2020

Point Molate YES!

Dear Mayor and City Councilmembers,

I urge you to support the community's plan for the development of Point Molate that will benefit ALL of Richmond.

Our city has a special historical character that has been defined by the Winehaven District on Point Molate. This plan will honor this history, while also benefiting the community by bringing a new vibrant space where we can shop and dine.

Richmond deserves nice spaces the community can enjoy. By supporting this development, you will support a better quality of life for the residents of Richmond.

Thank you,

Luis Jimenez

1948 18th St

San Pablo, CA 94806

hotcheeto3@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Pamela Mchombo

1618 Bayo Vista Ave

San Pablo, CA 94806

pamelathehelplady@gmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/7/2020

Please approve Point Molate!

Dear Mayor and City Councilmembers,

Please approve the community's plan for the construction of hundreds of needed affordable housing units on Point Molate.

Richmond is a great community that should have affordable housing available for everyone who lives and works in the city. This plan works for ALL Richmond residents and will provide housing options for those most in need.

Please support this project on Point Molate.

Thanks,

guedre kendall

12935 Alcosta Blvd

San Ramon, CA 94583

kendalllouise@hotmail.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/18/2020

We need Point Molate - please vote to support!

Dear Mayor and City Councilmembers,

Please support the community's plan for the development of Point Molate.

The approval of this development will usher in millions of dollars that will support programs for youth and seniors in our community that will benefit everyone. This new revenue can support increased homelessness outreach and give our public safety professionals the resources they need.

Richmond will benefit from this development in many ways and the money brought in from the project can be used to support those who need it the most.

For ALL of Richmond, please approve this plan.

Thank you,

Marilyn Spenst

6 San Pedro Pl

San Ramon, CA 94583

sailinglady6@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

7/2/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Tracey Owens

8385 Dauphin Dr

Stockton, CA 95210

owenstracey234@yahoo.com

Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

6/30/2020

I urge you to APPROVE Point Molate!

Dear Mayor and City Councilmembers,

Please consider supporting the community's plan to develop Point Molate into a space that ALL of Richmond can enjoy.

Our city is filled with distinct Bay Area history but is in need of new public spaces where residents can enjoy their free time. This development plan will offer new spaces for people to enjoy new restaurants and shopping.

This plan is sensitive to the community history and the history of Point Molate. Please support the plan that is best for Richmond.

Sincerely,

Mylene Rucker

431 Hilton Ave

Vallejo, CA 94591

mylene_rucker@yahoo.com

From:	msshunga@aol.com
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Saturday, September 05, 2020 1:22:48 PM

This is a vote to keep public lands in public hands!

Please pick the COMMUNITY PLAN.

Save Point Molate!

Thanks,
A. Watson

From: info@baykeeper.org on behalf of Aaron via San Francisco Baykeeper
To: City Clerk Dept
Subject: Public Comments – Agenda Item G-2
Date: Tuesday, September 08, 2020 9:35:58 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it's gone, it's gone for good.

Sincerely,

Aaron Stash
Northbrook, IL

From: Adie Guo
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Saturday, September 05, 2020 1:18:11 AM

To the Richmond City Council:

Hello, I am Adelene Guo. I live in Fremont near Point Molate, and go to high school in Oakland also near Point Molate. I am writing to urge the Richmond City Council to defend Point Molate's community of wildlife, diversity, and history, and to resist selling it off to a huge non-resident corporation that will pollute the land.

There is a diverse community from all kinds of cultures that crossed paths throughout history at Richmond's Point Molate. Overbuilding Point Molate will not only destroy habit and wildlife, but also betray the kind of cultural and historical awareness that we need so much these days. Constructing expensive million-dollar houses the people of Richmond can't afford is a sure sign that something is wrong.

Not only is it a diverse environment of culture, but also wildlife. There are over 60 species of birds, fish, and plants, especially eelgrass. It's one of the last parts of the Bay Area with such pristine land when pollution and other toxic human wastes are damaging the environment in the rest of the bay. Construction will harm Point Molate's teeming life and suffocate the eelgrass and marine life. Point Molate has withstood much in its history. So, when will we stop building everywhere? When will we stop destroying our environment? Who will we become when we give away one of our last preserved pieces of land?

Lastly, please remember that Point Molate is a place for families and friends to bond, hang out, and relax. It's not a good place to build so many new homes, but it's a great place for fishing, sailing, and birdwatching. Those are the kind of experiences that the Bay Area is known for, and they deserve to be enjoyed by everyone. Point Molate should remain open to everyone: the people, the public.

I'd like to thank the City Council for reading this email. I hope you will exercise wise judgment and protect Point Molate. I am Adelene Guo and thank you for your time.

From:	Alan Carlton
To:	City Clerk Dept
Subject:	Public Comments-- Agenda Item #G-2
Date:	Monday, September 07, 2020 10:06:28 AM

Do not adopt the Suncal Pt. Molate plan. Pt. Molate is not the right place for new housing; it should be localted downtown and most low income. Pt Molate should be preserved as a park for everybody; not developed for luxury housing for the rich. The Suncal plan is also financially irresponsible and will result in financial disaster for the city.
The proposed Community Alternative is the right plan for Pt. Molate.

Alan Carlton
Attorney lat Law
408 Sunset Rd.
Alameda CA 94501
(510) 759-5387

From:	info@baykeeper.org on behalf of Alfonso via San Francisco Baykeeper
To:	City Clerk Dept
Subject:	Public Comments – Agenda Item G-2
Date:	Tuesday, September 08, 2020 9:43:17 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,

Alfonso Leon
Richmond, CA

From: Amanda G Lucas
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 12:05:11 PM

Dear City Council,

My name is Amanda Lucas and I am a Richmond resident. I am writing to express my opposition to the SunCal development plan on many counts, both 'mitigated' and unmitigated.

1. Unmitigated fire danger. California is facing unprecedented fire seasons. 6/10 worst fires in California history have been in the last year and a half, and that is BEFORE 2020. One road in and out of a large development is unexceptable.

2. Unmitigated traffic on Stenmark leading to 580 as the only way in and out of a large development. I see the traffic from my window every rush hour or weekend of good weather and it is not a way to live for any future residents on Pt. Molate, all who would have to commute to jobs in Marin, San Francisco, or Oakland.

If someone has $1.4 million to spend on a condo, they will choose to live elsewhere. It's a joke to think Richmond residents will move into these condos (and SunCal's 67 'low' income apartments is not enough). The short-term trade jobs promised as 35% of the SunCal project can be found in developing other parts of Richmond proper.

I am also opposing SunCal's 1,700 condos on the financial aspects of the deal which the city's consultant only quotes projections based on taxes and incomes pre-COVID when the economic situation was much different. You cannot have consultants who play down risks you don't like by giving best case scenarios but ignore the fact that risks can also have worse case scenarios which are not being taken seriously.

I am also opposing this project based on the sheer scale of the development, it is too large in an environmentally sensitive area and the environmental degradation it will bring for short-term financial gai. The EIR reports are outdated and frankly not good enough as climate and environmental science shows that degradation is more rapid and severe than anticipated.

I am in favor of East Bay Regional Parks using the money they have set aside to develop a park here. I am in favor of the Community Plan which includes long-term jobs, a hotel, educational center and more, Pt. Molate for the people of Richmond. Not a sell out to SunCal.

Thank you,

Amanda Lucas
Richmond resident

From:	Amelia Sitter
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 11:45:58 AM

Dear Richmond City Council Members,

I'm writing to express my deep hope that you will vote to preserve Point Molate, the last undeveloped headland in the Bay Area, and will protect it from being developed into expensive, environmentally-risky housing. Please do the right thing and consider the needs of the community and future generations.

Thank you for your consideration,

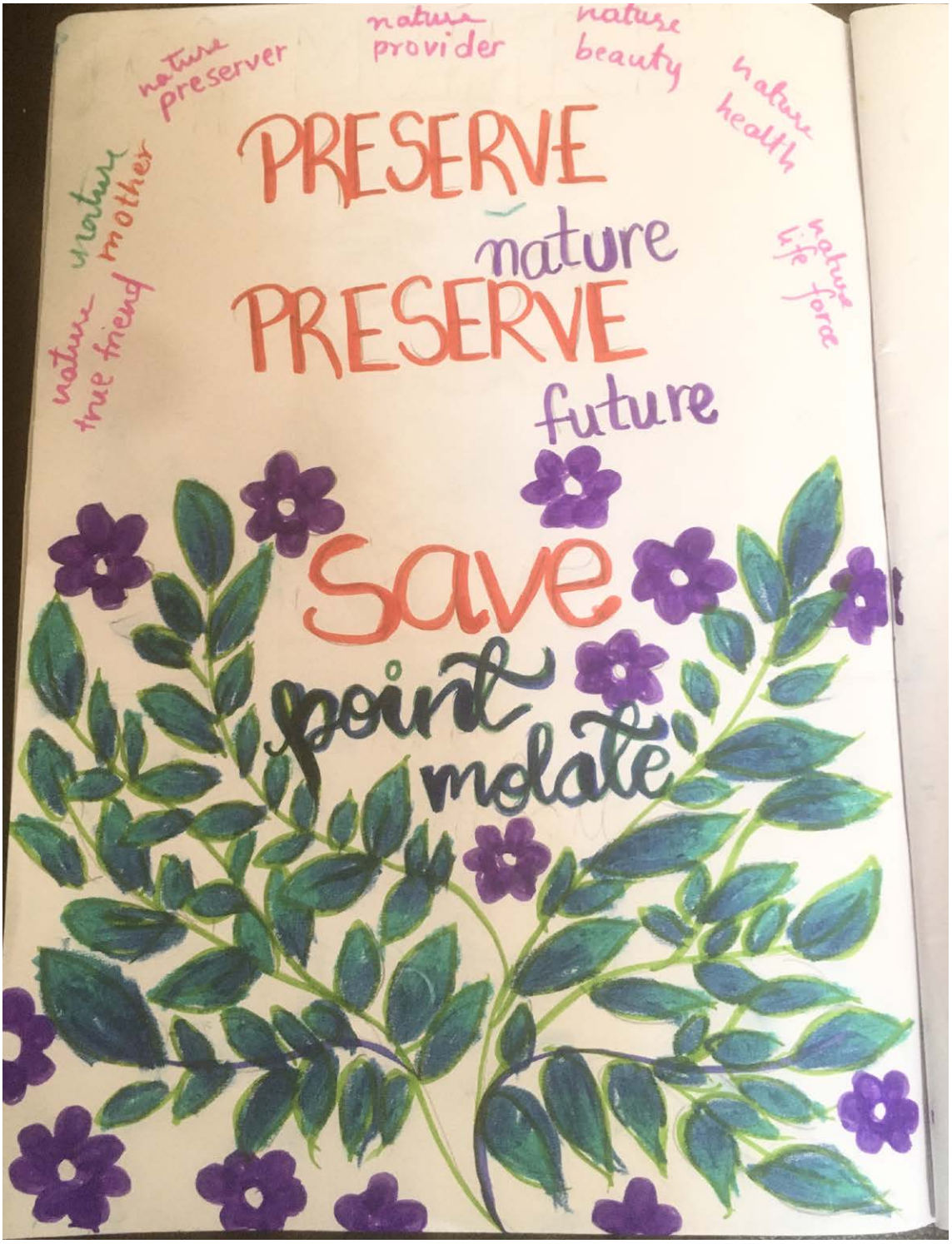
Amelia Sitter (she/her)
Director of Learning Services
The College Preparatory School
6100 Broadway
Oakland, CA 94618
Ph. (510) 652-0111 ext. 239
Fax (510) 652-7467

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the address, you must not use copy, disclose, or take any action based on this message or any information contained herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From:	amrita gurbuxani
To:	Lina Velasco; Ben Choi; City Clerk Dept; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis; Nat Bates; Tom Butt - external
Subject:	Re: Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 10:03:52 AM

On Tue, 8 Sep 2020 at 10:28 PM, amrita gurbuxani <amritagurbuxani@gmail.com> wrote:

Vote NO to the SunCal project!


nature provider
nature beauty
nature preserver
nature health
nature mother
nature life force
nature true friend
PRESERVE
nature
PRESERVE
future
save
point
molate

From:	Andrea Bragg
To:	City Clerk Dept
Subject:	Public Comments-Agenda item #G-2
Date:	Saturday, September 05, 2020 11:06:00 AM

Point molate is a place of beauty, that we must protect. This is wrong, the mayor Tom butt must explain himself, why he wants to build housing in such a space, and why the citizens of Richmond will be on the hook for all the public services. This is not affordable housing.
Please stop
Sent from my iPhone

From:	Anthony H
To:	City Clerk Dept; Irene Perdomo; Tom Butt - external; Lina Velasco; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 12:42:38 PM

Choose the Pt. Molate Community Plan, please.

As a Richmond resident, I recommend against Plans A and B. I strongly favor the Community Plan.

--
Joy to the fishes in the deep blue sea,

AH

From:	drblmercer@aol.com
To:	Tom Butt - external; Eduardo Martinez; demnlus_johnson@ci.richmond.us; melvin_willis.ci.richmond.ca.us@aol.com; Jael Myrick; Ben Choi; Nat Bates
Cc:	City Clerk Dept
Subject:	Public Comment Agenda Item G2
Date:	Sunday, September 06, 2020 12:12:13 PM

Dear City Council,

Since you are voting soon on selling the Point Molate land to a developer to build luxury housing, I am sending my vote as a resident and someone who has worked professionally in Richmond, who has enjoyed the parkland for years, that you do not endorse this project. It is difficult to see how housing would benefit the City of Richmond since it is on refinery adjacent land that can one day put residents at risk create liability for Richmond. There is one entrance and exit avenue from Point Molate so in event of fire or earthquake, there would be a crisis for residents and responders.

What happens if the land does not go to a developer? It is not true that the land would go back to the Casino developer. The residents of Richmond have developed a plan to preserve the Parkland, to build high end shops, a winery, and a recreation place for families. This will bring income to the City of Richmond and enjoyment for all residents. It is hard to imagine any other city that would *take away* natural vegetation, recreation, and parkland, an environment that has been home to wildlife, birds, and native plants. There are other lots for new housing, but there are dwindling few for natural parks. The residents have spent effort and care in consulting with the community and architects to create alternative plans. Richmond has grown so much in the past ten years, and flourished with the Craneway and an improved downtown. Richmond has much to be proud of. Does it make sense to create another luxury "suburban" space for folks who would prefer to live outside the center of the city?

My friends and family have long enjoyed this beautiful natural land, even bicycling from Berkeley. It is sad and distressing to see more of our preserved land disappear. I fervently hope that the Richmond City Council will listen to the community, and not succumb to apprehension and pressure.

Sincerely,

Barbara L. Mercer, PhD
Berkeley, California

From:	Bill Johnston Jr
To:	City Clerk Dept
Cc:	Tom Butt - external
Subject:	Public Comments - Agenda Item G-2 Development Agreement re Point Molate Planned Area District
Date:	Sunday, September 06, 2020 1:18:22 PM

Mayor and City Council Members:

I write in favor of the Point Molate Planned Area District Development Agreement on the City Council's Agenda for September 8, 2020. I live in Marina Bay. I would like to see Point Molate developed in the same way my neighborhood has been developed. That is, I would like to see a balance among public and private, commercial and historic, recreational and residential. The Development Agreement does this.

Concerns raised by opponents, many of whom live in Marina Bay, represent criticism of their own residential community and are, in that sense, hypocritical. They are not proposing to give up what they have here and move to an area where Bay front acreage has not been reclaimed from former non-residential uses.

I would make the following additional points:

1. Traffic: I lived at Brickyard Landing for ten years. There was one entrance and exit, via Dornan Drive and the Tunnel. Similarly, when I moved to Marina Bay, entrance and exit were frequently interrupted by trains that blocked all access points for extended and unpredictable times. This did not inhibit development, nor should it have.

2. High Priced Housing: the proposed housing will be no pricier at Point Molate than at Brickyard Landing or Marina Bay.

3. Alleged pristine area to be developed: Opponents lightly pass over the fact that the area is a former Naval Fuel Storage Depot. It is not an untouched Garden of Eden deserving of preservation. Indeed, the opponents implicitly admit this by proposing their own development shorn only of the housing component. It's housing they don't want there, however much they concede new housing is needed in Richmond. The selective application of environmental concerns only to housing suggests to me that those concerns are bogus.

4. Housing: the opponents have proposed usage of the area without housing, but have not explained how the area may be developed along the lines they recommend without the support of housing. They are woefully short on how to fund their non-housing dreamscape. It should be clear by now that there need be no trade off between housing at Point Molate and elsewhere in Richmond. New housing is already being constructed in central Richmond without regard to any development at Point Molate. We need new housing of every kind — including the housing we've seen at Brickyard and Marina Bay, also water front developments. And arguments that housing at Point Molate won't sell are ludicrous. Again, we have only to look at Marina Bay and Brickyard Landing, including the latter's surrounding housing developments. Developers and buyers in those areas are getting the prices they want.

5. Hazards: The opponents warn of special hazards associated with Point Molate. These hazards of course are not so severe as to advise against their own preferred development plans, just against housing. Yet, oddly, the hazards of fire and noxious gas releases are no greater at Point Molate than elsewhere in Richmond, particularly in central Richmond, perhaps less risky. I would cite the fire at the old Safeway bakery, the repeated fires and noxious emissions from Chevron, all of which pose greater risks for parts of Richmond east of Point Molate than to Point Molate itself.

6. The Developer: Much has been made of SunCal's history in Alameda regarding a development of thousands of homes, apartments, condominium, parks, a ferry terminal and schools at the closed Naval Air Base at Alameda Point. The failure there was not SunCal's. As SFGate noted: "The [Alameda] City Council voted to break off relations [with SunCal] in 2010, five months after city voters overwhelmingly refused to exempt the project from Alameda's ban on multiunit housing." It is a Trumpian fib for opponents to argue, as they have, that "SunCal would not deliver on its promises…." in Alameda. They were not allowed to deliver on their development "promises." It was not SunCal that failed in Alameda, if failure it was.

7. Legal challenges to the Proposed District Development Agreement: All have failed.

Bill Johnston, Jr.
Marina Bay

From:	bridget
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 3:57:58 PM

Seriously, I mean seriously?!

It has only just now been revealed that SunCal in its greed will even take the beach park away from the public?!

I am a Richmond resident. I take my granddaughter to this beach. We play, we gaze at the amazing view and I give thanks that we live in such a beautiful place.

I will not have my taxes go to maintain services in Pt Molate for a private, profit making entity which will leach the city of funds.

We need a park, open space, services and an educational center. We need the beach for ALL, not a moneyed few.

Please please reconsider this devastating project.

Bridget Scadeng

From:	TRAC
To:	City Clerk Dept
Cc:	Lina Velasco; Roberta Feliciano
Subject:	Public Comments - Agenda Item #G-2: Point Molate Mixed-Use Project
Date:	Monday, September 07, 2020 9:44:22 AM

Mayor Butt and City Councilors,

TRAC, the Trails for Richmond Action Committee, has worked with the City's Planning Department, Planning Commission and Design Review Board since the first DRB study session in June to ensure that the Point Molate Mixed-Use Project incorporates construction and maintenance of the San Francisco Bay Trail and the 35.3 acres of shoreline park included in the Reuse Plan for Point Molate. The project will do so if you adopt the proposed "Public Benefits" and "Master Developer Amenities" included in the Development Agreement along with conditions of approval 6.a. and 70 as recommended by the Planning Commission and Staff.

Personally, I've been involved with City of Richmond and U.S. Navy committees advising on the future of Point Molate since 1995, including Chairing the Environmental Subcommittee of the City's Point Molate Blue Ribbon Advisory Committee that developed the Reuse Plan adopted by City Council in 1997, the Navy's Restoration Advisory Board and the City's Point Molate Community Advisory Committee. You can imagine how disappointing and frustrating it is that a quarter of a century later there still is no access to the shoreline of this public property other than at Point Molate Beach Park.

To rectify this situation, TRAC requests that you approve this project with the "Public Benefits" and "Master Developer Amenities" included in the proposed Disposition & Development Agreement and Development Agreement along with conditions of approval 6.a. and 70 as recommended by the Planning Commission and Staff.

Bruce

Bruce Beyaert, TRAC Chair
tracbaytrail@earthlink.net
tel. 510-235-2835
http://www.pointrichmond.com/baytrail/
http://www.ci.richmond.ca.us/109/TRAC
Photos: https://sfbaytrailinrichmond.shutterfly.com/pictures/5 .

From: Cecile Scandone
To: City Clerk Dept
Subject: Public Comment--Agenda Item #G-2.
Date: Monday, September 07, 2020 4:55:39 PM

Dear Council Members:

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Cecile T. Scandone

From: charles smith
To: City Clerk Dept
Subject: Public Comments Re City Council Agenda Item # G 2
Date: Monday, September 07, 2020 12:51:44 PM

Councilmembers,

My name is Charles Smith. I have been a Richmond resident since 1972.

I've have been associated with Point Molate off and on since 1979. It was in 1979 that I began taking my children to Point Molate Beach Park. The Park was closed in 2001 for lack of City funding. It was reopened in 2013 with funds from a settlement from the Cosco Busan oil spill. With the help of many volunteers, the Park's picnic area and the beach were cleaned and open to the public. The park itself, however, was in awfully bad shape. In 2014, I, along with a group of volunteers, formed Point Molate Friends. We have worked at cleaning and maintaining the park almost every Tuesday since then, from 10 am to 12.

During these past 6 years, I have come to understand why Point Molate Beach Park is much more than just a park. In fact, it is a Nature Park no different, except in size, from our cherished National Parks. The Park is teeming with wildlife: birds, insects, reptiles, bats, etc., What you cannot see below the water are large areas of eelgrass, which are the nurseries for sea life.

The proposed development at Point Molate will spell the death knell for all these creatures, which are already under multiple stressors from intrusions into their

habitats. This small remnant of all that used to be must be preserved. Today, all of nature lives under the constant threat of extinction. No amount of money can buy what is gone. Gone now, means forever.

I am appealing to the Richmond City Council to not make agreements with a developer who will take no responsibility for the destruction of the habitats and wildlife at Point Molate.

A majority of the current Richmond City Council are young men with futures. Should you rubberstamp this terrible, shady development plan, made behind closed doors, you will jeopardize and harm your future, your career, your community, and your children's futures. You will be accountable to them.

Do the right thing. This is not about money; this is about life itself.

Sincerely,

Charles T. Smith

561 Dimm Street

Richmond, CA 94805

From: Cheryl Wagner
To: City Clerk Dept
Subject: Public comments- Agenda item # G-2
Date: Tuesday, September 08, 2020 11:22:08 AM

Please vote NO to the SunCal plan..
Thank you!

From:	Chia Hamilton
To:	City Clerk Dept
Subject:	public comments - agenda item # G2
Date:	Monday, September 07, 2020 9:49:26 PM
Attachments:	image.png

Dear Council Members
As another Point Molate Friend, I'm going to piggyback on Charles Smith's letter to you about Point Molate and the care many of us have taken of the beach park. *see below*

I realize there is little time between now and your meeting. But I am going to invite you all to visit Point Molate now, whether you have been there previously or not.

Go there with enough time to really look around, see what's there and appreciate the air you are breathing, the ground you are walking upon, the variety of animals, birds, insects, plants, the water, both still and moving, the reflections created by its movement and its stillness, hopefully a breeze, hopefully some sound.
Let yourself be transported away from your busy life full of rushing from place to place, the decisions you need to make.

Just pause for a brief while

Do you really want to lose such an opportunity - for yourself, your loved ones, your neighbors, community members, and the residents who elected you to a position of trust to decide what is best for those you represent?

Please vote NO on the SunCal plan.

Sincerely,

Chia Hamilton

~~~~~~

from Charles Smith's letter

The park was reopened in 2013 with funds from a settlement from the Cosco Busan oil spill. With the help of many volunteers, the Park's picnic area and the beach were cleaned and open to the public. The park itself, however, was in awfully bad shape. In 2014, I, along with a group of volunteers, formed Point Molate Friends. We have worked at cleaning and maintaining the park almost every Tuesday since then, from 10 am to 12.

During these past 6 years, I have come to understand why Point Molate Beach Park is much more than just a park. In fact, it is a Nature Park no different, except in size, from our cherished National Parks. The Park is teeming with wildlife: birds, insects, reptiles, bats, etc., What you cannot see below the water are large areas of eelgrass, which are the nurseries for sea life.

The proposed development at Point Molate will spell the death knell for all these creatures, which are already under multiple stressors from intrusions into their habitats. This small remnant of all that used to be must be preserved. Today, all of nature lives under the constant threat of extinction. No amount of money can buy what is gone. Gone now, means forever.

I am appealing to the Richmond City Council to not make agreements with a developer who will take no responsibility for the destruction of the habitats and wildlife at Point Molate.

A majority of the current Richmond City Council are young men with futures. Should you rubberstamp this terrible, shady development plan, made behind closed doors, you will jeopardize and harm your future, your career, your community, and your children's futures. You will be accountable to them.

Do the right thing. This is not about money; this is about life itself.
~~~~~~

From:	Cindy Buff
To:	City Clerk Dept
Subject:	Public comments. Agenda item #G-2
Date:	Monday, September 07, 2020 10:28:37 PM

I am vehemently opposed to the sale of Pt Molates to Sun Cal. I think the people of Richmond and the natural habitat are worth fighting for. The expenses associated for infrastructure due to this sale would be an unfair burden to the residents of Richmond.
The whole deal is lopsided to benefit the developer and hurt the residents. Sincerely, Cindy M Buff

Sent from my iPad

From:	Corrina Gould
To:	Irene Perdomo; Tom Butt - external; Nat Bates; Ben Choi; eduardo-martinez@ci.richmond.ca.us; Lina Velasco; Demnlus Johnson; Jael Myrick; Melvin Willis; City Clerk Dept
Subject:	Agenda Item number G-2
Date:	Tuesday, September 08, 2020 12:59:08 PM
Attachments:	letter to City of Richmond 9-8.pdf

'Uni (Respectfully),

Corrina Gould, Tribal Chair
Confederated Villages of Lisjan Tribe

Confederated Villages of Lisjan
(510) 575-8408 ◊ 10926 Edes Avenue, Oakland CA 94603

September 8, 2020,

City Council of Richmond CA

RE: Redevelopment of Point Molate

Dear Mayor Butt and City Council Members,

I am writing this letter to ask that you not make a vote today on the Point Molate/Wine Haven development. As the Tribal Chair and Spokesperson for the Confederated Villages of Lisjan it is my responsibility to request this of the Richmond City council. Our Tribe has been in this territory since the beginning of time. While everything that is built in California is less than 250 years old, our villages and Sacred Sites have been here for over 10,000 years. The Tribe has gone out to the site twice with Tribal members and our lawyer. Once with City staff and once with city staff and the Sun developers'. The Tribe believes that there are too many unanswered questions about our sacred sites that are on this land. The outdated archeological report do not give us the information that we need in order to move forward. There was conflicting information given to the Tribe during the first and second site visit. The first visit we were told that there would not be any digging in a particular sensitive area, but when we met the second time, the developer assured us that there would be ground disturbing in the exact area that we were told there would not be. We would like for the city to give the Tribe the opportunity to employ non ground disturbing scientific techniques to ensure that our ancestral sites are not damaged further. This would be helpful to the City and the developers to know more information before rather than after the fact, as it could cause considerable damage to sites that can never be fixed and would and could cause considerably more funding when stop orders are made because of inadvertent findings.

It is prudent and morally correct to give our team a little more time to gather the necessary data on behalf of our ancestors and future generations and the health of all that are living in our territories.

Respectfully,

Corrina Gould, Tribal Chair and Traditional Spokesperson

Confederated Villages of Lisjan

Confederated Villages of Lisjan

(510) 575-8408 ◊ 10926 Edes Avenue, Oakland CA 94603

From:	Dan Len
To:	City Clerk Dept
Subject:	Public comments- agenda item # G2
Date:	Monday, September 07, 2020 11:22:17 PM

Most of us who oppose this

development have been down to Pt Molate, strolled on the beach, viewed the old historic structures, perhaps glimpsed wildlife and also learned of the history. The love of this place is visceral and is not easily explained. For some reason, just over the western hill from industrial Richmond this place has been forgotten, even though it has a rich history. Folks that know the area recognize the unique quality of it, although that may not be made obvious through the development information that is being presented.

It's a beautiful, lonely, wild area to wander, and to wonder- a rare and captivating location.

It's ours-- the residents of Richmond and of California. We choke up at the idea of this last corner of the bay being sold off for housing, when it should instead remain a park and open space for all of us to enjoy. .

What gets forgotten is this: Us humans need wild corners in our lives. We do. By developing to the very edges of our city, we wind up with houses, houses, houses, shopping malls and gardens from Home Depot. To gain this we would destroy animal habitat, an open space we already own and the refuge of nature that us humans forget we so desperately need.

-Every single darn inch does not need to be sold, owned, paved and developed!
While the money guys may be presenting this as a great public benefit, it is clearly about the money, rather than what us humans citizens need.
Keep Pt. Molate wild and free for all of us citizens, not just for the money guys!
Daniel Leonard, Richmond.
Sent from Yahoo Mail on Android

From:	D Rikleen
To:	City Clerk Dept
Subject:	Agenda Item G 2 - Public Comment
Date:	Tuesday, September 08, 2020 11:56:46 AM

Point Molate is public land, part of our shared heritage, part of the Bay that remains, part of the Bay Trail, natural habitat that we all need.
You have no right to privatize it.
If nothing else put it up for referendum, we the people shall decide.

Point Molate for everyone, undeveloped. Shame on you for seeking financial gain from your position of responsibility to everyone, or for a quest for legacy, or for fear of legal squabbles or for greed.

Save Point Molate

Daniel Rikleen
Richmond

From: info@baykeeper.org on behalf of Daniel via San Francisco Baykeeper
To: City Clerk Dept
Subject: Public Comments – Agenda Item G-2
Date: Tuesday, September 08, 2020 9:46:52 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,

Daniel Tinajero
RICHMOND, CA

From: Daphne Tooke
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2.
Date: Saturday, September 05, 2020 7:58:03 AM

Dear Planning Commissioners,

I am writing as a resident homeowner in Richmond. I've lived in Richmond since 2006.

The Point Molate EIR has several issues that cannot be mitigated.

1) Substantial increases in traffic. It is not true that it will only take an extra five to ten minutes longer to go over the Richmond Bridge to San Rafael.
2) It is not true that Stenmark will never back up with traffic and trap people in case of an emergency, accident, fire, or explosion.
3) Point Molate is in a severe high fire zone per our own RFD.
4) The proposed development is located directly over the ridge from Chevron. Chevron just had a huge flaring issue this last Friday, August 14, 2020. Chevron has a history of flaring, fires, and explosions. Why put people in harm's way, and if something happens regarding fires, flaring, and explosions, this could leave the City open to lawsuits because of poor planning and knowingly putting people in harm's way.
5) Increase in CO2 emissions that cannot be mitigated.

Perhaps the City should seriously contemplate saving the south watershed and all areas outside of the Historic Winehaven District for a park (the EBRD has set aside $4.2 million for this). Build a smaller housing development in the Historic Winehaven District, along with other amenities such as cafes, shops, restaurants, a winery, a beer garden, a conference center, etc. With a smaller housing development, the need for a fire department and police department would not be needed, thus saving the taxpayers of Richmond money.

What happens if the proposed 2,040 housing units do not sell at the imagined prices in 30 years?

The Staff Report states that the first units (920 units) will be built within ten years, and then possibly build the rest of the units over another ten years. There is no requirement on the developer to build 1500 homes, much less all 2,040 homes in any kind of time frame.

The Planning Commission must ask for an analysis of all the possible scenarios. You need answers to these scenarios. You must require the City Manager to complete the fiscal analysis of these risks.

Thank you for your time.

Daphne Tooke

From:	David Luckhardt
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Friday, September 04, 2020 8:49:18 AM

My wife and I are longtime Richmond homeowners and residents, and fully support the Point Molate 4 all "Community Plan".

Restoring Winehaven would be a wonderful tourist destination, and the hotel and cultural center would also be an much-needed addition to Richmond's businesses and overall attractions.

The developer's plan for private housing would be a major mistake and create traffic issues as well as potential loss to us taxpayers.

--

David "Thorne" Luckhardt

cell 510.604.8203

From:	Deborah Tabor
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Agenda Item # G-2, Pt. Molate
Date:	Monday, September 07, 2020 12:55:28 PM

I strongly encourage you to vote NO on the current plan for development of Pt. Molate and to consider something like the proposed community plan. It's so easy to "pave paradise and put up a parking lot". But as Joni Mitchell advises - that you Don't know what you've got til it's gone. Please take the time to find a more balance approach.

Gratefully
Deborah Tabor

From:	Denise Chilson
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item # G-2
Date:	Tuesday, September 08, 2020 12:51:15 PM

Dear Councilmembers,

I am a San Francisco resident and voter. I am totally opposed to the SunCal project which will sell public land at Point Molate for luxury development. This plan is a destructive and unjust use of our shoreline and public land. Housing should not usurp this land that is vital to mitigate sea level rise, protects important biodiversity and provides beneficial ecosystem services. This site in particular will also jeopardize sacred Ohlone sites and vital eelgrass beds. Furthermore, this development project isn't close to services, jobs, schools or public transit and therefore is not meeting the needs of residents. Please vote No and instead support the community plan which will invest in making Point Molate into a recreational, historical, and educational gem for Richmond.

Thank you,

Denise

--
Denise Chilson
Pronouns: She/her
Location: Occupied Ramaytush Ohlone Land (San Francisco, CA)
Cell phone: (970) 412-1867

From:	Dennis Hicks
To:	City Clerk Dept
Subject:	City Council Meeting 9/8/2020 Public Comments Agenda Item G-2
Date:	Tuesday, September 08, 2020 12:48:45 PM

Good Evening Mayor and City Council,
My name is Dennis Hicks and I am a 45 year resident of Richmond. I am asking you to vote to approve the Pt. Molate project.
I have had the good fortune of earning a good union wage during my working years and raising a family in this city. With a PLA on this project, other young families in this city will also be able to do so.
I see this project as a good balance between restoring some of the history of our great city while highlighting some of it's beauty. The addition of much needed housing will be a benefit to those seeking to live in our community.
Please vote in favor of this project.
Thank you,
Dennis Hicks
5212 Macdonald Ave.
Richmond, Ca. 94805
dkcbshicks@aol.com

From:	Diana Jackson
To:	City Clerk Dept
Cc:	info@ptmolatealliance.org
Subject:	Fwd: Agenda Item # G-2
Date:	Tuesday, September 08, 2020 12:28:05 PM

To: Citiclerkdept@ci.richmond.ca.us, Irene_perdomo@ci.richmond.ca.us, Lina_velasco@ci.richmond.ca.us, Tom.butt@intres.com, natbates@comcast.net, ben_choi@ci.richmond.ca.us, demnlus_johnson@ci.richmond.ca.us, Eduardo_martinez@ci.richmond.ca.us, Jael_myrick@ci.richmond.ca.us, Melvin_willis@ci.richmond.ca.us
Subject: Agenda Item # G-2

I've been a Richmond resident for 5 years and am compelled to voice my strong objection to the proposed sale of Pt. Molate to SunCal. A sale of public land to a disreputable organization and the subsequent ruin of open space and natural habitat to build high income housing is financially and ethically reprehensible.

Please do the right thing. Everyone is watching what you do and will be voting on your races in the future. Your decision will forever be a part of your legacy.

Diana K. Jackson, MHA
244 Lakeshore Court, Richmond CA 94804

From:	Donald Klose
To:	City Clerk Dept
Subject:	Public Comments--Agenda Item #G-2
Date:	Tuesday, September 08, 2020 11:49:39 AM

Dear Richmond City Clerk,

I am a Richmond voter and I support the Community Plan for Point Molate, and I vote for those who support the Community Plan.

I say No to private development, for the reasons articulated in the Community Plan. I say Yes, to the need to preserve public ownership of our shoreline, and to the need to focus needed housing development in the downtown areas of Richmond and those neighborhoods blighted with substandard housing.

The city of Richmond does not need to subsidize expensive new housing out at Point Molate, financially out of reach of most Richmond residents, which can only exacerbate the segregation of the “have’s” from the “have-not’s,” further dividing our community.

Respectfully,

Don Klose
191 Bayside Ct.
Richmond, CA 94804

From: Donna Schempp
To: City Clerk Dept
Subject: Public Comment--Agenda Item #G-2
Date: Monday, September 07, 2020 4:35:43 PM

Dear Council Members:

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Donna Schempp

From: Dorothy Gilbert
To: City Clerk Dept
Subject: Public Comment---Agenda Item #G-2
Date: Tuesday, September 08, 2020 12:45:30 PM

Dear City Clerk: I may have sent you this letter earlier; I am not sure. Apologies if this is a duplicate. Many thanks for including it in the discussion this evening at the City Council Meeting.

Dear Council Members: I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,
Dorothy Gilbert
Richmond homeowner 22 years

From:	edjerum
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2. Point Molate Development
Date:	Tuesday, September 08, 2020 8:29:49 AM

The council should not approve the proposal favored by the Mayor. The Community Plan without residences should be adopted or at the least the whole project should be put on pause until after the next election when the voters can by their vote select council people that support using this land to establish a structure that will maximum the nature and recreational aspects of Point Molate.

What I have seen of the schematics of the projected residences is that they will be given prime locations on the waterfront, which will not maximize the aesthetics and recreational use of this precious Bay Area Sanctuary.

Thank you.

Edward Jerum
68 Marina Lakes Dr
Richmond

From:	Eileen Cohen
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 9:22:04 AM

To: Richmond City Council

I urge the Ricmond City Counil to vote NO on the SunCal plan and to support the Community Plan instead.

The proposed SunCal project takes unacceptable risks with the environment. The City's own analysis in the current draft environmental impact report shows that the proposed project would increase greenhouse gases and transportation congestion with "significant and unavoidable" environmental impacts. The analysis of alternatives states clearly that the Community Plan (Alternative D) would be environmentally superior.

The San Pablo Peninsula is one six precious habitats on Contra Costa County's shoreline, along with Point Isabel, Miller-Knox Park, Point Pinole, the Martinez Shoreline and Bethel Island. Over 200 species of birds make this area their home, including special-concern species such as the osprey and Cooper's Hawk. The peninsula is the premier osprey breeding location in the entire bay. Buiolding a major development directly above the healthiest and most important eelgrass beds left in San Francisco Bay, nurseries for salmon and Dungeness crab and foraging destinations for many bird species would be utterly irresponsible. Building homes along the entire Point Molate shoreline is likely to damage habitat that is a critical part of the SF Bay ecosystem.

Thank you for the opportunity to comment on this matter.

Eileen Cohen
2162 North Valley St.
Berkeley, CA 04702

From:	Jeannette Kortz
To:	Eduardo Martinez; Melvin Willis; Jael Myrick; Ben Choi; Nat Bates; City Clerk Dept
Subject:	Public Comments - Agenda Item G-2
Date:	Sunday, September 06, 2020 10:56:19 AM
Attachments:	Point Molate.docx

Please see the attached.

Thank you!

Elisabeth Beisl

Weidenstr.3
85368 Moosburg a. d. Isar
GERMANY
e-mail: elisabeth.beisl@moosburg.org

Richmond City Council
Richmond, CA

Sept 6, 2020

Point Molate Housing Development

Dear Mayor Butt, Council Members Choi, Willis, Johnson, Martinez, Bates and Myrick,

with consternation I hear about the development plans of the City of Richmond for Point Molate, the sale off of the last remaining undeveloped headland in the San Francisco bay.

I´ve been visiting Point Molate for many many years. Every time I visit my friends in Richmond, I make it a point they take me there. It´s such a unique, wonderful and peaceful place and it should be kept like it is, and it should be kept as **public land** for **all the Richmond residents** to enjoy nature.

The development of 2.000 or more homes will change and destroy this place forever, irretrievably. It will have many negative impacts on the lifes of the Bay Area residents which I think don´t need to explain, you know them. The already heavy traffic will increase, thus air polution, many valuable and seldom plants like eel grass, animals and marine species will be endangered and disappear, the magic of the place will lost.

In these hard times, with the Corona-pandemia, political and racial unrest, rising unemployment, companies who go bankrupt, you are selling the most valuable you have, land. Land, that belongs to the people of Richmond.

I´m sure instead of the housing development, you can turn this place into something wonderful that serves the people of Richmond, the people who elected you and trusted you that you serve and make decisions in their favor, and not in the favor of big companies.

So please, rethink and decide against the housing development.

Sincerly

Elisabeth Beisl

From:	Elise Marks
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Friday, September 04, 2020 12:11:27 PM

I'm horrified by the back-room deal that is selling out our beautiful public land to private interests without adequate public involvement or public vote.

So many of my neighbors here in Richmond don't even know this is happening.

My family loves to visit Pt. Molate to hike and take photographs of the nature there. We understand the ecological value of the open space there, especially the precious eel grass that is so important to marine life in our Bay.

We understand the importance of this land to the Ohlone people, who have NOT been consulted (despite claims that have been made that they have).

We understand the importance of this land for mitigation of high tides.

We want to maintain the little that's left of our open coastline for the future.

If this land is destroyed, we can never restore it.

And the fire hazard if thousands of families move into that bit of land...equally horrifying.

My commute often takes me by the one road that gives access to the area, and the backups leading to the bridge are AWFUL already. It's going to be even more of a nightmare if a thousand-plus homes are added.

This SunCal plan is CRAZY.

I will absolutely vote against any City Council members who vote for this awful deal with SunCal.

SAVE PT MOLATE!!!!

Elise Marks
668 34th St
Richmond, CA

From:	Elizabeth Ingersoll
To:	City Clerk Dept
Subject:	Public Comments: Agenda Item #2
Date:	Sunday, September 06, 2020 2:51:48 PM

Dear Council Members,

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the Crown Jewels of the EastBay shoreline. It would also put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue should evacuation be necessary in an emergency.

I believe that public land should be used for the good of all citizens as well as the good of our environment. Dense development threatens air, noise, and chemical pollution.

Please consider rejecting the SunCal proposal.

Sincerely,

Elizabeth and Robert Ingersoll

From: gmail.com
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 10:50:27 AM

I strongly oppose the development of Pt. Molate for commercial/residential purposes.

Cleaning up the area about Winehaven is fine, but don't touch the beach or start construction on a project we will all ultimately regret. It simply makes no sense and cannot work.

I do not trust Mayor Butt's promises that traffic won't be a problem, despite a conference center, 2000 housing units, and commercial businesses. No way. The access/exit options are limited to one on and one off ramp.

Put the funds elsewhere. Clean up Macdonald Avenue, empty trash more often, hire the poor to pick up litter, which covers every foot of our streets. More food banks and meal programs: 25% of American children go hungry, apparently, due to covid, our inequitable economy, and Trump's draconian attitude toward low-income people. Use your imagination!

The wealthy will always find housing; they aren't going without shelter. Support Richmond instead, without ruining our few remaining parks.

Elizabeth W. Whipple
353 W. Bissell Ave.
Richmond, CA 94801

From: cubanelsa@sbcglobal.net
To: City Clerk Dept
Cc: David Stevens
Subject: Public Comments — Agenda Item # G-2
Date: Monday, September 07, 2020 1:51:14 PM

Elsa Stevens, Richmond voter

Richmond voters voted down the casino.Pay off the Casino developer to make him go away.
Richmond voters do not want to be ripped off millions of dollars, year after year, subsidizing Fire, Police, and Sewage for a
neighborhood that the average Richmond tax payer can't afford to live in.

We refuse to give up all hope for a Regional Park at Point Molate.

We refuse to commit to the destruction of
local crabbing nursery
public access beach
Ohlone shell mounds
Chinese Shrimping Camp Archaeological site
Osprey nests

Don't sell our Point Molate public lands to a company that **claimed bankruptcy 22 times**.
Don't commit the average voter to subsidizing a community of over-priced condos that make a once-inviting stretch of our bay front practically off limits.

Sincerely

From:	Eric Revson
To:	City Clerk Dept
Subject:	AMENDED Public Comments: Agenda Item #G-2
Date:	Tuesday, September 08, 2020 10:34:27 AM

Dear Council Members:

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have a pernicious impact on a treasured portion of the East Bay shoreline. It would put an undue financial hardship on Richmond taxpayers. There would also be major safety issues due to limited access in case of earthquake and fire.

Public land should be for the benefit of all citizens, not privatized for luxury condos. The Richmond Community Plan—which would keep Point Molate as a public park and preserve important Ohlone archaeological and historic sites, rare and endangered plant species and nature trails—is a more equitable and environmentally sound use of this beautiful area.

More housing is needed in the area, and should be built near transit services and infrastructure accessible to the public at large. We do not need Point Molate turned into a private, isolated sanctuary for only the wealthy.

Thank you for consideration.

Sincerely,

Eric Revson
A concerned Citizen

Sent from my iPad

From:	Erin Diehm
To:	City Clerk Dept
Cc:	info@ptmolatealliance.org
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 11:22:43 PM

Dear Richmond City Council,

Tuesday, September 8th you will decide the fate of our Bay Area community. You will vote whether to move ahead with the inappropriate selling of Pt. Molate to high-end development that will destroy precious open space to benefit a few, or to pursue the beautiful, economically superior, and visionary Community Plan that will benefit many.

I write to urge you to vote NO on the SunCal proposed purchase and **YES on the COMMUNITY PLAN**!

California is burning and we're losing tens of thousands of acres of habitat. During the COVID crisis, residents are flocking to our open spaces in search of nature - we need open space now more than ever. The U.N. recently reported that 1 million (of the 8 million named) species are at risk of extinction. And scientists report a loss of 50-85% of all insects worldwide and 29% of North American birds (that's 3 billion birds) since the 1970s.

We are in trouble and we MUST prioritize protecting intact habitat at places at Pt Molate. The time is now to do the right thing.

We are counting on you to be environmental leaders and to protect Pt. Molate for future generations by supporting the Community Plan.

Best regards,
Erin Diehm

From: Faris Jessa
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Saturday, September 05, 2020 7:28:58 PM

Reject SunCal's Point Molate Development Proposal!

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also puts an unacceptable financial burden on Richmond taxpayers. Public land should be used for the good of all Richmond residents.

Richmond's shorelines are unmatched and an essential and defining characteristic of Richmond. These shorelines provide much-needed recreational and natural spaces for residents and neighbors to enjoy. Richmond is singular and outstanding because it possesses such scenic, accessible, and ecological promontories. Diminishing a space that provides mental and psychological escape from the business of daily life, that provides important physical health benefits through recreation, and developing it into an overcrowded heavily trafficked exclusion zone would have a huge negative impact on the passionate residents of Richmond who have been committed to building this City for decades and strip Richmond's resources for the benefit of commuters who will be spending their money in Marin and San Francisco.

Richmond needs housing — but it needs it downtown, near transit, services, and infrastructure.

Thank you for protecting Point Molate for all Richmond residents.

From:	Gabe Real
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item # G-2
Date:	Tuesday, September 08, 2020 10:35:46 AM

Dear City Council of Richmond,

I am a current resident of Richmond, and I am writing to voice my opposition to the proposed sale of Point Molate to SunCal for housing development. Pt. Molate is a vital resource for both local communities and vulnerable wildlife populations of the east bay. The proposed development of this site would be a terrible mistake and would cause damage to sensitive wildlife habitat, including the native eel grass beds that are crucial for the bay's herring population. In addition, this is a beautiful piece of land and waterfront that is currently enjoyed by people from all classes and races, and if developed this resource would be gone forever. During these times of Covid-19 and social distancing, we need to protect open space more than ever for the mental & physical well-being of local citizens. This piece of land could be improved as a public park so that even more people and wildlife can enjoy it's benefits. I urge you to oppose the sale of Pt. Molate to SunCal, and support the Community Plan for Pt. Molate that would protect this important resource for current and future generations and add more parkland, recreation, and business opportunities for bay area communities. Thank you.

Sincerely,

Gabriel J. Prindle

From: Gabrielle Thormann
To: City Clerk Dept
Subject: Public Comment--Agenda Item #G-2
Date: Monday, September 07, 2020 6:32:07 PM

Dear Council Members:
I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Gabrielle Thormann

From: Gail Eierweiss
To: City Clerk Dept
Cc: Ben Choi; Jael Myrick; Demnlus Johnson; Nat Bates; Melvin Willis; richcityservant; Tom Butt - external
Subject: Public Comments - Agenda Item G2
Date: Tuesday, September 08, 2020 12:51:41 PM

I am writing today to ask the City Council not to approve the SEIR or any of the additional elements of the Point Molate Reuse Project. I favor further public discussion and review of the significant issues being raised. In particular, I would like to hear the City Council and the City Manager discuss:

1 - Fiscal concerns: the financial projections for the project do not conform to other shoreline areas of Richmond. In order for the project to be a financial success for our General Fund, the average unit sales price would need to AVERAGE $1.25M for approx 1500 units. And the absorption rate would have to be DOUBLE anything we have seen in our area! I looked at a peer review study recently done by Strategic Economics that presents a risk assessment that suggests housing units built so close to the refinery would likely sell for 8% LESS than the average for the shoreline in other Richmond locations. And the higher fees and assessments larded onto this project would also argue for a lower sales price as compensation for the higher homeowner costs. I urge the City Council and City Manager to look seriously at the risk of an overly optimistic forecast. . If this project does not sell at SunCal's forecast prices and rates, we the citizens will be stuck with a bill we cannot afford.

2 - Traffic concerns - I read that the SEIR considers the traffic issues to be so bad that nothing can mitigate them. And I read from Mayor Butt's point of view that the traffic issues will exist whether the housing is built at Pt Molate or anywhere in the East Bay. I do not see that either statement is true or responsible. The traffic issues for the future residents will be so severe that they will be trapped in long wait times to get out of their cul de sac when they go west, and they will encounter a dangerous merge into oncoming traffic when heading east. If there is an accident or an emergency, a traffic pileup or a fire, people will not be able to get in or out. In addition to this creating a lot of very grumpy, complaining new neighbors, the impact of future sales will certainly be NEGATIVE. Looping back, of course, to # 1 - fiscal concerns.

This project is not a good risk for Richmond. It is a shame to destroy the natural beauty of this public space to create a wealthy shoreline community. But I understand that is probably not a reason City Council members can vote against the project. But it is the City Council and the City Manager's responsibility to protect the fiscal health of our city. Yes, it is necessary to take risks when looking out 20-40-50 years. And, yes, the initial sale and the jobs generate revenues we need and we would benefit from. But, no, this project has a more than 50% chance of not delivering on its promise and leaving us paying for services to a development that has ruined the environment and made no one but the developers and their friends whole.

Please take the time to read the peer review analysis presented by Strategic Economics, and please make sure that the public hears your honest responses

Thank you,

Gail Eierweiss
Richmond Resident

From:	Gail Lancaster
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Cc:	Pam Stello; info@ptmolatealliance.org
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 3:35:19 PM

Please save our environment, our wildlife, and this unique public place for bayside recreation for locals by not developing Pt. Molate. It is unsafe to have so many units in such a place where emergency evacuation is problematic. The reasons are numerous for not developing this area. Other parts of Richmond are safer with infrastructure already AVAILABLE for development. Stop your greed!

Gail Lancaster
510-691-9012 (cell)

--
\\\\= ^ .. ^ = /////

From:	Gail Seymour
To:	City Clerk Dept; irene_perdamo@ci.richmond.ca.us; Lina Velasco; Tom Butt - external; Nat Bates; ben.choi@ci.richmond.ca.us; Jael Myrick; Eduardo Martinez; melvin_ellis@ci.richmond.ca.us
Subject:	Public Comments — Agenda Item # G-2
Date:	Monday, September 07, 2020 11:03:26 PM
Attachments:	Blank 3.pdf

Mayor Tom Butt and City Council Members Nathaniel Bates, Ben Choi, Jael Myrick, Demnlous Johnson:

If you were going to reconsider selling Point Molate to SunCal you would have by now. So I'm not trying to convince you to do so. I won't go into the many significant reasons why this is a very dangerous and corrupt deal because you've heard about them many times and you don't care.

You don't care about ripping off the people of Richmond and the greater Bay Area by selling this precious land that should be preserved in the public trust for the people.

You don't care about placing people in danger. You don't care about what happens to the residents and tax payers of Richmond when this potential high-end development goes bust. SunCal and their contractors will have made their profits and some of you will have made your profits as contractors. Money is a great motivator.

Seems you don't care about social justice and environmental conservation. Maybe you are not marginalized and you and your families have access to open space and economic stability. Maybe you only care about your own situation and not that of the public you serve.

But what can we expect ? You obviously don't even care about your own reputations if this project goes bust, which it will. When children and their families realize that you lied to them and permanently stole their open space and biodiversity, they will think of you along with all the other dishonest, corrupt, and greedy politicians — same swamp.

You remind me of the current administration in the White House and some U.S. senators.

Just think if those of you who were voted in to serve and work in the best interest of your constituents would make decisions based on your promises, oaths, and decency.

I don't think that's too much to ask.

You may wonder why I am so discouraged and angry about Point Molate being stolen from the people of Richmond when I live in Sonoma County. Unlike you, I care about all people and our planet. Corruption and theft, especially by elected officials, affects everyone everywhere.

Today I am a citizen scientist. I retired from CA State service after 40 years of working for various resource agencies. I have worked with city councils, boards of supervisors, State and Federal legislators. When it comes to protecting the natural environment and social and environmental justice, its usually been a fight and at best, negotiating inadequate mitigations.

People wonder why there are lawsuits. In many cases, social justice and environmental conservation only prevail as a result of lawsuits. Litigation happens when politicians and public servants like yourselves, fail their constituents.

I am grateful to the organizations and people who have worked diligently for years to save Point Molate for the common good. I will applaud them again when they work to replace your council seats with honest and worthy council members. And they will win because as I have learned over the past 40 years, the truth will prevail.

Gail Seymour

Santa Rosa

From: info@baykeeper.org on behalf of Gary via San Francisco Baykeeper
To: City Clerk Dept
Subject: Public Comments – Agenda Item G-2
Date: Tuesday, September 08, 2020 12:14:33 PM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's planned development at Point Molate.

Point Molate is unsuitable for the development as proposed. The neighboring Chevron refinery is reason enough not to build the proposed development. The area lacks the utility and transit infrastructure needed to support such a proposal. Approving the proposal would impose on Richmond's residents a risk that is too large, and a loss of open-space that will be irreversible.

The City Council should disapprove the proposal, or, instead, defer a decision and in the future approve a community-based project that provides a better balance of open-space preservation and commercial revitalization.

Please stop this disastrous plan. We have only one Point Molate; there is no other place like it. Once gone, it will be gone for good.

Sincerely,

Gary Hess
Richmond, CA

From:	Glenda Rubin
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Nat Bates; Melvin Willis; Jael Myrick; Eduardo Martinez; Demnlus Johnson; Ben Choi; Tom Butt - external
Subject:	Public Comments — Agenda Item # G-2 - Richmond City Council Meeting - September 8, 2020
Date:	Tuesday, September 08, 2020 10:51:56 AM

Dear Mayor and City Council Members,

I am a Richmond resident who lives in the North & East neighborhood.

I ask that the Council NOT approve the proposed Point Molate project and NOT certify the SEIR.

I oppose the project for the same environmental, economic, and societal reasons as many of my fellow residents, including the significant and unavoidable traffic impacts and the reality of ingress and egress in the event of a natural disaster.

One of our city's great assets is the Point Molate shoreline. I believe we must preserve its unique habitat and position as the last undeveloped Bay headland, for the benefit of present and future Richmond residents - indeed for all residents of the Bay Area. We must think of ourselves as stewards, not property owners. The current plan essentially privatizes public land, destroys environmentally sensitive areas, including the largest and healthiest eel grass bed in the Bay. We will also be giving up most of the Point Molate Beach Park to install a sewer system. What a gross insult to us!

The proposed project envisions up to about 2,000 housing units, with only 67 at affordable prices - a socio-economic injustice. The City would be enabling an enclave for the wealthy. Then, supposedly, there will be funds to build subsidized, infill housing. Doesn't the Coumcil want to create and encourage diversity (of all kinds) in the City? You will be perpetuating a lot of housing segregation, even if that's not your intent. There should be much more affordable housing to make the area inclusive. The goal of housing development in the City should be to build affordable, infill housing, provide homeowners with loans to rehabilitate their properties, and create a first time homeowners buying program. Most cities in the Bay Area are building near public transportation within their cities, not on their shorelines. This makes for a lower carbon footprint, safer and attractive downtown, and is fiscally sound.

Questions have been raised about the fiscal impact report, which inflates the revenue that will accrue to the City while underestimating the costs of services. There should be further study of these issues.

The economic impact report is flawed and misleading from the outset, as it defines the county as the local economy (p. 41). Richmond should be the local economy, and the county could be included as the regional economy. Including the county as the

local economy inflates the economic impact for Richmond. It's doubtful that construction site workers will be spending their money in Richmond, so that impact will be minimal.

I'm appalled at the discussion and findings of Exhibit A of the SEIR: CEQA Facts and Finding of Facts, particularly with respect to Alternative D (the so-called community alternative), p. 149 and subsequent pages, regarding Overriding Considerations. The report acknowledges that "Alternative D would have the lowest level of impacts, and, as a result, would be considered the environmentally superior alternative." (p.149). That the "project would result in significant and unavoidable impacts related to greenhouse gas emissions and transportation" should be given the highest consideration. The report dismisses the alternative as not viable because it doesn't include the residential housing that is the key component of the project. I contend that changing the project to honor environmental considerations is logical and more important than pursuing an environmentally flawed project that includes housing. It's just backwards. The overriding benefits described (pp. 150-151) would be achieved by Alternative D, surely.

To the extent that Point Molate should be developed at all, it should be for community and public use, and the unique nature of the area should be preserved. The feasibility and economic benefit of a hotel/conference center should be studied more deeply. The last thing we need in Richmond is another exclusive housing development, especially in that area.

Sincerely,

Glenda Rubin

Richmond Homeowner and Resident

From: Graciela Lechon
To: City Clerk Dept
Subject: Public Comments--Agenda Item #G-2
Date: Tuesday, September 08, 2020 10:52:14 AM

The financial world is always shifting. But, it is fair to say that the same people who have been at the top, consistently remain at the top. In the financial disaster of 2008, hundreds of thousands of people lost their homes, mostly because they were bamboozled by the legalized loan-sharks, aka, The Banks. Most of these people were working-class people living in working class cities, much like our own: Richmond. Most cities have not fully recovered from 2008, and to that nightmare we must now factor in, climate change, horrific fires across our state, and the horror of the Covid-19 pandemic.

These are stressful times and there is a lot of uncertainty in the market. We cannot afford to play the risky game proposed by SunCal development in the building of luxury homes.
The financial disaster that will ensue will saddle our city and the working-class people of Richmond for decades to come. Your children, grandchildren and great-grand children will carry the burden of SunCal's impending disaster. SunCal is a business only concerned with generating a profit. They will squeeze us dry! Look at the financial writing on the wall: we are at the cusp of a disaster worse than that of 2008!

We should be imagining a new, fresh way of doing business in our city. Not falling into the same old trap of doing business the same old way, and always getting

the same weak, lopsided results: a handful of people profit (the 1%), the remaining people (the 99%) can't afford to buy a home in the Bay Area.

I have been a teacher in Richmond schools since 1989. I lost many teacher friends over the decades because they could not afford to purchase a home *here* in Richmond! It is time to build homes for working-class people. We are tax payers, too!

Please, don't sell us out! Please protect our city from the SunCal vultures. Please save the precious natural resource of our coastline--Richmond's coastline!! Our coastline is a treasure that other cities envy! Please, find more forward-thinking solutions that truly *serve humanity. Please vote No on the SunCal proposal at Point Molate.*

Thank you,
Graciela Lechon
Richmond Resident since 1989

From:	Graham Leggett
To:	City Clerk Dept
Subject:	Public comments - agenda item #G-2 Pt Molate
Date:	Monday, September 07, 2020 12:09:50 PM

I STRONGLY SUPPORT development of Pt Molate. We did the work - time to move forward!

Thank you.

Graham Leggett
415-786-8450

From:	Greacian Goeke
To:	City Clerk Dept
Subject:	Public Comment--Agenda Item #G-2
Date:	Monday, September 07, 2020 4:16:22 PM

Dear Council Members:

As an East Bay artist who works with dancers of all ages in outdoor settings, including at Point Molate, I strongly urge you to reject the proposed SunCal development. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

In the midst of a protracted pandemic the community needs to provide more open spaces for people to maintain their health in safe conditions. And in the midst of fire season it seems unthinkable to plan dense housing where there is only a single narrow access road. This development project is not factoring in its ecological impact on the entire region, whereas under preservation as a park there will be long-term and sustainable benefits to more people and to the ecosystem as a whole.

Thank you for considering this perspective.

Sincerely,

Greacian Goeke
Artistic Director, ***Impromptu No Tutu Ensemble***

Orff Schulwerk Music and Movement Specialist
Still Waters Center for T'ai Chi Ch'uan
CCA Community-Engaged Practice Award

Impromptu NoTutu Elder Dance Ensemble:
https://www.facebook.com/GreacianGoekeImpromptuNoTutu/
In Dance: Movement Practices with Elders
http://dancersgroup.org/2018/12/speak-witness-re-member-movement-practices-elders/
No Tutu on KDFC:
https://www.kdfc.com/2017/09/neighborhood-arts-spotlight-october-2017/
T'ai Chi Ch'uan:
https://www.facebook.com/greaciangoekestillwaterstaichi/
Dance in Mountain View Cemetery:
https://www.facebook.com/Walking-in-Witness-204557733231890/
YouTube: https://www.youtube.com/user/ggoeke1
Dance in TK:
https://www.berkeleypublicschoolsfund.org/general/music-movement-king-cdc/

"Movement is the stuff of great communication."

Agnes de Mille

"Play is the highest form of research."
Albert Einstein

"It is the imagination that should be awakened and trained."
Carl Orff

“Older people are our only indefinitely renewable natural resource.”
Marc Freedman

Enthusiasm: fr Greek: Filled with the divine

From:	Hari Lamba
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments - Agenda Item #G-2
Date:	Tuesday, September 08, 2020 11:55:07 AM

Dear City of Richmond Council Members and Staff,

Whenever one looks for good development projects in the city, one looks for all round benefits for the city residents, and makes sure that the project meets the future needs of the State of California. While the SunCal proposal superficially sounds good, on closer examination there are many deficiencies. So, in regard to this it is important that the Council think of the following questions before they vote on giving the green signal to the SunCal proposal for Point Molate Development:

1. Will the city of Richmond retain public ownership of the land?
2. Will the open space aspect be guaranteed - parking lots not to be included?
3. Will the Winehaven commercial district the fully developed for all residents to enjoy?
4. Will the Eel Grass that is offshore be fully protected ? it tis a resource that needs to be protected. It has a big capacity to absorb carbon and support ocean wildlife that is important for fisheries.
5. Will the entire shoreline have assured public access?
6. Can there be a guarantee that resident will not be billed for costs? SunCal should be required to put up an added deposit that goes into escrow for this.
7. Why not just have a smaller quantity of low and moderate income housing at the south end of the area, close to the highway, so that it is easy to evacuate and for folks to commute, with extension of AC Transit bus service?
8. What measures are being taken to respect and preserve the cultural heritage of our Native American brothers and sisters?

Pleas think about these questions before you vote. Also think about the following important issues.

Our climate change situation is becoming increasingly important. Let me remind the council that the situation with wildfires in California is dire and that the State is committed to be Carbon Neutral by 2045. Whatever is built at Point Molate will be there for at least that long. It is important that whatever gets built have net zero carbon emissions in operations and net zero from an energy viewpoint. So the development should have Solar PV systems with an absence of natural gas use, so that there are no carbon emissions and all of the energy used is produced on site. Also, MCE should be contacted for building added Solar PV based Electric Vehicle charging stations and there be provisions for bike and bus commuting.

I therefore urge the city council to reject the SunCal proposal and go with the alternative plan proposed by the Print Molate Alliance.

Dr. Hari Lamba
East Richmond Heights
www.brighterclimatefutures.com

From: Hewot Shankute
To: City Clerk Dept
Cc: NAOMI SHANKUTE
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 12:16:44 PM

Greetings Richmond City Council members:

My name is Hewot Shankute and I am a proud resident and homeowner in RIchmond Annex. I am writing to urge City Council members to stop the sale of the City-owned Point Molate to a private developer. It is crucial to protect and preserve our scarce outdoor community spaces and resources, especially during these unprecedented times. Make the right decision and invest in our communities for the benefit of future generations by safeguarding our sacred and publicly owned outdoor spaces.

The currently proposed sale and plan will have detrimental effects:

- Will cost the city millions of dollars for infrastructure and salaries for fire & police
- Will require a sewer plant where the current Beach Park parking lot is
- Will require grading hillsides
- Will damage watershed and everything that is downstream - including eel grass habitat essential for fish, crabs and other aquatic life
- Increases traffic on the freeway and the bridge and increases air pollution
- Is a dangerous place for housing because of proximity to Chevron refinery and tank farm- only one road in and out

There is an alternative: The Community Plan

- Directs housing to the city where infrastructure, public transportation, schools, stores, services already exist
- Creates waterfront park, preserves Ohlone sacred sites, preserves last undeveloped headland on the east shore of S.F. Bay
- Creates playing fields/recreation for all Richmond youth
- Restores Winehaven village as commercial, cultural/educational destination with hotel, conference center and small business opportunities (Jobs!)

We, the residents of Richmond, are urging City Council members to respond to the resounding voice of its constituents to do the right thing by rejecting this short-sighted, extractive sale and instead pursuing the more equitable and beneficial Community Plan. We are counting on you to have the courage and wisdom to exercise prudent discretion and accountability at this critical moment, especially given all the clear justifications for blocking a sale as exploitative and extractive such as this.

Sincerely,
Hewot Shankute

--
Hewot F. Shankute

hshankute@gmail.com
Skype: hewot.shankute

"This message is intended for the use of the recipient it is transmitted to and may contain information that is privileged, confidential, and exempt from disclosure. If the reader of this communication is not the intended recipient, please notify and return to sender."

From:	Ian Wren
To:	City Clerk Dept
Cc:	Lina Velasco; Nicole Sasaki; Jon Rosenfield; Sejal Choksi
Subject:	Public comments – agenda item #G2 (Baykeeper on Pt Molate Final SEIR)
Date:	Tuesday, September 08, 2020 10:52:48 AM
Attachments:	SF Baykeeper Comments Agenda Item G2 Pt Molate City Council 09082020.pdf

Please find attached Baykeeper's comments with regards to Agenda Item #G2 - Certification of the Final Subsequent Environmental Impact Report for the Point Molate Mixed-Use Development Project.

Regards,

Ian Wren

--

Ian Wren | Staff Scientist
San Francisco Baykeeper, 1736 Franklin St., Suite 800, Oakland, CA 94612
Email: ian@baykeeper.org Direct: (510) 735-9700 x.108 Cell: (415) 810-6956

Protecting San Francisco Bay from pollution since 1989
www.sfbaykeeper.org | @sfbaykeeper

SAN FRANCISCO BAYKEEPER®

Transmitted via email

September 8, 2020

Lina Velasco, Community Development Director
City of Richmond Office of the Clerk
450 Civic Center Plaza, 3rd Floor
Richmond, CA 94804

Submitted via email to cityclerkdept@ci.richmond.ca.us

Re: Baykeeper Comments on Certification of the Final Subsequent Environmental Impact Report for the Point Molate Mixed-Use Development Project (Agenda Item G-2 of the Sep 8, 2020 City Council Meeting)

Dear Ms. Velasco,

On behalf of San Francisco Baykeeper and our five thousand members who use and enjoy the environmental, recreational, and aesthetic qualities of San Francisco Bay and its surrounding ecosystems, we respectfully submit these comments for consideration by the City of Richmond concerning the Point Molate Mixed-Use Development Project (the "Project"). Baykeeper recognizes the unparalleled and unique characteristics of Point Molate – one of the few remaining undeveloped sites along central San Francisco Bay. From 2011 to 2013, with funding from NOAA's Marine Debris Removal Program, Baykeeper led a project to remove over 100 tons of derelict material and marine debris from the Point Molate Beach Park, facilitating its reopening after years of closure.

Given the scale of the proposed development – located directly adjacent to San Francisco Bay and Point Molate Beach Park and necessitating the destruction of pristine native plant habitat, San Francisco Baykeeper has significant concerns about the Draft Subsequent Environmental Impact Report's ("SEIR") discussion of Project impacts on the environment. Particular concerns center around fire risk, aesthetics, water quality, wastewater infrastructure, and impacts to sensitive terrestrial and eelgrass habitats. These comments include several prior Baykeeper comments have not been addressed to date.

The Final Supplemental Environmental Impact Report (SEIR) Errata indicates that since release of the Draft SEIR, the number of residential units has increased from 1,260 to 1,423 and commercial and institutional uses have increased to 448,774 ft^2 , including the retrofit of historic or existing buildings. The additional impacts of significant levels of newly proposed contruction is not fully evaluated.

In Section 4.1, Aesthetics, the SEIR purports to analyze the potential for the Project to result in significant adverse impacts to aesthetics, but somehow concludes that all such impacts are less than significant. Given the Project's location on San Francisco Bay and adjacent to Point Molate Beach Park, i.e., areas open and accessible to the public, Baykeeper fundamentally disagrees that the placement of over 1,400 residential units and nearly 450,000 ft^2 of commercial space, with an undisclosed maximum height, would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or dramatically degrade the existing visual character of the site and its surroundings. Also, the SEIR fails to evaluate the significant adverse aesthetic impacts from any public viewpoints on San Francisco Bay.

In Section 4.3, Biological Resources, the SEIR contains a summary of habitats within the project site and a narrative description of the anticipated impacts to sensitive terrestrial habitats. Nowhere in this section is the public able to view the footprint of the proposed project alternative, as well as the grading extent, in relation to known highly sensitive habitat, including coastal terrace prairie grassland. Extensive botanical surveys, performed by local experts, have taken place for years at Point Molate. The East Bay California Native Plant Society ("CNPS")

Chapter considers Point Molate as one of 15 Priority Plant Protection Areas in the East Bay, noting that, "the number of rare and unusual plants known from the Molate are as numerous as any given botanical preserve in the East Bay."[1] The SEIR fails to transparently describe the extent of impacts to sensitive terrestrial habitat from the Project. Also, the SEIR does not meaningfully describe mitigation strategies or performance criteria associated with proposed habitat enhancement efforts.

Mitigation measures (MM) 4.3.9 through 4.3.13 addressed in the Response to Comments inadequately detail how this sensitive habitat, which is difficult to establish and ensure long-term success, will be adequately restored.

The SEIR promises habitat enhancement, but it is unclear how this will be executed and what performance standards shall apply to demonstrate adequate mitigation of impacts to highly sensitive and endangered habitat. Based on inference from available information in the SEIR, 44% of the 58.2 acres of coastal scrub in the Planning Area will be destroyed, in addition to 4.5 acres, or 42%, of coastal terrace prairie. Coastal scrub impacts will be mitigated via enhancement of invasive scrub habitat at a mitigation ratio of 1.5:1, whereas destruction of highly sensitive coastal terrace prairie, will be restored at a rate of 2:1. Details are not provided, but habitat enhancement presumably involves the removal of french broom and other invasive plants, which is an expensive and lengthy undertaking, requiring multiple treatments over many years. Mitigation for impacts to coastal terrace prairie is to involve the 're-planting of native grasses impacted in grading areas, and replacement of invasive grasses impacted in grading areas with native grasses.' This inadequate description does not recognize the site-specific needs and technical challenges of restoring grassland habitat on graded sites – particularly when surrounded by residential and commercial development.

With respect to mitigation for the loss of sensitive terrestrial habitat, the SEIR does not demonstrate an adequate assessment of the level of effort involved, the strategies for habitat restoration and enhancement, or the performance criteria. Given the sensitivity of habitats impacted by the Project, Baykeeper recommends consultation with CNPS and East Bay Regional Parks District to enable the adequate description of restoration methods, as well as quantified performance metrics and details regarding public oversight of restoration success.

In addition, the SEIR inadequately assesses the long-term operations and maintenance impacts. In general, mitigation of Biological Impacts is focused solely on impacts resulting from construction, not impacts from additional use of the area by residents/visitors or changed drainage patterns. Also, analysis of impacts does not account for how the developed site will reduce area for key species' populations to expand into. This results in further reduction in size of habitat islands and further isolation of those islands. For example, mitigation of impacts to the Suisun Marsh Aster (MM 4.3-1) address only those impacts that occur during construction. There is no provision for adequate habitat space for the population to persist on site.

Also, with respect to eelgrass beds, mitigation (MM 4.3-4) calls only for restriction of barges, ferries, and water taxis serving the restored Pier and mitigation of reconstruction of the Pier. Monitoring of the impact of boat traffic on eelgrass beds is required for only 3 years post construction; this is inadequate, as impacts from changed drainage on the Pt. Molate site, boat traffic at the Pier, and increased human use of the shoreline may accumulate over time. There is no discussion of how increased boat traffic in the area and to the Pier (e.g., by residents and visitors) will impact eelgrass beds or how those impacts will be discouraged or mitigated. Private vessels will not be allowed to moor at the Pier, but that does not mean they will not be able to drop off and pick up passengers there. Finally, there is no discussion of how use of the Pier by private boats will be regulated or monitored.

In Section 4.8, Hydrology and Water Quality, the SEIR discusses Wastewater Treatment Variant A, which calls for on-site wastewater treatment that relies on the assumption that Chevron will accept treated effluent and that

[1] California Native Plant Society (CNPS). 2009. Comment letter on Point Molate Mixed Use Tribal Destination Resort and Casino DEIR/EIS by Lech Naumovich, CNPS, East Bay Chapter Conservation Committee, . Available at: ebcnps.wordpress.com

significant irrigation may take place using a form of wastewater treatment that will reduce nitrogen levels to below 10 µg/L. Such treatment is highly unlikely given industry standards for even advanced nutrient removal from municipal wastewater, and the SEIR gives no indication Chevron is willing to accept significant recycled water flows. Chevron already receives water from East Bay Municipal Utility District ("EBMUD") via a system described as 'one of the largest industrial water reuse projects in California, with the capability to provide around 7.5 million gallons per day ("mgd") of recycled water for Chevron's Richmond Refinery'.[2] This suggests a low likelihood Chevron has additional recycled water needs that cannot be readily supplied via existing infrastructure. Wastewater Treatment Variant B relies on Richmond's existing wastewater treatment plant and collection system, which struggles to meet current capacity. The SEIR does not analyze the ability of the privately managed wastewater plant or the collection system to accept additional flow.

In Section 4.14, Utilities and Service Systems, the 'Offsite WWTP' option calls for connection to the RMSD for conveyance and treatment of wastewater generated at the Project Site. The Final SEIR indicates that the Modified Project shall fully fund or implement upgrades to the conveyance system and provide treatment capacity for the peak day wastewater generation rate of the Modified Project. For years, Richmond's sanitary sewer collection system has underperformed and has failed to meet existing demand. The Final SEIR contains no analysis to determine the required scale, scope, or cost of required upgrades needed to meet demand for the Modified Project, let alone analyze the requirements needed to meet existing capacity. Furthermore, the SEIR fails to analyze the impacts of added wastewater flows on the capacity of Richmond's wastewater treatment plant.

Richmond's wastewater treatment plant has a design capacity of 16 MGD for dry weather and a hydraulic capacity of 20 MGD for wet weather.[3] Moreover, Richmond's NPDES permit explicitly prohibits average dry weather influent flows greater than the treatment plant's design treatment capacity, as "[e]xceeding this flow during dry weather could result in lower treatment reliability and greater potential to violate water quality requirements."[4] Thus, the SEIR must analyze whether the added wastewater flows from the proposed development at Point Molate will exceed the treatment plant's capacity. Richmond installed a 5-million-gallon wet weather storage tank in 2015, but Richmond continued to have wet weather bypasses (i.e., blending), and the City predicts that wet weather bypasses will continue, even without the additional proposed flows from Point Molate.[5]

Additionally, Richmond's wastewater collection system also has capacity problems, which were also not analyzed in the SEIR. Of the 150 sanitary sewer overflows (SSOs) that occurred in Richmond between 2016 and present, 78 SSOs were capacity-related.[6] Capacity-related SSOs indicate insufficient capacity in the collection system and can be caused by infiltration/inflow (I/I) or bottlenecks where pipe segments with a large diameter are connected to pipe segments downstream with a smaller diameter.

---

[2] https://www.ebmud.com/water/recycled-water/current-recycled-water-users/
[3] Order No. R2-2019-0003, NPDES No. CA0038539, Attachment F Fact Sheet at F-5, available at https://www.waterboards.ca.gov/sanfranciscobay/board_decisions/adopted_orders/2019/R2-2019-0003.pdf.
[4] Id. at F-15.
[5] 3 Id. at F-10.
[6] California Integrated Water Quality System Project (CIWQS), available at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/PublicReportSSOServlet?reportAction=criteria&reportId=sso_main. Enter "Richmond City" as sanitary sewer system agency name; enter start date 01/01/2016 and end date 09/07/2020.

***

Thank you for the opportunity to comment on the Point Molate Mixed-Use Development Project. We hope you re-evaluate this Project in light of the serious deficiencies of the EIR and the strong opposition to this project expressed local and regional stakeholders.

Most sincerely,

Ian Wren
Staff Scientist, San Francisco Baykeeper

From:	Irene Wibawa
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2.
Date:	Tuesday, September 08, 2020 12:55:45 AM

I support the community plan and urge the city council to vote for the community plan. The city plan aims to benefit the wealthy few while the community plan aims to benefit our community as a whole. We need housing, but we need them closer to downtown and transit centers and we need them to be affordable rather than these million dollar homes. We need to maintain the coastline ecological zone so it can be buffer zones as sea level rises. Building houses there is such a short sighted plan. Please choose an environmentally sound plan which is the community plan.

-Irene Wibawa

From:	Jack
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Friday, September 04, 2020 9:40:55 AM

I'd like to register my outrage and disgust over the decisions by the planning commission and the design review board regarding Pt. Molate.

I'd first like to address the cronyism and nepotism involved in this process, which rivals the ethics of the current presidential administration. From having a relative of the mayor AND an employee of the mayors business on the design review board, his son on the planning commission and other friends in roles related to Point Molate, the mayor has stacked the deck unethically in his favor.

The last planning commission meeting was a lesson in cowardice. Listening to Commissioners Tucker and Butt try to pass the buck by repeatedly saying that they were only there to advise and that they have no say on the final decision was especially appalling. Believe me, their actions will not be forgotten.

Many issues have been overlooked or ignored by the city and SunCal. One of my biggest concerns, that SunCal representative David Soyka reluctantly admitted at the Pt. Richmond neighborhood committee meeting (The committee was overwhelmingly against development. It was very telling that Pt. Richmond residents Tom and Andrew Butt were absent from the meeting, but I digress...) after discussing the widening of Stenmark Drive, is that there is no solution to the one lane exit and one lane entrance to Point Molate. One lane on, one lane off. The only thing that the widening of Stenmark will accomplish is to funnel all traffic to the one lane leading to the bridge. Forget a natural disaster, daily traffic will be horrendous. There is already a backup to the bridge on any given weekend. This doesn't sound like a good selling point to someone paying top dollar for a view.

Please vote against moving forward with the SunCal plan and consider the more reasonable community plan.

Sincerely,
Jack Scheinman

From:	James Kealey
To:	City Clerk Dept
Cc:	Tom Butt - external; Ben Choi; Nat Bates; Eduardo Martinez; Demnlus Johnson; Jael Myrick; Melvin Willis
Subject:	public comments – agenda item #G-2
Date:	Saturday, September 05, 2020 10:37:52 AM

To the members of the Richmond City Council:

I am a Richmond resident, a science teacher at Richmond High school, a biologist by training, and parent of young children. I urge you to vote against the disastrous SunCal development plan for Pt. Molate. This land is a public treasure, and deeding it to a private developer for the creation of high-end housing would violate the public trust. A vote for this development steals from our undeserved to enrich the wealthy; takes a gem of a park away from our kids; and creates a financial obligation that will only limit our future. Point Molate could be a place of pride for Richmond residents and a great benefit to the local environment- but it can only be these things if you vote no on this plan.

Sincerely,

James Kealey
james.kealey@fastmail.com

From: Jan Diamond
To: City Clerk Dept
Subject: City Council Meeting Sept 9: Agenda Item G-@
Date: Monday, September 07, 2020 12:22:06 PM

I strongly support the current plan for the Pt Molate Development, as currently approved by the Planning Dept. It will be a great benefit for Richmond citizens for many years to come. Please do not be mislead by the NIMBYism of the Pt Molate Alliance. Richmond will greatly benefit from more housing and parking development at Pt Molate.

Thank you
Jan Diamond

From:	Jean Peters
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item # G-2
Date:	Monday, September 07, 2020 4:15:35 PM

Dear City Clerk,

Point Molate offers a peaceful slice of nature and beauty, easily reachable by all Richmond residents by bike or car. With the Community Plan, the many new bridge bike/pedestrian users are just a beginning of folks who will discover Point Molate as a new recreational destination, as well as drawing business for a myriad of special events, new cafes and simply a place to play and enjoy nature.

Not an exclusive enclave for a few wealthy home/condo owners subsidized by Richmond residents who will be locked out.

Please vote NO against the proposed SunCal development.

Thank You
Jean Peters

Sent from my iPad

From:	Jeanna Mielcarek
To:	City Clerk Dept
Subject:	public comments – agenda item #G-2
Date:	Tuesday, September 08, 2020 12:29:25 AM

Dear members of the City Council,

As a resident of Richmond, CA, I am writing to you to insist that you reject the SunCal development at Point Molate. Do you really want to be personally responsible for this egregious mistake? If you don't - vote no.

This development is economically and environmentally disastrous on numerous levels. The city of Richmond and its taxpayers stand to lose tens of millions of dollars on this project. Furthermore, lives would likely be lost if a natural disaster occurred, since there is only one road in and out of Point Molate. It's also up to you to preserve irreplaceable indigenous artifacts and coastal eelgrass habitat.

This land needs to be given to the East Bay Regional Park District for the public trust and not privatized. The Community Plan is a far superior choice for Point Molate. Please develop housing near BART instead. Housing near BART stations has been successfully developed in many communities.

Thank you for supporting the residents of Richmond by rejecting the SunCal development.

Best,
Jeanna Kay

From: Jeffrey Peterson
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 12:53:34 PM

Dear Richmond City Council:

In the strongest terms possible, I urge you NOT to approve the SunCal plan for Point Molate.

In a word, I agree entirely with Planning Commission member Nancy Baer's succinct and withering characterization of the plan as an "overbuild." I salute her courage in calling out the plan for its excesses, acting alone as a voice of reason and good stewardship. I implore you to follow Baer's example, refusing to sign off on a plan is short-sighted, unsafe, fiscally irresponsible, and environmentally destructive.

There's a reason it has garnered no discernible public support. It's advocates, few though they are, appear to be highly placed insiders. I won't pretend to know the machinations driving their advocacy, but I believe that a slipshod process—one unmoored from a diligently done EIR, one lacking a clearly articulated conception of "open space" defined in advance—proclaim from the rooftops that their motives are dubious, and hardly in the genuine interest of those they ostensibly serve: the ordinary citizens of Richmond, many of whom are people of color.

The environmental critiques of the plan are thoroughgoing and persuasive, the dire safety and traffic issues are acute and well documented, and plan's wishful economic thinking now laid bare by The Fiscal Report by Strategic Economics. Were those not red flags enough, the City seems poised to commit an extraordinary cultural-political blunder, riding roughshod over the ancestral claims of our indigenous peoples and failing to provide housing for Richmond's rank and file, closer to already-existing infrastructure and public transit.

I implore the City Council to rethink its premises here, because there are deeply flawed indeed. SunCal's project promises to be a loser for ordinary citizens: they won't get the housing they need, they won't get the addition park space they need, they won't get the equity and inclusion they deserve—and to "compensate" them for these loses, they'll be on the financial hook for years to come, subsidizing a de facto luxury enclave for the privileged few.

Please vote NO on the SunCal plan. Do right by Richmond's ordinary people, preserve this gorgeous headland in perpetuity, and stake your claim to a legacy we can ALL be genuinely proud of. The proposed "overbuild" is a blunder of staggering proportions. Richmond is watching. The Bay Area is watching. California is watching. This is the wrong plan, in the wrong place, at the wrong time. Your actions will be irreversible.

Thank you,

Jeffrey Peterson
Long-time Richmond Resident

From:	Jennie Durrah
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 10:33:44 AM

To the members of the Richmond City Council -

I am a Richmond homeowner and resident.

Regarding the development plans for Pt. Molate, I support the Community Plan and ask that you vote NO on the SunCal plan.

Thank you for your service to the community,
Jennifer Durrah
67 Bayside Ct.
Richmond CA 94804

From:	Jitesh Pal
To:	Tom Butt - external
Cc:	Ben Choi; Nat Bates; Melvin Willis; Demnlus Johnson; City Clerk Dept
Subject:	"Public comments- Agenda Item # G-2"
Date:	Tuesday, September 08, 2020 6:13:18 AM

Hello!!
Myself Jitesh Pal, I'm a medical student & a nature lover. Being science student I can understand that how nature & its several factors influence our daily life. And this SunCal project is something which is going to clean up the point molate's environment & its natural beauty... I don't understand why is there need of environmental clean up?

Converting the beach land into building or fascinated complexes is not an excellent way towards the progress & development of the city, in fact it is being done just because of local needs & convenience & that too by destroying the nature where thousands of species of plants & animals take shelter & I think that it is just against of the law of nature.

Instead one should think about how we can preserve the several species of trees & animals which are being lost every single day & also those are at the extreme level of extent & I think, these are the factors which add the peace & beauty among the nature in true sense and their presence is very essential for the whole planet.
Thank you!!

From: Joseph Puleo
To: City Clerk Dept
Subject: Item G-2 public comments 9/8/2020
Date: Tuesday, September 08, 2020 12:32:52 PM
Attachments: image001.png

This is a picture of the propose site of Sun Cal housing area taken from the park at the foot of west side of the Richmond Bridge.
The Chevron fuel tanks at the crest are not visible from Stenmark Drive because the hillside is too steep to allow a line of sight view.
Point Molate is a high fire risk area with totally inadequate evacuation plans.
The residents must huddle in a "Place of Refuge" was the term used, and hope for water evacuation before they are incinerated.
An interesting prospect for several thousand people envisioned to be living there.
Housing does not belong at this location and to approve it will guarantee thirty years of lawsuits which might only cease if Chevron closes its Refinery.
Joe Puleo, Richmond resident

From:	John Merlie
To:	City Clerk Dept
Subject:	public comments – agenda item #G2
Date:	Saturday, September 05, 2020 1:23:40 PM

Dear Council Members,

I urge you to approve the planning application for the Point Molate Mixed-Use Development Project. Ownership of Point Molate was transferred to the City of Richmond on the condition that it be put to the economic benefit of our community. This project will do exactly that. It will also provide badly needed housing, transform a former industrial site into a new city neighborhood, and will provide recreational access to Point Molate to a broad spectrum of Richmond residents.

Please do not be swayed by the small group of wealthy hill dwellers, many of whom do not live in Richmond, that opposes this project. They claim to be concerned about issues like environmental preservation, traffic congestion, and fire safety. At heart they are merely anti-housing. While secure in their own housing they seek to deny the same security to others. Their professed concern for Point Molate is belied by their preferred alternative to this project: a luxury resort. That alternative would result in a similar level of development as the project under review while doing nothing to provide new housing in our city. Most importantly, it would restrict access to Point Molate primarily to wealthy out of town resort guests.

Point Molate is a resource that should benefit the entire Richmond community not just those with the wealth and privilege possessed by the opponents of this project. Please approve the Point Molate Mixed-Use Development Project. The people of Richmond are counting on you.

Sincerely,

John Merlie
Richmond resident

From: John Tait
To: City Clerk Dept
Cc: John Tait
Subject: Public Comments — Agenda Item # G-2
Date: Friday, September 04, 2020 1:03:23 PM

I want to go on record being in favor of the community option for developing Pt. Molate primarily for community use and against development of high income housing.

John Tait
123 Bayside Ct.
Richmond, CA 94804

From:	John Ziesenhenne
To:	City Clerk Dept
Subject:	FW: Public Comments - Open Session prior to Closed Session
Date:	Tuesday, September 08, 2020 12:41:52 PM
Attachments:	1749_001.pdf

Thank you.

John W. Ziesenhenne
M.A. Hays Co. Lic. #0675383
232 Broadway. Richmond, Ca. 94804
510-235-0353 x 114

From: Canon <canon@mahays.com>
Sent: Tuesday, September 8, 2020 12:48 PM
To: John Z <johnz@mahays.com>
Subject: scans

M.A. HAYS CO.
Quality Insurance Service Since 1912
www.mahays.com

Public Comments – Open Session prior to Closed Session

September 8, 2020

Mayor and City Councilmembers,

It is very disheartening, as a business owner in Richmond as well as a resident, to watch the majority of councilmembers place a new tax on business owners in 2020 on the ballot. Over 90% of of the businesses in Richmond are small businesses, many are family owned, with many Richmond residents being employed by these same Richmond businesses. My business tax will increase by 600%, not 6% or 60%, but 600% if Measure U passes.

At this point in time there are so many businesses that will not be able to reopen: unemployment is at an all time high, the pandemic continues to rage and take lives everyday – and to add to that, a signficant tax increase added by our City Leaders to the back of small Richmond businesses.

Thank you for your forethought, adept fiscal planning, and concern for our Richmond business owners and employees.

Respectfully,

John W. Ziesenhenne

232 Broadway • Richmond, California 94804 • (510) 235-0353 • FAX (510) 235-5058

From: info@baykeeper.org on behalf of Jon via San Francisco Baykeeper
To: City Clerk Dept
Subject: Public Comments – Agenda Item G-2
Date: Tuesday, September 08, 2020 9:48:07 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it's gone, it's gone for good.

Sincerely,

Jon Rosenfield
Berkeley, CA

From:	Judith Piper
To:	City Clerk Dept
Subject:	Public comments—Agenda G-2
Date:	Tuesday, September 08, 2020 8:35:37 AM

Dear Council,
I wonder what it takes for you to realize that your role as council members is to represent your constituencies, to do the work we expect from you. When you tie your hands to outsiders whose goals reflect their own self interests, what are your justifications for doing so? It's mind boggling, really. As I see it, you have been turning a blind eye to professional experts from various fields, to NGOs who work tirelessly for social and environmental justice, and to the citizens of Richmond who, more than any other community in the Bay Area, deserve a Pt. Molate for all. Citizens here have long been working tirelessly for a just and democratic Richmond and much has been accomplished. Deny the SunCal project and you too will be stepping up to the plate for ALL of us.

Sincerely,
Judith Piper
36 Bayside Court
Richmond, Ca. 94804

Sent from my iPad

From:	Judy Ballinger
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item #G-2
Date:	Monday, September 07, 2020 10:28:47 AM

I support the community plan
No to SunCal

Judy Ballinger RN
ElCerrito CA

Sent from my iPhone

From:	Kaethe Weingarten
To:	City Clerk Dept
Subject:	Public Comment—Agenda Item #G-2
Date:	Monday, September 07, 2020 4:33:42 PM

Dear Council Members: I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Kaethe Weingarten

From:	karenmetta@aol.com
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Agenda Item # G-2 --- NO!!!
Date:	Monday, September 07, 2020 4:10:01 PM

Dear City Officials:

Please do not vote in favor of the SunCal plan and support the Community Plan instead — http://ptmolatealliance.org/community-plan-slide-show/. Development of Point Molate is a violation of nature and good sense.

How can this area be developed when access is so poor that even park goers, few that we are, cannot reach the exit 7A on 580 West easily on an average day at certain hours? I've found myself blocked for upwards of 20 minutes during high traffic hours, or more when there are construction projects or an accidents around this exit approaching Richmond Bridge.

How can the current access ever be improved while it must compete with the bridge traffic roadways? I can only imagine adding the cars and trips per day to this already challenging traffic zone.

Residents will not be able to access critical services in a timely manner and day to day necessities will add more idling cars' air pollution to an area already badly congested and polluted by Chevron and General Chemical, not to mention the likelihood of chemical accidents. Unlike Point Richmond residents, the Point Molate residents will be trapped!

I really cannot believe that anyone would vote in favor of the proposed development in view of all the environmental impacts such development will cause. I know that each of you have been made aware of all the cons (environment impacts to nature that is barely holding on) in this proposed project and yet it is really unbelievable that any of you would go ahead with your support.

The proposed plan will be a fiasco if it goes through, and I appeal to your sense of reason to vote against something so fraught with negatives. Please cast your vote for the Community Plan, which will reclaim a currently unused area of Richmond that has access and infrastructure already to go.

Do not let financial gains in the short run cause you to make long tern devastation of this natural and historical treasure. PLEASE VOTE NO to the development of POINT MOLATE!!!

Sincerely,

Karen Fleischer, LVN

From:	Kathleen King
To:	City Clerk Dept
Cc:	info@ptmolatealliance.org
Subject:	Public Comments — Agenda Item # G-2
Date:	Sunday, September 06, 2020 2:51:12 PM

Hello,
I am writing in support of The Community Plan for the city of Richmond.
This plan takes into consideration the future well-being of its community members- socially and environmentally.
The city's plan will cause more problems than it can solve. Environmentally and economically, this plan does not support the current citizens. Their safety, ability to access public lands and future financial security will be put at risk.

Please support the Community Plan to show your support of the Richmond community. This is a pivotal decision for Richmond and the surrounding area.
Thank you,
Kathleen King

From: Kathleen Wimer
To: City Clerk Dept
Subject: Public Comments - Agenda Item # G - 2
Date: Tuesday, September 08, 2020 12:51:55 PM

I'm shaking my head in disbelief and sorrow. I have loved Point Molate since exploring there with my grandchildren. And, I have loved the City of Richmond for as long. It is through city council meetings the wonderful and diverse community that initially attracted us to Richmond acts.

So, with my love of Point Molate and for Richmond, I am incredulous that the council's priority, right now -

- in a city where average annual income is under $27,000, the poverty rate is over 16 percent, and the unemployment rate is greater than 6 percent;
- when families and classrooms need safe outdoor public spaces more than ever,
- encroachment into urban-wilderness fringes especially susceptible to fires invites disaster;
- learned, passionate people document the environmental and fiscal disaster to follow

- the council's focus is on private development of an asset belonging to the people of Richmond.

For what? Because Mayor Butt values preservation and de facto segregated shoreline housing developments. Brickyard, Marina Bay, Sea Cliff, Waterline. These developments probably contribute to the city's general fund or will in time. They did not require their own police and fire stations, the costs of which operating at Pt. Molate will cost - not make - the city money for an estimated 20 years, best case scenario. But Mayor Butt is inflexible in considering any approach to bringing infrastructure into the Winehaven Historic District, despite the many alternatives offered over the years, other than taking Point Molate away from the people of Richmond and selling it to a disreputable developer for housing. He values preservation and largely segregated shoreline housing developments.

I support his interest in preserving the Winehaven Historic District and, I hope, turning it into an attraction a la Rosie the River, perhaps on a regional scale. Maybe not as a pressing priority right now. What do YOU value? You can leverage your votes in support of the historic district to advance some of *your* values. I suggest competitive, league-worthy youth soccer fields at Pt. Molate, for one; housing where it makes sense, another. Your vote is your power.

Consider city residents. The thing on which you place the highest value as a council member serving during a pandemic is private development of public land? I can't believe that. That sends such a disheartening message when we need people to believe, to trust enough to participate in the census, to vote.

Kathleen Wimer
Richmond resident

From: Kathryn Stein
To: City Clerk Dept
Subject: Public Comments: Agenda Item #2
Date: Sunday, September 06, 2020 7:20:30 AM

Dear Council Members:

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Kathryn Stein Wexelberg

From:	Katrinka Ruk
To:	City Clerk Dept; Tom Butt - external; Nathaniel Bates; Ben Choi; Demnlus Johnson; eduardo_johnson@ci.richmond.ca.us; Jael Myrick; Melvin Willis; Lina Velasco; Laura Snideman
Subject:	Public Comments - Agenda Item# Public Hearing G-2 Point Molate Planned Area District
Date:	Friday, September 04, 2020 4:39:57 PM
Attachments:	09.03.20 COI PtMolate ltr support:City Countil.docx

COUNCIL OF BUSINESS & INDUSTRIES

P.O. BOX 70088, PT. RICHMOND, CA 94807

(510)215-9325

501(C)(6) FED ID# 94-0672760

/email/
September 4, 2020
To: Richmond City Council
To: Planning Director
To: City Manager

RE: Item # G-2 Pt. Molate Mixed Use Development

The West Contra Costa County Council of Business & Industries (COI) proudly advocates for intelligent economic, social and civic growth in West Contra Costa County. As such we support SunCal and Orton Development's Winehaven and Point Molate project commitment to continue to work with the community and businesses on a compatible project for the area. This project is good for our economy, our residents and the City of Richmond.

We want to thank the Planning Commission, Design Review Board and the Historic Preservation Committee for their in-depth review, commentary, and project enhancements to the plan before you.

Overall, the Point Molate project will:

- Generate millions of dollars in total economic impact and create hundreds of jobs.
- Create new housing including homes that are affordable for local working families.
- Preserve more than 70% of the site as open space and create trails and parks that can be enjoyed by the community.

- Pay for environmental remediation and remove abandoned oil storage tanks.

- Preserve historic buildings in the Winehaven District and restore the Navy Cottages.

We support SunCal and Orton Development's commitment to develop a project that's compatible with the surrounding community and businesses and their efforts to constructively work with the City Council on the details of this project.

Sincerely,

Katrinka Ruk
Executive Director
West Contra Costa County Council of Business & Industries

Cc: COI Board, Richmond Chamber of Commerce

Katrinka Ruk
Executive Director
Council of Business & Industries
510)260-4820 cell
www.councilofindustries.org

From: Katy Yan
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Saturday, September 05, 2020 8:08:01 PM

Dear Richmond City Councilmembers,

I am a science teacher in Oakland and have been learning a lot about the development plans for Point Molate. I urge you to vote for protecting this precious and sacred piece of land. While I understand that providing sewage treatment and more housing are both necessary, such developments should not be at the expense of public health and people's access to green space, especially during these fire seasons where sometimes the only place we can escape from hazardous air quality is towards the shoreline. Instead, planning around affordable housing and necessary infrastructure should include local residents, community leaders, and business owners.

In my teaching practice, I am inundated daily with negative news about environmental destruction both at home and abroad. It's difficult to find positive stories, where decisions are made in a consultative manner and for the long-term health and sustainability of local communities and their natural resources. Let this be an example that I can share with my students and my daughter of what can happen when people and the planet are put before profit, when sacred Ohlone lands are respected after centuries of denial and degradation, and where adults (and not just the Greta Thunbergs and Autumn Peltiers of the world) can still lead when it comes to protecting our natural ecosystems and the communities that rely on them for generations to come.

Thank you for listening. I hope you vote for what is right and just.

Sincerely,
Katy Yan

From:	kelly hammargren
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2. Sept 8
Date:	Tuesday, September 08, 2020 12:59:52 PM

To the Mayor and City Council and City of Richmond,

Epistemology is the theory of knowledge, especially with regard to its methods, validity and scope. Epistemology is the investigation of what distinguishes justified belief from opinion.

It is so much easier for Councils and Mayors to grasp for a developer's promise of income to boost a city budget than to listen to citizens warning of problems. Citizen warnings are dismissed as noise.

You have a long list of warnings (fire, infrastructure costs, overvaluation of sales and rent, SunCal to name a few) from citizens and it is not known which one of those in a few years from now will show them to be prescient.

Kelly Hammargren

From:	n l
To:	City Clerk Dept
Subject:	Agenda Item G 2 - Public Comment
Date:	Tuesday, September 08, 2020 11:53:02 AM

Save Point Molate.

I am appalled at the gall you have to attempt to sell Point Molate for private development.

You have no right.

The sewer required, the fire protection needed, the police presence required, the narrow access in and out, will all be costs borne by Richmond, by us.

Undeveloped, close to pristine nature, eel grass beds, public space, soothing calming healing places for all of us, human and creatures alike, to protect all of this is a legacy to be proud of.

Think of Miller Knox with homes on the hills. Think how proud we all are of Miller Knox as public space and the wisdom of those who protected ir.

Be the proper stewards of our shared lands and waters that you must be.

You may be greedy in your private lives but as public servants and representatives of us all you have no right.

Save Point Molate.

If you are too afraid to save it outright, put it up for vote by the public.Do not give away OUR parks without asking the public vote. They are not yours to give.

KL
Richmond, CA

From: Lisa Klein
To: City Clerk Dept
Subject: Public Comments: Agenda Item #2.
Date: Friday, September 04, 2020 10:26:50 PM

Dear Council Members: I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Lisa R Klein

From: Lisa Park
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2, September 8th, 2020
Date: Tuesday, September 08, 2020 6:00:53 AM

Dear Council Members,

You are our representatives in Richmond City Government. Please hear us, your constituents, when we say that we do not want Point Molate made into upscale housing for a few, but rather that we want it to be a community park.

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Sincerely,

Lisa Park
5626 Bayview Avenue
Richmond, CA 94804

From:	Louise Moises
To:	City Clerk Dept
Subject:	Public comments Agenda item #G-2
Date:	Sunday, September 06, 2020 1:35:25 PM

I am a long time resident of Richmond Annex, a person corned with our city. Yes, we need housing, but for the select few. We need housing near public transportation, affordable housing for the disadvantaged, seniors, the working poor. Please DO NOT give our beautiful environment of Point Molate to developers. This is a very bad idea. It will destroy an area rich in cultural history of ative Americans, rich in natural wonder, and rich in unique flora and fauna. Please vote for all of the people of Richmond. Save Point Molate.
Louise Moises, concerned voter, citizen, and resident.
1315 Santa Clara St.

Sent from my Samsung Galaxy , an AT&T LTE smartphone
Get Outlook for Android

From:	Lucy Gill
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Cc:	Jordan Brown
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 12:56:16 PM
Attachments:	Public Comment_Cultural Resources at Point Molate.pdf

---

Mayor Butt and the Richmond City Council:

Attached is our public comment letter pursuant to cultural resources at Point Molate. Thank you for your consideration.

Lucy Gill, Jordan Brown, and Kent G. Lightfoot

--

Lucy Gill
PhD Candidate
University of California Berkeley
Department of Anthropology

Mayor Butt and members of the City Council:

As professional archaeologists from Richmond and neighboring communities, we have followed closely the discussion of cultural resources at Point Molate.

We urge you not to certify the Final Subsequent Environmental Impact Report (SEIR) as it stands and to delay a vote to approve any Development Agreement with Winehaven LLC until an adequate SEIR has been prepared. While we have been impressed by the City's responsiveness to legitimate concerns regarding the Project's environmental and social footprint, we have been disappointed to witness shortcomings in the protection of indigenous Sacred Sites affected by the Project and feel compelled to comment at length on this subject. We hope that the Council will attend carefully to our concerns and recognize that going ahead with the project as it stands unnecessarily exposes the City to significant legal and financial vulnerabilities and risks the destruction of irreplaceable cultural resources.

The cultural resources assessment by Taggart and Haydu (2009) of Analytical Environmental Services (AES) identifies several properties with the potential to meet the criteria of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) for eligibility for the National Register of Historic Places (NRHP) or California Register of Historical Resources. Yet Taggart and Haydu (2009) conclude that none of these properties retain sufficient integrity for such consideration. Upon reading Taggart and Haydu's report in detail, we became concerned with the quality of the research design and data collection and analysis. We therefore conducted our own preliminary investigation into the status of known archaeological resources at Point Molate and we have reason to believe that there are significant, intact cultural resources and historic properties, eligible for the State and National Register under both State and Federal law, that will be subject to unmitigable adverse effects under the current SEIR and proposed Development Agreement. These cultural resources need to be reevaluated by an updated cultural resources assessment, involving tribal and community stakeholders.

In brief, we identify the following deficiencies in the treatment of cultural resources, on the part of AES: (1) the decade-old cultural resources assessment carried out by AES is no longer adequate given the expanded ground-disturbing activities entailed by the modified development proposal, (2) the original AES study failed to investigate the most probable locations of indigenous cultural resources, and (3) our own study, utilizing modern and historical remote sensing and archival data, demonstrates a high likelihood of intact cultural deposits at all four sites designated by the Lisjan as Tribal Cultural Resources (TCRs). In light of the preceding, we feel it would be negligent for the Council to proceed with development without ensuring proper study of potential effects on these cultural resources. We request that the Council postpone its decision until a noninvasive archaeological survey can be carried out in collaboration with tribal stakeholders. Detailed comments on each of the aforementioned issues follow below.

First, the CRM investigation that the SEIR relies upon was conducted in 2009 for an entirely different development project. While the property boundaries in question remain largely the

same, the current Mixed Use Project involves more extensive grading and subsurface work and therefore has greater potential to disturb the TCRs CA-CCO 282, 283, 284, and 423. We note that three of these TCRS were originally identified in the early 1900s by Nels Nelson in his seminal survey of the major shell mounds of the greater San Francisco Bay. It would therefore be irresponsible to approve any development agreement without first conducting an updated CRM study that takes these changes in the development project into account.

Second, the mitigation plan outlined by the SEIR is vague and unenforceable. Currently, the plan provides for a 50-foot barrier around some of the TCRs "to the extent feasible" and states that soil-disturbing activities may still take place within that barrier, so long as monitors are present (Mitigation Measure 4.4-7). This only allows for remediation after a TCR has been disturbed at best. The mitigation measures do provide for halting construction if certain archaeological materials are encountered, but these criteria are ill-defined. Most importantly, merely allowing for archaeological investigation and documentation before proceeding with construction is not the same as protecting these Sacred Sites in place, by avoidance – the only form of mitigation that sufficiently respects the concerns of the Confederated Villages of Lisjan.

Third, placing barriers of any radius around these sites requires that the site boundaries be accurately defined. We have conducted some preliminary archaeological investigations using historical maps, documentary research, remote sensing techniques, and ground-truthing that has called into question the site boundaries delimited by the AES archaeological consultants.[1] Below, we will outline the discrepancies between our findings and the findings of the CRM report site by site, as well as provide solutions for rectifying these issues:

CA-CCO 282: The AES archaeologists excavated 4 auger probes and 11 shovel probes, none of which yielded cultural material.[2] They determined that the large cut and subsequent fill required to construct the road bed had destroyed the site. Although the road was indeed cut in the region that they tested, based on Nels Nelson's 1907 notes and 1909 report and map, the site is in fact located farther south than the prospected area.[3] In contrast to the location tested by AES, the actual location of CA-CCO-282 was not cut during road bed construction; rather, the very top of the mound may have been leveled, but most of the mound's extent was simply buried beneath the road, extending on either side of it as well (Figure 1). This is supported by other historical maps, contemporary remote sensing and topographic mapping, and ground-truthing, as illustrated by this elevation profile (Figure 2). Geophysical prospecting, including but not limited to ground-penetrating radar (GPR) and magnetometry, should be conducted prior to any development agreement in order to delimit the boundaries of this site.

[1] No maps, photographs, or other sensitive site location information will be included in this report, but this data can be made available in a secure manner with approval from the Lisjan.
[2] Taggart, Mike, and Damon Haydu. 2009. *Point Molate Tribal Destination Resort and Casino Project, Volume II: Archaeological Resources*..
[3] Nelson, Nels C. 1909. Shellmounds of the San Francisco Bay Region. *University of California Publications in American Archaeology and Ethnology,* 7 (4):309-356. Berkeley, California.

CA-CCO 283: Like CA-CCO 282, the site boundaries delimited by AES archaeologists do not correspond with those that we have delineated based on Nelson's notes, maps, and report; other historical maps; and contemporary remote sensing, topographic mapping, and ground-truthing. Rather, the core area of the site is located south of the majority of Taggart and Haydu's (2009) augers and shovel probes and all of their control units. Our proposed site core location is also supported by Taggart and Haydu's own findings; the only test unit in which they encountered a 30 centimeter thick "shell lens" (2009:57) – that is, an intact cultural stratum rather than isolated artifacts – is one of the very few auger probes within our proposed area.

It is unsurprising that Taggart and Haydu (2009) encountered out-of-context midden deposits mixed with fill in the majority of their study area, as their prospection was mostly restricted to an area with a topographically lower elevation naturally that has clearly been filled in (Figure 2). Like CA-CCO-282, the top of this mound was also likely graded, which accounts for the midden material mixed into this fill. However, also like CA-CCO-282, the core area of the site seems to be intact and partially buried beneath the contemporary roadway, as supported by this elevation profile (Figure 2). This profile also accords with the mound dimensions provided by Nelson (1909). This assertion is further supported by a CRM investigation conducted in 2000 that is cited by the AES archaeologists, which states that while monitoring the installation of subsurface fuel pipelines below the road, they encountered "unadulterated midden material, with no recent inclusions."[4] This is interpreted by Taggart and Haydu (2009) as "redeposited midden" (57); however, the lack of contemporary material found in association indicates that these are likely primary midden deposits rather than deposits that were reinterred out of context.

Based on their reading of Dore and Glennon (2000), Taggart and Haydu infer that this reported midden is located "at least one meter below the modern road bed, and perhaps as deep as three meters" (2009:57). However, their augers, shovel probes, and control units only reached depths of 1.5 meters, 60 centimeters, and 60 centimeters respectively. Thus, their methods were likely insufficient to prospect at the depths that they themselves state have the highest likelihood of encountering archaeological material. Geophysical methods are more suitable for 1) prospecting at these depths without excessive ground disturbance and 2) prospecting below contemporary structures (such as roadways).

Lastly, in their significance evaluation of the site, Taggart and Haydu state that CA-CCO 283 has not produced any "carbon-bearing features suitable for radiocarbon dating" (2009:82). However, their analysis also states that they encountered 69 faunal remain fragments and 4,785 grams of marine shell, all of which are possibly suitable for radiocarbon dating. Had the authors sampled adequately for paleoethnobotanical material, they likely would have recovered even more suitable materials.

CA-CCO 423: Of all the sites described here, Taggart and Haydu (2009) conducted the most extensive investigation of CA-CCO 423. However, their lack of geophysical testing prevented

[4] Dore, Christopher D., and Daniel J. Glennon. 2000. *Archaeological Monitoring and Evaluation Report for the Navy Pt. Molate Fuel Supply Depot Clean-up, City of Richmond, Contra Costa County, California.*

them from prospecting below existing roads or other structures, which cover a substantial portion of this site. Like CA-CCO 282 and 283, midden deposits may be buried beneath these structures but still largely intact. The only other previous investigation of this site suggested that at least Locus 5 had maintained its integrity, which, because the site is located in a built-up area, can only be properly assessed with noninvasive geophysical methods.[5]

As in their significance evaluation of CA-CCO-283, Taggart and Haydu state, "Artifacts with chronological significance are virtually absent from the assemblage at CA-CCO 423" (2009:110). However, they document 146 faunal bone fragments and 4,804.8 grams of marine shell, all of which are potentially suitable for radiocarbon dating. Had the authors sampled adequately for paleoethnobotanical remains, they likely would have recovered even more suitable materials.

CA-CCO 284: This is considered an 'off-site cultural resource' by the AES report because it is not located within the project area itself and would instead be affected by the widening of Stenmark Drive. Because of this classification, the site was not visited or evaluated in any way by Taggart and Haydu (2009). However, as the AES report has also shown, this development project is entirely infeasible and cannot proceed without this road widening due to traffic and safety hazards. Therefore, we feel it would be irresponsible to approve this SEIR without any archaeological investigation of CA-CCO 284. Such an investigation would still have to take place prior to road widening, which could delay and perhaps even halt the project altogether at that point, leaving the City of Richmond in danger of significant financial losses.

It is very likely that significant cultural resources will be encountered during this process. During the most recent archaeological investigation of the area, pursuant to a pipeline replacement project on Stenmark Drive, Wiberg encountered an intact midden deposit, two ash lenses, one intact human burial, and two other features with disarticulated human remains.[6] Wiberg concluded that the "data clearly indicate that the CCO-284 shellmound possesses an intact cultural deposit containing important archaeological materials, making possible a determination of significance under Section 21083.2 of CEQA" (1999:4-9). Based on these findings, as well Nelson's 1907 notes and 1909 map and report, historical maps and aerial photographs, contemporary topographic maps, remote sensing, and ground-truthing, we have delimited a prospective site core area. However, this is also insufficient without subsurface testing. Noninvasive geophysical methods should be employed in this area in order to prospect below as well as along the existing road(s).

In summary, based on the aforementioned concerns, we request that the ratification of the Final SEIR and approval of the Development Agreement be postponed until a noninvasive geophysical survey of these sites be carried out by archaeologists selected by the Confederated Villages of

---

[5] Rippey, Deborah A., and Adrian Praetzellis. 1980. *An Archaeological Survey of an Approximately 10-Acre Parcel Located at the Naval Fuel Supply Depot, Point Molate, Contra Costa County, California.*

[6] Wiberg, Randy S. 1999. *Cultural Resources Evaluation and Impact Program for the Western Drive Pipeline Replacement Project Near Point Molate, Contra Costa County, California.*

Lisjan, in collaboration with the tribe. These methods will include but are not limited to ground-penetrating radar (GPR) and magnetometry. Both have been used to assess the integrity of similar shell mound sites in the Bay Area in academic and cultural resources management contexts and have successfully delimited their boundaries more accurately than shovel testing alone.[7] Any mitigation plan created without first accurately delimiting the boundaries of these Sacred Sites is ineffective and has the potential to desecrate cultural resources, irreversibly damaging the archaeological record and disrespecting the traditional stewards of this land.

Sincerely,

Lucy Gill
PhD Candidate, Department of Anthropology, University of California, Berkeley

Jordan Brown
PhD Student, Department of Anthropology, University of California, Berkeley

Kent G. Lightfoot
Professor of Anthropology, University of California, Berkeley

[7] DeGeorgey, Alex. 2015. *Investigations of the Stege Mound (CA-CCO-297), a Late Period Shell Mound Located on the San Francisco Bayshore.* Lightfoot, Kent G., Sara L. Gonzalez, and Tsim D. Schneider. 2009. "Refugees and Interethnic Residences: Examples of Colonial Entanglements in the North San Francisco Bay Area." *Pacific Coast Archaeological Society Quarterly* 42(1):1-22. Nelson, Peter A. *Indigenous Archaeology at Tolay Lake: Responsive Research and the Empowered Tribal Management of a Sacred Landscape.* Doctoral dissertation, Department of Anthropology, University of California, Berkeley. Schneider, Tsim D. 2010. *Placing Refuge: Shell Mounds and the Archaeology of Colonial Encounters in the San Francisco Bay Area, California.* Doctoral dissertation, Department of Anthropology, University of California, Berkeley. Sunseri, Jun U., and Scott Byram. 2017. "Site Interiography and Geophysical Scanning: Interpreting the Texture and Form of Archaeological Deposits with Ground-Penetrating Radar." *Journal of Archaeological Method and Theory* 24:1400-1424.

Fig. 1 — Plan View of CA-CCo-282 & 283

Topographic transects (A–D) shown in relation to Taggart and Haydu's (2009) test units. See Fig. 2 for corresponding elevation profiles.

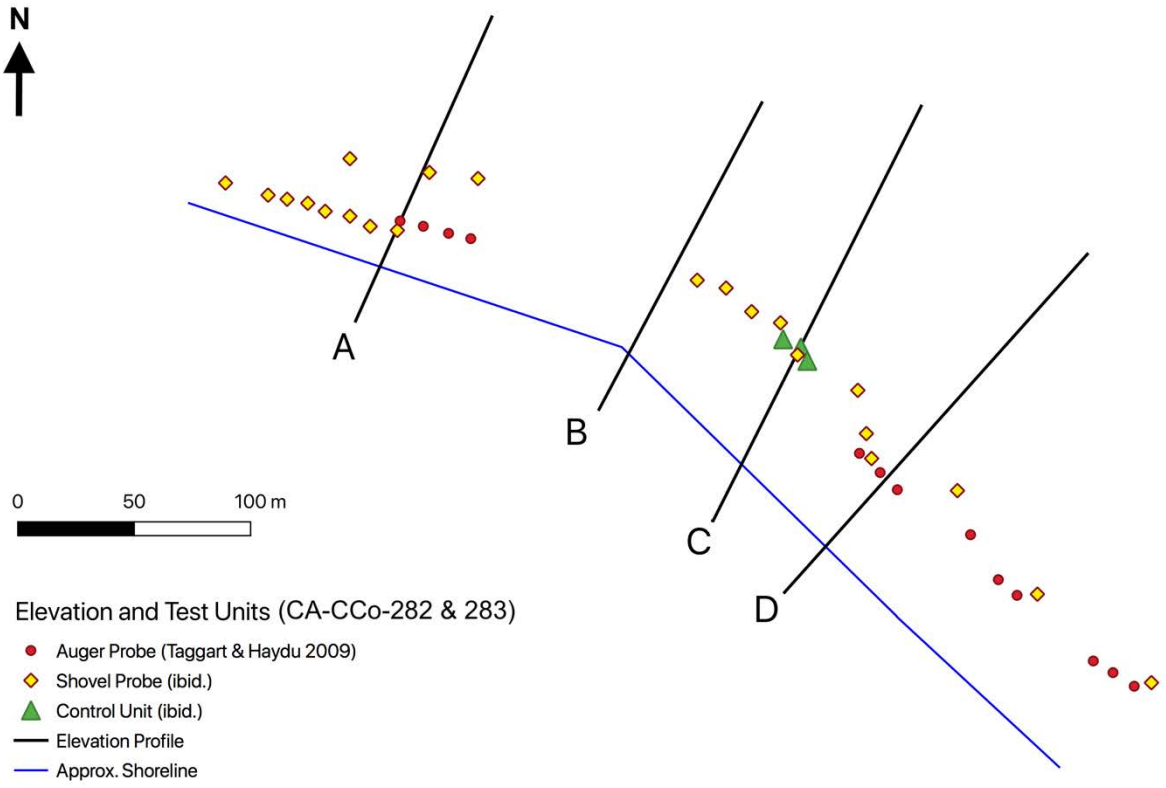
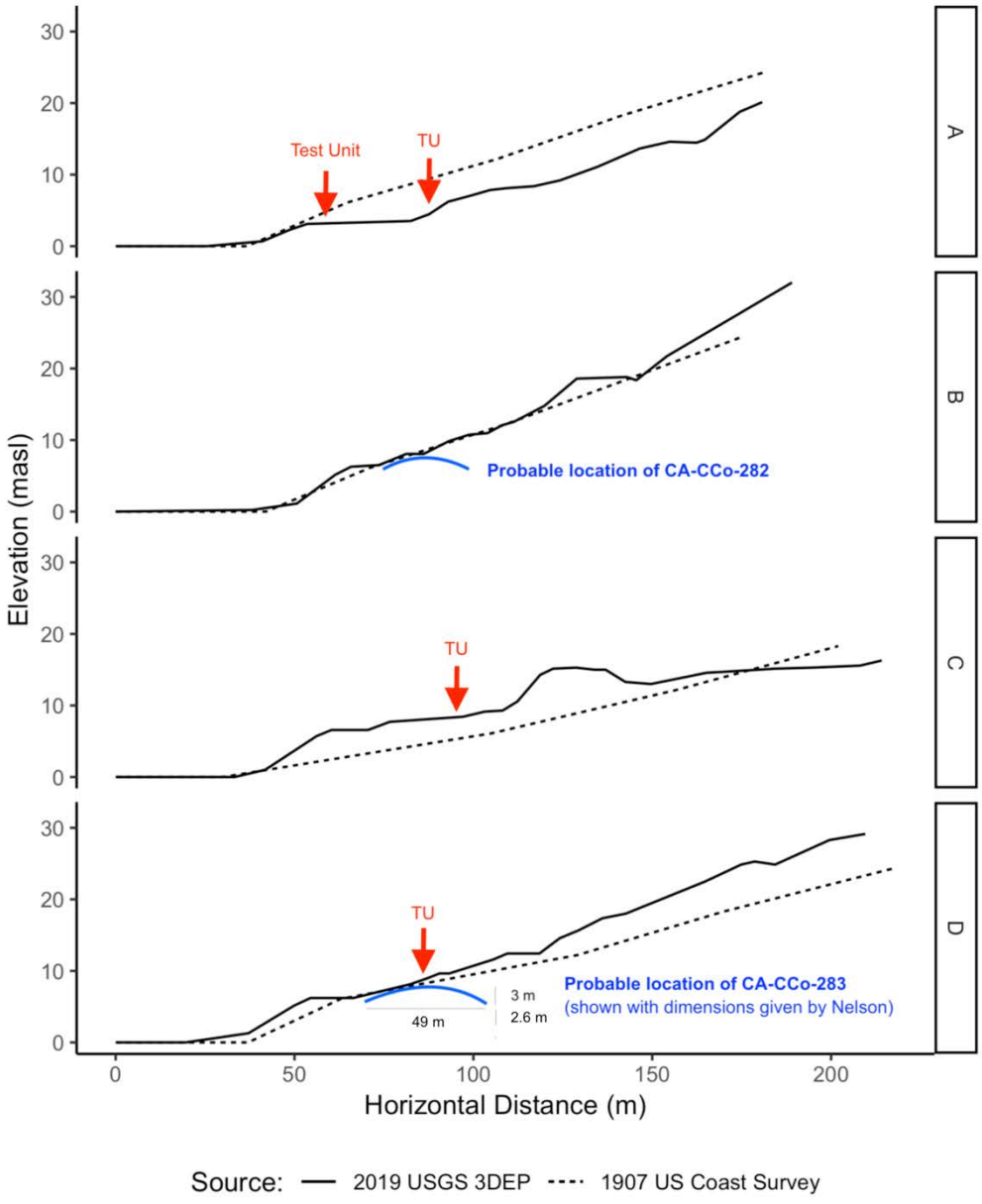


Fig. 2 — Elevation profiles in vicinity of CA-CCo-282 & 283

Topography around the time of Nelson's 1909 survey shown (dashed lines) in comparison with modern topography (solid lines), indicating probable locations of intact buried shellmound deposits. Test units of Taggart and Haydu (2009; red arrows) are located in areas unlikely to yield intact archaeological deposits: deep below the paleosurface (A), high above the paleosurface in modern fill (C), and probing too shallowly above buried shellmound deposits (D). Lettering corresponds to Fig. 1.



From:	Maggie Paul LAZAR
To:	City Clerk Dept
Subject:	Agenda Item G 2 - Public Comment
Date:	Tuesday, September 08, 2020 11:33:43 AM

Dear Richmond City Council:

I oppose building housing on the last undeveloped headland of the east shore of the SF Bay.

Save Point Molate for future generations. Stop overbuilding.

Maggie Lazar

From: Maren Amdal
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 11:48:44 AM

Hello –

I have been a resident of Richmond for the past year, and have been growing concerned with the way the city is handling the development at Point Molate. I've seen a lot of information at the Pt. Molate park as well as on social media and done online research including through city meeting records as well. I am particularly disturbed by the way city officials are publicly responding with disrespect to constituents expressing legitimate concerns. A historic preservation need combined with environmental cleanup and impact are certainly major issues to juggle. And I understand that there are deadlines. But the community plan appears to be being ignored; SunCal seems like a poor choice for developer; the current housing plan does not seem to reflect the rest of the city or even Point Richmond. I moved to Richmond from Potrero Hill neighborhood in San Francisco, where I've been very impressed by the community engagement and thoughtful development on the south side of the Hill – social and economic justice issues were balanced with environmental cleanup and development issues thanks to a proactive community-fueled collaboration. WineHaven and the surrounding area are such an incredible opportunity – I see the potential; I am not anti-development. I can imagine a thriving market (along the lines of Ferry Building Plaza or Pike Place) in the former Winehaven space and the historic houses would be charming if restored. What a treasure. Why not model on the SF Presidio Trust? SunCal's reputation, compounded with the seemingly poor decisions of the past make for more concerns not fewer. What else would the Navy do with the site? What other city would they make a deal with? Don't allow that deadline to force bad decisions with long-range impact. Preservation, restoration, community engagement… These should be the priorities. Not just development for development's sake.

Maren Amdal
Richmond Resident, Taxpayer, and Homeowner

From: Margaret Child
To: City Clerk Dept
Subject: Public Comments - Agenda Item # G-2
Date: Tuesday, September 08, 2020 11:36:26 AM

Dear Mayor and city council members,
My name is Margaret Child and I live in the Richmond Annex.
I have been following the issue of Pt Molate for quite a while now and I am very disappointed with the outcome.

The Mayor and the city council have ignored all the concerns that have been expressed by the community particularly with regard to an alternative plan put forward by the community. It is shameful that all our suggestions have been summarily dismissed as if we didn't understand the issues at all. I think the opposite is true. We DO understand the issues and you have been ignoring our input.

I believe that the people of Richmond will suffer greatly as a result of the path that you are pursuing.
It will likely put a huge financial burden on the residents of Richmond in the not too distant future.

I wish that the actions you are taking could be for the benefit of the people of Richmond, but I fear we are not the ones who will benefit.
We are the ones who will pay the price as well as the unfortunate people who will purchase the housing on Pt Molate.

Sincerely
Margaret Child

From: Margo Hackett
To: City Clerk Dept
Subject: Public Comment--Agenda Item #G-2
Date: Monday, September 07, 2020 6:23:10 PM

Dear Council Members: I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,
Margo Hackett
1986 Yosemite Road
Berkeley, CA 94707

From:	Margot Cunningham
To:	City Clerk Dept
Subject:	public comments - agenda item # G-2 (Pt Molate Mixed-Use Development Project)
Date:	Friday, September 04, 2020 3:53:17 PM

September 4, 2020

Dear City of Richmond Council Members,

I have lived in Richmond for the last 28 years and have visited Pt. Molate often. Please do not approve the Pt. Molate Mixed-Use Development Project (PLN20-057). The FEIR is inadequate, as stated in numerous letters to the Planning Commission, which appear to have been ignored.

The City's General Plan is proposed to be amended so as to be consistent with this development. What good is a General Plan if the City can modify it the way it wants to suit the development it wants?

The City's CEQA Findings state that "…specific economic, legal, social, technological and other considerations associated with the Project outweigh the Project's significant and unavoidable effects, and the adverse effects are, therefore, considered acceptable." The economic and social benefits listed in the Findings for the Project are also present in the Community Plan. And according to the EIR Alternative D, which is based on the Community Plan, is the environmentally superior alternative. The Community Plan would have superior environmental benefits compared to this Project, which would decimate habitats in the area, contribrute to increased traffic and greenhouse gas emissions, put a large number of people in danger from wildfires and hazardous materials disasters, and draw resources away from the center of Richmond.

The City has consistently pushed aside community voices and concerns and steered all input in the direction of approving this Project. We deserve better for this jewel of a place.

--
Margot Cunningham
1727 Santa Clara St
Richmond, CA 94804

From:	info@baykeeper.org on behalf of Martha via San Francisco Baykeeper
To:	City Clerk Dept
Subject:	Public Comments – Agenda Item G-2
Date:	Tuesday, September 08, 2020 10:43:05 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,

Martha Baeli
Richmond, CA

From:	Martha Jackson
To:	City Clerk Dept
Subject:	Public Comments-- Agenda item # G-2
Date:	Sunday, September 06, 2020 11:10:20 AM

Dear City Council folks!!

Please do not approve the SunCal development plan for Point Molate!!!

Please consider instead the Community Plan, which would do more to protect the natural areas (one of the few remaining "wild spaces" around the bay), would lessen future congestion on the ONE road in and out of the area, and still create business opportunities and jobs.

The Community Plan

- Directs housing to the city where infrastructure, public transportation, schools, stores, services… already exist
- Creates waterfront park, preserves Ohlone sacred sites, preserves last undeveloped headland on the east shore of S.F. Bay
- Creates playing fields/recreation for all Richmond youth
- Restores Winehaven village as commercial, cultural/educational destination

with hotel, conference center and small business opportunities (Jobs!)

--

Martha Jackson

From: marhein@aol.com
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2.
Date: Tuesday, September 08, 2020 12:59:19 PM

Dear Mayor and City Council:

Please vote "NO" on your sale of Pt. Molate to SunCan Developments. This is because of:

2) Problems with the developer (failed developments in Bakersfield, Barstow and Alameda)

3) Lack of environmental concerns

4) Conflict of interests with those making the voting and SunCal

5) Costs to the taxpayers in Richmond from resulting bankruptcies, frivolous legal fees and infrastructures costs to a develpment that may go bust.

See Links to SunCal's other developments in Alameda, Bakersfield and Barstow. The latter 2 in the previous recession.

https://www.ocregister.com/2017/04/05/suncal-chief-ordered-to-pay-ex-partner-20-million/

https://www.bakersfield.com/archives/suncal-bankruptcies-spread-2-5-billion-at-stake/article_b0a0922e-2d74-502f-b2e8-d6d3b1890577.html

https://urbanize.la/post/whoa-2-billion-6th-alameda-development-revealed

https://www.vvdailypress.com/news/20190611/stalled-barstow-housing-project-property-for-sale

Note from this article latter article:

"Preliminary discussions with the city revealed SunCal and the Lansing Companies did not have proposed solutions to bring potable water or sewer to the site.

One alternative for water is the use of wells to extract water from the aquifer. The second alternative is to contract with Golden State Water Company, which supplies water to much of Barstow. On-site sewage treatment plants are an option for sewage."

If there are problems with SunCal not being able to pay for their own sewage do you want to pay for SunCal's sewer connection Pt. Molate or their lack of their ability to pay the city for work already done? (This was separate legislation) Check your regular sewer treatment rates on your property tax bill: these will increase significantly over the next 5 years due to poor management by the French owned company Violia and the city council voted "YES" to these increased rates.

Mary Ann Rheinberger

27 Seabreeze Dr.

Richmond, CA 94804

From: Matt Duckworth
To: City Clerk Dept
Subject: Public Comments -- Agenda Item #G-2.
Date: Friday, September 04, 2020 11:31:59 AM

Dear City Council,

Please drop the SunCal Plan and adopt the Community Plan instead.

The SunCal plan is more than inappropriate for the site, it is dangerous and harmful.

Point Molate deserves to serve the public with parkland and a minimally-developed historic center/housing in the Winehaven district.

The SunCal plan devastates the natural environment and violates historical indigenous land.

The SunCal plan sets up an enclave of privilege,
even as it will add to traffic gridlock during commutes
and lead to deaths during fires, earthquakes, and other disasters.

The SunCal plan will probably lead to financial losses to the city
and an unfair burden on the rest of the residents to pay for this misguided plan.

The Planning Commission ignored both science and community input.

The Design Review Board worked hard to improve misguided plans and inadequate information brought before them over and over again, and unfortunately, the DRB's key concerns were relegated to addenda that may be easily ignored and that is not binding.

The City process has not protected the City land from a misguided and inappropriate development plan.

I have been a long-time Richmond resident. My father was a police officer for the City for 30 years. I even worked for the City at the Plunge for two years long ago. I care about this city and its residents, and the SunCal Plan is not in their best interests.

The Community Plan is a wise plan for Point Molate:
protected areas for native plants and creatures;
a bayside park for health and recreation;
hiking trails bayside and up the bluffs;
soccer fields for sport and health;
modest development of the Winehaven district.

Give the Community Plan a proper hearing,
give the Community Plan support,
and shift the housing plan
from destroying this beautiful natural environment
to one that fills in the city center near transit.

Finally, SunCal is a suspect partner with a proven failure rate.

Support the Community Plan instead.

Thank you,
Matt Duckworth

From:	info@baykeeper.org on behalf of Michael via San Francisco Baykeeper
To:	City Clerk Dept
Subject:	Public Comments – Agenda Item G-2
Date:	Tuesday, September 08, 2020 9:30:53 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it’s gone, it’s gone for good.

Sincerely,

Michael Kobori
Berkeley, CA

From: Michelle Chan
To: City Clerk Dept
Subject: Agenda item G-2
Date: Tuesday, September 08, 2020 9:34:50 AM

To the City Council:

I am a Richmond resident who regularly visits Pt. Molate with my family. We have hiked the trails, enjoyed the beaches, picnicked with friends there, and even given East Coast visitors tours of the area.

I am writing to urge you to reject SunCal's proposal.

SunCal's plan is out of line with the City's General Plan. It doesn't have 70 percent open space, nor does it pay enough attention to active recreation and protection of cultural sites, including Ohlone shellmounds. Approving SunCal's plans would run counter to the very reason the General Plan was created.

In addition, going with SunCal's plan makes a total mockery of the "public participation" process. The overwhelming majority of people who participated in those sessions don't support SunCal's proposal. Please don't insult the people by asking for, and then, discarding their collective opinion.

Pt. Molate is an important public good. It belongs to all of us in Richmond and should benefit all of us as well. There are other alternatives, such as the Community Plan, that can provide tax revenue while allowing more residents to continue accessing and benefiting from this area.

Please reject SunCal's plan.

Sincerely, Michelle Chan
Resident, Richmond North and East

From:	Bradlee Welton
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis; Tom Butt - external
Cc:	info@ptmolatealliance.org
Subject:	Public Comments — Agenda Item # G-2; 9/8/20 Council Meeting
Date:	Monday, September 07, 2020 2:05:14 PM

Members of the Richmond City Council:

Are We Crazy? When Richmond needs affordable housing near Downtown and existing transportation, needs fiscally responsible infrastructure that serves the current residents, needs less traffic congestion and air pollution, needs fewer fire and emergency evacuation threats, and needs more waterfront recreation for the public, the City Council wants to approve a subsidized, high-income housing development that will increase our taxes and diminish our quality of life here in Richmond?

Are **You** Crazy?

Do your Job and Stand up for the People of Richmond and vote this disgusting Give Away Down.

If you want a Development Plan that makes Richmond a better place to live, pick the Community Plan for Point Molate.

Be assured, we will never Vote for any Council Member that votes in favor of the SunCal Plan.

Michelle Moore, Owner, Moore Design Group
Bradlee Welton, Attorney at Law and Retired Judge
3414 Grasswood Drive
Richmond, CA 94803

From: NAOMI SHANKUTE
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 12:20:36 PM

Hello,

My name is Naomi Shankute and I am a homeowner in RIchmond Annex. I am writing to urge city council members to stop the sale of Point Molate. It is crucial to protect outdoor community spaces, especially during these unprecedented times. Make the right decision and invest in our communities by safeguarding our sacred outdoor spaces.

The proposed plan will have detrimental effects:

- Will cost the city millions of dollars for infrastructure and salaries for fire & police
- Will require a sewer plant where the current Beach Park parking lot is
- Will require grading hillsides
- Will damage watershed and everything that is downstream - including eel grass habitat essential for fish, crabs and other aquatic life
- Increases traffic on the freeway and the bridge and increases air pollution
- Is a dangerous place for housing because of proximity to Chevron refinery and tank farm- only one road in and out

There is an alternative: The Community Plan

- Directs housing to the city where infrastructure, public transportation, schools, stores, services... already exist
- Creates waterfront park, preserves Ohlone sacred sites, preserves last undeveloped headland on the east shore of S.F. Bay
- Creates playing fields/recreation for all Richmond youth
- Restores Winehaven village as commercial, cultural/educational destination with hotel, conference center and small business opportunities (Jobs!)

Naomi Shankute, MPH

From:	Jeannette Kortz
To:	Ben Choi; Tom Butt - external; Eduardo Martinez; Melvin Willis; Nat Bates; City Clerk Dept; Demnlus Johnson; Jael Myrick
Subject:	Public Comments - Agenda Item G-2
Date:	Sunday, September 06, 2020 11:02:20 AM

Please see letter below from Nicole Resche, Paris, France.

Thank you!

To the Richmond City Council,

Dear Mayor Butt, Council Members Choi, Willis, Johnson, Martinez, Bates, and Myrick.

Some years ago I visited friends living in San francisco bay area. I discovered such a marvelous place. Those days I was made aware of the housing development project on Point Molate the last remaining undeveloped headland on San Francisco Bay. This place, I remember well is a beautiful headland and a public land, and the project to sell it to Southern California developer is upsetting me.
We all know the negative affects on climate that a development of 2,000 plus homes will bring with the increase in traffic thus increasing greenhouse gases. I I have also learned that this development will destroy the largest and healthiest eel grass bed in San Francisco Bay. Eel grass is an excellent absorber of C02 emissions, plus it provides a nursery bed for Dungeness crabs, herring, tiger sharks, and other marine species. It will also destroy a beautiful natural watershed that feeds into the SF Bay. So

This development will also for sure contribute to sea level rise all over the world.

I write to you from abroad as a citizen of this planet, as a citizen of the old Europe were already many beautiful places has been spoiled. Don't be as stupid as us ! I am very concerned about what is happening in your beautiful California in the New World.

Nicole Resche, Paris, France

From:	nina nina
To:	City Clerk Dept
Cc:	Tom Butt - external; Nat Bates; richcityservant@gmail.com; Melvin Willis; Jael Myrick; Ben Choi; Demnlus Johnson
Subject:	Public Comments -- Agenda Item # G-2
Date:	Tuesday, September 08, 2020 10:58:20 AM

---

good morning,

As a local resident, I write in unequivocal opposition to the plan to sell Point Molate to developers. This is public land, and belongs to us.

With the uncharted territory of climate change close on our heels, it is beyond reckless for you to allow the development of Point Molate, an action that would result in irrevocable damage to one of the few remaining open spaces -- and a critical habitat -- around our beloved San Francisco Bay.

Recall the visionaries who fought to clean up and preserve our magnificent landscape, and ask yourself whether you want to be aligned with those efforts

https://www.sfgate.com/science/article/Sylvia-McLaughlin-co-founder-of-Save-the-Bay-6775366.php

Or do you want to add your name to the list of those who decided to throw it all away.

Assuming you have children/grandchildren/nieces/nephews: If you vote yes, understand thoroughly that your actions will negatively affect them and every generation to come. Would this be the world you wish to leave for them?

Please vote NO.

nina ruymaker

From:	Nina Smith
To:	City Clerk Dept
Subject:	Public Comments re City Council Agenda Item # G2
Date:	Monday, September 07, 2020 12:29:30 PM

Dear Councilmembers,

I am writing to urge you not to approve the development agreement regarding Point Molate. It is my understanding that included within this agreement is the sale of the Point Molate Beach Park to SunCal, property which was not part of the grant of land from the Navy and which the residents of Richmond have not been told is up for sale.

I oppose the development plan in its entirety, including the sale of our City's public beach park. Putting a dense housing development on that land is reckless and destructive. In addition to serious environmental concerns, there is the overriding issue of the risk to the health and safety of the future residents of this proposed housing development. It is insane and immoral for the City to approve housing designed for several thousand people on a hillside immediately behind the Chevron Refinery, in an isolated area for which adequate ingress and egress is impossible, given the geography and the proximity of the I-580 freeway.

There are also serious financial problems with this plan. The optimistic projections of income to the City from the development are all based on the assumption that the real estate market will continue to be healthy and that many of the units will sell at high prices. According to experienced local realtors, this optimism was misplaced even in pre-pandemic circumstances, but now, given the multitude of unknowns about the future of the economy, it is outrageously irresponsible to rely on such wishful thinking. If this development fails financially, the City will ultimately be responsible for paying back the expensive bonds required to build the infrastructure in this remote and currently underserved area. We cannot afford such liability as we move forward into an uncertain future when we will be dealing with catastrophic events such as sea level rising, wildfires, earthquakes and life-threatening incidents at the Chevron facility.

There are many other strong reasons not to approve this plan. I urge you to act in the interest of the people of Richmond: build housing in the center of the City, near transportation, not in a remote area reachable only by car; preserve the precious resource of a beautiful public beach for future generations and protect the unique habitat and wildlife residing in the Point Molate area.

Sincerely,

Nina G. Smith
33 year resident of Richmond
510-734-3795

From:	Noah Rosenberg
To:	City Clerk Dept; Tom Butt - external; Ben Choi; Nat Bates; Eduardo Martinez; Demnlus Johnson; Jael Myrick; Melvin Willis
Subject:	Public Comments – Agenda Item # G-2
Date:	Sunday, September 06, 2020 3:25:59 PM

Dear Councilmembers,

I am an Oakland resident and voter. I am totally opposed to the SunCal project which will sell public land at Point Molate for luxury development. This plan is a destructive and unjust use of our shoreline and public land. Housing doesn't belong out there and shouldn't ever be at the cost of important and biodiverse coastal habitats that provide beneficial ecosystem services that extend to much of the bay. This site in particular will also jeopardize sacred Ohlone sites and vital eelgrass beds that are used to help build climate resilient coastal habitats around the Bay Area. Furthermore, this development project isn't close to any other services, jobs, schools, or public transit and therefore is not meeting the needs of your residents.

Please vote no and instead support the Community Plan which will invest in making Point Molate into a much needed recreational, historical, and educational gem for this city.

Thank you,
Noah Rosenberg

Norman La Force
Law Offices of Norman La Force
802 Balra Drive
El Cerrito, CA 94530

Telephone: 510-295-7657 Email: n.laforce@comcast.net

September 7, 2020

Mayor Tom Butt, Vice Mayor Nate Bates,
Council Members Ben Choi, Demnlus Johnson III,
Eduardo Martinez, Jael Myrick, & Melvin Willis
450 Civic Center Plaza
Richmond, CA 94804

Re: Public Comment on Agenda Item G-2 for September 8, 2020 City Council Special Meeting

Dear Mayor Butt, Vice Mayor Nate Bates, Council Members Ben Choi, Demnlus Johnson III, Eduardo Martinez, Jael Myrick, & Melvin Willis:

With Stuart Flashman I represent Citizens for East Shore State Parks, SPRAWLDEF, and Richmond residents and taxpayers Paul Carmen, Jim Hanson, Pam Stello, and Tony Sustak in the lawsuit arises out of a blatant violation of California planning law that is currently in litigation. I also represent the organization called Point Molate Alliance which includes not only the four litigations but also David Helvarg, Carol Teltchick, Robert Cheasty, Sally Tobin, Michael Gilksohn, and Jeff Kilbreath. This letter will comment on the City's proposed certification of the Final Subsequent Environmental Impact Report, the various approvals for the proposed project as described under Agenda Item G-2, and the approval of a Land Development Agreement as described in Agenda Item G-2.

In making decisions on the matters under consideration in Agenda Item-G-2, the City Council is acting in a quasi-judicial role. In that role each city council member functions in an adjudicatory capacity like a judge. *Petrovich Development Company LLC v. City of Sacramento* (2020) 48 Cal.App.5th 963, 973; *Accord, Nasha v. City of Los Angeles* (2004) 125 Cal.App.4th 470, 482-483. When functioning in such an adjudicatory capacity, the city council must be "neutral

and unbiased." *Woody's Group, Inc. v. City of Newport Beach* (2015) 233 Cal.App.4th 1012, 1021. A decision maker must be unbiased meaning that the decisionmaker has no conflict of interest, has not prejudged the specific facts of the case, and is free of prejudice against or in favor of any party. "[A]llowing a biased decision maker to participate in the decision is enough to invalidate the decision." *Id.* at p. 1022; *Accord, Nasha, supra* at p. 484.

The law does not require proof of actual bias. Instead there must not be an unacceptable probability of actual bias on the part of the decision maker. *Nasha supra* at p. 483. "A party must show either actual bias or show a situation in which 'experience teaches that the probability of actual bias on the part of the decision maker is too high to be constitutionally tolerable.'" *Hauser v. Ventura County Bd. Of Supervisors* (2018) 20 Cal.App.5th 572, 580 quoting *Morongo Band of Mission Indians v. State Water Resources Control Bd.* (2009) 45 Cal. 4th 731, 737.

In the matters under consideration in Agenda Item G-2, Mayor Tom Butt must be recused and cannot vote nor participate in the hearing because he has demonstrated the requisite bias against my clients and many other people who oppose the project under consideration. His participation will render a decision in favor of the proposed project will invalidate the approval of the project. Indeed, even his participation in the hearing is sufficient to legally invalidate a decision in favor of the project.

Mayor Butt has demonstrated through his own E-Forum that he has already pre-judged the project in favor of certifying the SEIR, approving all required land use decisions and the land development agreement with SunCal's Winehaven Legacy LLC. He has shows clear bias against the organizations and persons I represent. For example, on August 30, 2020 after a community newspaper, the Richmond Community News, was delivered to Richmond residents, the Mayor wrote THREE attacks on his E-Forum.

One was entitled, "Lies and Hypocrisy by the Point Molate Alliance." He wrote, "The Point Molate Alliance is apparently in a contest with Trump to see which can tell more lies or engage in more hypocrisy." He referred to David Helvarg, Carol Teltchick, Robert Cheasty, Jim Hansen, Sally Tobin, Michael Gliksohn, Jeff Kilbreath, and Pam Stello as "NIMBY stalwarts." He then wrote, "All are white, in their 60's or 70's and relatively wealthy, not exactly a cross-section of Richmond residents." He then specifically focused

on Mr. Jim Hanson and an article he wrote about the high price of the housing that would be built if the project were approved and called in "hypocrisy" and then used Redfin to "disclose" the value of certain people's homes as if the value of their homes made them suspect as "wealthy" white persons who should not be commenting or raising objections to the proposed project. (See Exhibit A). Two more E-Forums were written the same day, defending the project, claiming that the proposed development was what was needed for Richmond, and that the "claims" that people who opposed the project were false. (Exhibits B and C)

On August 31, 2020, Mayor Butt sent yet a further E-Forum attacking Jeff Kilbreath as a "Richmond NIMBY" and "Point Molate Development Critic" in which he claimed that Mr. Kilbreath's analysis of environmental problems with the proposed project for approval were false. He stated towards the end of this E-Forum, "Opposing housing development at Point Molate is NIMBYism and elitism at its worse. These people don't want to protect Point Molate, what they want is to keep others from obtaining and share in the lifestyle they have come to enjoy." (Exhibit D)

Indeed, in a Next-Door Post Mayor Butt wrote to Mr. Kilbreath, "Why do you keep spreading lies?" about Point Molate. (Exhibit E)

Moreover, on September 6, 2020 he posted on Next Door a commentary entitled, "Do not believe the misrepresentations of those opposed to Point Molate Development.:" (Exhibit F)

Further evidence of Mayor Butt's bias is in his E-Forum dated August 16, 2020, entitled, "Dissecting the Point Molate Alliance Myths." He wrote, "As the Federal Court ordered entitlement phase of the Point Molate settlement nears completion, the Point Molate Alliance is stepping up their campaign to derail it." (Exhibit G at p. 1)

He further writes, "Which leads us to a truth that the Point Molate Alliance refuses to accept. The preservation of Winehaven will be an expensive project that cannot proceed with tens of millions of dollars in infrastructure investments that will be made possible only by the proposed development." (Exhibit G, p.6, emphasis added)

His bias in favor of the proposed project was made clear much earlier in 2018. In an E-Forum for September 29, 2018 following the filing of the lawsuit against the City over the secret illegal settlement, Mayor Butt had a further commentary on Point Molate and included an article in the Richmond Sun, in which he was reported to say that he was not opposed to the idea of the development of high income housing at Point Molate, saying, "frankly we could use more rich people in Richmond." (Exhibit H, p.6)

He also exhibited his bias when he removed Marilyn Langlois from the Planning Commission. He did this because she was and is a well-known critic of the proposed project. And while the Mayor may have the right to remove people from Boards and Commissions, the issue here is that this shows his bias. (Exhibit I)

But there is more. In a clear demonstration of his bias, he has engaged in conduct that is personally threatening and intimidating those who speak out against the proposed project. One of those is Ms. Sally Tobin. Her declaration which is attached as Exhibit J. As she details, he has engaged in a level of intimidation that is shocking.

As stated above in one of his August 30, 2020 E-Forums, Mayor Butt identified Ms. Tobin as a member of the Point Molate Alliance and then referred to her race: White; age: her 60's and 70's; and that she was allegedly "relatively wealthy." He also listed a Redfin real estate estimate as to the value of her house. Neither her race, age, alleged wealth, nor the Redfin value of her home have anything to do with the issues concerning the Proposed Upstream/Winehaven Project. Instead, in these current times of unrest, it was clearly an attack on her personally as a single woman. It is clear intimidation to publish to a wide audience the alleged value of her personal residence. As one her friends who saw this emailed me to say that I had been "Redfinned." She not only felt personally threatened, but also concerned about my safety. She also found these attacks on her clear bias against her and others who have also experienced the same attacks. Mayor Butt clearly does not and will not listen to constituents who have expressed views contrary to his own about the Proposed Upstream/Winehaven Project. Instead he tries to silence them with public intimidation.

The evidence is clear. Mayor Butt is hoisted by his petard. His E-Forum commentaries and his own words demonstrate that the probability of actual bias on the part of the decision maker is too high to be constitutionally tolerable. He must recuse himself from the vote and from participating in then entire agenda item. Otherwise any vote taken will be invalid.

Finally, the entire process is tainted in such a way that through the so-called Amended Judgment the City has pre-ordained that housing had to be built at the site. As the declaration of Paul Carman demonstrates the city's planning process was a sham in terms of enabling decision makers to make discretionary decisions that would be contrary to a project that did not include housing. (See Exhibit K). Moreover, as I pointed out in my letter to the Planning Commission which is included in the record, the City has throttled any attempt by the council to take an action other than approving the Upstream/Winehaven project when it included the warning that if the decision makers did not approve it, the city would allegedly face a breach of the settlement agreement with Upstream and the Guidiville Tribe. Mayor Butt made it clear in his E-Forum (Exhibit H) that the illegal settlement agreement provided punitive penalties if the City refused to approve a project that would satisfy Upstream and the Tribe. This decision taints any action by the City Council on September 8, 2020.

Sincerely yours,

Norman La Force

Norman La Force

cc via Email:

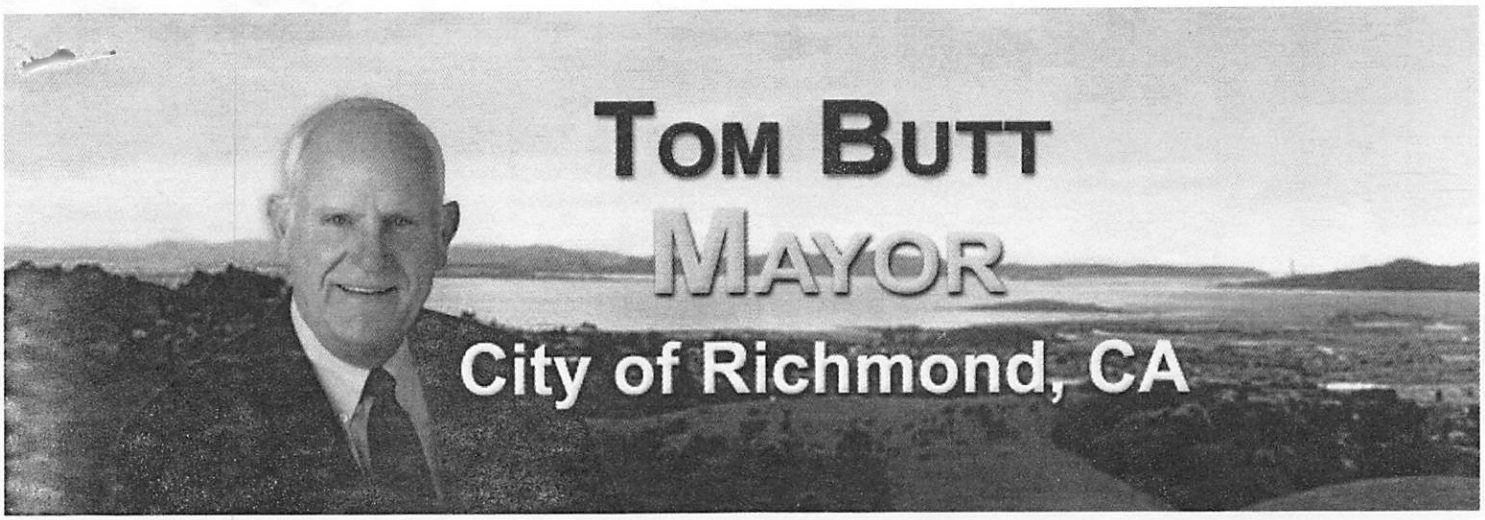
Stuart Flashman , Co-counsel
Upstream Point Molate, LLC
James D. Levine
Garet O'Keefe
Guidiville Rancheria of California
Scott Crowell
City of Richmond
Rachel Sommovilla
Arturo J. Gonzalez
Alexis Amezcua

Exhibit A

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

-



E-Mail Forum – 2020

< **RETURN**

Lies and Hypocrisy by the Point Molate Alliance

August 30, 2020

The Point Molate Alliance is apparently in a contest with Trump to see which can tell more lies or engage in more hypocrisy. The slick publication, "Richmond Community News," masquerading as a newspaper, features articles written by or about the following NIMBY stalwarts:

- David Halvarg
- Carol Teltchick
- Charles Smith
- Robert Cheasty
- Jim Hanson
- Sally Tobin
- Michael Gliksohn
- Jeff Kilbreth
- Norman LaForce
- Robert Cheasty
- Pam Stello

All are white, in their 60s or 70s and relatively wealthy, not exactly a cross section of Richmond residents.

Richmond Community News

WWW.PTMOLATE.ORG FIRST EDITION · SEPTEMBER 2020 EDICIÓN ESPAÑOL PAGINAS 8-11

Richmond Schools Stay Shut

On-Line Classes; County Urges Wear Mask, Distancing, Wash Hands

By Montessori Director, former Biology, Physics and Chemistry teacher at Kennedy High School

As the COVID-19 pandemic surges on, West County Supervisor John Gioia urges everyone to wear a mask, to maintain social distance and to wash hands. The West Contra Costa Unified School District is keeping schools shut until they are safe to reopen.

As reported in the Washington Post (Aug. 10, 2020), more than 97,000 U.S. children tested positive for the coronavirus in the last two weeks of July, according to data from the American Academy of Pediatrics and the Children's Hospital

Racial and Climate Justice for Point Molate

By Courtney Cameron, Richmond resident, Native American Activist and steering committee member of the Point Molate Alliance, and Dorra Bargach, Director of Blue Frontier, an Ocean Conservation group, and steering committee member of the Point Molate Alliance

In the midst of the COVID-19 pandemic and economic collapse, the ongoing virus of American racism, and the climate emergency, many people are looking at land development choices in a new light.

The fight to Save the East Bay's Point Molate and keep this 413-acre public headland in public hands is, like many land use decisions, also about institutional racism and environmental justice.

When it comes to racial equity, no one can seriously doubt that if Richmond, California, a poor community of color, were a wealthy white community this last undeveloped natural headland on San Francisco Bay would have long ago been set aside as a regional park and visitor destination

Richmond Coaches Plead for Playing Fields for Richmond Youth

By Carol Tatkanova, former Richmond Planning Commissioner

Two successful Richmond Coaches have been pleading with the City to provide more playing fields. They say Richmond kids deserve playing fields and access to parks and open space.

Thirty-one year Richmond resident Torrey Wright believes this and has made it his life's work.

Major Fire Danger Haunts Housing Plan for Point Molate, Richmond

By Chairman Sierra, a founding member of Point Molate Friends, and Robert Cassidy, Executive Director of Citizens for East Shore Parks

Planning a major high-end housing development in a Very High Fire Severity Zone is a bad idea. For Point Molate it is worse – much worse.

Not only will there be repeated fires, but they will be joined by the repeated poisonous gas releases, the lethal explosions and the regular pollution accompanying a major oil

Richmond Mayor Pushes High Priced Housing Enclave for Point Molate

Critics Object The Enclave Will Be a Financial Disaster, Forcing Richmond Residents to Subsidize Housing for the Rich

By Jim Hanson

Richmond risks bankruptcy if it continues to pursue its plan for a subsidized luxury housing enclave at Point Molate.

This will be a financial disaster for Richmond, bleeding the city's General Fund – as much as $40 million in ten years into the project and perhaps $200 million dollars over the long haul, according to former Richmond Planning Commissioner Jeff Kilbreth.

Kilbreth is joined in this concern by housing advocates like Richmond City Councilmembers Melvin Willis and Eduardo Martinez.

This is on top of the City's already ongoing fiscal crisis. The East Bay Times has been reporting on the crisis stating that Richmond, facing a $27 million budget shortfall, made temporary fixes to avoid massive cuts and layoffs. The City is financially vulnerable.

Ignoring these potentially crippling budget deficits, Mayor Tom Butt continues to pursue his high-end housing enclave for Point Molate, despite repeated warnings it could bring further financial damage for Richmond.

> ***"According to former Commissioner Jeff Kilbreth, the fiscal outcome for the City looks bleak if the City goes forward with this development."***

According to former Commissioner Jeff Kilbreth, the fiscal outcome for the City looks bleak if the City goes forward with this development.

Kilbreth is not the only person warning the City. Richmond's former Planning Commissioner Carol Tatkanick did a review of the project and the inadequate financial projections by the mayor and his developer. Tatkanick

City Hires Worst Developer for Point Molate

By Sally Tobin, Bennet Cohagen and Dorra Bargach

A simple Google search would have warned the City of Richmond about SunCal. This southern California based developer has a reputation for littering the landscape with lawsuits, projects left unfinished, chapter 11 bankruptcies and disregard for public safety.

Nobody expected the city to pick SunCal as the prime developer at Point Molate.

Of all the developers making presentations to the City, SunCal's was the worst according to observers, amounting to a shrug and the assertion they could build whatever the City wanted.

SunCal seemed unfamiliar with Point Molate. They fumbled for answers when they were questioned during their presentation. Despite all that, the city chose SunCal.

SunCal has a History

According to the Wall Street

One article authored by Jim Hanson, "Richmond Mayor Pushes High Priced Housing Enclave for Point Molate -- Critics Object The Enclave Will Be a Financial Disaster, Forcing Richmond Residents to Subsidize Housing for the Rich," is a great study in hypocrisy. Regarding high priced housing, at least these Alliance people know their subject.

According to Redfin, the value of some of their homes is quite pricey compared to most in Richmond.:

David Helvarg	$736,101
Sally Tobin	$1,371,944
Jeff Kilbreth	$1,297,884
Norman LaForce	$1,271,162

Their rewriting of history is also creative. In an unattributed article, the Point Molate Alliance wrote, "Richmond Mayor Tom Butt made a secret deal with the Casino Developers over the future of Point Molate."

Here is how they tell it:

Renowned environmental lawyer Norman La Force has taken on the Mayor in court to stop what some community activists describe as the theft of public lands at Point Molate. In 2010 Richmond had turned down the proposed casino development and the casino developer sued the City in response. In 2018 Mayor Butt pushed through a settlement of that lawsuit in secret. The settlement provided, basically, the City would guarantee approval of a large development at Point Molate, and then the City would

sell off the public lands at Point Molate once these development rights were approved. The casino developers and the City would split the profit. The secret deal caused an uproar. When members of the public found out about the mayor's secret deal they turfied out in force at the City Council. Some members of the public accused the City of backroom deals, shady negotiations, corruption as usual, and mayoral self-dealing.

The fact is that the initial settlement agreement was tentatively approved by me and two members of the Richmond Progressive Alliance, Ben Choi and Ada Recinos in a federal court mandated settlement conference where the judge ordered participants to maintain confidentiality. It was later ratified by the full City Council on a 5-2 vote.

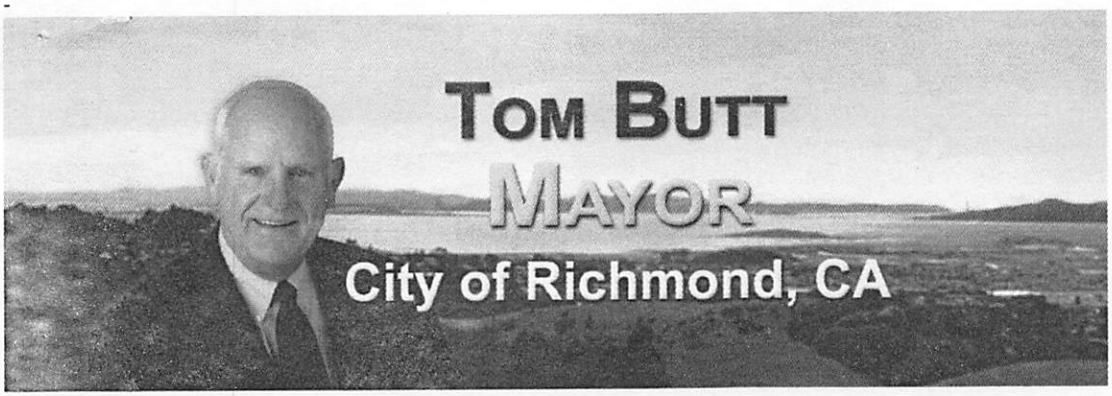
For defying the RPA politburo, Choi was excommunicated from the RPA. Recinos was barely allowed to stay, but her unsuccessful run for election to a full term received minimal support from the RPA. Richmond Confidential wrote, "The fact that two candidates backed by the progressive alliance voted to develop the shoreline prompted outrage from some members."

< **RETURN**

Exhibit B

Comment Letter Re Agenda Item G-2

Norman La Force to City Council



E-Mail Forum – 2020

< RETURN

Point Molate, Housing and the General Plan

August 30, 2020

Contrary to representation made by the Point Molate Alliance, the current Point Molate Development Plan is, in fact, consistent with the Richmond General Plan 2030. The General Plan 2030 was approved by the City Council on April 25, 2012, with Councilmembers Beckles, Butt, Ritterman, Vice Mayor Rogers, and Mayor McLaughlin voting yes, and Councilmembers Bates and Boozé voting no.

The following references to Point Molate are in the General Plan 2030:

- The former Point Molate Navy Fuel Depot area is designated as a combination of Business/Light Industrial, Medium-Density Residential, Low-Density Residential, Open Space and Parks and Recreation to reflect the conceptual land uses in the adopted 1997 Point Molate Reuse Plan (3.39)

- Desired Urban Form. In the former Point Molate Navy Fuel Depot area, improvements to public areas should be guided, for the most part, by the 1997 Point Molate Reuse Plan, except any references encouraging the demolition of Building 6. In general, improvements to public areas should connect the varied open and built spaces through a new network of intimate curvilinear streets and pedestrian and bicycle paths. Where possible, these new connections should build upon existing underutilized paths to minimize impacts on the natural environment. Connections should emphasize pedestrian and bicycle access along shared roadways and trails. Natural sanctuaries including the many groves of trees should remain undisturbed and become part of a larger open space preserve. Public gathering spaces should be provided at major destinations such as vista points and trailheads to further accentuate the unique natural environment. New landscaping should integrate the existing native planting palette with the peninsula's unique character. In the former Point Molate Navy Fuel Depot area, adaptive reuse of historic buildings and new development should seek to reinforce the original rural village character of the area. New buildings should keep a small-scale to reinforce the sense of a hillside town. In general, variety of building uses are encouraged in the private areas including entertainment, lodging and waterfront commercial. All development should respect the natural topographic context. New buildings should blend into the natural and cultural landscape. Sustainable design practices and elements should be an intrinsic part of new buildings. (3.39)

- LU4.E Point Molate Redevelopment Plan. Continue to pursue redevelopment of the ex-Point Molate Fuel Station, the ex-Red Rock Marina, Terminal #4, and improve conditions at the San Pablo Yacht Harbor. Identify and incorporate opportunities for public open space and recreational facilities. Integrate previous planning efforts including the Point Molate Reuse Plan and San Pablo Peninsula Open Space Study. See also: ED9.A (3.68)

- Point Molate Reuse Plan. The Point Molate Reuse Plan is a conceptual land use plan adopted in 1997 to guide long-term civilian reuse of the Point Molate Navy Fuel Depot + in Richmond. The Plan is intended to expand Richmond's economic base, regional presence and recreation opportunities through the creation of a new mixed-use neighborhood. The Plan's overall concept involves retaining and reusing many of the site's historic buildings and constructing new buildings and open space areas. (3.81)

- Policy LU5.2 A Mixed-Use Waterfront. Continue to create a dynamic mixed-use waterfront that includes amenities and attractions for residents and visitors. There are a number of different uses, features and assets along Richmond's shoreline that can be enhanced to create a series of distinct places along the waterfront. The San Pablo Peninsula is characterized by large natural open spaces, shoreline parks and beaches, sweeping views of the San Francisco Bay Area and historic structures. The City will support development on the Peninsula as a regional recreation destination that is well connected to rest of the City and accessible to the greater community. Disturbed sites such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo will be remediated and redeveloped into mixed-use activity centers to serve a broad range of visitors and provide long-term revenue to the City. The Richmond Port (public and private) is recognized as a productive and important component of the community's economy and identity. Many of the adjacent industries embrace high standards and provide high-wage, local jobs. Creative transitions should be developed between port related activities and potential mixed-used neighborhoods along the waterfront to provide strong connections, design cohesion and effective buffers where necessary. (3.70)

- Point Molate Reuse Plan. The Point Molate Reuse Plan is a conceptual land use plan adopted in 1997 to guide long-term civilian reuse of the Point Molate Navy Fuel Depot site in Richmond. The Plan is intended to expand Richmond's economic base, regional presence and recreation opportunities through the creation of a new mixed-use neighborhood. The Plan's overall concept involves retaining and reusing many of the site's historic buildings and constructing new buildings and open space areas. (3.81)

The current plan approved with conditions by the Historic Preservation Commission, the Design Review Board and the Planning Commission, is based on the 1997 Reuse Plan as a "mixed-use neighborhood" that includes housing, as envisioned by the General Plan 2030.

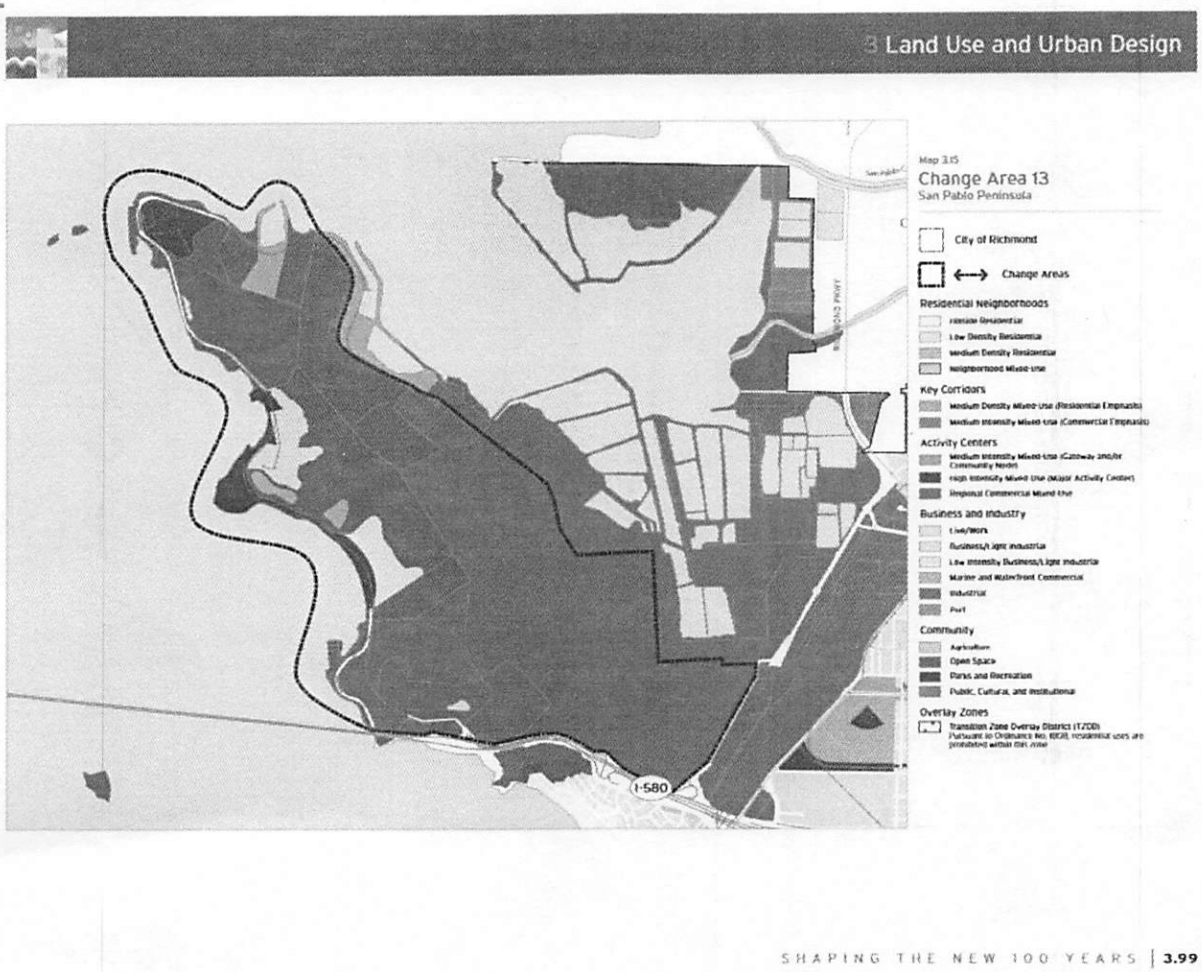


Figure 1 - Land Use Map from the General Plan 2030 includes residential and business/light industrial uses.

The inclusion of Housing at Point Molate is a particularly contentious issue raised by the Point Molate Alliance, which argues that housing should be built in downtown Richmond instead of Point Molate.

One of the City's four Housing Goals, as listed in the Housing Element of the General Plan, is "Goal H-1:A Balanced Supply of Housing. Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups."

The Regional Housing Needs Allocation (RHNA) is a state mandate that all California cities, towns and counties must plan for the housing needs of our residents—regardless of income. This state mandate is called the Housing Element and Regional Housing Needs Allocation, or RHNA. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes the Bay Area needs to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels. (Page 95)

ABAG, working with the Housing Methodology Committee, then distributes a share of the region's housing need to each city, town and county in the region. Each local government must then update the Housing Element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community's housing needs.

Richmond's RHNA allocation shown below shows that Richmond is short 1,482 units, 755 of which are "above moderate," which means they are market rate. These units have to be built somewhere in Richmond, and there is nothing wrong with them being placed at Point Molate. The first phase of Point Molate will also include 10% affordable housing.

RHNA also shows that Richmond is short 727 affordable units, but we are catching up. The Terraces at Nevin Avenue are almost complete and will provide 289 affordable units downtown, reducing the RHNA deficit by 40%. The 140-unit Nevin Plaza will be rehabilitated and another 70 units added, taking another 10% bite out of the deficit. The Hacienda is also on track for rehabilitation, adding 101 units. Nystrom Village will be mostly removed and replaced by hundreds of new affordable units. Hundreds of units, including affordable units, are in the pipeline for the area near the BART station.

Jurisdiction	Richmond	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	438			79	187						266	172
	Non-Deed Restricted												
Low	Deed Restricted	305	79			81						160	145
	Non-Deed Restricted												
Moderate	Deed Restricted	410											410
	Non-Deed Restricted												
Above Moderate		1282	112	56	59	299	91					527	755
Total RHNA		2435											
Total Units			191	56	138	477	91					953	1482

Figure 2 - Richmond RHNA Housing Shortfalls

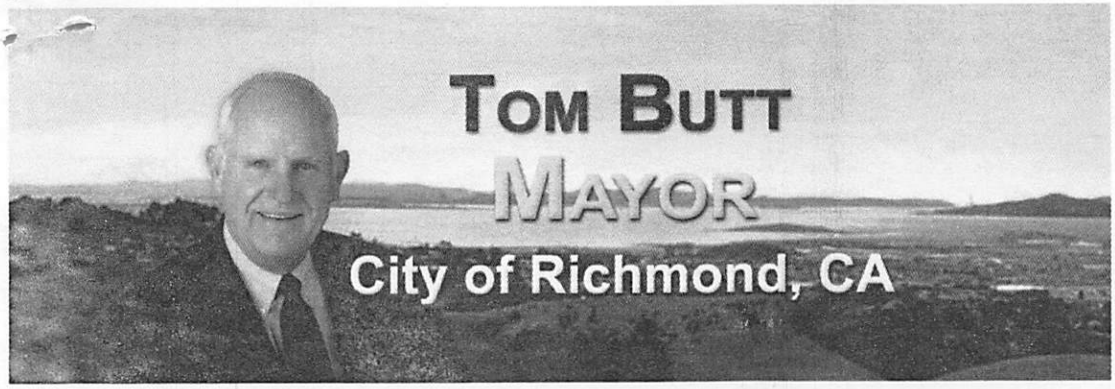
Because of our inclusionary zoning, market rate housing mut either include affordable units or contribute to an in-lieu fund to help subsidize affordable housing. With the end of Redevelopment in California, the largest local source of affordable housing subsidies are in-lieu funds generated by market rate housing. Market rate housing at Point Molate will help build hundreds of units of affordable housing elsewhere in Richmond.

< **RETURN**

Exhibit C

Comment Letter Re Agenda Item G-2

Norman La Force to City Council



E-Mail Forum – 2020

< RETURN

Breaking Down "Selling Point Molate, is selling out the Richmond Community"

August 30, 2020

I get emails like to one below from individuals motivated by the false claims of the Point Molate Alliance and the Sierra Club:

> "City council - Do not sell Point Molate for luxury homes and private profit at the expense of Richmond residents. This is a fight for a Richmond where we can all live, where families and youth can thrive, and Ohlone sacred Shellmounds and rare environmental resources are protected. Richmond needs affordable housing near the downtown area, luxury homes that most of the residents can't afford to live in! Selling Point Molate, is selling out the Richmond Community."

Let's dissect these claims one by one:

- **"luxury homes:"** The homes planned at Point Molate will include both market rate and affordable housing. The term "luxury" is solely meant to be provocative rather than f housing will be market rate, the same as other new housing in Richmond, including waterfront housing in Marina Bay, Brickyard Cove and Point Richmond, where many Poi Alliance activists live. Existing homes along Richmond's waterfront, while still the least expensive in the Bay Area for their prime location, are already in the $600,000 to $2.5 range. Like homes anywhere, the market will set the price – not the developer. The Bay Area median home price is now just under $1 million, making Richmond waterfront h affordable for roughly half of the Bay Area population – not just a "wealthy few." Unlike other Richmond waterfront residential developments, Point Molate will also actually affordable housing units, and in-lieu fees paid under Richmond's Inclusionary Zoning will help subsidize perhaps hundreds of affordable units in other parts of Richmond.

  Finally, another important point, housing at Point Molate will not deprive anyone already living in Richmond of a place to live. It will not gentrify any Richmond neighborhood. anything, by increasing the housing stock, it will take pressure off existing neighborhoods from buyers desperate to purchase a home.

- **"private profit:"** Another term meant to be provocative. All housing is built by some organization seeking a profit, whether it is a developer or a contractor. Singling out Poi associate with profit is just a way of trying to excite the base.

- **"Ohlone sacred shell mounds:"** The SEIR recognizes and provides mitigations for native American prehistoric sites on Page 4.4.33.

  4.4 Cultural Resources and Tribal Cultural Resources

  > Construction of the Modified ProjectCA-CCO-506H (Chinese Shrimp Camp) is located in an area that maybe subjected to ground-disturbing activities associated with the proposed development. Grading and re-contouring of the ground surface, landscaping, widening of roads, excavation of utility trenches, widening and partial redesign of portions of Stenmark Drive, and creation of trails and other amenities have the potential to significantly impact this resource during ground-disturbing activity. The implementation of Mitigation Measure 4.4-3, requiring worker training and archaeological monitoring in the vicinity of this resource, would reduce these impacts to less-than-significant levels by requiring physical avoidance of the principal site deposits, requiring worker training so that if outlying artifacts or features are encountered they will be recognized and construction halted, and by having an archaeologist present to ensure that any new finds associated with CA-CCO-506H are properly treated and documented.
  >
  > The Modified Project lies in a region known to have been used by Native Americans. The remnants of several shell mounds lie within and adjacent to the Study Area, and burials associated with CA-CCO-283have been recovered even though the bulk of that site has been destroyed. Therefore, there is potential to uncover additional prehistoric resources or human remains during ground-disturbing activities associated with any phase of on-site or off-site construction. If any such a discovery comprises a CRHR-eligible cultural resource, the impacts would be potentially significant. The implementation of Mitigation Measures4.4-3and 4.4-4would reduce these impacts to a less-than-significant level by implementing a program of construction worker training, targeted archaeological monitoring, and development of an Unanticipated Discoveries Plan that provides procedures to follow in the event of a find made during construction. The inadvertent discovery of human remains is addressed under Impact 4.4.3.
  >
  > Construction of Off-Site Improvements Construction of off-site improvements would require grading, excavation, and other construction-related activities. These activities may impact archaeological sites CA-CCO-283, CA-CCO-284, and CA-CCO-506H, as well as yet unknown archaeological resources; therefore, this is a potentially significant impact. The implementation of Mitigation Measure 4.4-3would reduce these impacts to less-than-significant levels by implementing a program of construction worker training, targeted archaeological monitoring, and establishing procedures to follow in the event of a find made during construction.

- **housing near the downtown area:** One of the City's four Housing Goals, as listed in the Housing Element of the General Plan, is " Goal H-1:A Balanced Supply of Hou Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups

The Regional Housing Needs Allocation (RHNA) is a state mandate that all California cities, towns and counties must plan for the housing needs of our residents—regardless income. This state mandate is called the Housing Element and Regional Housing Needs Allocation, or RHNA. As part of RHNA, the California Department of Housing and

Community Development, or HCD, determines the total number of new homes the Bay Area needs to build—and how affordable those homes need to be—in order to mee housing needs of people at all income levels. (Page 95)

ABAG, working with the Housing Methodology Committee, then distributes a share of the region's housing need to each city, town and county in the region. Each local government must then update the Housing Element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community's housing needs.

Richmond's RHNA allocation shown below shows that Richmond is short 1,482 units, 755 of which are "above moderate," which means they are market rate. These units h to be built somewhere in Richmond, and there is nothing wrong with them being placed at Point Molate. The first phase of Point Molate will also include 10% affordable hou

RHNA also shows that Richmond is short 727 affordable units, but we are catching up. The Terraces at Nevin Avenue are almost complete and will provide 289 affordable downtown, reducing the RHNA deficit by 40%. The 140-unit Nevin Plaza will be rehabilitated and another 70 units added, taking another 10% bite out of the deficit. The Hacienda is also on track for rehabilitation, adding 101 units. Nystrom Village will be mostly removed and replaced by hundreds of new affordable units. Hundreds of units, including affordable units, are in the pipeline for the area near the BART station.

Jurisdiction	Richmond		ANNUAL ELEMENT PROGRESS REPORT	This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Reporting Year	2019	(Jan. 1 - Dec. 31)	Housing Element Implementation (CCR Title 25 §6202)	Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Re RHNA by Lev
Very Low	Deed Restricted	438			79	187						266	17
	Non-Deed Restricted												
Low	Deed Restricted	305	79			81						160	14
	Non-Deed Restricted												
Moderate	Deed Restricted	410											41
	Non-Deed Restricted												
Above Moderate		1282	112	56	59	209	91					527	75
Total RHNA		2435											
Total Units			191	56	138	477	91					953	148

Figure 2 - Richmond RHNA Housing Shortfalls

Because of our inclusionary zoning, market rate housing mut either include affordable units or contribute to an in-lieu fund to help subsidize affordable housing. With the end o Redevelopment in California, the largest local source of affordable housing subsidies are in-lieu funds generated by market rate housing. Market rate housing at Point Molate help build hundreds of units of affordable housing elsewhere in Richmond.

- **"Selling Point Molate, is selling out the Richmond Community:"** Only 30% of the land area at point Molate will be sold for development. The remaining 70%, includin shoreline park, Bay Trail and upland opens pace will become a public park where, "where our families and youth can thrive."

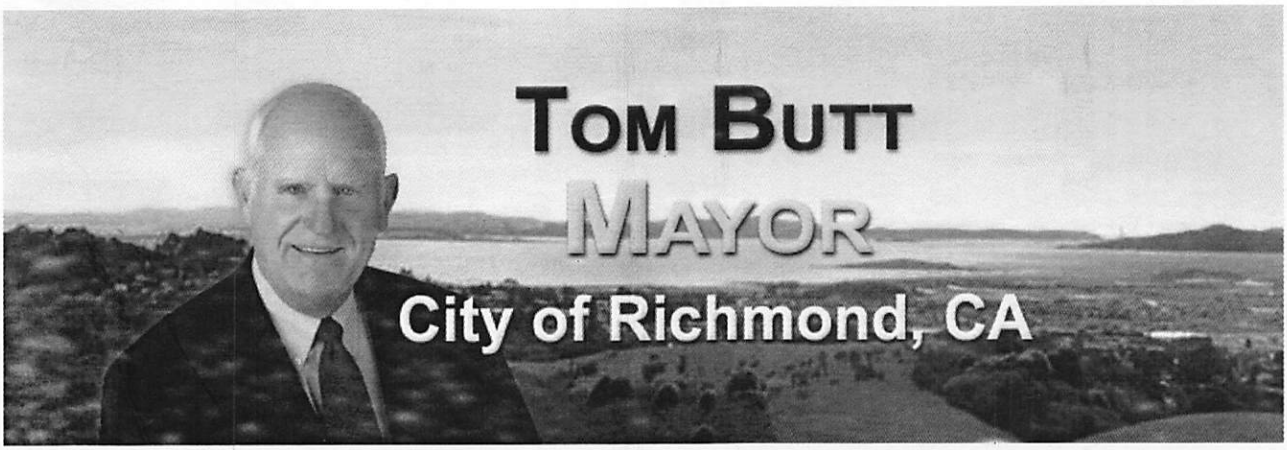
< RETURN

Exhibit D

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

-



E-Mail Forum – 2020

< **RETURN**

Today's Topic is Traffic

August 31, 2020

One of the biggest planks in the anti-Point Molate development platform is traffic.

> Richmond NIMBY and Point Molate development critic Jeff Kilbreth posted the following on Next Door yesterday:
>
> Point Molate and Traffic. The Mayor is scornful of everyone who thinks the proposed Point Molate development is too big. But he never discusses the traffic and safety problems that will be caused if 1,500 to 2,500 cars are leaving the area every morning. Per the EIR, 15% will be going to Marin. This would mean 75-125 cars per hour trying to get onto the bridge at the toll plaza every weekday morning
>
> Three simple questions were unanswered in the EIR:
>
> - When there is an accident on the bridge or on 580W in Marin during morning commute, won't the back-up quickly fill the 1/4 mile feeder lane on Stenmark Drive and block everyone from leaving the Point Molate development?
> - 2) Even when there is no accident, and even if there are metering lights, is it reasonable to think that more than 50 cars/hr can actually merge into the right lane of the bridge with all of the trucks during morning rush hour? Won't that result in less severe but daily back-ups on Stenmark
> - 3) How could the consultants say that the morning commute from Central Ave or Hilltop to San Rafael will only be 5-10 min longer? They didn't show their calculations. Do you believe this?

Traffic on the Richmond San Rafael Bridge now and in the future has nothing to do with Point Molate. Before COVID-19, we had a traffic backup for a couple of hours in the morning westbound commute. Why? Because, since the economic boom, more people who can't afford to live in Marin and the North Bay are commuting to work from Richmond and the East Bay. There is no BART and no ferry to Marin, so people have to drive across the bridge to get there. Sometimes there are crashes or mechanical failures that also back up traffic.

With or without future housing at Point Molate, this is probably going to get worse before it gets better, although COVID-19 has caused a pause that may or may not be temporary. At 7:35 AM on Monday morning, as I write this, traffic is flowing at the limit across the Richmond San Rafael Bridge.

Richmond's General Plan 2030 is based on a population growth of 30,000. Future growth for the East Bay is forecast in the hundreds of thousands. Some of those people, maybe a lot, will be going to work in Marin whether they live at Point Molate or not. Without significant systemic changes, housing anywhere in the East Bay will generate trips that impact the Richmond San Rafael bridge. What difference does it whether those trips are generated from Point Molate, from Marina Bay, from Hilltop, from Hayward, Martinez or Fairfield?

People who bemoan traffic on the bridge and believe housing at Point Molate will make it worse may be correct, but they are also elitist. What they are really saying is, "no more people in Richmond and the East Bay." The people who commute work in Marin are typically not rich and living in million-dollar homes like Jeff Kilbreth. They are what we now call "essential workers." What the Point Molate Alliance people are saying to these essential workers is, "Don't congest our bridge. Find a job somewhere else."

Yes, with housing development at Point Molate, there could be backups on Stenmark, but there are backups all the time all over the Bay Area that often far exceed the morning commute westbound on I-580 – the Bay Bridge maze, I-880, Highway 4, I-680, and on and on. Before COVID-19, the morning commute westbound backups had become legendary, particularly as drivers consulting Waze jammed Point Richmond streets seeking shortcuts. Conventional wisdom has been that if it is this bad now, Point Molate development will only make it worse. With more people, there will be more backups on bridges. The Point Molate Alliance apparently has no problem with backups, just not on their bridge.

The prediction of worse backups on the RSR resulting from hosing at Point Molate is not accurate, and I will try to tell you why.

Unfortunately, the SEIR section on Transportation is almost impossible to comprehend, but I am going to try and simplify it and add some updated information that the SEIR did not include. Transportation impacts and mitigations are described on pages 2-65 through 2-68 of the SEIR. Of 13 potential impacts studied, only 4 result in new significant impacts that cannot be mitigated.

- Before COVID-19, there was only one congestion issue at the Richmond San Rafael Bridge and I-580. This was the morning commute westbound. The only other time congestion occurred is when there was an accident or construction on the bridge. Since COVID-19, there has no backup westbound other than that resulting from an accident on the bridge. How long this will last is unknown. Traffic is still at only 68% of pre-COVID levels. With more people learning to work from home, traffic may never return to pre-COVID levels. The SEIR did not consider this.

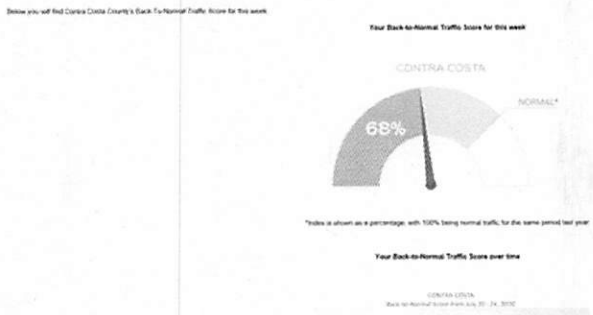


Figure 1 - Traffic is at 68% pre-COVID levels (CCTA)

- Despite the extensive SEIR analysis, the only traffic issue is the westbound morning commute. The SEIR projects 884 in and out trips at AM peak hour following full buildout. Presumably about half are heading east, which is no problem at all. That leaves maybe about 400 either heading west, going or coming. With internal trip reductions, that leaves only about 280 total in and out. That's only about a 5% increase over pre-COVID peaks, not a big deal.

And don't forget, if these trips don't originate at Point Molate, it doesn't mean they won't happen. People have to live somewhere, and they still have to get to work.

TABLE 4.13-5
PROJECT TRIP GENERATION CALCULATIONS

Land Use	Size	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Retail and Restaurant Trip Rates		42.7	0.60	0.36	0.96	1.78	1.93	3.71
Unadjusted Retail and Restaurant Trip Generation	40,000 sq. ft.	1,708	23	15	38	71	77	148
25 percent Reduction for Pass-By Trips		427	6	4	10	18	19	37
Net New Retail and Restaurant Trip Generation		1,281	17	11	28	53	58	111
Office Trip Rates		8.18	0.81	0.13	0.94	0.13	0.71	0.84
Office Trip Generation	584,574 sq. ft.	4,782	472	77	549	79	412	491
Single Family Home Trip Rates		9.60	0.18	0.55	0.73	0.60	0.36	0.96
Single Family Home Trip Generation	274 units	2,630	50	150	200	166	97	263
Low-Rise Apartments and Townhomes Trip Rates		7.50	0.09	0.37	0.46	0.31	0.17	0.48
Low-Rise Apartments and Townhomes Trip Generation	636 units	4,770	59	234	293	198	107	305
Mid-Rise Apartments and Condominiums Trip Rates		5.45	0.09	0.24	0.33	0.31	0.17	0.48
Mid-Rise Apartments and Condominiums Trip Generation	350 units	1,908	30	86	116	90	57	147
Ferry Parking Trip Rates		2.81	0.33	0.09	0.42	0.11	0.32	0.43
Public Ferry Parking	100 spaces	281	33	9	42	11	32	43
Subtotals		*15,652*	*661*	*566*	*1,228*	*597*	*764*	*1,361*
Internal Trip Reduction (20 percent)		3,130	133	113	246	119	153	272
TDM Trip Reduction (10 percent)		1,252	53	45	98	48	61	109
Net New Off-Site Trip Generation from the Modified Project		***11,270***	***476***	***408***	***884***	***430***	***550***	***980***

Notes: For land uses that are represented in square footages, the trip rate constitutes trip generation per 1,000 sq. ft.
Source: **Appendix D**.

Figure 2 - Trip Generation Calculations, SEIR Page 4.12-27

- Because I serve on the Contra Costa Transportation Commission, including chairing it a couple of years ago, I am on top of a lot of information the general public is not aware of, including even the SEIR authors. One item is the Regional Measure 3 (RM3) passed by the voters in 2018. The RM3 Expenditure Plan includes $210 million intended to unlock congestion at the Richmond San Rafael Bridge. There is another $300 million in RM3 to expand ferry service, which could include a Richmond – Larkspur Landing route and further alleviate bridge traffic., As chair of CCTA at the time, I was able to exert substantial influence to get that included. The SEIR makes no mention of the RM3 funding. The measure has been litigated but that is not expected to stop it. This funding can dramatically change traffic flow on the bridge and adjacent feeder streets.

- Historically, CEQA analysis of projected traffic impacts resulting from a project focused on Level of Service (LOS), a measure of how fast traffic moved through an intersection under the most congested conditions. The emphasis was maintaining maximum traffic flow during short time periods, such as commute rush hour. The result has been design of streets and highways to handle traffic loads that occur infrequently, making them far larger than necessary for traffic most of the time -- a growth-inducing effect for outlying areas and a waste of limited public resources Climate change has caused planners to rethink that strategy. The new emphasis is reducing Vehicle Miles Travelled (VMT) rather than getting every vehicle to its destination as fast as possible at any time. Instead of eliminating congestion and adding lanes, the new emphasis is on transitioning drivers to more efficient transportation modes and balancing jobs and housing to reduce commutes. See New Guidelines for Assessing Transportation Impacts Under CEQA. Note that in the new Growth Management Program for Contra Costa, Richmond is exempt from residential impacts because of a favorable jobs/housing balance (click here). Development at Point Molate will only make this better.

DRAFT

Name	2018 Home-Based VMT/Capita (Residential Land Uses)			2018 Workplace-Based VMT/Capita (Commercial Land Uses)		
	Average Daily VMT per Resident	Regional Average*	15% below Regional Average*	Average Daily VMT per Worker	Regional Average*	15% below Regional Average**
Antioch	25.4	19.4	16.5	10.7	15.8	13.4
Brentwood	27.8	19.4	16.5	8.8	15.8	13.4
Clayton	25.9	19.4	16.5	15.2	15.8	13.4
Concord	14.7	19.4	16.5	13.2	15.8	13.4
Danville	23.5	19.4	16.5	18.6	15.8	13.4
El Cerrito	11.7	19.4	16.5	14.8	15.8	13.4
Hercules	20.6	19.4	16.5	15.5	15.8	13.4
Lafayette	16.9	19.4	16.5	16.8	15.8	13.4
Martinez	17.2	19.4	16.5	17.2	15.8	13.4
Moraga	14.5	19.4	16.5	21.5	15.8	13.4
Oakley	29.6	19.4	16.5	9.9	15.8	13.4
Orinda	18.5	19.4	16.5	21.2	15.8	13.4
Pinole	16.5	19.4	16.5	13.5	15.8	13.4
Pittsburg	18.7	19.4	16.5	13.4	15.8	13.4
Pleasant Hill	14.0	19.4	16.5	14.1	15.8	13.4
Richmond	11.5	19.4	16.5	15.5	15.8	13.4
San Pablo	10.5	19.4	16.5	13.5	15.8	13.4
San Ramon	20.1	19.4	16.5	14.8	15.8	13.4
Walnut Creek	14.5	19.4	16.5	14.1	15.8	13.4
Unincorporated Central County	16.5	19.4	16.5	15.2	15.8	13.4
Unincorporated East County	32.6	19.4	16.5	17.6	15.8	13.4
Unincorporated TriValley	26.8	19.4	16.5	24.3	15.8	13.4
Unincorporated West County	16.0	19.4	16.5	17.4	15.8	13.4

*For residential, the region is defined as Contra Costa County

**For commercial, the region is defined as the 9-County Bay Area

Source: Contra Costa Countywide Model

Figure 3 - Draft Table from Vehicle Miles Traveled (VMT) Analayis Methodology for Lan Use Projects in the Growth Managemnet Program (GMP)

- As a part of the Richmond San Rafael Bay trail lane study, MTC looked at ways to eliminate the morning commute westbound backup without removing the bike lane. Click here for the PowerPoint presentation. Essentially the study showed no backup could be achieved by a 10 percent reduction in travel demand = 400 less cars per hour during 7-8 AM peak..

Operational
Congestion Pricing
All Electric Tolling
Open Road Tolling
Bridge Metering

Transit/HOV
Bus Transit
HOV Lane Extension
HOV Occupancy

Bike/TDM
Bikeway improvements
E-bike share
Employer Tools/Data

4 buses carrying 200 riders

150 HOV2 + carpools

50 cyclists

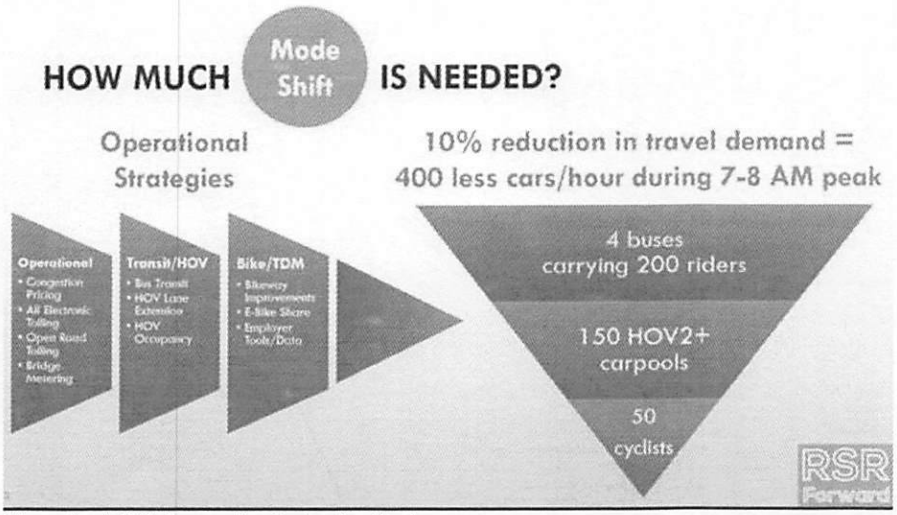


Figure 5 - MTC Congestion Reduction Study

Opposing housing development at Point Molate is NIMBYism and elitism at its worse. These people don't want to protect Point Molate; what they want is to keep others from obtaining and sharing the lifestyle they have come to enjoy.

And by the way, according to the SEIR, the Point Molate Alliance "Community Plan" resulted in similar, though lesser, impacts to traffic as the "Modified Project."

Traffic generated as a result of the construction of Alternative D would be similar to that determined for the Modified Project, although the scale of traffic generated would be lower than the Modified Project due to the smaller amount of development and the absence of housing under Alternative D. However, construction of Alternative D could still generate an increase in traffic. The Modified Project, however, proposes extensive construction, including widening of Stenmark Drive in order to adequately accommodate for the influx of people and cars, the construction of a new ferry terminal, and a shuttle service to transport its residents to and from the Project Site. Alternative D would result in a lesser impact related to transportation in comparison to the Modified Project.

< **RETURN**

Exhibit E

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

47 min ago Like Reply 1

Add a reply...

Tom Butt • Point Richmond

There are no plans for 15 story buildings. Why do you keep spreading these lies?

1 hr ago Like Reply

J

Jeff Kilbreth • Point Richmond

Personally, I have no problem with 15 story buildings. And I'm not intentionally trying to mislead anyone. I'm pretty sure I saw the proposed zoning map allowing up to 15 stories around Winehaven - as opposed to the mid-rise buildings planned for the south end along the beach park. If I'm wrong, I apologize. I'm waiting to hear your apology for grossly misrepresenting the number of cars that will be trying to get onto the bridge!

51 min ago Like Reply 1

Add a comment...

Exhibit F

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

Tom just posted this, below, on NextDoor (Pt Richmond, Marina Bay, Annex, North and East) in response to Baykeeper's petition.

Do not believe the misrepresentations of those opposed to Point Molate development. Read the Staff Report at http://sireweb.ci.richmond.ca.us/sirepub/meeting.aspx?cabinet=published_meetings&docid=57086.

Consider:

- SunCal one of the largest real estate development companies in the United States specializing in large-scale, mixed-use, master-planned communities from coast to coast. SunCal is no stranger to Richmond, having initiated the development of Seacliff Estates, a successful waterfront community.
- The master plan for Point Molate is consistent with the Reuse Plan developed by a 45-member Blue Ribbon Committee and approved by the City Council over 20 years ago. It envisioned a mixed-use neighborhood that preserves 70 percent of Point Molate for open space, rehabilitates the historic Winehaven complex for adaptive reuse and provides a 1.5 mile long waterfront park with the Bay Trail.
- It is expected that the open space, waterfront park and historic Winehaven buildings will become popular destinations for a diverse cross section of Richmond residents, just as Miller Knox Regional Shoreline has become West County's most popular regional park.
- Affordable housing units, both rental and for sale, will be included in the first phase of development. Additional In-lieu fees pursuant to Richmond's inclusionary zoning ordinance, will subsidize additional affordable housing elsewhere in Richmond such as the Macdonald Avenue corridor, with direct access to reginal transportation and other services.
- Point Molate will create thousands of well-paying construction jobs, all at prevailing wage rates, and SunCal has executed Project Labor Agreements with the building trades, hundreds of members of which are Richmond residents. Commercial activity, maintenance and landscaping will provide permanent jobs.
- Concerns about fire danger and potential evacuation have been addressed by experts, including the Richmond fire marshal. There is no elevated risk, and safety will be even improved by removal of some eucalyptus trees and flammable non-native plants, such as French Broom.
- The Fiscal and Economic Impact Analysis for the Project found that estimated General Fund annual revenues are anticipated to exceed estimated annual costs under each development period – approximately $1.3 to $1.4 million after the completion of initial development, and between $5 to $9 million at buildout, depending on the final number of units (expressed in 2019 dollars). The Fiscal and Economic Impact Analysis was peered reviewed by the City's economic consultant, BAE Urban Economics, who

prepared a Memorandum concurring with the finding that the Project will be fiscally positive to the City of Richmond.

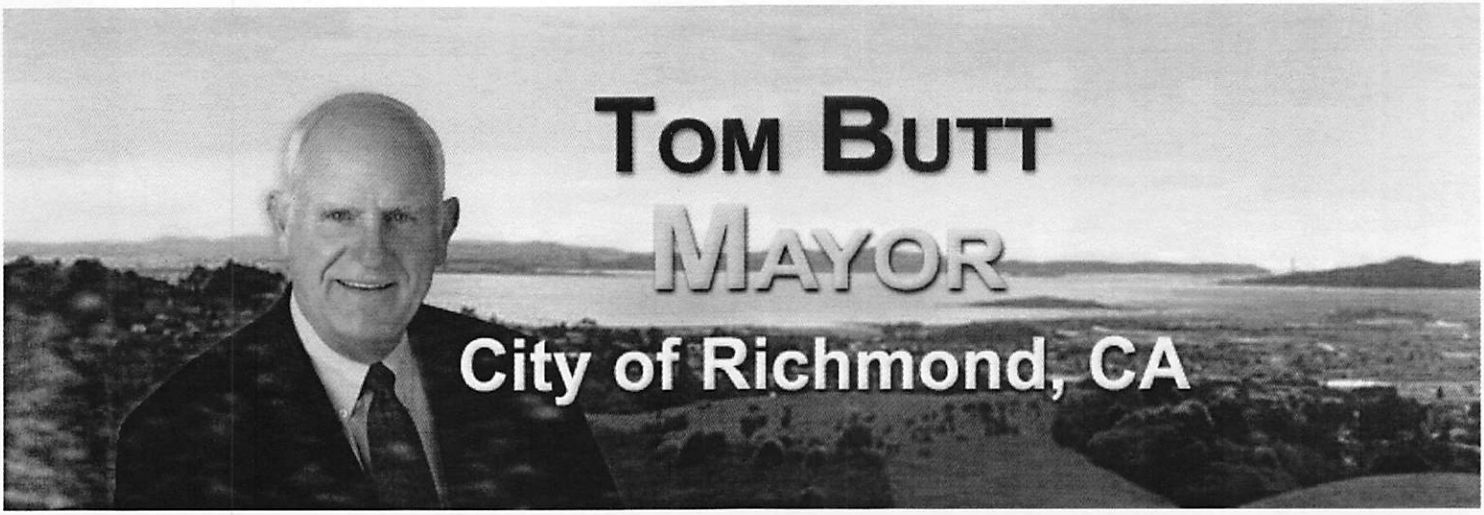
- The project plan identifies Native American shellmound sites and provides mitigation procedures should any artifacts be found, including involvement of local Native Americans. Similar procedures are in place for any artifacts from the Chinese Shrimp Camp.
- The eelgrass bed habitat will be completely avoided during construction and operation of the Project, and water runoff from the project will be managed to avoid any contaminants that might damage eel grass.
- Access to the project via Stenmark Drive from I-580 will be improved for better traffic flow. With $210 million in finding from Regional Measure 3 to reduce congestion at both ends of the Richmond-San Rafael Bridge, measures that include eliminating toll booths, carpooling, increased transit use, congestion price tolling and access improvements to I-580 and the Richmond Parkway can reduce future congestion to a level lower than it is today. There is another $300 million in RM3 to expand ferry service, which could include a Richmond – Larkspur Landing route and further alleviate bridge traffic.

Exhibit G

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

-



E-Mail Forum – 2020

< **RETURN**

Dissecting the Point Molate Alliance Myths

August 16, 2020

As the Federal Court ordered entitlement phase of the Point Molate settlement nears completion, the Point Molate Alliance is stepping up their campaign to derail it. After a blistering legal loss on August 15, the Point Molate Alliance has taken to social media in an effort to bolster their case and seek supporters.

Like those heartbreaking sad dog commercials used by SPCA to raise millions, the Point Molate Alliance has its own evocative "sad dog," buzzwords that they keep trotting out, such as "eel grass," "ospreys," "luxury housings for the wealthy" and "Ohlone ancestral lands and sacred sites."

You don't have to go to Snopes to find out that the Point Molate Alliance claims are no more than urban myths; you can just read the Subsequent EIR.

…the Modified Project includes elements such as construction of Bay Trail extension, shoreline park, 193 acres of open space, water taxi services, protection of eel grass beds and enhanced access for the public to the shoreline in general, which are generally consistent with the major elements of this policy. As such, the Modified Project, and specifically the development proposed within the BCDC jurisdiction, the Modified Project is generally consistent with the Bay Plan policy. EIR, Page 4.1-4 (http://www.ci.richmond.ca.us/DocumentCenter/View/52295/_Point-Molate-Mixed-Use-Development-Project-Draft-SEIR_February-2020

Ospreys

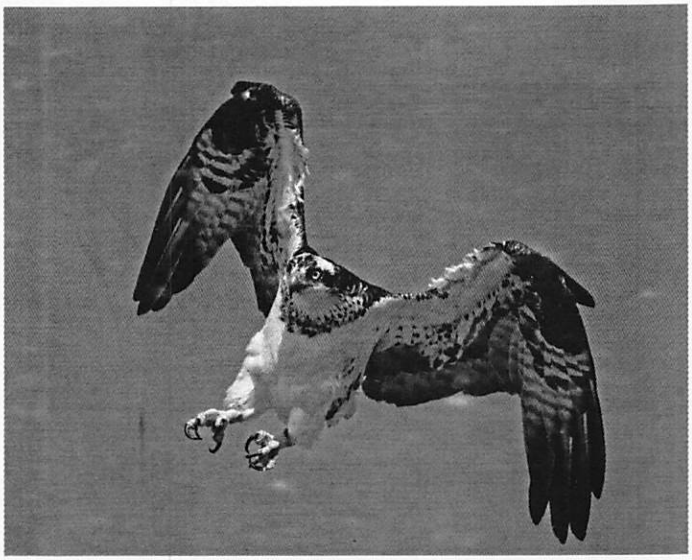


Figure 1 - Osprey at Point Molate

The Point Molate Alliance writes, "Point Molate is home to an unusual diversity of rare plant and animal life, from nesting osprey to black swallowtail butterflies."

The Point San Pablo Peninsula is home to maybe a dozen nesting osprey, at least three at Point Molate proper – all at the pier. The Point Molate Alliance uses nesting ospreys as one of its Save Point Molate poster children. But are nesting ospreys really threatened by future development? It turns out the answer is a clear "No!" Ospreys are not native to the Bay Area, at least in the last millennium, but they have become well established, actually embracing the urban and industrial landscape for nesting sites. They are not frightened away by human activity – the ospreys at the Whirley Crane next to the Red Oak Victory and Riggers Loft have thrived. For more information, see Meet the Urban Osprey and Raptors Adapt Well to Life in the City. The idea that development at Point Molate will scare off or discourage ospreys is just another myth spread by the anti-development crowd.

There is no mention of the black swallowtail butterfly (*papilio polyxenes*) in the SEIR and no evidence that it is present or endangered at Point Molate. In fact, the SEIR does not identify any endangered insects present at Point Molate. It does mention the monarch butterfly as a sensitive species and provides the following mitigation:

> The General Plan also identifies monarch butterflies as a sensitive species known to roost over winter in the vicinity of the Project Site. Monarch butterflies are candidates for listing under the federal ESA, and removal of an active over-winter roost tree would be a potentially significant impact. While this species was not returned in the USFWS official list of candidate or listed species with the potential to occur on the Project Site, Mitigation Measure 4.3-20has been added to the Modified Project, similar to Mitigation Measure BIO-4as included for the expansion of the Bay Trail. Mitigation Measure 4.3-20would require a pre-construction survey of eucalyptus woodland during the monarch butterfly winter roost season. Eucalyptus trees utilized by monarch butterflies as an over-wintering roost would be protected from removal or disturbance during the roost season. With incorporation of these protections, sensitive biological resources identified in the General Plan would not be significantly impacted by the Modified Project. (SEIR4.5-83)

Perhaps the Point Molate Alliance is thinking of the similar pipevine swallowtail, which does inhabit Richmond, In fact, the pipevine swallowtail is the most common butterfly in my yard.

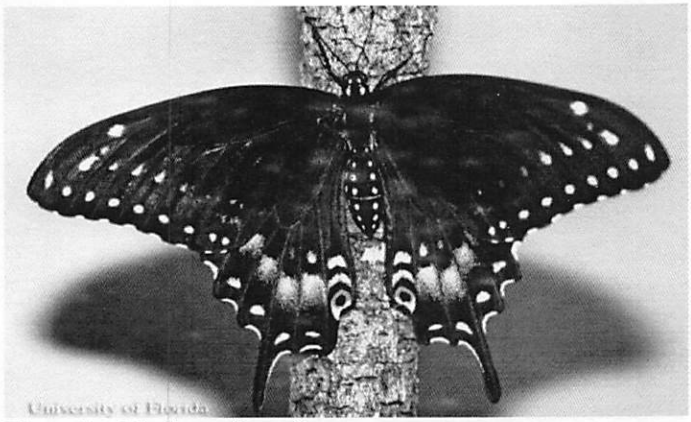


Figure 2 - Black swallowtail

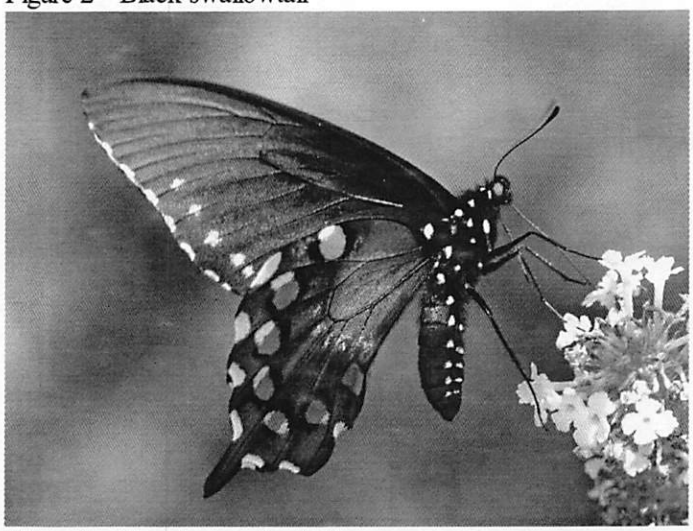


Figure 3 - Pipevine swallowtail

Eel Grass

Figure 4 - Eel grass

A second apocalyptic poster child of the Point Molate Alliance is eel grass. "Its offshore eelgrass beds — a pillar of the Bay Estuary ecosystem — are the healthiest and most expansive in San Francisco Bay."

While that statement might be a little hyperbolic, the eel grass beds will be protected. The SEIR states:

> Mitigation Measure 4.3-4 Preservation and Protection of Eelgrass. The eelgrass bed habitat onsite shall be completely avoided during construction and operation of the Project. Specifically, water vessels (e.g., ferries, barges, water taxis/shuttles) servicing the retrofitted pier shall not come within 1,000 feet of the eelgrass bed habitat as

identified in the pre-construction and annual surveys. The existing pier shall be utilized, and the total surface area of the pier shall not be increased. Improvement of the existing pier shall be implemented as necessary, but no new piers and/or structures shall be built within or in the vicinity of any eelgrass bed habitat. Activities associated with the pier reuse shall be subject to the acquisition of necessary permits. These may include, but are not limited to, necessary BCDC permits. The Applicant shall employ dust control measures to ensure excavated soil transferred from the Project Site to barges docked at the end of the pier using a conveyor belt system does not result in debris in the Bay. Such dust control measures shall include, but not be limited to, the following.

- The conveyor belt system shall be completely enclosed to prevent any loose aggregate, soils, or dust from entering the Bay during these transport operations.
- Sediment shall be watered as needed to prevent dust from becoming airborne.
- Vehicles transporting soils shall utilize designated routes. Should these routes include dirt roads, these roads shall be watered as needed to prevent excessive production of dust.
- Vehicles transporting soils across dirt roads shall not exceed a speed of 15 miles per hour.
- Soils shall be covered when transported from the location of excavation to the removal offsite.

All water vessel routes shall be limited to the deep-water shipping channel when not moored at the pier, and velocities shall be lowered as water vessels approach the pier to reduce waking. Water vessel speeds shall be limited to 10 knots or less within 750 feet of the pier. In addition, water vessel traffic shall not route from the terminal landward towards the shoreline. Mooring of private boats is not to be allowed on the pier. An appropriate signage and/or a buoy system shall be implemented to properly inform marine traffic of the sensitive eelgrass habitats and to help keep any vessels away from these habitats.

Prior to construction, the Applicant shall prepare an eelgrass monitoring plan consistent with the California Eelgrass Mitigation Policy and Implementing Guidelines, to be submitted to the NMFS for review and approval. The Plan shall require eelgrass surveys be conducted by a qualified biologist immediately prior to construction, annually throughout construction, and three years following the initial use of the pier to ensure ship travel routes do not impact eelgrass. Surveys shall be conducted by a qualified biologist pursuant to protocols outlined in the California Eelgrass Mitigation Policy and Implementing Guidelines, and shall document eelgrass distribution and density on both the Project Site and at a suitable control site during the eelgrass growing season. The surveys shall also assess the health of the eelgrass beds, including documenting the presence of any algal blooms. The surveys shall monitor eelgrass beds between 1 kilometer north and south of the Project Site and 0.5 kilometers seaward. Results of surveys shall be provided to the NMFS Santa Rosa office staff within 60 days of completion. An additional survey shall be completed within 90 days in the event of failure of debris containment systems along the conveyor belt, or in the event that a SWPPP inspection reveals the failure of BMPs protecting Bay waters resulting in the exceeding of water quality discharge standards. If NMFS determines the Project actions have adversely impacted eelgrass in or adjacent to the Project Site based on pre-and post- work distribution and density surveys, an eelgrass mitigation plan shall be provided to NMFS and the SFBRWQCB for review and approval within 60 days of the determination of adverse impacts.

The mitigation plan shall provide for no net loss of habitat function, and shall include criteria consistent with the California Eelgrass Mitigation Policy and Implementing Guidelines (NOAA, 2014) as well as one or more of the following.

- In-kind creation, restoration, or enhancement of habitat with a success ratio following three years of monitoring at or exceeding 1.2:1
- Purchase of mitigation credits from an established and NMFS-approved eelgrass mitigation bank at a ratio of 1:1 for banks established over three years
- Purchase of mitigation credits from a NMFS-approved eelgrass mitigation bank at a NMFS approved ratio exceeding 1:1 for banks that have been established less than three years
- Payment to in-lieu-fee conservation program(s)
- Out-of-kind mitigation only in the circumstance that in-kind mitigation is not feasible, and out of kind mitigation provides for sufficient ecological benefits approved by NMFS and other trustee agencies such as CDFW

Implementation of the above measure would reduce impacts to special status wildlife that may rely on eelgrass beds for food or refuge by minimizing the potential for indirect impacts to this habitat type. No eelgrass beds will be

directly removed by the Project.

The DEIR states, "Protection of the Eelgrass Beds Implementation of Mitigation Measures 4.8-1 and4.8-2, and Mitigation Measures 4.3-4and 4.3-6,would reduce impacts to eelgrass beds to less-than-significant levels as discussed in Impact 4.3.2." (SEIR 4.4-35)

Luxury Housing Development for a Wealthy Few

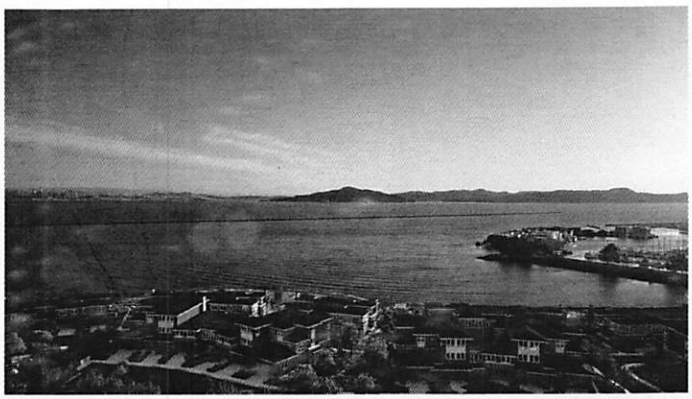


Figure 5 - Waterline in Point Richmond (Brickyard Cove)

"Luxury housing development for the wealthy few," is how the Point Molate Alliance describes future housing at Point Molate.

In reality, housing at Point Molate will be like housing anywhere else along the Richmond shoreline, like Marina Bay, where several Point Molate Alliance leaders make their homes, or Brickyard Cove, Brickyard Landing, Seacliff or Waterline. Existing homes along Richmond's waterfront, while still the least expensive in the Bay Area for their prime location, are already in the $600,000 to $2.5 million range. Like homes anywhere, the market will set the price – not the developer. The Bay Area median home price is now just under $1 million, making Richmond waterfront homes affordable for roughly half of the Bay Area population – not just a "wealthy few." Unlike other Richmond waterfront residential developments, Point Molate will also actually include affordable housing units, and in-lieu fees paid under Richmond's Inclusionary Zoning will help subsidize perhaps hundreds of affordable units in other parts of Richmond.

Finally, another important point, housing at Point Molate will not deprive anyone already living in Richmond of a place to live. It will not gentrify any Richmond neighborhood. If anything, by increasing the housing stock, it will take pressure off existing neighborhoods from buyers desperate to purchase a home.

Point Molate Has a Rich Local History that Should be Preserved

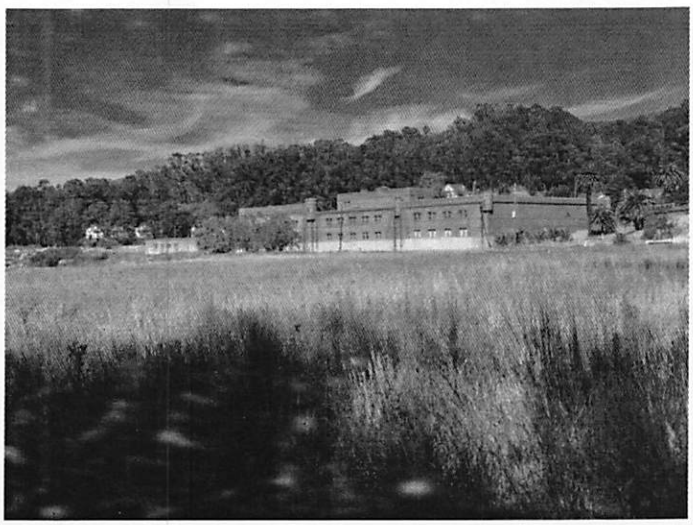


Figure 6 - Winehaven Building 1

The Point Molate Alliance says "Restoring historic Winehaven Village as a commercial, educational and cultural destination would provide jobs for Richmond residents and revenue for the city."

Well, they got that right, but the implication that letting Point Molate go wild will somehow facilitate restoration is nothing but naive wishful thinking. These people don't know anything about historic preservation, real estate economics, construction or jobs-producing economic development.

Those who do not want Point Molate to be developed are essentially writing off one of the most important historical resources in California. Listed on the National Register of Historic Places as a historic district, Winehaven stands alone as the apogee of the pre-Prohibition wine industry in California. When the 18th Amendment was passed in 1920, Winehaven and the California Wine Association controlled 80 percent of the California wine industry. Today, wine is a $57 billion industry in California, a pillar of the state's economy. Although the 300,000 square feet of historic buildings and additional acres of grounds that constitute Winehaven are not included in the open space calculation, the structures will be rehabilitated to the Secretary of the Interior's Standards for adaptive reuse and will include public access and interpretation, adding a unique cultural addition to the experience of park users. During its heyday, Winehaven was not just a winery but also a regional excursion attraction in the Bay Area and could be once again.

Which leads us to a truth that the Point Molate Alliance refuses to accept. The preservation of Winehaven will be an expensive project that cannot proceed without tens of millions of dollars in infrastructure investments that will be made possible only by the proposed development. There has been a great hue and cry from "Save Point Molate" advocates to limit development to the historic district or even allow no development at all. They have also insisted that no public funds be used for infrastructure at Point Molate, so the proposed development will have to pay for all the costs of infrastructure, including substantial park facilities. In order to have a park at all, and in order to preserve Winehaven for future generations, there must be the level of development now proposed – which is not unlike the juxtaposition of Miller Knox Regional Shoreline with Brickyard Landing, Brickyard Cove, Seacliff, Waterline,Terminal 1 and historic Point Richmond. It is also not unlike Marina Bay, which houses some 3,000 people while providing acres of public parks, the Bay Tail and Rosie The Riveter WWII Home Front National Historical Park. The authors of the 1997 Reuse Plan understood this, and it is just as true today.

Sacred Sites on Ohlone Ancestral Land and The site was also home to a Chinese shrimping camp that Jack London wrote about in 'Tales of the Fish Patrol'

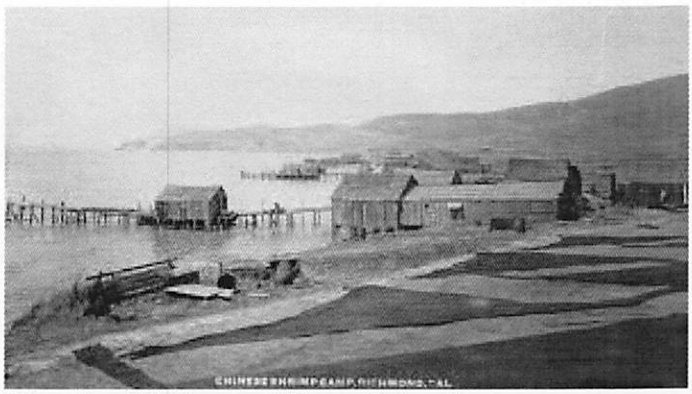


Figure 7 - 19th Century Chinese Shrimp Camp

The SEIR recognizes and provides mitigations for both native American prehistoric sites and the Chinese Shrimping Camp on Page 4.4.33.

4.4 Cultural Resources and Tribal Cultural Resources

> Construction of the Modified ProjectCA-CCO-506H (Chinese Shrimp Camp) is located in an area that maybe subjected to ground-disturbing activities associated with the proposed development. Grading and re-contouring of the ground surface, landscaping, widening of roads, excavation of utility trenches, widening and partial redesign of portions of Stenmark Drive, and creation of trails and other amenities have the potential to significantly impact this resource during ground-disturbing activity. The implementation of Mitigation Measure 4.4-3, requiring worker training and archaeological monitoring in the vicinity of this resource, would reduce these impacts to less-than-significant levels by requiring physical avoidance of the principal site deposits, requiring worker training so that if outlying artifacts or features are encountered they will be recognized and construction halted, and by having an

archaeologist present to ensure that any new finds associated with CA-CCO-506H are properly treated and documented.

The Modified Project lies in a region known to have been used by Native Americans. The remnants of several shell mounds lie within and adjacent to the Study Area, and burials associated with CA-CCO-283have been recovered even though the bulk of that site has been destroyed. Therefore, there is potential to uncover additional prehistoric resources or human remains during ground-disturbing activities associated with any phase of on-site or off-site construction. If any such a discovery comprises a CRHR-eligible cultural resource, the impacts would be potentially significant. The implementation of Mitigation Measures4.4-3and 4.4-4would reduce these impacts to a less-than-significant level by implementing a program of construction worker training, targeted archaeological monitoring, and development of an Unanticipated Discoveries Plan that provides procedures to follow in the event of a find made during construction. The inadvertent discovery of human remains is addressed under Impact 4.4.3.

Construction of Off-Site Improvements Construction of off-site improvements would require grading, excavation, and other construction-related activities. These activities may impact archaeological sites CA-CCO-283, CA-CCO-284, and CA-CCO-506H, as well as yet unknown archaeological resources; therefore, this is a potentially significant impact. The implementation of Mitigation Measure 4.4-3would reduce these impacts to less-than-significant levelsby implementing a program of construction worker training, targeted archaeological monitoring, and establishing procedures to follow in the event of a find made during construction.

Following is the latest Point Molate Alliance claim:

Save Point Molate As a Public Park For All — Not For a Wealthy Few
Don't let the City of Richmond sell off Point Molate to a private developer for luxury housing. It should be permanently protected as a public resource.

Why This Matters
Point Molate is one of the last great stretches of shoreline in the Bay Area that's not already developed or protected for the public. Because of its remote location and remarkable environmental features, it should be preserved as a park for all Richmond residents to enjoy — not sold off for a luxury housing development for a wealthy few. Unfortunately, the city is barreling ahead with a development boondoggle that would transfer this beautiful and biologically rich place to private hands.

Point Molate is home to an unusual diversity of rare plant and animal life, from nesting osprey to black swallowtail butterflies. Its offshore eelgrass beds — a pillar of the Bay Estuary ecosystem — are the healthiest and most expansive in San Francisco Bay.

Point Molate also has a rich local history that should be preserved. Visitors can't miss Winehaven, a fantastic castle-like structure that was part of the largest winery in the U.S. prior to Prohibition. The site was also home to a Chinese shrimping camp that Jack London wrote about in 'Tales of the Fish Patrol' and a World War II fuel depot for the Pacific naval fleet.

Instead of selling off Point Molate to a private developer, the City should adopt the more equitable, economically prudent, and environmentally sensitive Community Plan. That plan would create a magnificent public waterfront park providing community recreational opportunities and preserving important ecosystems. It would also preserve sacred sites on Ohlone ancestral land. Restoring historic Winehaven Village as a commercial, educational and cultural destination would provide jobs for Richmond reside

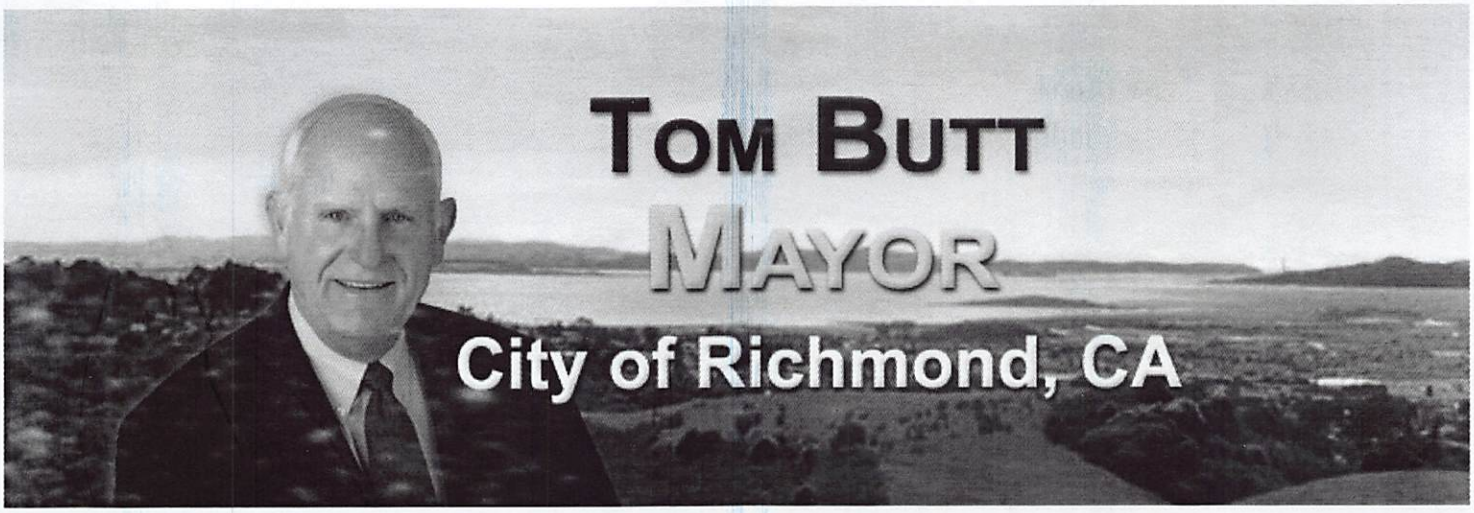
< RETURN

Exhibit H

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

-



E-Mail Forum – 2018

< RETURN

Will We Litigate Point Molate Until it Bankrupts the City?

September 29, 2018

An article at the end of this email from Richmond Confidential is a reasonably accurate summary of Point Molate discussions at this week's City Council meeting.

Earlier this week, I distributed the transcript of the hearing before Federal Court Judge Gonzales on the motion by the City of Richmond to dismiss the Point Molate lawsuit brought by SPRAWLDEF et al. Click here for the full transcript.

For those who irresponsibly advocate walking away from the settlement, I offer the following:

- Damages alleged by Upstream and the Tribe were upwards of $750M
  - $17M for purchase price of Point Molate
  - $17M for development and maintenance costs paid by plaintiffs to date
  - Upstream and the Tribe's legal fees
  - $750M in lost profits for failure to develop the property
- Litigation costs at the time of settlement were approximately $300k/month
- Litigation costs to date for this case are $4.5M
- Litigation costs if we go to trial would be at least another $2-$2.5M, and does not include appellate costs
- If Upstream prevailed at trial, the Tribe could refile their request for an Indian Lands Determination, which might be granted in a gambling-friendly Trump administration. We could end up with a casino after all.
- The principle vulnerability of the City in a lawsuit with Upstream and he Tribe results from the poorly considered actions of former Mayor Gayle McLaughlin, excerpts from the court decision below:

> The Third Amended Complaint ("TAC") contains plausible allegations that the City violated the implied covenant of good faith and fair dealing by interfering with Appellants' ability to obtain federal approval for the casino, thereby preventing Appellants from satisfying a condition precedent of the LDA.
>
> The TAC alleges that, beginning in 2009, the City, through Mayor Gayle McLaughlin, contacted the Bureau of Indian Affairs, Contra Costa County, and various public officials including the Governor of the State of

California and United States Senator Dianne Feinstein, to encourage them to deny, delay, or otherwise oppose the Tribe's quest to obtain the necessary federal and state approvals for gaming. Appellants allege that this pressure delayed the federal approval process — a condition precedent of the LDA — sufficiently that the City abandoned the project in April 2011 in part because "[w]ithout these Federal approvals, a casino use at Point Molate is not legally permitted." Resolution No. 23-11 ¶ 5. Appellants further allege that the City's pressure ultimately led the Department of the Interior ("DOI") to determine in September 2011 that the Point Molate property was not eligible for gaming.

On April 5, 2011, the City issued Resolution 23-11, determining that a casino use was not allowed at Point Molate. In Resolution 23-11, the City cited the federal government's delay in granting the approvals and the opposition of other government officials as reasons for its denial. Appellants contend that the City acted in bad faith, as the delay in approvals and the opposition of federal officials were induced by the City's own covert lobbying.

Under the "doctrine of prevention," if a contracting party interferes with the performance of a condition precedent in a way that the parties did not reasonably contemplate, then the interference is a breach of the implied covenant of good faith and fair dealing, and the interfering party "cannot in any way take advantage of that failure [of the condition precedent]." 13 Williston on Contracts § 39:3 (4th ed.); see also City of Hollister v. Monterey Ins. Co., 81 Cal. Rptr. 3d 72, 100 (Cal. Ct. App. 2008), as modified on denial of reh'g (Aug. 28, 2008). "The implied covenant of good faith and fair dealing requires a promisor to reasonably facilitate the occurrence of a condition precedent by . refraining from conduct which would prevent or hinder the occurrence of the condition ." Westerbeke Corp. v. Daihatsu Motor Co., 304 F.3d 200, 212 (2d Cir. 2002) (quoting Cauff, Lippman & Co. v. Apogee Fin. Group, Inc., 807 F. Supp. 1007, 1022 (S.D.N.Y. 1992)).

Appellants allege in the TAC that the parties to the LDA did not contemplate that the City would directly attempt to oppose or interfere with the Tribe's gaming application and Request for a Land Determination. Whether the City is liable for the Mayor's actions depends on whether she acted in her official capacity, which is ordinarily a question of fact better resolved after discovery and not through a Motion for Judgment on the Pleadings. See Farmers Ins. Grp. v. Cty. of Santa Clara, 906 P.2d 440, 458–59 (Cal. 1995).

The TAC contains some of the alleged interfering communications from Mayor McLaughlin wherein she identifies herself as the Mayor acting on behalf of the City of Richmond. These allegations present an issue of fact concerning whether the Mayor was acting in her official capacity and are sufficient to plead a plausible claim of breach of the implied covenant of good faith attributable to the City. See Mammoth Lakes Land Acquisition, LLC v. Town of Mammoth Lakes, 120 Cal. Rptr. 3d 797, 803 (Cal. Ct. App. 2010) ("The Developer established a breach attributable to the Town by evidence of the actions of town officials, acting within their authority."). Therefore, the City is not entitled to judgment on the pleadings on the theory that it is not responsible for the actions of the Mayor.

2. Specifically, these included a June 1, 2010 letter to several U.S. Senators lobbying them to deny the Tribe's application, and an August 15, 2010 speech at a conference of the United States Representatives regarding Indian Gaming, where Appellants allege that "Mayor McLaughlin in her official capacity of Mayor, expressly advanced the City's position the Tribe's Land Determination Request should be denied ." TAC ¶¶ 63-64.

- If we won at trial, Upstream and the Tribe would appeal.
- Upstream and the Tribe filed their complaint in 2012. The City won dismissal on the pleadings, but the Ninth Circuit reversed in part and remanded to the trial court.
- Discovery included production of hundreds of thousands of pages of documents by the City and a couple depositions, including one full-day deposition of Gayle McLaughlin and request for a second day.
- Upstream had noticed the deposition of at least 5 additional witnesses, including Nat Bates, Mayor Butt, Bill Lindsay, Bruce Goodmiller, and Maria Viramontes

- Upstream also sought to file a motion for summary judgment, which would have required additional legal costs and resources to oppose.

- Our judge ordered the parties to a mandatory settlement conference with Magistrate Judge Spero.

- The settlement conference took place for a full day on February 6, 2018. Richmond City Planners Mitchell and Velasco, Mayor Butt, Councilmembers Recinos and Choi, Rachel Sommovilla, and outside counsel attended for the City. Less than a quorum of the City Council was present. Magistrate Spero admonished the conference participants that the content and discussions of the settlement conference were confidential.

- At the conclusion of the settlement conference, the parties agreed to a tentative settlement in principle, with the qualification that the City Council must vote on settlement approval before the City could agree to the settlement.

- That evening, February 6, 2018, City Council held a special closed session, in which it considered the tentative agreement and voted on it. The tentative agreement was ultimately approved; all parties understood that this approval was only for the tentative agreement. There was not yet a final settlement to be approved, since the parties needed to further negotiate details, draft the agreement, and have it entered by the Court.

- The next closed session was scheduled for February 20, 2018. Discussion of the litigation was agendized for that time.

- The parties continued to negotiate, with the supervision of Magistrate Spero, until March 20, 2018. Closed session on March 20 included discussion of the Upstream litigation as an agenda item. At closed session, City Council voted to approve the settlement.

- The settlement was not final until entry of the judgment by the Court. The parties understood that entry of the judgment as submitted was a material term of the settlement. Judge Gonzalez Rogers entered judgment on April 12, 2018.

- On April 17, 2018, at the next calendared open session, the settlement was agendized and discussed publicly.

- The judgment confirmed that the City paid nothing to settle the case, which was a significant concession by Upstream and the Tribe.

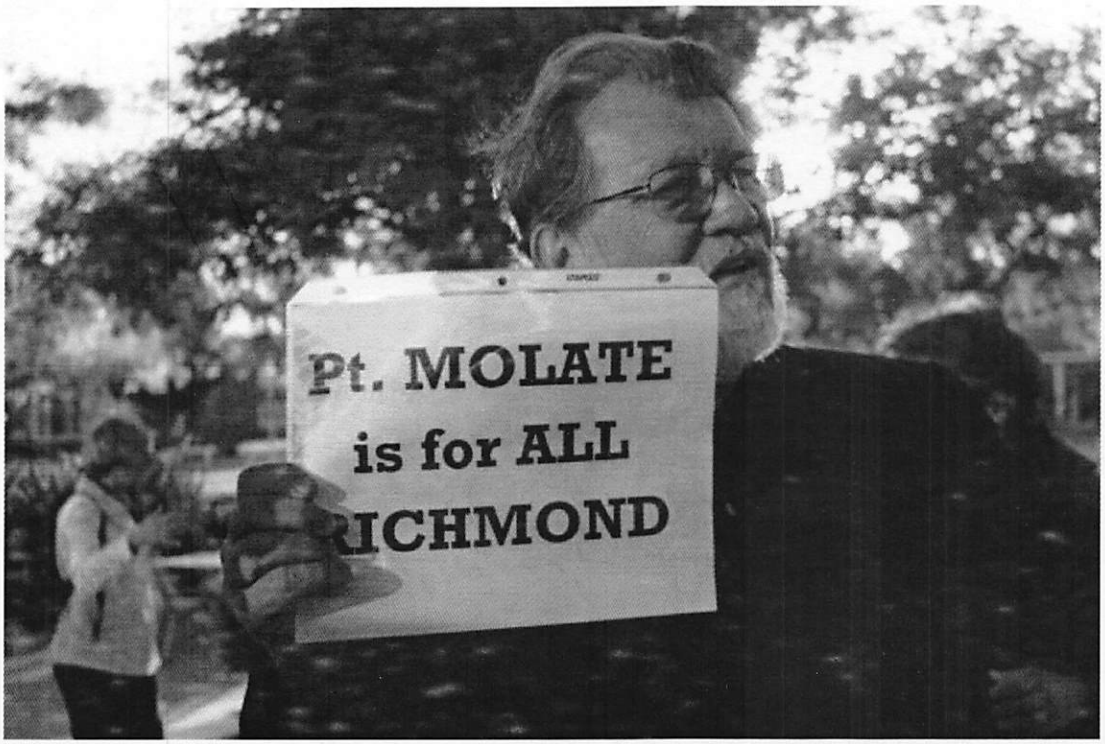
- As a compromise, the City agreed to entry of the judgment, which provides: "Discretionary City Approvals shall allow for a minimum of 670 residential units and further the goals of the Point Molate Reuse Plan, including preservation of open space and rehabilitation of the Core Historic District (including Building 6)." (Judgment ¶ 8.) The judgment further provides: "The Parties acknowledge, and the Court expressly finds and orders, that this Judgment is not an approval of a project, and the City is responsible for compliance with all federal, state and local laws, regulations, and permits, relating to the Property, including compliance with CEQA. This finding and order may be asserted by the Parties as a bar to any suit challenging the validity of this Judgment." (*Id.* ¶ 37.)

- The City retains discretion regarding whether to grant "Discretionary City Approvals." The City also retains its discretion as to design, location, and density for such housing. The judgment did not approve of any development project or a developer. The judgment states that "the Court anticipates and expects that the City will receive and consider input from the public with respect to the future development of Point Molate."

- If the City does not provide "Discretionary City Approvals" for 670 housing units within 24 months, there are consequences to the City: Upstream and the Tribe could choose to sue the City for breach of the settlement agreement in addition to restarting the prior litigation against the City, and the City could be in contempt of Court. If the City does not sell certain parcels of Point Molate within 48 months of the Judgment, it must sell those parcels to Upstream and the Tribe for $100/parcel.

RichmondConfidential

Calling it a 'sick pig,' residents urge reopening of Point Molate settlement



Richmond resident Juan Reardon holds a sign protesting the Point Molate settlement outside City Hall on Tuesday, Sept. 25. Reardon later called the deal between the city and developers a "sick pig" during public comment at the City Council meeting.

By Barbara HarveyPosted September 28, 2018 4:16 pm

Audible gasps spread through the Richmond City Council meeting on Tuesday when it was announced that nearly 50 people had signed up to speak during the public comment period, most about the city's most valuable piece of shoreline that is once again the subject of tense debate.

The gasps foreshadowed some colorful comments from the residents who blasted city officials about how they approved a settlement agreement for the prized shoreline, known as Point Molate.

Richmond resident Juan Reardon denounced as a "sick pig" the settlement the city had reached with a would-be developer of Point Molate. He declared that Mayor Tom Butt was "becoming the worst mayor Richmond's ever had."

"We are not buying sick pigs, Tom. And no amount of lipstick will help," he said, addressing the mayor.

The city appears to be on the back foot in the aftermath of a judge earlier this month allowing a lawsuit to proceed that challenges a settlement city officials reached with a developer. U.S. District Judge Yvonne Gonzalez Rogers accused the city of a lack of transparency in the process as she refused the city's motion to dismiss the residents' lawsuit. The settlement agreement in dispute would allow hundreds of housing units to be built on Point Molate.

Residents like Reardon came to the meeting hoping that the judge's refusal to dismiss the lawsuit would open up discussion on the controversial settlement once again, thereby giving them the public process they've been demanding for months.

The settlement at the center of the dispute was the result of a years-long legal battle between the city and developers who had sought to build a casino at Point Molate. Richmond voters rejected the proposed casino in an advisory referendum vote in 2010.

The developers, in turn, sued the city. Both parties eventually agreed to a settlement in April. A group of residents has challenged this settlement in court, suggesting the process of reaching the agreement was not transparent.

Earlier in the week, it had appeared that Butt would bring up the settlement agreement for the council to discuss again and vote on publicly. But that didn't happen.

An item placed on the agenda by Butt had called for the council to "approve the Point Molate settlement agreement," this time in a public vote. The previous vote was held out of the eyesight of the public, in closed session.

That agenda item was later revised to call for the council to "consider whether to publicly reaffirm the Point Molate settlement."

But by Tuesday evening, shortly before the council was scheduled to meet, the item was removed entirely from the agenda, prompting much speculation from opponents of the settlement agreement.

Richmond resident David Helvarg, co-chair of the Point Molate Alliance, a group that opposes the settlement plan, said he believed the agenda item was pulled because some council members may be apprehensive about re-affirming their previous votes.

"I think that he may have been unsure if he actually has the council votes in the public as opposed to behind closed doors," Helvarg said.

"He knew that people are mobilizing for this, and he didn't want to confront public opposition. I think he'd rather sneak it through on a quiet council evening," Helvarg said.

"But I don't think there's going to be a quiet council evening between now and the elections. This is an expanding issue that's going to become an election issue."

In a later interview, Butt offered a different explanation for his decision not to put the settlement on the agenda for the evening. He said he had originally placed the item on the agenda as a way of addressing complaints that the council erred when it approved the settlement behind closed doors. But feedback from residents made him change his mind, he said.

Butt said that in the days leading up to the council meeting, he had received emails from residents that implied that placing the debate on the agenda wouldn't end the litigation.

"So I thought, 'What's the point? Why go through all of the time and effort re-voting on it in public session if it's not going to go satisfy these guys?'" Butt said.

Despite the settlement agreement's absence from the agenda, it figured prominently at the meeting where dozens of Richmond residents shared their concerns during public comment.

Several activists, some of whom are involved in the lawsuit against the city, took shots at the city's handling of the settlement. The urged council members to reject the plan to build housing on the shoreline.

Richmond resident Charles Smith called the proposed housing "a deathtrap," noting its proximity to the Chevron refinery and the limited roadways in and out of the area.

"Shame on the city council for voting for this," Smith said, receiving applause from attendees.

Several speakers decried the housing plans as a pathway to gentrification, noting that the development would primarily benefit the wealthy, and that housing is desperately needed in Richmond's urban core—not on the shoreline.

Other speakers focused on the potential environmental impact that housing would have on Point Molate, which is home to eelgrass beds vital to the region's habitat.

Butt sat stone-faced through public comment and did not address residents.

Butt later disputed several of the points made by residents, including the critique that the housing would primarily benefit wealthy homeowners. Butt noted that the eventual developers would either have to designate a number of units as affordable housing or pay the city in-lieu fees, which the city would use to build affordable housing.

However, Butt also added that he isn't opposed to the idea of the development attracting high-income buyers, saying that, "frankly, we could use more rich people in Richmond."

A court hearing on the residents' lawsuit that had been scheduled for Sept. 24 was postponed in order to give both parties time to consider any potential developments that occurred during the council meeting.

Butt said he may put a vote on the Point Molate settlement agreement back on the city council agenda in the coming weeks. Robert Cheasty, executive director of Citizens for East Shore Parks, a local nonprofit that was among the groups that filed the suit, said that for now, the fight will head back to court. But he expressed disappointment in the continuing lack of public process.

"What I thought would have been great tonight would be to have a real discussion on Point Molate and Richmond City planning," Cheasty said. "But the mayor didn't want that."

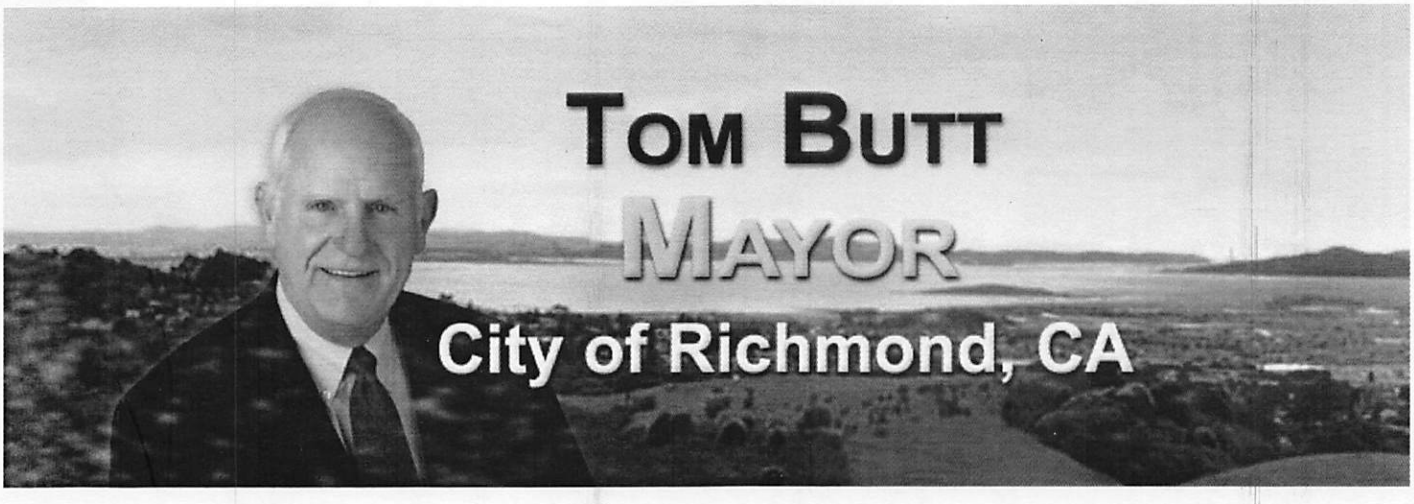
< **RETURN**

Exhibit I

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

-



E-Mail Forum – 2018

< **RETURN**

RPA Picks a Fight Over Planning Commission Appointment

September 24, 2018

Blaming it on hostility and retaliation, the RPA is taking issue with my decision to appoint a person other than Marilyn Langlois to the Planning Commission.

The Richmond City Charter (Added at the election November 2, 2004) gives the mayor sole authority to make appointments to boards and commissions:

> "…the Mayor shall have the authority at any regularly scheduled meeting of the City Council to make appointments to or removals from all City boards, commissions and committees with the concurrence of at least three (3) other members of the City Council."

The Charter gives the City Council the right to approve but not the right to select.

Marilyn Langlois was appointed to the Planning Commission six years ago by Gayle McLaughlin, and I reappointed her when her first term ended.

After six years, I proposed to replace Marilyn Langlois with Macy Leung primarily because Macy is more qualified than Marilyn and will bring an extraordinary amount of experience and expertise to the commission.

Other than serving on the Planning Commission, Marilyn Langlois has no educational background, job experience or extracurricular activities that prepared her to be a planning commissioner.

Macy Leung has a Bachelor of Arts Degree in Economics from UCSB, a Master of Architecture Degree from Iowa State, and a Master in Design Studies, Real Estate Finance and Development from Harvard. Leung has worked as a land use economist with experience in Land use, planning and architecture and serves on the Urban Land Institute Programs and Steering Committee, Community Energy Service Corporation Advisory Committee, Homeownership SF Policy Committee, Habitat for Humanities Sacramento Property Committee, American Institute of Architects Homeless Task Force and the Harvard Real Estate Alumni Organization Board.

Macy will also help with the diversity of the Commission. The new makeup will be:

- 1 African American male
- 2 White females
- 1 Latina
- 1 White male
- 1 Asian male
- 1 Asian female

With Langlois, we would have had three White females.

I hope the RPA reconsiders its campaign to challenge my appointment. I want the best people and the most diversity I can find on Richmond boards and commissions, and the Planning Commission is especially important.

From the RPA "Activist #254":

9/25: Butt to not reappoint Langlois to Planning Commission

At a time when the city needs more participation in its Boards and Commissions, Mayor Butt has abruptly decided to not reappoint longtime RPA leader Marilyn Langlois to the Planning Commission. He will be taking this to the City Council for a vote this Tuesday.

Given the Mayor's increasing hostility towards the RPA, this move has all the appearances of political retaliation rather than a decision that is based on the best interests of the city. It also comes on the heels of a recent East Bay Express article, "Richmond Mayor and Sons Profiting from Cannabis Compliance Push," which raises concerns about potential conflicts of interest given Mayor Butt's appointment of his son Andrew to the Planning Commission.

Langlois has served on the Planning Commission for 6 years, and was elected Chair of the commission by her colleagues in 2017, a position she still holds. She is well-respected by the other members of the commission, and has important experience and expertise that she brings. All of the other 5 commission members who are up for being reappointed have been told they will, indeed, be able to serve again. Only Marilyn Langlois is being singled out in this way, with no reasonable explanation given.

Please come out to support Langlois on **Tuesday night at 6:30**, City Council Chambers, Richmond Civic Center. Agenda Item H-5.

< **RETURN**

Exhibit J

Comment Letter Re Agenda Item G-2

Norman La Force to City Council

Declaration of Sally Tobin

I, Sally Tobin, declare:

- I am a seven year Richmond Resident. I make this declaration based on my personal knowledge except as to those matters based on information and belief upon which I am informed and believe them to be true. If called upon to testify to the matters in this declaration, I could and would competently testify thereto.

- I am a member of the Point Molate Alliance. For a number of years I have spoken at city council and city planning meetings about Point Molate in support of it being a park and over the past year in favor of the Community Plan that the Point Molate Alliance has advocated for Point Richmond. Mayor Butt has seen and heard me speak at City Council meetings against the proposed SunCal development, against certifying the Subsequent Environmental Impact Report for the project, and the illegal settlement deal with Upstream Point Molate and the Guidiville Indian Tribe. I will refer to these items and the land development agreement with Winehaven Legacy LLC as the "Proposed Upstream/Winehaven Legacy Project."

- At City Council meetings where I and others have spoken out against the Proposed Upstream/ Winehaven Legacy Project, Mayor Butt has made personal attacks on many of the speakers and also me. He has made it clear in his comments that he has made up his mind that this project must be approved.

- Recently, on or around August 30, 2020, the Richmond Community News came out to all households in Richmond with information that the Proposed Upstream/Winehaven Project should not be approved. After the Richmond Community News came out, I received emails from several of my colleagues informing me that Tom Butt had targeted me personally for attack as a member of the Point Molate Alliance and that I was one of the people identified by my race, White, my age, in my 60's and 70's, and that I was "relatively wealthy."

- In fact, on one of his August 30, 2020 E-Forums he identified me as a member of the Point Molate Alliance and by my race: White; my age: in my 60's and 70's; that I was allegedly "relatively wealthy;" and that I was a "NIMBY stalwart." He also listed a Redfin real estate estimate as to the value of my house. Neither my race, age, alleged wealth, nor the Redfin value of my home have anything to do with the issues concerning the Proposed Upstream/Winehaven Project. Nor does the term NIMBY mean anything since Point Molate is an out-of-the-way location not near my residence or any development except for the Chevron refinery.

- Instead, in these current times of unrest, it was clearly an attack on me personally as a single woman. It is clear intimidation to publish to a wide audience the alleged value of my personal residence, One my friends who saw this emailed me to say that I had been "Redfinned." I not only felt personally threatened, but also concerned about my safety.

- I also found these attacks on me clear bias against me and others who have also experienced the same attacks. He clearly does not and will not listen to me and others who have expressed our views contrary to his own about the Proposed Upstream/Winehaven Project.

- Furthermore, I know that in Wikipedia and in his online biography (http://tombutt.com/biography.htm), Mr. Butt is listed as a former real estate broker. Therefore, he should have known that Redfin values for property are vastly inflated. When I checked other sites, the value of my home was only listed at

around $750,000 so he clearly was using the most highly inflated number to make it appear that I am a wealthy woman whose opinions have little value.

- Based on the information I have provided, I cannot have a fair hearing about my opposition and objections to this project with Mayor Tom Butt. He is biased against me and others like me who oppose this project.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and this declaration was executed at Richmond, California on the date set forth below.

Date: 9-6-20

Sally Tobin

From: Norman LaForce
To: City Clerk Dept
Subject: 2020-09-08 City Council Meeting Agenda Item G-2
Date: Monday, September 07, 2020 9:19:13 PM
Attachments: 2020-09-08 Sierra Club to Richmond Re Point Molae.pdf

---

Norman La Force

San Francisco Bay Chapter
Serving Alameda, Contra Costa, Marin, and San Francisco Counties

2530 San Pablo Ave., Suite I, Berkeley, CA 94702
510-848-0800
www.sierraclub.org/san-francisco-bay
info@sfbaysc.org
Direct Reply to: n.laforce@comcast.net

September 7, 2020

VIA EMAIL
Mayor Tom Butt &
Council Members Nat Bates, Ben Choi, Delmnus Johnson,
Eduardo Martinez, Jael Myrick, Melvin Willis
450 Civic Center Plaza
Richmond, CA 94608

Re: Agenda Item G-2, City Council Meeting September 8, 2020

Dear Mayor Butt and Council Members, Bates, Choi, Johnson, Martinez, Myrick, and Willis:

The Sierra Club urges you to reject the proposed development project for Poiint Molate, not certify the FSEIR, and not enter into the land developmkent agreement with SunCal's Winehaven Legacy LLC. There are many reasons why you should not go forward with this project. I will not list all of them. I will note the following:

First, the City cannot proceed with a decision and vote without a full and fair public hearing. That hearing is not possible because the City does not have a final set of documents available to the public to comment on. On Friday before the three day Labor Day holiday, the City released 400 pages of revised economic analysis and also changes to the Winvehaven Legacy LLC land development agreement. The public has a constituional right to be informed about a land use decision and approval of an environmental impact report with sufficient time to comment about those matters. Citizens of Responsible Government v. City of Albany, (1997) 56 Cal.App.4th 1199. The City's release of major changes to key documents is a mockery of due process and a fair proceeding. Therefore, the City should reject the project, not certify the FSEIR, and not approve the land developmen agreement

Second, the FSEIR clearly shows that the Community Plan alternative is the "Environmentally Superior" plan. You should vote for that plan since it is the

environmentally superior plan. Voting for that plan does not mean that SunCal will not proceed with the development. It will mean approving a plan that is better for the environment and which will provide the City with positive revenues instead of a negative drain on the city budget.

Third, the Strategic Econmics report shows that the City's enconomic analysis is seriously flawed. If the proposd project is approved, then the City will be millions dollars in debt for the first 10 to 20 years of the project. So how would City respond to that debt? I like to think of it as either the City must raise taxes and cut spending (not simply dubious, but unrealistic given the City's existing fiscal crisis); of if it could, float would be considered on Wall Street as Junk Bonds at high interest rates. The Junk Bond metaphor is probably the most apt because that is how this project would have to be financed. This is not responsible fiscal management. Therefore, the project should be denied.

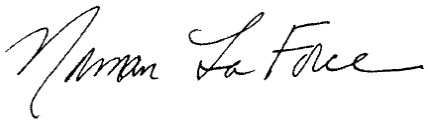
Fourth, the City of Alameda's problems with SunCal clearly show that you should not enter into any agreement with its LLC creature. That LLC was created to make sure SunCal would not be on the hook for any costs. Typically, developers create shell LLC's to avoid any liabilities for a project. In Alameda, the City faced repeated problems with SunCal refusing to pay for development costs that the City believed SunCal had agreed to pay for, but somehow when the land development was reviewed, SunCal argued that allowed it to deny such obligations. The land development agreement with SunCal concerning Point Molate has the same waffle-wiggle language for SunCal. In sum, the City entering a deal where it will end up either paying for costs that it thought SunCal was liable for, or trying to find a way out of the agreement. This does not make sense.

Fifth, the last communication from the East Bay Regional Park District showed that if the project is approved, the Park District will not step up to take over park operations that SunCal and the City assume it will. This means that either the City must add those costs to the project, or that the park and open space lands will really be priviate and not public.

Lastly, the City is proposing to sell off public land to a private developer. In this time when it is clear we need more parks and open space, this is not a good deal for the people of Richmond or the Bay Area. Public land should be for the public and available to the public. We could develop many much needed sports fields and park facilities at Point Molate instead of selling off public land for a luxury housing project that will require annual incomes of at least $200,000 to afford a unit. While Mayor Butt may want more rich people in Richmond as he was quoted in a newspaper article, Sierra Club does not believe the rest of the council wants to be known for adopting the same policy.

SIERRA CLUB
SAN FRANCISCO BAY

Sincerely yours,



Norman La Force,
Chair, Sierra Club San Francisco Bay Chapter
Legal Committee and Chair Sierra Club
East Bay Public Lands Committee

STRATEGIC ECONOMICS

MEMORANDUM

To: Point Molate Alliance

From: Sujata Srivastava, Principal

Derek W. Braun, Senior Associate

Date: September 8, 2020

Project: Peer Review of the "Richmond Point Molate Fiscal and Economic Impact Analysis"

Subject: Summary of Research and Findings

Executive Summary

Strategic Economics conducted market research to determine appropriate and reasonable home sales price, home sales pace, and sales tax capture rate assumptions for the "Proposed Project" in developer SunCal's "Richmond Point Molate Fiscal and Economic Impact Analysis."

Strategic Economics concludes that the Proposed Project would generate an annual loss of $4.4 million for the City of Richmond General Fund upon completion of the fourth year of project construction. Full buildout of the project will require twenty years based on the pace of sales at comparable development projects, instead of the nine years assumed in the previous SunCal analysis.

The Proposed Project is likely to generate annual losses for the General Fund throughout much of the project's construction. While the losses are likely to gradually become smaller as additional housing units can be built and sold, the total net losses to the City's General Fund over the twenty years of project construction are likely to be in the tens of millions of dollars.

Upon completion of the Proposed Project in twenty years, the project will generate an essentially break-even annual impact on the General Fund. As a result, the Proposed Project is unlikely to significantly compensate for annual General Fund losses generated by the project during its construction.

These conclusions are based on applying reasonable, market-based assumptions for the Proposed Project regarding home sales prices, the pace of home sales, and the City of Richmond's capture of sales tax revenues to estimate the project's impact on General Fund revenues and service costs.

As a result, Strategic Economics finds that specific assumptions used by the project developer SunCal in its fiscal impact analysis were unreasonable. Use of these assumptions in the SunCal analysis therefore resulted in inaccurate estimates of annual General Fund fiscal impacts described in SunCal's "Richmond Point Molate Fiscal and Economic Impact Analysis," dated June 17, 2020, for the "Proposed Project" based on SunCal's preferred land use plan for the site.

Supporting materials recently issued by the City of Richmond for Agenda Item G-2 of the Richmond City Council's September 8, 2020 meeting indicate that the final count of housing units by type in the

City's Disposition and Development Agreement with Winehaven Legacy LLC could potentially vary slightly from those analyzed in both Strategic Economics' and SunCal's analyses. However, those changes are unlikely to significantly impact Strategic Economics' overall finding that the project will generate annual General Fund losses throughout much of the project's buildout. The DDA's change in housing unit counts and mix also does not alter Strategic Economics' findings regarding reasonable and appropriate assumptions applicable to home sales prices, the pace of home sales, and sales tax capture rates.

EXECUTIVE SUMMARY OF BASIS FOR FINDINGS BY STRATEGIC ECONOMICS:

1. **After incorporating adjustments to the SunCal Winehaven Analysis based on the findings below, Strategic Economics found that the Proposed Project is likely to generate a net negative annual fiscal impact to the City of Richmond General Fund at the end of the four-year "Initial Development" period, negative annual fiscal impacts throughout much of the project's construction, and a neutral impact upon full buildout of the project.** Table 1 shows annual net negative revenue of $4.4 million after completion of the fourth year of construction, and of approximately $150,000 upon full project completion. $150,000 is essentially a neutral impact, and it is therefore likely that annual General Fund revenues would be negative throughout much of the project's construction.

2. **The SunCal Winehaven Analysis' use of a "static" approach to fiscal impact analysis provides limited information about fiscal impacts to the City of Richmond during construction of the project, and about the impacts of municipal service cost increases over time.** A static approach to fiscal impact analysis only examines revenues and expenditures at a specific point in time. Although the static approach is a commonly used and accepted means of conducting a fiscal impact analysis, it is not useful for fully illustrating potential fiscal risks to the City of Richmond. Unlike a "dynamic" approach, a static analysis cannot readily incorporate variations in absorption over time and increases in municipal service costs and appreciation of property values.

3. **Sales of ownership housing units at Point Molate are likely to occur more slowly than assumed in the SunCal Winehaven Analysis; slower housing unit sales will increase the risk of negative fiscal impacts to the City of Richmond's General Fund.** Based on review of recently completed housing development projects, Strategic Economics found that absorption of the Proposed Project's condominium, townhome, and single family housing units is likely to occur at approximately half the pace assumed in the SunCal Winehaven Analysis. As a result, completion of the project would occur over 20 years instead of nine, and negative annual General Fund impacts would also occur for a longer period of time since the City would still be responsible for providing a baseline level of municipal services to the area.

4. **Home sales prices are likely to be lower than assumed in the SunCal Winehaven Analysis due to several site-specific factors and high cost burdens for local infrastructure and operations.** Strategic Economics determined that sales prices of single family homes, condominiums, and townhomes at Point Molate are likely to be substantially lower than assumed in the SunCal Winehaven Analysis due to: proximity to the Chevron Richmond Refinery, likely high assessments or special taxes to fund area infrastructure and operations, the area's limited access, limited and uncertain on-site amenities, and fire risk and related insurance costs/access.

5. **As a result of these lower home sales prices, Strategic Economics estimates that property tax and related revenues will be substantially lower than was estimated by the SunCal Winehaven Analysis.** As shown in Table 1, property taxes, property tax pension obligation revenue, property taxes in lieu of vehicle license fees, and property transfer taxes are all estimated to be 43 percent to 63 percent lower than in the SunCal Winehaven Analysis upon full buildout of the project.

6. **Lower housing sale prices also increase the risk that the City of Richmond will be responsible for funding a greater share of infrastructure and operations at Point Molate.** Given the reduced housing values, Strategic Economics found that total taxes, fees, and assessments would exceed two percent of housing unit values. At this level, homes would be unlikely to sell, and infrastructure bond financing capacity would be reduced. As a result, the City of Richmond is at risk of bearing higher than anticipated operations and maintenance costs and infrastructure construction costs. Strategic Economics accounted for this risk by assuming the "Project Services Community Facilities District" annual expense from the SunCal Winehaven Analysis was borne by the City of Richmond rather than future property owners, as shown in Table 1.

7. **Sales tax revenues are likely to be lower than estimated in the SunCal Winehaven Analysis because the City of Richmond is likely to capture a lower than assumed share of household spending.** Based on analysis of retail supply in Richmond and surrounding communities, Strategic Economics found that the City of Richmond is likely to capture 20 percent of taxable sales generated by new households at Point Molate, rather than the 45 percent assumption used in the SunCal Winehaven Analysis.

TABLE 1: COMPARISON OF RICHMOND GENERAL FUND ANNUAL REVENUES AND EXPENDITURES, STRATEGIC ECONOMICS (SE) ANALYSIS VERSUS SUNCAL WINEHAVEN ANALYSIS

	SE Analysis		SunCal Winehaven Analysis		Change (Number)		Change (Percent)	
	Initial Development (year 4)	Buildout (20 years)	Initial Development (year 4)	Buildout (9 years)	Initial Development (year 4)	Buildout	Initial Development (year 4)	Buildout
General Fund Revenue								
Property Tax	$804,400	$2,796,100	$2,725,700	$4,885,100	($1,921,300)	($2,089,000)	-70%	-43%
Total Property Tax Pension Obligation Revenue	$395,000	$1,373,000	$1,338,400	$2,398,800	($943,400)	($1,025,800)	-70%	-43%
Property Tax In-Lieu of VLF	$167,600	$582,600	$567,900	$1,017,900	($400,300)	($435,300)	-70%	-43%
Property Transfer Tax	$330,000	$1,007,800	$1,623,200	$2,734,900	($1,293,200)	($1,727,100)	-80%	-63%
Sales Tax	$54,900	$417,200	$301,400	$679,600	($246,500)	($262,400)	-82%	-39%
Other Revenue	$565,000	$1,067,600	$565,000	$1,067,600	$0	$0	0%	0%
Total Annual GF Revenue	**$2,316,900**	**$7,244,300**	**$7,121,600**	**$12,783,900**	**($4,804,700)**	**($5,539,600)**	**-67%**	**-43%**
General Fund Expenditures								
Infrastructure and Maintenance Operations	$186,700	$352,900	$186,700	$352,900	$0	$0	0%	0%
Fire Department	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$0	$0	0%	0%
Library & Cultural Services	$115,400	$182,100	$115,400	$182,100	$0	$0	0%	0%
Community Services	$121,600	$191,800	$121,600	$191,800	$0	$0	0%	0%
Police Department	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$0	$0	0%	0%
General Government	$48,300	$91,400	$48,300	$91,400	$0	$0	0%	0%
Project Services CFD Transfer to City	$1,076,400	$1,076,400	$0	$0	$1,076,400	$1,076,400	n/a	n/a
Total Annual GF Expenditures	**$6,748,400**	**$7,094,600**	**$5,672,000**	**$6,018,200**	**$1,076,400**	**$1,076,400**	**19%**	**18%**
Net Annual General Fund Revenue	**($4,431,500)**	**$149,700**	**$1,449,600**	**$6,765,700**	**($5,881,100)**	**($6,616,000)**	**-406%**	**-98%**

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.
Note: The "SE Analysis" results reflect revised revenue estimates that incorporate revised assumptions described in this memo, including: slower pace of absorption of ownership housing units, reduced ownership housing values, and reduced sales tax capture rates for spending by new households.

Introduction

This memorandum describes the conclusions of Strategic Economics' peer review of the fiscal impact analysis described in the report "Richmond Point Molate Fiscal and Economic Impact Analysis," hereafter referred to as the "SunCal Winehaven Analysis." That report was prepared by Economic & Planning Systems, Inc. (EPS) for Winehaven Legacy LLC (a subsidiary of SunCal), and dated June 17, 2020.[1]

The SunCal Winehaven Analysis estimated changes in the City of Richmond's annual General Fund revenues and expenditures associated with three development scenarios at Point Molate.[2] The scenarios included a "Proposed Project" based on Winehaven Legacy LLC's preferred land use plan for the Point Molate site, per their entitlement application to the City of Richmond. The SunCal Winehaven Analysis estimated annual fiscal impacts at the end of an "Initial Development" period covering the first four years of development, and for full "Buildout" of the project within a total development period of seven to nine years.

Point Molate Alliance (PMA) and Citizens for East Shore Parks (CESP) retained Strategic Economics to review specific assumptions and approaches used in the SunCal Winehaven Analysis for the Proposed Project, and to provide a revised estimate of revenues and net revenues based on any adjustments deemed necessary by Strategic Economics based on market research. The assumptions and approaches reviewed or revised by Strategic Economics included:

1. Use of a "static" approach to the analysis
2. Valuation assumptions for the housing units
3. Absorption assumptions for the housing units
4. Sales tax capture rate assumptions

PMA and CESP also requested that Strategic Economics render an opinion as to the appropriateness of sources used by Hatch Associates Consultants to develop hotel performance and valuation estimates as part of a separate fiscal impact analysis completed for PMA and CESP. The results of that analysis were described in original and revised reports titled "Point Molate Fiscal Impact Analysis" (dated July 2019) and "Point Molate Updated Fiscal Impact Analysis" (dated May 1st, 2020). That analysis estimated changes in City of Richmond General Fund revenues and expenditures associated with development based on a "Community Proposal" and two versions of the SunCal / Winehaven Legacy LLC proposal.

Table 2 shows the housing units and commercial square feet of the "Proposed Project" analyzed by both the SunCal Winehaven Analysis and Strategic Economics.

---

[1] That report and its findings are referred to throughout this memo as the "SunCal Winehaven Analysis," while the revised analysis and findings completed by Strategic Economics are attributed to Strategic Economics or described as the "SE Analysis" results.

[2] The SunCal Winehaven Analysis also estimated the economic impacts of construction for each of the three development scenarios.

TABLE 2: DESCRIPTION OF THE "PROPOSED PROJECT" ANALYZED BY THE SUNCAL WINEHAVEN ANALYSIS AND STRATEGIC ECONOMICS

	Buildout (Units/Sf.)
Residential	
For Sale	**Units**
Single Family /Low Density	185
Low-Rise Apartments & Townhomes	173
Mid-Rise Apartments & Condominiums	802
Subtotal, For Sale	*1,160*
For Rent	
Low-Rise Apartments	68
Mid-Rise Apartments	157
Affordable Housing	67
Subtotal, For Rent	*292*
Total Housing Units	**1,452**
Nonresidential	**Square Feet**
Restaurant/Retail	55,000
Commercial (office)	383,774
Public Use	15,000
Total Square Feet	**453,774**

Source: SunCal Winehaven Analysis, 2020.

The City of Richmond recently released a draft Disposition and Development Agreement (DDA) with Winehaven Legacy LLC as part of the supporting documents for agenda item G-2 of the September 8, 2020 City Council meeting. The DDA refers to a housing unit mix and count comparable to that shown in Table 2 in the DDA's reference to the "Final Point Molate Mixed-Use Development Plan Subsequent Environmental Impact Report."[3] However, Exhibit 2.5.1 of the DDA also includes a variation of the housing unit count and mix in its documentation of the development impact fee analysis and "Estimated Effective Tax Rate" analysis. As shown on page 28 of that exhibit, the number of single family homes was increased to 251, with decreases of multi-family ownership units to 387 low-rise housing units and 521 mid-rise units.

These changes to the housing unit count and mix are unlikely to significantly impact Strategic Economics' finding that the Point Molate development project will generate annual General Fund losses throughout much of the project's buildout. The change in housing unit counts and mix also do not alter Strategic Economics' basic findings regarding limitations of a "static" fiscal impact analysis, reasonable valuation and absorption assumptions for ownership housing units, and reasonable sales tax capture rate assumptions.

The remainder of this memo describes Strategic Economics' findings.

[3] Appendix page A-3 of the "Disposition and Development Agreement for Point Molate Mixed-Use Development by and between the City of Richmond and Winehaven Legacy LLC," accessed at http://sireweb.ci.richmond.ca.us/sirepub/cache/2/ps2kcooixhd45fpm35of3vhh/599173090720200203103 7.PDF

Limitations of Using a Static Approach to the Analysis

The SunCal Winehaven Analysis used a 'static' approach to estimate future annual Richmond General Fund revenues and expenses associated with the Proposed Project. A static approach allows for comparison of revenues and expenses at a single point in time; in the SunCal Winehaven Analysis, annual revenues and expenses were compared for an "Initial Development" period and for full "Buildout" of the project.

Although this approach is one of two widely used and accepted approaches to fiscal impact analysis, the static approach cannot readily incorporate assumptions regarding increases in municipal service costs or appreciation in assessed values over time. As a result, the SunCal Winehaven Analysis held current municipal service costs and assessed values constant rather than analyzing likely cost escalation and appreciation in assessed values over time.

Due to its use of the static approach to fiscal impact analysis, the SunCal Winehaven Analysis is limited in its ability to provide useful information about financial risks during buildout of the Proposed Project. These limitations include:

- The analysis does not provide information regarding whether and for how long the project will generate negative fiscal impacts to the General Fund during the development period;
- The analysis does not estimate the potential outcome of different growth rates in municipal expenditures (such as police and fire salary increases) to serve the project versus revenues generated by the project;
- The analysis does not illustrate potential negative fiscal impacts associated with slower buildout and absorption of residential and commercial space.

Use of an alternative 'dynamic' approach to fiscal impact analysis—in which project buildout and associated costs, assessed valuations, and revenues are estimated on a year-by-year basis—could have addressed these limitations and provided more useful and actionable findings for the City of Richmond.

Housing Unit Absorption

The pace of housing unit completion and absorption assumed in the SunCal Winehaven Analysis is optimistic relative to the performance of recently built projects. Strategic Economics examined the pace of sales at several recently completed condominium projects in Oakland, Emeryville, and Richmond, shown in Table 3. As shown, typical average monthly absorption of condominium units ranged between 1.7 and nine units per month, with an overall average of 3.15 sales per month. The SunCal Winehaven Analysis assumed that 516 condominium housing units would be completed and absorbed within four years, and another 459 by the conclusion of the total seven- to nine-year development period. This translates to average monthly sales of 11 units in the first four years, and nearly eight units per month in the following five years.

Based on recently completed condominium projects, Strategic Economics estimates that absorption of condominium units in the Proposed Project is more likely to occur at an average pace of approximately four units per month. At that pace, the Proposed Project's 975 condominium units

would require approximately 20 years to sell, and only 192 units would have sold within the first four years of project construction (see Table 4).

Based on review of home sales data in Richmond, Strategic Economics also found that the area is an unproven market for absorption of large numbers of newly built large, single family luxury homes. After consideration of this issue as well as the condominium absorption data and Point Molate site's drawbacks described in the "Valuation of Housing Units" section of this memo, Strategic Economics estimated that Point Molate is likely to absorb single family homes at a pace of approximately two per month, requiring eight years for these homes to fully sell.

A slower pace of absorption of housing units would substantially increase the risk that the Proposed Project would generate lower or negative General Fund revenues for the City of Richmond for a longer period of time. The SunCal Winehaven Analysis estimated that approximately 85 percent of revenues generated by the Proposed Project were associated with property tax or property-tax related sources; slower absorption would slow the growth of the assessed values on which these revenues are based. Meanwhile, the City of Richmond would still incur annual costs for providing a baseline level of municipal services to Point Molate, including fixed costs for operating the new fire substation referenced on page 39 and Table C-4 on page 3-C-4 of the SunCal Winehaven Analysis.

TABLE 3: ABSORPTION OF REPRESENTATIVE RECENTLY COMPLETED CONDOMINIUM PROJECTS IN OAKLAND AND RICHMOND

Property Name	Property Address	City	Unit Type	Avg Monthly Absorption	# of Homes	Date on Market
Ice House	850 West Grand Ave	Oakland	Condominium	**4**	126	May 2018
Station House	1401 Wood St	Oakland	Condominium	**9**	171	May 2016
The Emerson Oakland	6465 San Pablo Ave	Oakland	Condominium	**1.7**	33	November 2016
Station House South	1818 14th St	Oakland	Condominium	**2.4**	47	May 2018
Element	989 41st St	Oakland	Condominium	**1.6**	44	February 2018
Waterline (a)	101 Seacliff Dr	Richmond	Condo/ Townhome	**2.5**	60	April 2019

Source: Polaris Pacific, July 2020; Waterline sales website (https://www.sheahomes.com/new-homes/california/bay-area/point-richmond/waterline/), August 26, 2020; Strategic Economics, 2020.
(a) Insufficient data was available to definitively determine absorption of units at Waterline. As of August 26, 19 homes were still available, suggesting absorption-to-date of 41 homes. Depending on when sales began, the average pace of sales at Waterline likely ranges between 1.1 and 2.5 per month.

TABLE 4: COMPARISON OF YEARS TO FULL BUILDOUT OF OWNERSHIP HOUSING PRODUCT TYPES BASED ON STRATEGIC ECONOMICS (SE) AND SUNCAL WINEHAVEN ANALYSIS ABSORPTION ASSUMPTIONS

		SE Analysis		SunCal Winehaven Analysis	
	Total Units at Buildout	Units Per Month	Years to Buildout	Units Per Month	Years to Buildout
Single Family /Low Density	185	2	**8**	4	4
Ownership Condo/Townhome	975	4	**20**	9	9

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.

Valuation of Housing Units

Strategic Economics analyzed comparable housing sales and site-specific factors that will impact housing values at Point Molate in order to determine an appropriate valuation of the Proposed Project's ownership housing units. The following sub-sections detail the factors and calculations applied by Strategic Economics. Ultimately, Strategic Economics arrived at housing unit valuations that were 78 percent, 56 percent, and 42 percent of those applied in the SunCal Winehaven Analysis for single family/ low density homes, low-rise apartments/ townhomes, and mid-rise apartments/ condominiums, respectively.

The Strategic Economics analysis also found that these lower property valuations are likely to result in total taxes and assessments exceeding two percent of the home sales prices. As a result, home sales prices are likely to further decline due to buyers being reluctant to pay high tax rates. High tax and fee burdens also increase the risk that the City of Richmond will need to bear many of the costs expected to be covered through a community facilities district or other funding and financing mechanism.

FACTORS IMPACTING VALUATION OF OWNERSHIP HOUSING UNITS

Strategic Economics determined that several factors are likely to reduce attainable home sales prices at Point Molate. Although the site's unique waterfront setting and access to natural and recreation amenities will positively impact the homes' desirability, interviews with realtors and Strategic Economics' review of the site and Proposed Project characteristics found the following issues are likely to negatively impact home values:

- **Limited access:** Access will remain limited to a single road in and out of Point Molate, creating buyer concerns regarding traffic congestion, limited public transportation options, and evacuation capacity.

- **Limited and uncertain amenities:** Although the Proposed Project incorporates retail and other commercial uses, uncertainty exists as to whether and when adequate amenities would be built both for day-to-day household shopping needs and for other retail, dining, and entertainment.

- **Fire risk and insurance costs/access:** The Proposed Project's isolation and proximity to a natural hillside will create buyer perceptions of risk from wildfire, particularly given recent well-publicized losses of homes in fires such as in Santa Rosa during the Tubbs Fire of 2017. Home insurers are also rapidly increasing premiums and wildfire surcharges or denying insurance coverage entirely for homeowners in locations at risk of wildfire.[4]

- **Proximity to the Chevron Richmond Refinery:** The Proposed Project is located less than two thousand feet from portions of the Chevron Richmond Refinery. The implications of this proximity on property values are described in detail below.

- **Likely high special taxes or assessments:** The Proposed Project will require construction and maintenance of significant infrastructure improvements, with the SunCal Winehaven Analysis

[4] See, for example, the breakdown of State of California insurance data described in the Sacramento Bee article "Insurers dropped nearly 350,000 California homeowners with wildfire risk," authored by Dale Kasler and Ryan Sablow, August 20, 2019. https://www.sacbee.com/news/politics-government/capitol-alert/article234161407.html.

assuming that homeowners will pay much of these costs. The impacts of these special taxes or assessments on property values—and potentially municipal costs—are described in detail below.

DETERMINATION OF AVERAGE BASELINE PROPERTY VALUES FOR OWNERSHIP HOUSING PRODUCTS

Strategic Economics reviewed comparable sales transactions to develop "baseline" property values for the single family homes and the condominiums/townhomes included in the Proposed Project.

Table 5 shows comparable sales transactions reviewed to inform an appropriate average baseline single family home value prior to reductions to account for Point Molate's refinery proximity and special taxes or assessments. The transactions were selected as the best available comparable sales for future Point Richmond homes because they reflect homes that were recently built (2005 onward), are located near the Richmond waterfront, include three to four bedrooms, and were sold in the last five years. The average sales price of these homes was $1.17 million, and the average price per square foot was $447. The homes range from the two highest priced sales for homes surrounded by water in the "Richmond Riviera" area of Brickyard Cove, to premium Point Richmond homes, to relatively lower-priced homes in Seacliff at Brickyard Cove and Places at NOMA in Marina Bay.

Given the access, amenity, and fire and insurability risks of Point Molate, Strategic Economics determined that a single family home in Point Molate is likely to sell at a discount relative to premium products with direct private water access, and relative to homes located closer to jobs and amenities such as the Richmond Ferry Terminal. Strategic Economics assumed a likely average baseline sales price of $1.3 million for these homes ($371 per square foot), versus $1.4 million in the SunCal Winehaven Analysis ($400 per square foot), as shown in Table 7.

Table 6 shows comparable sales transactions reviewed to inform appropriate average baseline condominium/townhome values prior to reductions to account for Point Molate's refinery proximity and special taxes or assessments. Based on the advice of area realtors and review of recent condominium development projects near the Richmond waterfront, Strategic Economics determined appropriate recent comparable sales and current sale listings were located in the Point Richmond and Marina Bay areas, and at the Waterline project by Shea Homes that is currently under construction in the Brickyard Cove area. The sales shown in Table 6 represent condominiums built from 2015 to 2020 and sold in the last five years or currently listed for sale. The average sales or listing price of these homes is $959,000, and the average price per square foot is $439.

Given the access, amenity, and fire and insurability risks of Point Molate, Strategic Economics determined that a condominium or townhome in Point Molate is likely to sell at a discount compared to the high prices commanded at the Waterline project. Strategic Economics therefore assumed a likely average baseline sales price of $450 per square foot for condominiums and townhomes at Point Molate. As shown in Table 7, this price per square foot translates to an average baseline price of $810,000 for the "low-rise apartments and townhomes" and $675,000 for the "mid-rise apartments and condominiums" in the Proposed Project.

REDUCTION OF BASELINE PROPERTY VALUES TO ACCOUNT FOR PROXIMITY TO REFINERY

Strategic Economics subsequently reduced these average baseline sales price assumptions to account for Point Molate's proximity to the Chevron Richmond Refinery. Studies have found strong evidence of reductions in home prices due to proximity to a refinery or its emissions. For example, a 2015 study found that air pollution associated with a major refinery in Houston, Texas resulted in a

"6% to 8% percent loss on house prices," with the effect diminishing "with distance up to about two miles from the refinery."[5] A previous 1994 study found losses of five percent and 1.5 percent within a half mile of two refineries.[6] Local East Bay realtors noted that the refinery does limit the desirability of homes in Richmond and that buyers are aware of its potential negative effects. Awareness of the refinery is further reinforced by regular news coverage of flaring incidents.[7] Based on these factors, Strategic Economics reduced the baseline ownership homes values for the Proposed Project by a further eight percent, as shown in Table 7.

REDUCTION OF VALUES TO ACCOUNT FOR COST OF TAXES AND ASSESSMENTS

Strategic Economics also applied a discount to the average ownership housing values to account for the additional special taxes charged to future homeowners to pay for Point Molate's infrastructure and maintenance costs. Strategic Economics analyzed property value discounts based on the preliminary funding and financing assumptions used in the SunCal Winehaven Analysis.

Per page 43 and Table E-2 on page 3-E-2 of the SunCal Winehaven Analysis, total infrastructure needs are likely to cost $170.6 million. As shown in Table 9, the SunCal Winehaven Analysis assumed that a Project Infrastructure Community Facilities District (CFD) would result in an ongoing annual special tax of between $5,500 and $6,500 annually per housing unit, varying by housing product type. An additional $513 charge per housing unit would cover costs for a "Project Services CFD," which would pay for maintenance of public spaces that are not maintained by the Proposed Project's homeowner's association. Note that homeowner's association fees would be separate from these CFD special taxes.

A generally accepted rule is that homebuyers are only willing to accept total taxes, fees, and special taxes on a property at or below two percent of the home's value. This "two percent rule" is referenced in the SunCal Winehaven Analysis as well as in a peer review of the SunCal Winehaven Analysis conducted by BAE Urban Economics.[8] If these costs exceed two percent, then the value of the housing unit is expected to decline, and obtaining bond financing for a CFD also becomes more difficult. Strategic Economics' assumed baseline prices, coupled with the discount for refinery proximity, would reasonably result in taxes, fees, and assessments exceeding two percent of the housing units' values.

Strategic Economics therefore examined the impact of the combined Project Services and Infrastructure CFD special taxes on reducing the average values of the ownership housing products. Payment of the CFD special taxes will increase the overall ownership costs for future households at Point Molate and therefore reduce the total supportable mortgage payments for these households. As shown in Table 7, this reduction results in a decline in supportable sales prices of between $92,000 and $108,000 per housing unit, depending on type. Table 7 shows the final average values for all ownership housing units by type, after accounting for the new baseline values and reductions for proximity to the refinery and CFD special taxes.

---

[5] Robert A. Simons, Youngme Seo, and Paul Rosenfeld, "Modeling the Effects of Refinery Emissions on Residential Property Values," *The Journal of Real Estate Research*, 2015, Vol. 37, No. 3, pp. 321-342.

[6] Patrick C. Flower and Wade R. Ragas, "The Effects of Refineries on Neighborhood Property Values," *The Journal of Real Estate*, Summer 1994, Vol. 9, No. 3, pp. 319-338.

[7] See, for example, "Smoke from Flaring at Chevron's Richmond Refinery Seen from Across the Bay," by Ted Golberg for KQED News, August 14, 2020. https://www.kqed.org/news/11833406/smoke-from-flaring-at-chevrons-richmond-refinery-seen-from-across-the-bay

[8] "Peer Review of Winehaven Prepared Fiscal Impact Analysis for Proposed Point Molate Mixed-Use Development Project," by BAE Urban Economics, June 29, 2020.

FURTHER RISKS ASSOCIATED WITH SERVICES AND INFRASTRUCTURE SPECIAL TAXES

Using more appropriate, lower sales prices than those assumed in the SunCal Winehaven Analysis substantially increases the risk that the City of Richmond will be responsible for a higher than anticipated share of the costs for operations and infrastructure at Point Molate. As noted, lower sales prices for homes at Point Molate will reduce the amount these homeowners can contribute toward service costs and toward infrastructure through an assessment or special tax. If this occurs, the City of Richmond would need to contribute toward infrastructure costs in order for the project to proceed, and would likely be required to at least pay for ongoing operations and maintenance of public facilities in the area which would otherwise be funded by the Project Services CFD.

Strategic Economics analyzed the additional expenditures to the City of Richmond General Fund resulting from the City of Richmond needing to provide the operations and maintenance services that would otherwise be funded by the Services CFD assumed in the SunCal Winehaven Analysis. This change was incorporated into the overall summary of results shown in Table 14. It is important to note that the Project Services CFD cost is relatively low compared to the Project Infrastructure CFD, which could potentially result in a much greater impact on additional funding required by the City of Richmond.

TABLE 5: COMPARABLE SALES ANALYZED TO ESTIMATE SINGLE FAMILY / LOW DENSITY BASELINE VALUE

Address	Richmond Location	Price	Square Feet	Price/Sq. Ft.	Bedrooms	Year Built	Year Sold
1405 Sandpiper Spit	Brickyard Cove	$1,814,000	4,033	$450	3	2005	2018
1328 Pelican Way	Brickyard Cove	$1,775,000	3,416	$520	4	2006	2020
500 Tremont Ave	Point Richmond	$1,250,000	2,300	$543	3	2016	2017
208 Flagship Ct	Point Richmond	$900,000	2,578	$349	3	2006	2017
105 Seapoint Ct	Brickyard Cove	$885,000	2,382	$372	3	2006	2018
856 Seawind Drive	Marina Bay	$809,990	1,851	$438	3	2019	2019
1390 Mast Cove Way	Marina Bay	$783,990	1,705	$460	3	2019	2019

Source: Redfin, August 2020; MLS, August 2020; Strategic Economics, 2020.
Note: Criteria included: Single family homes, built 2005-2020, Richmond waterfront area, 3-4 bedrooms, sold in last 5 years

TABLE 6: COMPARABLE SALES AND LISTINGS ANALYZED TO ESTIMATE OWNERSHIP CONDO / TOWNHOME BASELINE VALUE

Address	Richmond Location	Price	Square Feet	Price/Sq. Ft.	Bedrooms	Year Built	Year Sold
Sold Homes							
72 Waterline Pl	Waterline	$1,039,581	2,116	$491	3	2019	2019
1702 Maritime Way	Marina Bay	$690,000	1,556	$443	3	2015	2020
1103 Maritime Way	Marina Bay	$675,000	1,556	$434	3	2016	2018
804 Jetty Dr	Marina Bay	$625,000	1,946	$321	3	2015	2020
1105 Maritime Way	Marina Bay	$610,790	1,975	$309	3	2016	2016
902 Jetty Dr	Marina Bay	$603,000	1,311	$460	2	2017	2018
Current Listings							
38 Waterline Pl	Waterline	$1,554,275	2,911	$534	3	2019	N/A
26 Sunset Ln	Waterline	$1,346,348	2,625	$513	2	2019	N/A
11 Waterline Pl	Waterline	$1,001,660	2,391	$419	2	2020	N/A
3 Waterline Pl	Waterline	$912,225	2,076	$439	2	2020	N/A
27 Waterline Pl	Waterline	$899,000	2,076	$433	2	2019	N/A
1705 Maritime Way	Marina Bay	$758,000	1,946	$390	3	2015	N/A
Plan 2B	Waterline	$1,479,580	2,911	$508	3	N/A	N/A
Plan 4E	Waterline	$1,220,219	2,625	$465	3	N/A	N/A
Plan 4D	Waterline	$999,761	2,296	$435	3	N/A	N/A
Plan 4G	Waterline	$970,391	2,107	$461	3	N/A	N/A
Plan 4A	Waterline	$966,375	2,391	$404	2	N/A	N/A
Plan 4F	Waterline	$912,225	2,076	$439	2	N/A	N/A

Source: Redfin, August 2020; newhomesource.com, August 2020; MLS, August 2020; Strategic Economics, 2020.
Note: Criteria included: Condominiums, built 2015-2020, sold in last five years or currently listed for sale, located in Point Richmond, Marina Bay, Waterline.

TABLE 7: DISCOUNTS APPLIED TO BASELINE HOUSING UNIT SALES PRICES, AND RESULTING FINAL SALES PRICE ASSUMPTIONS

	Single-Family Low Density	Low-Rise Apartments / Townhomes	Mid-Rise Apartments / Condominiums
Baseline Anticipated Avg. Sales Price per Unit (a)	$1,300,000	$810,000	$675,000
% Price Discount Based on Refinery Proximity (b)	-8%	-8%	-8%
Discounted Avg. Sales Prices per Unit	$1,196,000	$745,200	$621,000
Total Potential Annual CFD Special Tax per Unit (c)	$7,013	$6,013	$6,513
Reduction in Sales Price Due to CFD Special Tax (d)	($107,785)	($92,462)	($100,042)
Discounted Avg. Sales Prices per Unit (rounded)	$1,088,200	$652,700	$521,000

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.
(a) Based on review of recent comparable sales
(b) Based on literature citing a potential 6 to 8 percent loss on house prices in location adjacent to oil refineries (see reference in narrative)
(c) As shown on page 1-F-3 of the SunCal Winehaven Analysis
(d) Calculated based on reduction in supportable mortgage payment, assuming 20% down payment, 30 year repayment, 4.75% mortgage interest rate, and 1.5% annual costs for insurance and other taxes

TABLE 8: COMPARISON OF HOME SALES PRICE ASSUMPTIONS

	Square Feet	SE Value	SunCal Winehaven Analysis Value	Difference in Value Assumption
Residential Valuations				
For Sale				
Single Family /Low Density	3,500	$1,088,200	$1,400,000	($311,800)
Low-Rise Apts & Townhomes	1,800	$652,700	$1,175,000	($522,300)
Mid-Rise Apts & Condos	1,500	$521,000	$1,250,000	($729,000)
For Rent				
Low-Rise Apartments	1,800	$400,000	$400,000	$0
Mid-Rise Apartments	1,500	$450,000	$450,000	$0

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.

TABLE 9: COMPARISON OF ESTIMATED EFFECTIVE TAX RATE

	Single Family/ Low Density	Low-Rise Apartments & Townhomes	Mid-Rise Apartments & Condos
SunCal Winehaven Analysis			
Avg. Unit Value (a)	**$1,400,000**	**$1,175,000**	**$1,250,000**
Ad Valorem Taxes (1.4181%) (b)	$19,853	$16,663	$17,726
Special Taxes and Assessments (c)	$413	$291	$269
Point Molate Special Taxes			
Project Services CFD (d)	$513	$513	$513
Project Infrastructure CFD (e)	$6,500	$5,500	$6,000
Total Annual Taxes & Assessments	**$27,279**	**$22,967**	**$24,508**
Taxes & Assessments as % of Sales Price	**1.95%**	**1.95%**	**1.96%**
Strategic Economics Analysis			
Avg. Unit Value (f)	**$1,088,200**	**$652,700**	**$521,000**
Ad Valorem Taxes (1.4181%)	$15,432	$9,256	$7,388
Special Taxes and Assessments	$413	$291	$269
Point Molate Special Taxes			
Project Services CFD	$513	$513	$513
Project Infrastructure CFD	$6,500	$5,500	$6,000
Total Annual Taxes & Assessments	**$22,858**	**$15,560**	**$14,170**
Taxes & Assessments as % of Sales Price	**2.10%**	**2.38%**	**2.72%**
Strategic Economics Illustrative Analysis with "Project Services CFD" Cost Transferred to City of Richmond			
Avg. Unit Value	**$1,088,200**	**$652,700**	**$521,000**
Ad Valorem Taxes (1.4181%)	$15,432	$9,256	$7,388
Special Taxes and Assessments	$413	$291	$269
Point Molate Special Taxes			
Project Services CFD (g)	$0	$0	$0
Project Infrastructure CFD	$6,500	$5,500	$6,000
Total Annual Taxes & Assessments	**$22,345**	**$15,047**	**$13,657**
Taxes & Assessments as % of Sales Price	**2.05%**	**2.31%**	**2.62%**

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.
(a) These are the average sales price / assessed valuations assumed in the SunCal Winehaven Analysis.
(b) The 1.4181% rate is based on calculations in Table F-3 on page 1-F-3 of the SunCal Winehaven Analysis.
(c) See Table F-3 on page 1-F-3 of the SunCal Winehaven Analysis.
(d) Reflects distribution of a potential Project Services CFD across the housing units in the Proposed Project. See Tables F-1 and F-3 of the SunCal Winehaven Analysis.
(e) Based on Table F-3 on page 1-F-3 of the SunCal Winehaven Analysis.
(f) Reflects Strategic Economics' unit values after revisions based on comparable sales analysis and discounts for refinery proximity and increased ownership costs due to CFD special taxes.
(g) Assumes that the project services CFD cost burden is assumed by the City of Richmond due to the inability of housing units to fund the assessment given high taxes, fees, and special taxes relative to sales prices.

City's Capture of Sales Tax from New Residents

Strategic Economics found that sales tax revenues are likely to be lower than estimated in the SunCal Winehaven Analysis because the City of Richmond will capture a lower than assumed share of household spending. Strategic Economics found that the City of Richmond is likely to capture 20 percent of taxable sales generated by new households at Point Molate, rather than the 45 percent assumption used in the SunCal Winehaven Analysis. As a result, Strategic Economics found that the sales tax revenue collected by the City would be 82 percent lower than the SunCal Winehaven Analysis in the initial development period, and 39 percent lower if the project were fully built out.

Strategic Economics arrived at these conclusions by analyzing the retail supply in Richmond relative to the wider trade area (defined as a 20-minute drive from the site). As shown in the map in Figure 1, and summarized below in Table 10, there are approximately 8.9 million square feet of shopping centers within an approximate 20 minute drive time of the site. The City of Richmond holds about 1.8 million square feet of shopping center retail inventory, or a 20 percent share.

TABLE 10: RICHMOND'S SQUARE OF SHOPPING CENTER SQUARE FOOTAGE WITHIN 20 MINUTE DRIVE OF POINT MOLATE

Square Feet of Shopping Centers in Richmond	1,820,352
Square Feet of Shopping Centers within 20 Minute Drive Time	8,921,548
Richmond Share of 20 Minute Shopping Center Inventory	20%

Source: Costar Group, August 2020; Strategic Economics, September 2020.
Note: Drive times are approximate.

As shown in Table 11, the majority of the Richmond's regional retail space is located at the Shops at Hilltop, a 1.1 million square foot mall. The shopping center is reportedly struggling to maintain its tenants. Macy's recently closed, and the current occupancy rate is estimated at 16 percent, with Walmart as its only major tenant. The existing owner has recently rebranded it as a Science and Technology Center and plans to sell the property.[9]

Given the likely high incomes of future residents of SunCal's Proposed Project at Point Molate, it is highly likely these residents will shop in other shopping centers with a stronger tenant mix that are also within the same drive time as Hilltop, including Northgate Mall in San Rafael, or the Village at Corte Madera.

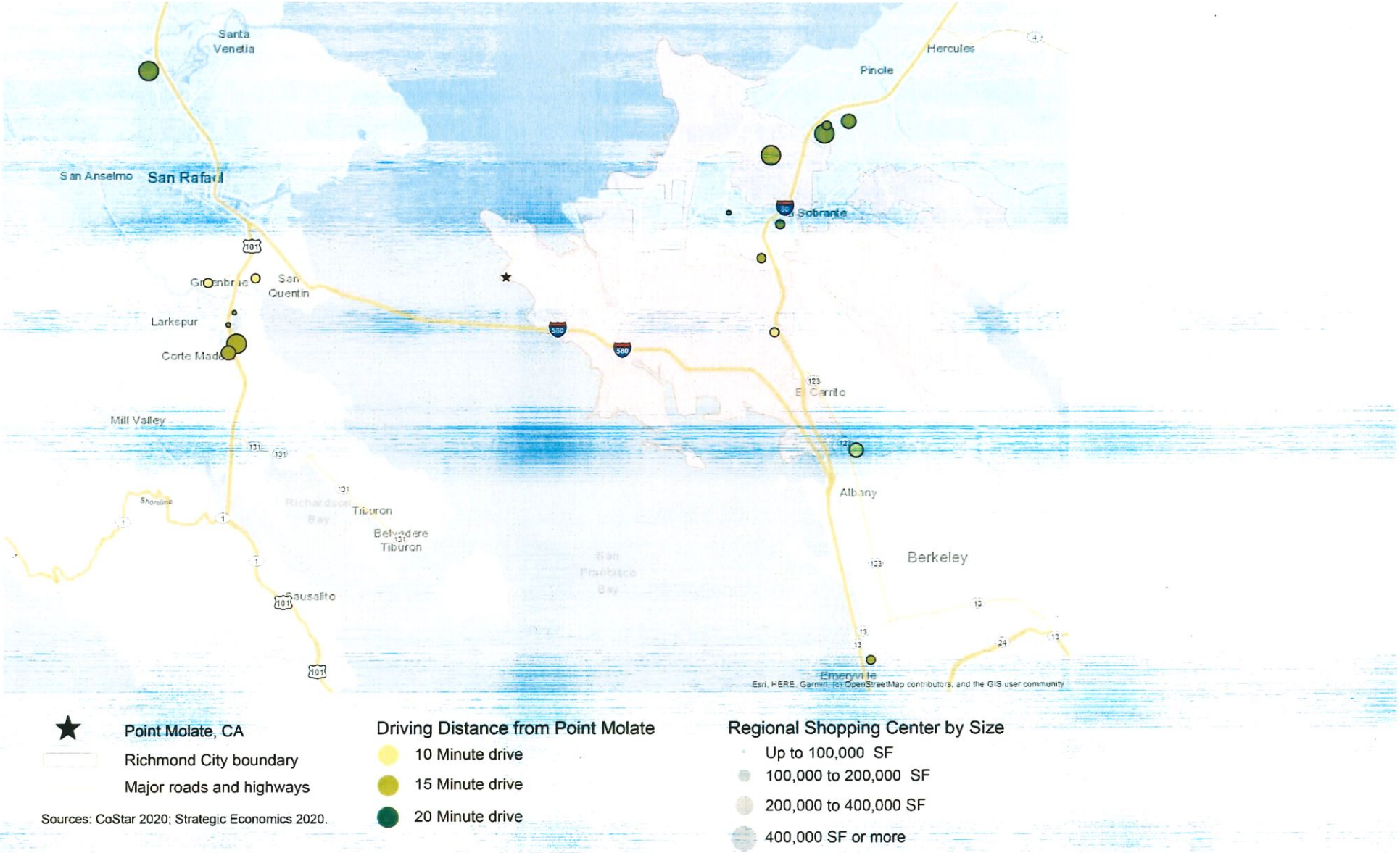
[9]Laura Waxman for the San Francisco Business Times, "Richmond's Hilltop Mall rebranded as potential life sciences space as owner seeks to sell," August 21, 2020. https://www.bizjournals.com/sanfrancisco/news/2020/08/21/richmonds-hilltop-mall-on-the-market-again.html

TABLE 11: SUMMARY OF MAJOR SHOPPING CENTERS WITHIN A 20-MINUTE DRIVE OF POINT MOLATE

Shopping Center Name	Drive Time (Min)	City	Total SF Leasable Space	Anchor Tenants
Shops at Hilltop	15	Richmond	1,110,882	Walmart
Northgate Mall	15	San Rafael	799,920	Macy's, Restoration Hardware, Kohl's, Century Theatres
Pinole Vista Crossing	15	Pinole	433,582	FoodMaxx, Target
The Marketplace	15	Corte Madera	51,761	Any Mountain
The Village At Corte Madera	15	Corte Madera	482,778	Macy's, Nordstrom

Source: Costar Group, August 2020; Strategic Economics, September 2020.
Note: Drive times are approximate.

FIGURE 1: REGIONAL SHOPPING CENTERS WITHIN AN APPROXIMATE 20 MINUTE DRIVE OF POINT MOLATE



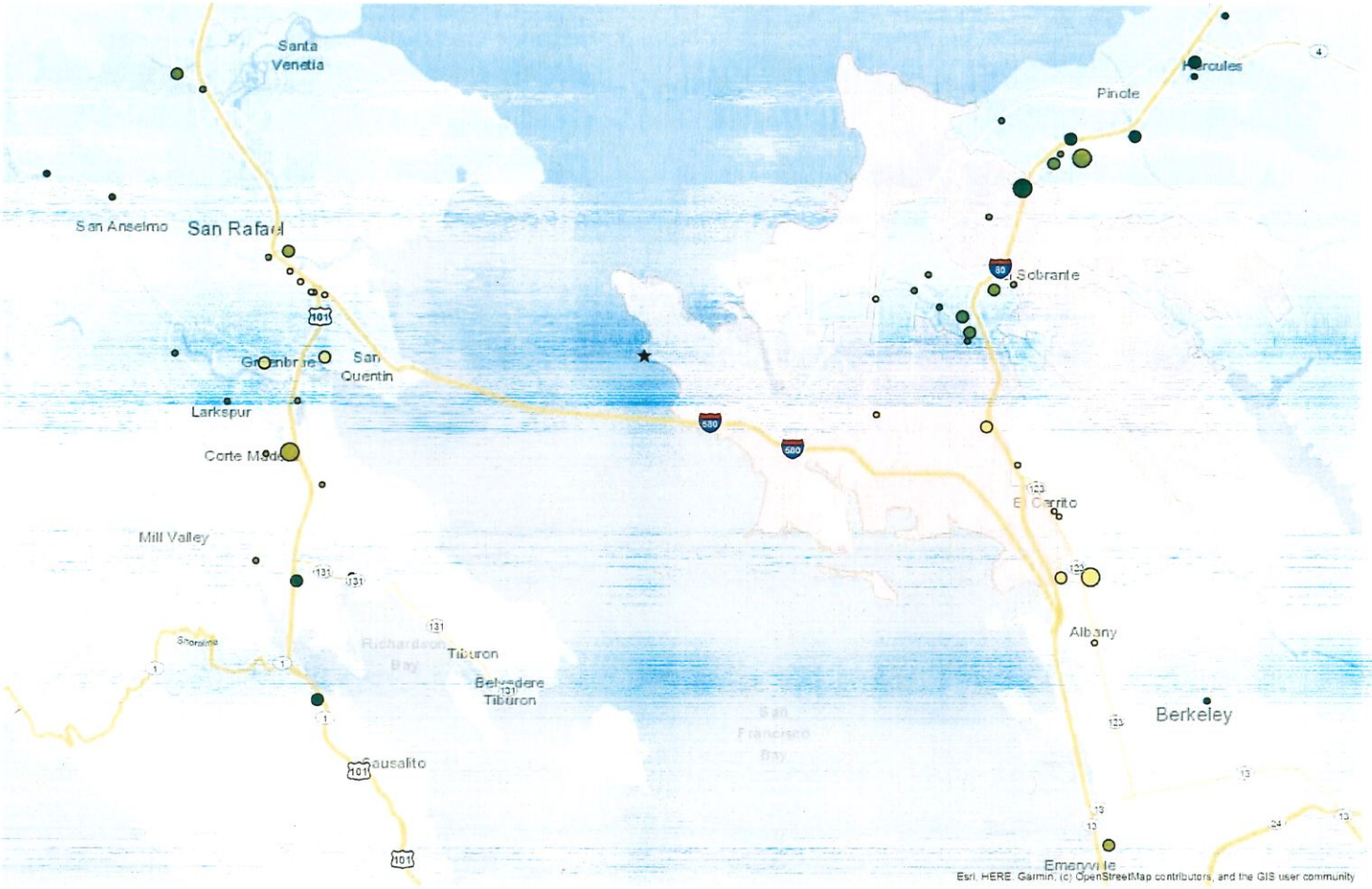
Sources: CoStar 2020; Strategic Economics 2020.

For day-to-day convenience retail, there are 16 smaller community and neighborhood shopping centers within a 10 minute drive of Point Molate that are anchored by grocery stores or general merchandise stores. As shown in the map on Figure 2 and summarized below in Table 12, the total space in community and neighborhood shopping centers within a 10-minute drive is estimated at 1.6 million square feet, and only 21 percent of this inventory is located within Richmond. The residents of Point Molate can easily shop at other centers in San Rafael, Greenbrae, El Cerrito, Albany, and Larkspur, especially for higher end grocery stores and specialty goods (Trader Joe's, Sprouts, Marin Country Mart).

TABLE 12: NEIGHBORHOOD AND COMMUNITY SHOPPING CENTERS WITHIN A 10-MINUTE DRIVE

Shopping Center Name	Center Type	Drive Time	City	Total SF Leasable Space
MacDonald 80 Shopping Center	Community Center	10	Richmond	156,385
Pacific East Mall	Neighborhood Center	10	Richmond	108,029
Richmond City Center	Neighborhood Center	10	Richmond	77,392
580-620 Francisco Blvd W	Neighborhood Center	10	San Rafael	85,458
Bon Air Center	Community Center	10	Greenbrae	139,176
Del Norte Marketplace	Neighborhood Center	10	El Cerrito	64,270
El Cerrito Place	Neighborhood Center	10	El Cerrito	53,198
El Cerrito Plaza	Community Center	10	El Cerrito	349,274
Food Barn	Neighborhood Center	10	San Pablo	32,978
Graham Center	Neighborhood Center	10	San Rafael	62,001
Joseph B. Rice Center	Neighborhood Center	10	San Rafael	36,251
Marin Country Mart	Community Center	10	Larkspur	196,662
Marin Home Center	Neighborhood Center	10	San Rafael	30,000
Marin Square Shopping Center	Neighborhood Center	10	San Rafael	82,000
Moeser Lane	Neighborhood Center	10	El Cerrito	82,787
The Shops at University Village, Albany	Neighborhood Center	10	Albany	44,611
Total Square Feet				**1,600,472**
Share Located in Richmond				**21%**

FIGURE 2: NEIGHBORHOOD AND COMMUNITY SHOPPING CENTERS WITHIN AN APPROXIMATELY 20 MINUTE DRIVE OF POINT MOLATE



Sources: CoStar 2020; Strategic Economics 2020.

Strategic Economics' analysis of competitive retail supply does not support the assumption that 45 percent of future spending from households in Point Molate would be captured within the City of Richmond. A more reasonable assumption is that the City can capture about 20 percent of future resident retail spending. This estimate is still optimistic, given the continued struggles of The Shops at Hilltop and the lack of other regional retail centers in the City of Richmond.

As shown in Table 13 on the following page, the potential annual retail sales tax revenues associated with the Proposed Project are substantially lower after adjusting the household spending capture rate.[10] After incorporating the adjustment plus Strategic Economics' revised housing absorption assumptions (described earlier), the City of Richmond would receive annual sales tax revenue of $54,900 per year at initial development, compared to $301,400 in the SunCal Winehaven Analysis estimate.[11] The sales tax revenue collected by the City based on the Strategic Economics analysis would be 82 percent lower than the SunCal Winehaven Analysis in the initial development period, and 39 percent lower if the project were fully built out.

[10] Note that Strategic Economics only altered the household spending capture rate and housing unit absorption at Initial Development, and otherwise applied the same sales tax revenue methodology, approach, and assumptions as those used in the SunCal Winehaven Analysis.

[11] Includes the City's one percent sales tax share plus sales tax revenue from Measure Q, Measure U, and the Prop. 172 Public Safety sales tax.

TABLE 13: COMPARISON OF GENERAL FUND ANNUAL SALES TAX REVENUE ESTIMATES

	SE Analysis		Winehaven Analysis		Difference	
	Initial Development (year 4)	Buildout (20 years)	Initial Development (year 4)	Buildout (9 years)	Initial Development (year 4)	Buildout
Estimated Annual Taxable Sales						
Citywide Taxable Sales from New Market Support (a)	$2,649,000	$9,087,400	$14,543,100	$24,909,271	($11,894,100)	($15,821,871)
Net Taxable Sales from Onsite Commercial (b)	$0	$11,041,486	$0	$7,877,116	$0	$3,164,370
Total Annual Taxable Sales	**$2,649,000**	**$20,128,886**	**$14,543,100**	**$32,786,387**	**($11,894,100)**	**($12,657,501)**
1% Annual Sales Tax Revenue	**$26,490**	**$201,289**	**$145,431**	**$327,864**	**($118,941)**	**($126,575)**
Supplemental Annual Sales Tax Revenue						
Measure Q	$13,245	$100,644	$72,716	$163,932	($59,471)	($63,288)
Measure U	$13,245	$100,644	$72,716	$163,932	($59,471)	($63,288)
Gross Prop. 172 Public Safety Sales Tax Revenue	$13,245	$100,644	$72,716	$163,932	($59,471)	($63,288)
City of Richmond Allocation (c)	$1,930	$14,668	$10,597	$23,891	($8,667)	($9,223)
Total Sales Tax Revenue	**$54,910**	**$417,246**	**$301,459**	**$679,619**	**($246,549)**	**($262,373)**

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.
(a) Shows taxable sales generated by spending by new households and workers at Point Molate.
(b) Shows taxable sales associated with spending at new businesses at Point Molate.
(c) Based on estimated Citywide taxable sales, the City receives 14.5739% of Prop. 172 sales tax revenue.

Overview of Results

After incorporating adjustments to the SunCal Winehaven Analysis based on the findings above, Strategic Economics found that the Proposed Project would generate a net negative annual fiscal impact to the City of Richmond General Fund at the end of the four-year "Initial Development" period, is likely to generate net negative fiscal impacts throughout much of the project's construction period, and would generate a neutral impact upon buildout of the project.

Table 14 shows revised annual General Fund revenues and expenditures estimated by Strategic Economics. Strategic Economics applied the same methodology, approach, and assumptions applied in the EPS analysis except for the changes described in this memorandum.[12] As shown, Strategic Economics estimates that total revenues will be 67 percent lower than in the SunCal Winehaven Analysis upon the fourth year of construction, and 43 percent lower upon buildout. Expenses are estimated to be 19 percent higher in year four and 18 percent higher upon buildout. As a result, Strategic Economics estimates that net revenue to the City of Richmond's General Fund would be negative $4.4 million in year four, and approximately $150,000 upon buildout—essentially neutral. Full project buildout would require 20 years rather than the nine years in the SunCal Winehaven Analysis. Given the neutral fiscal outcome upon buildout and significantly negative revenues in the fourth year of construction, net revenues are likely to be negative throughout much of the 20 year construction period.

Strategic Economics also explored the additional impacts of single family home sales prices falling below $1 million in order to explore the sensitivity of property transfer tax revenues. The City of Richmond levies property transfer taxes (the "Real Estate Documentary Transfer Tax") on a tiered basis. Transfer taxes are levied at the rate of .7 percent for properties sold for below $1 million dollars, and a rate of 1.25 percent for properties sold for between $1 million and $3 million. As shown in Table 14 versus Table 15, if sales prices for single family homes were actually $975,000 instead of $1,088,200, then total annual property tax revenues upon buildout would decline by two percent, but annual property transfer taxes would decline by 18 percent.

[12] Strategic Economics did not recalculate expenses estimated on a per capita basis in the SunCal Winehaven Analysis to account for the revised absorption of housing units applied in the "Initial Development" period; however, any marginal difference in those expenses would be minimal compared to the fixed additional costs of providing additional police and fire services at Point Molate. Those services constituted 92 percent of costs upon conclusion of Initial Development period in the SunCal Winehaven Analysis.

TABLE 14: COMPARISON OF RICHMOND GENERAL FUND ANNUAL REVENUES AND EXPENDITURES, STRATEGIC ECONOMICS ANALYSIS VERSUS SUNCAL WINEHAVEN ANALYSIS

	SE Analysis		SunCal Winehaven Analysis		Change (Number)		Change (Percent)	
	Initial Development (year 4)	Buildout (20 years)	Initial Development (year 4)	Buildout (9 years)	Initial Development (year 4)	Buildout	Initial Development (year 4)	Buildout
General Fund Revenue								
Property Tax	$804,400	$2,796,100	$2,725,700	$4,885,100	($1,921,300)	($2,089,000)	-70%	-43%
Total Property Tax Pension Obligation Revenue	$395,000	$1,373,000	$1,338,400	$2,398,800	($943,400)	($1,025,800)	-70%	-43%
Property Tax In-Lieu of VLF	$167,600	$582,600	$567,900	$1,017,900	($400,300)	($435,300)	-70%	-43%
Property Transfer Tax	$330,000	$1,007,800	$1,623,200	$2,734,900	($1,293,200)	($1,727,100)	-80%	-63%
Sales Tax	$54,900	$417,200	$301,400	$679,600	($246,500)	($262,400)	-82%	-39%
Other Revenue	$565,000	$1,067,600	$565,000	$1,067,600	$0	$0	0%	0%
Total Annual GF Revenue	**$2,316,900**	**$7,244,300**	**$7,121,600**	**$12,783,900**	**($4,804,700)**	**($5,539,600)**	**-67%**	**-43%**
General Fund Expenditures								
Infrastructure and Maintenance Operations	$186,700	$352,900	$186,700	$352,900	$0	$0	0%	0%
Fire Department	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$0	$0	0%	0%
Library & Cultural Services	$115,400	$182,100	$115,400	$182,100	$0	$0	0%	0%
Community Services	$121,600	$191,800	$121,600	$191,800	$0	$0	0%	0%
Police Department	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$0	$0	0%	0%
General Government	$48,300	$91,400	$48,300	$91,400	$0	$0	0%	0%
Project Services CFD Transfer to City	$1,076,400	$1,076,400	$0	$0	$1,076,400	$1,076,400	n/a	n/a
Total Annual GF Expenditures	**$6,748,400**	**$7,094,600**	**$5,672,000**	**$6,018,200**	**$1,076,400**	**$1,076,400**	**19%**	**18%**
Net Annual General Fund Revenue	**($4,431,500)**	**$149,700**	**$1,449,600**	**$6,765,700**	**($5,881,100)**	**($6,616,000)**	**-406%**	**-98%**

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.
Note: The "SE Analysis" results reflect revised revenue estimates that incorporate revised assumptions described in this memo, including: slower pace of absorption of housing units, reduced ownership housing values, and reduced sales tax capture rates for spending by new households.

TABLE 15: COMPARISON OF RESULTS IF AVERAGE SINGLE FAMILY HOMES ARE $975,000 (SENSITIVITY TEST FOR PRICES BELOW $1 MILLION)

	SE Analysis		SunCal Winehaven Analysis		Change (Number)		Change (Percent)	
	Initial Development (year 4)	Buildout (20 years)	Initial Development (year 4)	Buildout (9 years)	Initial Development (year 4)	Buildout	Initial Development (year 4)	Buildout
General Fund Revenue								
Property Tax	$773,400	$2,736,400	$2,725,700	$4,885,100	($1,952,300)	($2,148,700)	-72%	-44%
Total Property Tax Pension Obligation Revenue	$379,800	$1,343,700	$1,338,400	$2,398,800	($958,600)	($1,055,100)	-72%	-44%
Property Tax In-Lieu of VLF	$161,200	$570,200	$567,900	$1,017,900	($406,700)	($447,700)	-72%	-44%
Property Transfer Tax	$237,000	$828,500	$1,623,200	$2,734,900	($1,386,200)	($1,906,400)	-85%	-70%
Sales Tax	$53,800	$415,500	$301,400	$679,600	($247,600)	($264,100)	-82%	-39%
Other Revenue	$565,000	$1,067,600	$565,000	$1,067,600	$0	$0	0%	0%
Total Annual GF Revenue	**$2,170,200**	**$6,961,900**	**$7,121,600**	**$12,783,900**	**($4,951,400)**	**($5,822,000)**	**-70%**	**-46%**
General Fund Expenditures								
Infrastructure and Maintenance Operations	$186,700	$352,900	$186,700	$352,900	$0	$0	0%	0%
Fire Department	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$0	$0	0%	0%
Library & Cultural Services	$115,400	$182,100	$115,400	$182,100	$0	$0	0%	0%
Community Services	$121,600	$191,800	$121,600	$191,800	$0	$0	0%	0%
Police Department	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$0	$0	0%	0%
General Government	$48,300	$91,400	$48,300	$91,400	$0	$0	0%	0%
Project Services CFD Transfer to City	$1,076,400	$1,076,400	$0	$0	$1,076,400	$1,076,400	n/a	n/a
Total Annual GF Expenditures	**$6,748,400**	**$7,094,600**	**$5,672,000**	**$6,018,200**	$1,076,400	$1,076,400	19%	18%
Net Annual General Fund Revenue	**($4,578,200)**	**($132,700)**	**$1,449,600**	**$6,765,700**	**($6,027,800)**	**($6,898,400)**	**-416%**	**-102%**

Source: SunCal Winehaven Analysis, 2020; Strategic Economics, 2020.

Note: The "SE Analysis" results incorporate the same assumptions as the preceding table, except average single family home values were assumed to be $975,000; this assumption allows for an examination of the impact of all home sales falling within the lower property tax rate tier for sales below one million dollars.

Hotel Data Sources in the "Community Proposal" Analysis

Strategic Economics reviewed sources and assumptions used by Hatch Associates Consultants to develop hotel performance and valuation estimates as part of a separate fiscal impact analysis of the "Community Proposal" for Point Molate. Strategic Economics found overall that the Hatch analysis applied reasonable industry-standard assumptions to its hotel performance and valuation estimates, and that its related property tax and transient occupancy tax revenue conclusions were based upon sound reasoning and sound assumptions. Specifically, Strategic Economics found the following:

- The Hatch analysis used an industry-standard approach to valuation of the hotel property. The approach used a construction cost estimate developed based on data available from RSMeans, a commonly used source for this purpose.

- The Hatch analysis applied an occupancy rate assumption that fell within typical market conditions at the time of the analysis. Strategic Economics was not able to find documentation of the Hatch assumptions, but did determine that the assumptions included $270 per night room rates, and 82 percent occupancy rates. Strategic Economics is not able to comment on the room rate without in-depth analysis. However, the occupancy rate does reflect typical market conditions throughout Bay Area communities in which Strategic Economics completed market studies in 2018 and 2019.

From: pvjones10@gmail.com
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2.
Date: Tuesday, September 08, 2020 11:05:06 AM
Attachments: Pt Molate_seir comments PVJ_SEPT2020.pdf

See below and attached:

Sept. 8, 2020

City of Richmond Mayor and City Council Members
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804

RE: -Public Comments — Agenda Item # G-2. Point Molate development plan

Dear Mayor Butt and City Council Members :

My comments are below:

First, from a lay person's view of this project, it seems obvious this is the wrong project in the wrong place. It is not a self-sustaining location, wedged between the water and the Chevron-Richmond Refinery on a site with only one road in and out detached from transit and services. Besides, the normal day-to-day headache of getting in and out and backing up I-580's approach to the Richmond- San Rafael Bridge, it is a disaster just waiting to happen. How will people evacuate if there is an explosion at the refinery or some other overwhelming situation?

Second, this proposal ignores many key components of Richmond General Plan.

The Richmond General Plan calls for minimizing impacts on the natural environment; development of natural sanctuaries; preservation of open space; and installation of public gathering spaces. The Plan advocates for infill development opportunities and encourages construction of higher-density, mixed-use projects around existing public transit infrastructure…and other critical services.

- General Plan Policy LU1.1 defining Infill Mixed-Use Development states such areas should promote transit-oriented and pedestrian-friendly development along key commercial corridors, at key intersections (community nodes and gateways). None of these qualifications exist at Pt. Molate. This would be a 'suburban' development, not in-fill. The closest commercial district is Pt. Richmond on the other side of I-580 and there is no major grocery store in Pt. Richmond. For groceries, one would have to drive 4.2 miles to Food Mart, 8.4 miles to Walmart at Hilltop Mall and 8 miles to Safeway in El Cerrito. We know from years of discussion, that the larger Marina Bay community still has no grocery store so I wouldn't expect there to be a full-size grocery store at Pt. Molate. The closest elementary schools would be across I-580 in

Pt. Richmond or 4 miles farther down I-580 to Richmond Elementary School.

- General Plan Policy LU5.2 states that "The City will support development on the Peninsula as a regional recreation destination that is *well connected to the rest of the City and accessible to the greater community."*

    - **The SunCal plan has no real public access** outside of the Bay Trail that was planned and funded before the SunCal plan was proposed and a small surrounding park that is already public and eroding a foot a year. The "public area" between the condo high-rises and ridge line on SunCal's maps is exaggerated in size, is extremely steep and will be owned by the homeowners associations.

    - **The SunCal Plan has no active recreation**. Active recreation is included in all the planning documents for Pt Molate. Furthermore, as to recreation- where are the sports fields so needed in the crowded Bay Area? Since this is in essence a 'suburban' development, where are the sports fields?

    - **SunCal's plan does not provide the promised 70% open space,** at best 60% if you count, as they do, the spaces between buildings, around water tanks, utilities and sewerage infrastructure, and a roadway. Open space includes areas too steep and/or toxic to build on.

    - The **SunCal plan will grade 60% of the property**. This, and the planned construction in rare habitat areas will destroy Pt Molate's rare ecosystems.

    - The EIR states the "Project Site would be served by public transit or a private shuttle that provides service to the Richmond BART Station." Specifically mentioned by the EIR is that the shuttle would take people to the Richmond BART Station during the 2 hours of morning and evening commute hours, plus there would be guarantee of providing a "ride home." This shuttle service is to be provided by AC Transit or privately. However, there is no commitment by transportation agencies that such a plan would happen in the foreseeable future. There is no indication of the cost and financial mechanism to support privately establishing and operating such a plan, particularly over the long-term. Such costs added to the price of each proposed residential unit will do nothing except increase the difficulty in selling each unit, or will this cost be paid by all residents of Richmond? Will the City of Richmond subsidize this cost for the percentage of below market rate units that are proposed? Under the

"guaranteed ride home program" will the shuttle be available at hours other than commute times? Since use of shuttle services are voluntary, it doesn't seem likely that Pt. Molate residents will have access to use of the shuttle when they undertake the ordinary daily tasks of transporting children to schools (none of which are located in Pt. Molate), to keep routine medical appointments or to visit beauty salons, attend family events or parties, or go to their jobs, not all of which will be located in Pt. Molate? The DSEIR lacks in depth analysis of key transportation impacts and the resultant impacts on green-house gas emissions.

- General Plan Policy LLU5.3 states that "Types, intensities and ranges of use and development should be compatible with existing uses and should minimize or eliminate conflicts that adversely impact wetlands, marshlands, creeks, mudflats, public safety, human or environmental health or generate nuisances." And, a General Plan statement that "Potrero Ridge would continue to buffer the Project's Site nonindustrial uses from the industrial activities at the Chevron Richmond Refinery to the east." Residents from Richmond and surrounding cities are well-aware through their experience from recent incidents at the Chevron Refinery that have involved widespread evacuation and/or shelter in place. The DSEIR does not include a realistic evacuation plan.

3) Regarding, protection of habitat, Proposed surveys and other measures are not adequate to protect eelgrass, birds, special plants and insects:

- The SEIR fails to acknowledge the loss of nearly 3 billion birds in North America in the last 50 years https://www.sciencemag.org/news/2019/09/three-billion-north-american-birds-have-vanished-1970-surveys-show and address the impacts of the Modified Project. Water birds like ducks and geese have flourished while shorebirds like sandpipers and plovers have declined by 37%. https://www.businessinsider.com/3-billion-birds-disappeared-across-us-canada-since-1970-2019-9 Common birds are in decline.
- Earlier surveys have shown the existence of endangered Coastal Prairie grass at this location. What will be done to protect it? **SunCal's plan will destroy extremely rare CA native habitats** that are already 97% destroyed on the CA coast and over 100 acres of the healthiest eelgrass beds in the SF Bay which will impact SF Bay marine life and our commercial fisheries.
- What will be done to protect the monarch butterflies whose populations have plummeted in recent years?
- What about the long-term protection of the bats? The EIR offers poorly designed

plans to remove bats during the construction process. Bats are a crucial component of many ecosystems because of their appetite for insects. The process described in the DSEIR is to wait until the bats have left their roosts for the night, and then to use netting to keep them from returning. How can you monitor after construction without a survey of bats before the construction?

I look forward to receiving response to my comments.
Thank You.

Patricia Jones
Co-Chair Sierra Club CA State Parks Committee
Chair Sierra Club California Legislative Committee
Former Executive Director, Citizens for East Shore Parks

PS- On a positive note, I commend the City of Richmond, Urban Tilth and others who made the Greenway trail and many park features a reality. It is truly a gift to the community. Thank you.

Virus-free. www.avg.com

From:	Petra Biddle-Gottesman
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2.
Date:	Sunday, September 06, 2020 4:18:39 PM

Please do not build on Pt Molate. Leave the land as a natural park and area for people to enjoy and animals to live. Do not demolish any more nature. Thank you.

--
PETRABG

From:	info@baykeeper.org on behalf of Petra via San Francisco Baykeeper
To:	City Clerk Dept
Subject:	Public Comments – Agenda Item G-2
Date:	Tuesday, September 08, 2020 10:06:59 AM

Dear Richmond City Councilmembers,

I urge you to vote NO on SunCal's plan to pave Point Molate. This area is home to many rare plants and native wildlife, and sites that are sacred to the Bay's indigenous people. If the SunCal plan moves forward, these cultural and ecological treasures will be lost.

Point Molate is also entirely unsuitable for development—the neighboring Chevron refinery is reason enough not to build homes there. The area lacks basic water and transit infrastructure needed to support a residential community. Building a housing development at Point Molate would be a costly mistake: not for SunCal, but for Richmond taxpayers. That's who will be on the hook to cover the high cost of making the area fit for human habitation.

Instead, the City Council should approve a community-based project that provides a good balance of commercial revitalization and beautiful open-space preservation that will benefit the Bay and the people of Richmond.

Please stop this disastrous plan once and for all. San Francisco Bay only has one Point Molate—and once it's gone, it's gone for good.

Sincerely,

Petra Mottishaw
Santa Cruz, CA

From:	Philip Rosenthal
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2.
Date:	Saturday, September 05, 2020 11:23:23 AM

My household opposes this development until the following: questions are clarified:

Sewage treatment

Financial ramifications if everything doesn't go exactly as planned

Traffic mitigation within Point Richmond and the surrounding neighborhoods

Thank you... Philip Rosenthal

From:	rachel bradley
To:	City Clerk Dept
Subject:	Public Comment--Agenda Item #G-2.
Date:	Monday, September 07, 2020 7:48:48 PM

Dear Council Members:

As a local concerned citizen, I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy. Once it is gone, we will not get it back.

Thank you for reading these comments, and for taking seriously the need to protect our public lands.

Sincerely,
Rachel Bradley

Virus-free. www.avg.com

From:	Ramsay Breslin
To:	City Clerk Dept
Subject:	Public Comments-Agenda Item # G-2
Date:	Tuesday, September 08, 2020 9:12:14 AM

To the Richmond City Council:
I am a Berkeley resident and Bay supporter writing to protest the SunCal's plans A & B to develop Point Molate's shoreline into private housing of public land and in support of the The Community Plan C proposed by the Point Molate Alliance to create a shoreline park rich with wildlife and public facilities for the enjoyment of all.

SunCal's plans to create for-profit private housing would effectively destroy 120 acres of healthy eelgrass by decimating the upland native plants that filter run-off to keep the bay clear and hospitable to the marine life the eel grass supports.

SunCal would also destroy 220 mature trees and the habitats of up to 200 species of birds. The revenue Richmond would receive from SunCal's private housing development would be offset by the destruction of existing natural climate change mitigations worth trillions of dollars. As the water continues to rise the eelgrass will continue to flourish providing the current ecosystem is maintained.

To bulldoze Pt Molate's rare and irreplaceable ecosystem would be a crime against nature and in violation of the the best interests of the Richmond community, a community this Council has sworn to serve. Moderate and low income housing can be built downtown without destroying Pt Molate's valuable watershed.

I thank you for your attention.

Sincerely,

Ramsay Breslin
1298 Monterey Ave
Berkeley, CA 94707
1-510-520-0141

Sent from my iPhone

From: Ran Bush
Subject: Public Comments — Agenda Item # G-2
Date: Monday, September 07, 2020 3:48:25 PM

I am in support of the Sun Cal plan for Pt. Molate.

Thanks for your work.

Ran Bush
Richmond Annex
510 525 8156
ranbush@gmail.com
...
If you forward this correspondence, PLEASE delete the forwarding history, which includes my email address, or use the Blind CC option. Erasing the history or using Blind CC helps prevent Spammers from mining addresses and sending viruses. It is a courtesy to me and others who may not wish to have their email addresses sent all over the world!

From: Regina Gilligan
To: City Clerk Dept
Subject: Agenda Item #G-2
Date: Tuesday, September 08, 2020 12:18:48 PM

Dear City,

We are on the cusp of the worst economic crisis we have faced since the Depression. Yet, you are ready to sign us up for a deal with a developer whose CEO is in Bankruptcy now and who in the last economic disaster, 2008, filed for bankruptcy 22 times and those times were far less devastating to the economy than now. I ran an Electrical and Solar contracting business for many years and during the 2008 banking debacle several General Contractors declared bankruptcy and never paid us and didn't complete the projects we were involved with. We could not bring ourselves to treat our clients in such a way and we completed our work losing money for ourselves. And we did pull out of that and continued on. The developer using an LLC can easily separate from financial failures.

I beg you to wait, this is not the right time, not the right developer, not the right location. In addition to the Environmental problems already known, now I learn that the beach will belong to the condos, that untold numbers of trees are to be cut and millions of dollars spent on earth moving. We have a downtown crying for redevelopment and all you care about is ill fated projects eating up the last of the shoreline that people in Richmond need now and into the future.

This group sued the city of Alameda! I can't imagine any of you hiring a contractor to build a house for you and when you looked on Yelp you found that contractor had reneged on 22 projects in the past and sued clients and you thinking YES This is the contractor for us, while there are hundreds if not thousands of other developers who could build your home if only you did better research. Your lack of forward thinking is ponderous.

This is an opportunity to take a stand for the people of Richmond and future generations of the Bay area to go with the community plan that creates jobs but not at the expense of the health of the bay.

Please, please reconsider holding off on this decision.

Regina Gilligan, Richmond resident

From:	Renee Soule
To:	Tom Butt - external
Cc:	Ben Choi; Melvin Willis; Eduardo Martinez; Demnlus Johnson; Jael Myrick; Lina Velasco; Laura Snideman; City Clerk Dept
Subject:	Public Comments: Agenda Item G-2 Doing your duty to protect land for public use
Date:	Sunday, September 06, 2020 1:37:19 PM

Hello City Council People:

You all, as public servants, have an obligation to protect natural habitats within urban settings. They are precious, rare, and endangered. Pt Molate is a quintessential example of one of these places, a wild beautiful strip of undeveloped public land with a beach park where ospreys hunt fish, sea lions bark, deer graze,, and bats swoop to catch insects. Water filters through a large intact watershed to feed fields of eelgrass.

Richmond residents and families play and relax in this spacious peaceful place, remembering their natural belonging within what Mary Oliver calls , “the family of things.” Pt Molate helps urban residents remember what matters in our busy stressful lives: Health, family, and our humble place within this world. This experience is not accessible in noisy urban settings. Wild places are where we come to our senses. They are few and far between, especially in the Bay area.

Pt Molate now accessible to everyone and home to many wild things. Please protect it! Threatened by the short term interests of a privileged few, you are now in a position to do the right thing.

Please remember your public duty to protect and save beautiful public spaces for all the citizens of Richmond (including the animals who call this place home), now and for posterity. Do not allow public land to be sold off to enrich a privileged few.

Now and for posterity, Dr. Renée Soule (Ecopsychologist & Bay Area Resident)

From:	Rohit Gangwani
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 9:53:52 AM

Hello,
I am a science student from Amravati, India. I urge you to vote NO to the SunCal plan.
People trust you, people look up to you. Don't break their trust. We would be so very proud of such administrative officers who speak up when it's the most needed.
I wish I could send you all flowers, hugs and chocolates. My 12 year old cousin suggested that to me, if that could change your mind. After the meeting today I have to face her and tell her if her officers chose to save the trees and butterflies and wildflowers, or chose to pile concrete where it wasn't even needed.
Every piece of wilderness is a zillion times more precious than any kind of development. You do know that very well. What could possibly be so good about this development? Specially where it isn't even needed? Financial gains? I request you to think about your children and grandchildren. They wouldn't like being famous for the damage their grandfathers did. My little cousin and I hope you'll choose the trees, butterflies and wildflowers.
Thank you!

Rohit

From:	Ryon Gesink
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 12:53:51 PM

Hello I am writing regarding the Pt Molate development controversy. I'm a Bay Area resident and have been enjoying that area for almost 2 decades as a serene escape from the Bay areas' busyness and as a repository of vegetation, wildlife, historic buildings, views of the scenic bridge and as a launch point for kayaking. While under the pressure of a growing urban area it may be tempting to look upon Pt Molate as a resource to be converted into luxury housing and retail I see that as a total loss. The Bay Area is rapidly losing a great deal of its wild areas, but this moment stands as a prime opportunity to preserve a fine piece of land for future generations and wildlife, rather than yet another tiresome and soul draining privatization of a grand public resource. While I tentatively support the Pt Molate Alliance's Plan C for community development, I am strongly in favor of even less development of the area. I realize compromises need to made in land use but the opportunity to preserve something for the people of Richmond and the Bay Area is very special here and is easily within your reach. Please do the right thing and vote against the Suncal plan. Thank you.

Ryon Gesink

From:	s coffin
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item # G-2
Date:	Sunday, September 06, 2020 3:32:47 PM

Dear City Council Members Mayor Tom Butt, Vice Mayor Nat Bates, Eduardo Martinez, Melvin Willis, Jael Myrick, Ben Choi, and Demnius Johnson,

Please carefully consider the public land/ Ohlone land of Point Molate this week, as you consider the costs. Please think of the Richmond watersheds and wildlife habitat as you go forward. Please direct housing development away from natural and sacred lands and into the city.
Please preserve this last undeveloped headland on this East shore of the Bay.
You will be our heroes.

Thank you for your attention to this!

S. Coffin

Susanna M. Coffin
She/Her (why is this important?)

From: Sawan Garde
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Saturday, September 05, 2020 6:38:50 PM

Dear City of Richmond Council Members,

I implore you to cast the right, just, and moral vote on Tuesday, September 8th 2020. That vote is to preserve Point Molate for public enjoyment and use. If you do decide to sell off this precious headland to the corrupt contractor Suncal, you *will not* be representing or serving the People of Richmond. What will be serving the People of your great city is adopting The Community Plan for Point Molate.

Point Molate is the last surviving headland on the San Francisco Bay. Home to a host of diverse flora and fauna, it is an ecological treasure which should be enjoyed by all those who live in Richmond, the Bay Area, and the world. In specific, the truly unique eelgrass habitat that lives and thrives off the coast of Point Molate supports an ecosystem much larger than that of Point Molate. If this unique ecosystem were to be imbalanced and destroyed by the Suncal development project, the ecological ramifications would be felt around the Bay Area. Let me be clear, **if you care at all about the native environment of Richmond and the Bay Area, you will seek to preserve Point Molate as public land.**

In addition, Point Molate, and more generally all of the Bay Area, is sacred land to the Ohlone people. This land has been taken and marred by centuries of greed and disregard for the Ohlone people. Specifically, Point Molate is home to a deeply sacred Ohlone shellmound. **A vote to preserve Point Molate as public land is a vote towards honoring the Ohlone people, preserving their legacy, and making some modicum of amends for the destruction of their sacred homeland.**

I hope that on Tuesday, September 8th, *all* members of the City of Richmond City Council keep in mind the gravity of their vote, and thus make the correct decision to preserve Point Molate as public land. Thank you.

Sincerely,
Sawan Garde

From:	Shelley Trask
To:	City Clerk Dept
Subject:	Public Comments re: City Council Agenda Item #G2
Date:	Monday, September 07, 2020 2:21:44 PM

Dear Councilmembers,

I am writing to urge you not to approve the development agreement regarding Point Molate. It is my understanding that included within this agreement is the sale of the Point Molate Beach Park to SunCal, property which was not part of the grant of land from the Navy, and which the residents of Richmond have not been told is up for sale.

I oppose the development plan in its entirety, including the sale of our City's public beach park. Putting a dense housing development on that land is reckless and destructive. In addition to serious environmental concerns, there is the overriding issue of the risk to the health and safety of the future residents of this proposed housing development. It is wasteful and immoral for the City to approve housing designed for several thousand people on a hillside immediately behind the Chevron Refinery, in an isolated area for which adequate ingress and egress is impossible, given the geography and the proximity of the I-580 freeway.

There are also serious financial problems with this plan. The optimistic projections of income to the City from the development are all based on the assumption that the real estate market will continue to be healthy and that many of the units will sell at high prices. According to experienced local realtors, this optimism was misplaced even in pre-pandemic circumstances, but now, given the multitude of unknowns about the future of the economy, it is outrageously irresponsible to rely on such wishful thinking. If this development fails financially, the City will ultimately be responsible for paying back the expensive bonds required to build the infrastructure in this remote and currently underserved area. We cannot afford such liability as we move forward into an uncertain future when we will be dealing with catastrophic events such as sea level rising, wildfires, earthquakes and life-threatening incidents at the Chevron facility.

There are many other strong reasons not to approve this plan. I urge you to act in the interest of the people of Richmond: build housing in the center of the City, near transportation, not in a remote area reachable only by car; preserve the precious resource of a beautiful public beach for future generations and protect the unique habitat and wildlife residing in the Point Molate area.

Sincerely,

Shelley Trask
Bay Area resident since 2002, Richmond Resident since 2015
510-214-6662

From:	Sid Sattler
To:	City Clerk Dept
Subject:	Public Comment--Agenda Item #G-2.
Date:	Monday, September 07, 2020 4:41:49 PM

Dear Council Members: I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also would put an unacceptable financial burden on Richmond taxpayers. And there would be a serious safety issue; in an emergency such as a fire or earthquake, the one exit to Highway 580 would not accommodate 2000 or more automobiles. Prospective buyers are likely to notice this drawback, especially given the proximity of the Chevron refinery.

Public land should be used for the good of all citizens, not privatized for luxury condos. The Richmond Community Plan--which would preserve Point Molate as a public park, preserving precious Ohlone archaeological sites, all historic sites, rare and endangered plant species as well as nature trails and a basketball court, is a far more equitable and environmentally sound use of this area and its unique beauty. It would restore the historic Winehaven Village, a small settlement surrounding a once world-class winery, as a commercial and educational destination.

At this difficult time especially, our area desperately needs housing; but it needs it downtown, near transit services and infrastructure. While people in our area need homes and are suffering, we do not need our Point Molate, our public land, made into a private enclave for only the wealthy.

Many thanks for reading.

Sincerely,

Sid Sattler
sid@sattlerelectric.com

From:	Stephanie DeMott
To:	City Clerk Dept
Subject:	public comments – agenda item #G-2
Date:	Tuesday, September 08, 2020 12:02:18 PM

Reject SunCal's Point Molate Development Proposal!

I strongly urge you to reject the proposed SunCal development at Point Molate. The project would have significant and unavoidable impacts on one of the "crown jewels" of the East Bay shoreline. It also puts an unacceptable financial burden on Richmond taxpayers. Public land should be used for the good of all Richmond residents.

The Community Plan — which would preserve Point Molate as a public park for all of Richmond and restore Winehaven Village as a commercial, educational, and cultural destination — is better for the environment, the community of Richmond, and the City's finances.

Richmond needs housing — but it needs it downtown, near transit, services, and infrastructure.

Thank you for protecting Point Molate for all Richmond residents.

--

Stephanie DeMott, BRE #02007384
A Rental Concierge for Bay Area Owners and Renters
www.andrearentals.com
415-203-5230

From: Sue Friday
To: City Clerk Dept
Subject: Public Agenda--Item #G-2
Date: Tuesday, September 08, 2020 8:41:22 AM

There are a multitude of reasons why this public land should not be sold to create a private enclave for the wealthy. I completely support them, and will not repeat for the sake of brevity.

I do want to mention a couple of things. Last week several news outlets had information about a study by researchers in Belgium, published in a peer-reviewed on-line medical journal, that confirmed the positive effects of green spaces on the IQ's and behavior of children in cities. The link to one report is here: https://www.greenmatters.com/p/green-spaces-higher-iq-urban-children

This is a quote from this particular news source, Green Matters:

"In addition to the reported effects on children's IQ and behavioral developments, green spaces and trees have endless benefits to metropolitan communities. Green spaces promote exercise, encourage socializing and community events, reduce noise, heat, and air pollution, provide shade, reduce stress, boost moods, improve mental health, sequester carbon, and so much more."

As a homeowner in Richmond, I am very concerned about our children, and know from my life experiences, and those of others, that access to green space is really more important to our future as a community than any short-term financial gain.

The second issue is political. It appears that the mayor and council are enamored of our presdent's business values. He has made a career of creating enclaves for the the wealthy. (His other endeavors simply appealed to greed, i.e., a bankrupt gambling casino and a sham school for those wanted to get rich fast in real estate.) This is not the attitude I want to see in our public officials. We have lost enough of our treasured shoreline to development. I am looking forward to seeing who votes for or against this issue.

A. Sue Friday

From: Tara Parker-Essig
To: City Clerk Dept
Subject: public comments - agenda item # G-2
Date: Tuesday, September 08, 2020 12:42:59 PM

Hello,

I am a resident of Oakland who frequently visits Point Molate and therefore also, Richmond businesses.

On learning of the plans to develop Point Molate for housing, I was quite shocked. I have several reasons for visiting the Point, and therefore also bringing business into Richmond.

I am a landscaper and landscape designer and I take my clients out to our region's remaining natural areas to help them see how the plants they are interested in grow in the wild. In addition, I have been building up group guided-hike operation. Finally, I also spend my own personal recreation time in open spaces including Point Molate.

With a Pt. Molate damaged by housing development, I will be less inclined to personally visit Richmond or to bring my guided-hike and landscaping clients out to Richmond, which would mean less spending in the city from myself and these groups. (There is nothing like post-hike burritos, after all!) (You also have some wonderful nurseries.)

It is my understanding that the counsel could simply delay today's vote. I urge you all to delay today's vote and in doing so, to think of the legacy we leave about, and because of, our decisions for our young people.

I used to work in Tech, and therefore had a salary that could afford living in a luxurious new development such as the one proposed for Point Molate.

However, no matter how nice the view, I would never choose to live in a development like the one proposed. I want to live close to a city center, so I can use public transit, avoid driving, and therefore not contribute to pollution and climate change.

I made the decision to leave a lucrative tech career because it was not

sufficiently uplifting others, helping the environment, or leaving the world better than I had found it. This is why I begin working with the natural world — to heal myself, those around me, and to leave a more prosperous legacy for the young people who will come into the world even long after I am gone.

Therefore I ask you: please delay today's vote so that a more prosperous legacy can be forged for Richmond and for our entire region.

Thank you very much,
Tara Parker-Essig
Founder, Restoration Gardening
Serving Oakland, CA & The Entire Bay!
(510) 882-0563

From: TARNEL ABBOTT
To: City Clerk Dept
Subject: Public Comment - Agenda Item G2- Point Molate
Date: Tuesday, September 08, 2020 12:55:42 PM

Richmond City Council special meeting

September 8, 2020

Public Comment - Agenda Item G2- Point Molate

You can stop this development before it bankrupts the city.Just vote no.The new report from Strategic Economics (sent to City via email today) describes how the SunCal project will result in the loss of millions of General Fund dollars.We are already suffering a fiscal crisis and we do not need any more layoffs, and we cannot afford more police and fire fighters.

I do not want my taxes used for subsidizing this project so that other people can get rich. I do not want to lose any more green space in this overbuilt environment where I make my home.Five generations of my family have cherished Point Molate.

When I went there Saturday, the Point Molate Beach Park was full of people of all races/ethnicities from all over Richmond.No one wants this development except those who will directly profit from it: Jim Levine, the Guidiville Pomo who were denied a casino because the BIA determined that they had no historical connection to the land, building trades unions, developers, contractors…to name a few.

The destruction of the watershed will damage all life downstream.The just offshore eel grass is habitat for young aquatic life: crabs, fish, rays…This is the healthiest eel grass in San Francisco Bay because it is indigenous to this location- not transplanted, this is why the Point Molate eel grass isused to restore other areas where eel grass has been destroyed by development.Ultimately we all live downstream.It really cannot be mitigated.

The hills you bulldoze and carve can never be replaced.Open the fences and let people have their public parkland.

Tarnel Abbott

Richmond Resident

From:	Tom Riley
To:	City Clerk Dept
Subject:	public comments - agenda item g-2
Date:	Tuesday, September 08, 2020 10:42:27 AM

Hello,
I am a resident of Richmond and am letting the city council know that I strongly support the development of Point Molate. Please make this part of the public record.

Thank you,
Tom Riley
394 Western Drive
Richmond, CA 94801

From:	Trinity Thompson
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2.
Date:	Friday, September 04, 2020 12:14:17 PM

To whom it may concern,

As a Bay Area resident I am deeply disturbed to hear of the city's plan to sell Point Molate to a private developer. Point Molate holds an important place in my heart personally and generally is home to an unusual diversity of rare plant and animal life, from nesting osprey to black swallowtail butterflies. Its offshore eelgrass beds — a pillar of the Bay Estuary ecosystem — are the healthiest and most expansive in San Francisco Bay. Point Molate also has a rich local history that should be preserved.

Instead of selling off Point Molate to a private developer, the City should adopt the more equitable, economically prudent, and environmentally sensitive Community Plan. That plan would create a magnificent public waterfront park providing community recreational opportunities and preserving important ecosystems. It would also preserve sacred sites on Ohlone ancestral land. Restoring historic Winehaven Village as a commercial, educational and cultural destination would provide jobs for Richmond residents and revenue for the city.

I urge you, as the Richmond City Council, to vote against the selling of this land.

Thank you,

--
Trinity Thompson (she/her)
Director of Experiential and Community Based Learning
The College Preparatory School
Oakland, CA
510.652.0111 ext. 241

"History will not be kind to us. So you have a moral obligation, a mission and a mandate, to speak up, speak out and get in good trouble. You can do it. You must do it. Not just for yourselves but for generations yet unborn." -John Lewis

From:	vasudha wankhade
To:	City Clerk Dept
Cc:	Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments - Agenda Item v G - 2
Date:	Tuesday, September 08, 2020 2:34:12 AM

Hello Council,
Please vote NO to the SunCal plan!
Life on our planet is the only thing that distinguishes our earth from the rest of the planets. Every pebble we destroy in the name of development is wasting the hard work that this universe has put its zillions of years into, developing the chemistry of our own selves.. into such complex wonderful beings that we are.
Please vote for the environment! Vote NO to the SunCal plan!

Prof. Dr. Vasudha Wankhade
Zoologist,
Head of Zoology Dept.
VidyaBharti Mahavidyalaya,
Amravati - 444602, India

From:	Viki von Lackum
To:	City Clerk Dept
Subject:	Agenda Item # G-2.
Date:	Monday, September 07, 2020 8:42:09 AM

No, no, no to Suncal.

Keep Pt Molate a greenspace, a public place, a place for nature and wildlife.

Viki von Lackum 5711 Huntington Ave, Richmond.

From:	Virginia Reinhart
To:	City Clerk Dept
Cc:	Ben Choi; Nat Bates; Eduardo Martinez; Demnlus Johnson; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Sunday, September 06, 2020 11:34:14 AM

Dear Councilmembers,

I am a Richmond resident, voter, and mother of two young children. I am absolutely opposed to the proposal to sell public land at Point Molate for a private development. This plan is a terrible waste of this magnificent shoreline, which should be made into a public park. Housing doesn't belong out there. Residents of the development would have to drive a long way to get to any services, jobs, schools, creating auto emissions and backing up traffic even more on the freeway. It would be a real mess. Please invest in affordable housing near BART and buses, not this.

Please vote NO and work to make Point Molate into a much needed recreational, historical, and educational gem for this city.

Thank you,

Virginia Reinhart

From:	Alice Jordan
To:	City Clerk Dept
Subject:	Agenda item G2 Point Molate
Date:	Tuesday, September 08, 2020 1:30:20 PM

I'm really hoping the council will do the right thing and reject the plan for high end housing development at Point Molate. Particularly with Sun Cal! The Point belongs to all of us East Bay residents, and much greater community input is required. The Community Plan developed by the Point Molate Alliance reflects my values, and I image of a large majority of Richmond area residents, if put to a vote. Please give this plan the priority consideration it deserves. Alice Jordan, Richmond

From: Brian Holt
To: City Clerk Dept
Cc: Kristina Kelchner; Mary Mattingly
Subject: RE: City Council Meeting Item G-2 – Point Molate Mixed Use Project – East Bay Regional Park District Comments
Date: Tuesday, September 08, 2020 3:14:39 PM
Attachments: image001.png
EBRPD Letter to Richmond City Council 090820 final.pdf

Please accept the revised letter as referenced below regarding tonight's Point Molate Mixed Use Project – Item G-2.

Thank you.

Brian Holt
Chief **|** Planning/GIS
Pronouns: he, him, his
East Bay Regional Park District
2950 Peralta Oaks Court, Oakland, CA 94605
T: 510-544-2623
BHolt@ebparks.org | www.ebparks.org

STATEMENT OF CONFIDENTIALITY | This electronic message and any files or attachments transmitted with it may be confidential, privileged, or proprietary information of the East Bay Regional Park District. The information is solely for the use of the individual or entity to which it was intended to be addressed. If the reader of this message is not the intended recipient, you are hereby notified that use, distribution, or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify the sender immediately, destroy any copies, and delete it from your system.

Please consider the environment before you print

From: Mary Mattingly <MMattingly@ebparks.org>
Sent: Tuesday, September 8, 2020 1:46 PM
To: cityclerkdept@ci.richmond.ca.us
Cc: Brian Holt <BHolt@ebparks.org>; Kristina Kelchner <kkelchner@ebparks.org>
Subject: City Council Meeting Item G-2 – Point Molate Mixed Use Project – East Bay Regional Park District Comments

Hello,

Please accept the attached summary of comments from the General Manager of the East Bay Regional Park District on Item G-2, the Point Molate Mixed Use Project.

I apologize for the lateness of this letter, it would be very appreciated if it could be read into today's meeting record.

A longer comments letter will be submitted by 3pm.

Thank you.

Mary Mattingly
Administrative Manager **|** General Manager's Office
Pronouns: she, her, hers
East Bay Regional Park District
2950 Peralta Oaks Court, Oakland, CA 94605
T: 510-544-2000| F: 510-569-1417
mmattingly@ebparks.org | www.ebparks.org

STATEMENT OF CONFIDENTIALITY | This electronic message and any files or attachments transmitted with it may be confidential, privileged, or proprietary information of the East Bay Regional Park District. The information is solely for the use of the individual or entity to which it was intended to be addressed. If the reader of this message is not the intended recipient, you are hereby notified that use, distribution, or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify the sender immediately, destroy any copies, and delete it from your system.

Please consider the environment before you print

East Bay Regional Park District
Healthy Parks Healthy People

2950 PERALTA OAKS COURT • OAKLAND • CALIFORNIA • 94605-0381 • T: 1-888-EBPARKS • F: 510-569-4319 • TRS RELAY: 711 • EBPARKS.ORG

September 8, 2020

Mayor Tom Butt
Richmond City Council
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

RE: Cover Letter Public Comments – Agenda Item #G-2: East Bay Regional Park District / Comments on Point Molate

Dear Mayor Butt and Council members,

I hereby submit a summary of the District's comment letter to be read into the record at tonight's meeting.

The Park District's staff has been meeting regularly with the City and developers for the past 2 months and has made extensive comments and requests for changes in the development footprint to accommodate the development and management of a Regional Shoreline Park and Bay Trail extension. To date, the developer has not been willing to make even the most modest of changes the District has asked for.

The District's Board of Directors has been kept informed as to the status of these negotiations. In summary the District continues to advocate for a "regional shoreline and Bay Trail from the Richmond San Rafael Bridge to Pt. San Pablo, the entire length of the Pt. San Pablo Peninsula. The goal of a Regional Shoreline at this location has been a part of the District's master plan for decades and the District is prepared to move forward with funding and managing the first phase of the shoreline corridor at a cost of nearly $5 million to build. Unfortunately, the current proposal by SunCal has the majority of its 1,200 units above the shoreline and below the Pt. San Pablo Ridgeline in an area nearly surrounded by Coast Scrub vegetation; this is valuable habitat but fire-prone.

Additionally, the planted Eucalyptus forest covers large areas of the surrounding land. There is no other park agency that has more experience than the District in managing urban interface with such high fire dangers and fire-prone Eucalyptus forests. The District spends millions annually to manage fuels in the East Bay Hills and on responding to dangerous wildland fires. It is our opinion that the design of Suncal's development areas between the Shoreline and the slope of

Board of Directors

Ellen Corbett, President, Ward 4
Dee Rosario, Vice President, Ward 2
Colin Coffey, Treasurer, Ward 7
Beverly Lane, Secretary, Ward 6
Elizabeth Echols, Ward 1
Dennis Waespi, Ward 3
Ayn Wieskamp, Ward 5
Robert E. Doyle, General Manager

Ridgeline poses an extreme fire danger which cannot be mitigated by having a fire station nearby. While we appreciate the interest by the city for the District to own and manage the upland open space because of these risks, the District remains committed to creating a regional shoreline park and trail from the Richmond-San Rafael Bridge, along the entire Shoreline to Pt. San Pablo. Any regional park funding that East Bay residents have voted for will go a long way towards funding the millions of additional dollars it will require to develop that important regional shoreline park for all to enjoy.

Respectfully,

Robert E. Doyle
General Manager

cc: Ellen Corbett, EBRPD Board of Directors President Ward 4
Dee Rosario, EBRPD Board of Directors Vice President Ward 2
Colin Coffey, EBRPD Board of Directors Treasurer Ward 7
Beverly Lane, EBRPD Board of Directors Secretary Ward 6
Elizabeth Echols, EBRPD Board of Directors Ward 1
Dennis Waespi, EBRPD Board of Directors Ward 3
Ayn Wieskamp, EBRPD Board of Directors President Ward 5
Kristina Kelchner, Assistant General Manager
Brian Holt, Chief of Planning/GIS
Lisa Goorjian, Chief of Design and Construction
Laura Snideman, City Manager, City of Richmond
Jonathan Livingston, Design Review Board Chair, City of Richmond Planning Division

East Bay Regional Park District
Healthy Parks Healthy People

2950 PERALTA OAKS COURT • OAKLAND • CALIFORNIA • 94605-0381 • T: 1-888-EBPARKS • F: 510-569-4319 • TRS RELAY: 711 • EBPARKS.ORG

September 8, 2020

Richmond City Council
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

RE: Public Comments – Agenda Item #G-2: East Bay Regional Park District Comments on Point Molate

Mayor Butt and Councilmembers -

The Park District has worked for decades to create a new regional park at the former Point Molate Naval Fuel Depot. Park District staff has been meeting regularly with the City and developer for the past two months and have made extensive comments. Park District staff has searched for ways to accommodate the development and management of a Regional Shoreline Park and Bay Trail extension. To date, the developer has not been willing to make even the most modest of changes the Park District has requested.

Park District staff has regularly provided updates to the Board of Directors on the status of these negotiations. In summary the District continues to advocate for a Regional Shoreline and extension of the Bay Trail from the Richmond-San Rafael Bridge to Pt San Pablo. This goal of a Regional Shoreline park has been a part of the District's Master Plan for decades and the District is currently moving forward with funding and managing the first phase of the shoreline corridor at a cost of over $5 million.

Unfortunately, the current proposal by SunCal and the majority of its 1200+ units above the shoreline and below the Point San Pablo Peninsula is in an area nearly surrounded by Coast Scrub vegetation, which is valuable habitat but also very fire prone. Additionally, the planted Eucalyptus forest covers large areas of the surrounding land. The Park District has many decades of experience with managing forests in the East Bay, including eucalyptus forests like those present at Point Molate. The challenge of removing and managing eucalyptus presents significant concerns for development of housing in these areas.

The Park District does not manage regional parks with housing inside its borders due to significant operating costs, wildland fire risk, and diminished recreational and habitat value. This proposal for separated fingers of open space reduces habitat and recreational values, creates individual, separated open space areas that are more difficult to manage, and increases wildfire risk by

Board of Directors

Ellen Corbett	Dee Rosario	Colin Coffey	Beverly Lane	Elizabeth Echols	Dennis Waespi	Ayn Wieskamp	Robert E. Doyle
President	Vice President	Treasurer	Secretary	Ward 1	Ward 3	Ward 5	General Manager
Ward 4	Ward 2	Ward 7	Ward 6				

creating more wildland urban interface, making vegetation management more difficult, and making access for fire response difficult on steep hillsides.

The Park District spends millions annually to manage fuels in the East Bay Hills and respond to dangerous wildland fires. It is our opinion from our decades of experience that the design of proposed project development areas between the shoreline and the slope of the ridgeline poses an extreme fire danger which cannot be mitigated by having a fire station nearby.

While we appreciate the interest by the City for the District to own and manage the upland open space, unfortunately because of these risks, the Park District will not take ownership and management of any hillside open space areas.

The District remains committed to creating a Regional Shoreline and Bay Trail extension from the Richmond San Rafael Bridge to Point San Pablo. Any regional park funding that East Bay residents have voted for will go a long way towards funding the millions of additional dollars it will require to develop that important regional shoreline park for all to enjoy.

Again, the Park District looks forward to continuing to partner with the City of Richmond on development and management of the shoreline and Bay Trail, and pursuing future opportunities to provide a regional park elsewhere on Point San Pablo Peninsula. The provision of the Bay Trail at this site will be a cherished amenity and provide substantial value to the proposed development. The City of Richmond should ensure that the development at Point Molate provides considerable public benefits and public access that can truly serve the entire community of Richmond.

Please feel free to contact me at (510) 544-2623 or bholt@ebparks.org should you have any questions.

Respectfully,

Brian W. Holt
Chief of Planning, Trails, and GIS

Cc: Ellen Corbett, EBRPD Board of Directors President Ward 4
Dee Rosario, EBRPD Board of Directors Vice President Ward 2
Colin Coffey, EBRPD Board of Directors Treasurer Ward 7
Beverly Lane, EBRPD Board of Directors Secretary Ward 6
Elizabeth Echols, EBRPD Board of Directors Ward 1
Dennis Waespi, EBRPD Board of Directors Ward 3
Ayn Wieskamp, EBRPD Board of Directors President Ward 5
Robert Doyle, General Manager
Kristina Kelchner, Assistant General Manager
Laura Snideman, City Manager, City of Richmond
Lina Velasco, Community Development Director, City of Richmond

From: Carlos Gandara
To: City Clerk Dept
Subject: Public Comments — Agenda Item # G-2
Date: Tuesday, September 08, 2020 1:49:27 PM

Dear City Manager Laura Snideman,

I am writing to you to in regards to Public Comments – Agenda Item #G-2

I advise the Planning Commission against certifying the EIR. It is highly unfair to sell public land without having the proposal run by the residents of the city, especially when there are so many issues to mitigate with the development of the Point Molate.

The Planning Commission should not vote when there are still unmitigated issues with SunCal's proposed development, like the fact that Point Molate is in a high-risk fire zone, and the traffic density the development will create in an area with limited access.

I want to express my support for the Community Plan for the Point Molate development and to keep public lands public. **The Community plan raises revenue for the Richmond General Fund, is supported by the East Bay Regional Park District's allotment of $4.2 million, and provides fields and better family recreation facilities with less risk to the city. The Community Plan's Winehave Historic District provides jobs and building opportunities.** Lower density at Point Molate with the Community plan is better suited to contest severe traffic, fire risk, environmental degradation, and carbon emissions.

We can build apartments in Richmond on land already developed, provide jobs, revitalize our downtown, and provide more housing for Richmond residents at a price they can actually afford near to public transportation.

Building at Point Molate unmitigable impacts detailed in the EIR by scientists and engineers is risking too much of our future for a gratification today. Thank you,
Carlos Gandara
Richmond

From:	Christina Tarr
To:	City Clerk Dept
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 1:10:00 PM

I'm writing to urge you not to turn Point Molate into a housing development, but to keep it as open space for all Richmond residents.

There are very few places like Point Molate left. From its pristine eel grass beds, which act as nurseries for Dungeness crab and herring (have you been there to see the herring spawning? There are birds, seals, sea lions and people all catching eggs and fish), to its undisturbed stream and watersheds -- it's a rare and beautiful place and should be preserved, including its public beach.

Also, it's not safe for housing -- next to an oil refinery and with one very limited way out -- there is no way this can safely be made into housing.

Preserve our public lands!

Christina Tarr
Richmond resident, 1993-2006

--
Christina Tarr
christina.tarr@gmail.com
510-375-0520

From:	Irene Perdomo
To:	Dashion Free-radical
Cc:	City Clerk Dept
Subject:	RE: Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 3:19:36 PM

Hi Dashion,

Thank you for your email. The correct email address for the City Clerk's Office is cityclerkdept@ci.richmond.ca.us. I am copying them on this response.

Take care,

Irene Perdomo
Executive Assistant to the City Manager
City Manager's Office
510-621-1264

From: Dashion Free-radical [mailto:darshan.freeradical@gmail.com]
Sent: Tuesday, September 08, 2020 10:31 AM
To: Lina Velasco; Tom Butt - external; Nat Bates; Demnlus Johnson; Eduardo Martinez; citiclerkdept@ci.richmond.ca.us; Irene Perdomo
Subject: Public Comments — Agenda Item # G-2

Hello,
I am Darshan Gurbaxani, a graphic designer fro. Nagpur, India. The reason I'm writing to you is about the proposed SunCal project. Point Molate houses enormous wildlife from unique ecosystems which is in every way more important than housing at a place where it isn't even required!
Being an engineer, I can tell what scale of enormous damage will be done to the ecology since your plan involves even watershed construction! Please secure the natural haven for the next generation, the environment and the planet.
Please vote NO to the SunCal project!

From: Mary Mattingly
To: City Clerk Dept
Cc: Brian Holt; Kristina Kelchner
Subject: City Council Meeting Item G-2 – Point Molate Mixed Use Project – East Bay Regional Park District Comments
Date: Tuesday, September 08, 2020 1:46:09 PM
Attachments: image001.png
To City of Richmond Council and Mayor Point Molate Letter 09.08.2020.pdf

---

Hello,

Please accept the attached summary of comments from the General Manager of the East Bay Regional Park District on Item G-2, the Point Molate Mixed Use Project.

I apologize for the lateness of this letter, it would be very appreciated if it could be read into today's meeting record.

A longer comments letter will be submitted by 3pm.

Thank you.

East Bay Regional Park District
Healthy Parks Healthy People

Mary Mattingly
Administrative Manager | General Manager's Office
Pronouns: she, her, hers
East Bay Regional Park District
2950 Peralta Oaks Court, Oakland, CA 94605
T: 510-544-2000| F: 510-569-1417
mmattingly@ebparks.org | www.ebparks.org

STATEMENT OF CONFIDENTIALITY | This electronic message and any files or attachments transmitted with it may be confidential, privileged, or proprietary information of the East Bay Regional Park District. The information is solely for the use of the individual or entity to which it was intended to be addressed. If the reader of this message is not the intended recipient, you are hereby notified that use, distribution, or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify the sender immediately, destroy any copies, and delete it from your system.

Please consider the environment before you print

East Bay Regional Park District
Healthy Parks Healthy People

2950 PERALTA OAKS COURT • OAKLAND • CALIFORNIA • 94605-0381 • T: 1-888-EBPARKS • F: 510-569-4319 • TRS RELAY: 711 • EBPARKS.ORG

September 8, 2020

Mayor Tom Butt
Richmond City Council
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

RE: Cover Letter Public Comments – Agenda Item #G-2: East Bay Regional Park District / Comments on Point Molate

Dear Mayor Butt and Council members,

I hereby submit a summary of the District's comment letter to be read into the record at tonight's meeting.

The Park District's staff has been meeting regularly with the City and developers for the past 2 months and has made extensive comments and requests for changes in the development footprint to accommodate the development and management of a Regional Shoreline Park and Bay Trail extension. To date, the developer has not been willing to make even the most modest of changes the District has asked for.

The District's Board of Directors has been kept informed as to the status of these negotiations. In summary the District continues to advocate for a "regional shoreline and Bay Trail from the Richmond San Rafael Bridge to Pt. San Pablo, the entire length of the Pt. San Pablo Peninsula. The goal of a Regional Shoreline at this location has been a part of the District's master plan for decades and the District is prepared to move forward with funding and managing the first phase of the shoreline corridor at a cost of nearly $5 million to build. Unfortunately, the current proposal by SunCal has the majority of its 1,200 units above the shoreline and below the Pt. San Pablo Ridgeline in an area nearly surrounded by Coast Scrub vegetation; this is valuable habitat but fire-prone.

Additionally, the planted Eucalyptus forest covers large areas of the surrounding land. There is no other park agency that has more experience than the District in managing urban interface with such high fire dangers and fire-prone Eucalyptus forests. The District spends millions annually to manage fuels in the East Bay Hills and on responding to dangerous wildland fires. It is our opinion that the design of Suncal's development areas between the Shoreline and the slope of

Board of Directors

Ellen Corbett, President, Ward 4
Dee Rosario, Vice President, Ward 2
Colin Coffey, Treasurer, Ward 7
Beverly Lane, Secretary, Ward 6
Elizabeth Echols, Ward 1
Dennis Waespi, Ward 3
Ayn Wieskamp, Ward 5
Robert E. Doyle, General Manager

Ridgeline poses an extreme fire danger which cannot be mitigated by having a fire station nearby. While we appreciate the interest by the city for the District to own and manage the upland open space because of these risks, the District remains committed to creating a regional shoreline park and trail from the Richmond-San Rafael Bridge, along the entire Shoreline to Pt. San Pablo. Any regional park funding that East Bay residents have voted for will go a long way towards funding the millions of additional dollars it will require to develop that important regional shoreline park for all to enjoy.

Respectfully,

Robert E. Doyle
General Manager

cc: Ellen Corbett, EBRPD Board of Directors President Ward 4
Dee Rosario, EBRPD Board of Directors Vice President Ward 2
Colin Coffey, EBRPD Board of Directors Treasurer Ward 7
Beverly Lane, EBRPD Board of Directors Secretary Ward 6
Elizabeth Echols, EBRPD Board of Directors Ward 1
Dennis Waespi, EBRPD Board of Directors Ward 3
Ayn Wieskamp, EBRPD Board of Directors President Ward 5
Kristina Kelchner, Assistant General Manager
Brian Holt, Chief of Planning/GIS
Lisa Goorjian, Chief of Design and Construction
Laura Snideman, City Manager, City of Richmond
Jonathan Livingston, Design Review Board Chair, City of Richmond Planning Division

From:	Elizabeth Dougherty
To:	City Clerk Dept
Cc:	Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 1:04:39 PM

Dear Mayor Butt and Council Members:

You all have the opportunity to do something for the entire Bay Area, but most especially for Richmond. Keep Point Molate as a natural resource. When nearly all of the Bay ecosystems shoreline-side have been degraded almost beyond repair, Point Molate retains many important ecological function for the Bay and for the Delta, as well as for Richmond and the East Bay. Rather than coming back in 30 years to do restoration of a site that is no longer ecologically functional, and instead actively degrades the Bay, let's do the right thing today. While the Community Plan needs more adjustments, it is the best plan for the people of Richmond.

Vote to keep Point Molate an open space, not a playground for more wealthy people.

A Moving Body of Water,
Elizabeth

"We're probably known around the universe as that really noisy blue planet where everyone pees in their water." Will Durst

Elizabeth Dougherty, Ph.D.
Executive Director, Wholly H2O
510-776-1780 (cell)
(I don't do email on my phone.)
wholly h2o.org
facebook.com/whollyh2o
twitter.com/WhollyH2O

Wholly H2O
339 15th Street, Suite 208
Oakland, CA 94612
415-323-5966

From:	Jeannette Kortz
To:	Ben Choi; Tom Butt - external; Eduardo Martinez; Lina Velasco; Melvin Willis; Nat Bates; City Clerk Dept; Demnlus Johnson; Jael Myrick; Laura Snideman
Subject:	Public Comment - Agenda Item G-2
Date:	Tuesday, September 08, 2020 1:12:33 PM

Dear City Council,

If you vote to sell Point Molate, our public land, for a measly $45 million to SunCal, a company that has broken its promises to other cities and has filed for bankruptcy multiple times in the past, your vote will brand you in a negative light for many years to come.

It's up to you to preserve Point Molate as open space for the residents of Richmond. I am not against developing the Historic Winehaven District. A smaller housing development in that district could be built along with shops, restaurants, a conference center, etc., but I am against destroying the south watershed for some ugly, high-end housing for the wealthy, that few who live in Richmond can afford, and will also add to our tax burden because we will be subsidizing the wealthy for their infrastructure, and their police and fire department.

And now we learn that the Point Molate Beach Park will be sold to SunCal. What an insult to the people of Richmond! There will be no publicly owned space, save for the Bay Trail. Everything else will be managed by the home owner's association. They will direct the uses for their residents.

The East Bay Regional Park District is ready to buy all areas of Point Molate outside of the Historic Winehaven District. We could have a wonderful, world class public park, instead of a private development, that in my opinion will not sell. Who will pay $1.4 million for a home right over the ridge from Chevron, with one road in and out that will create a trap in case of a fire or explosion? If you can afford that much money to buy a condominium, why would you buy it there?

Native trees and plants will be ripped out, the watershed destroyed, animals who make their home there will be disrupted and most likely lose their homes, and the San Francisco Bay's largest and healthiest eelgrass bed will suffer. More asphalt and concrete will be laid down and poured.

I ask for what? So that a failed casino developer and a Southern California developer can get richer at our expense?

The EIR is so flawed, that it's impossible to imagine the Planning Commission giving it the okay. I believe the Planning Commission was lied to about the terms of the City agreement, and that they were arm twisted into okaying this project. Despite that the majority of calls

to the Planning Commission meeting were against the plan, the commissioners listened to the minority monied interests instead.

There are many, many problems with the EIR which cannot be mitigated. Fire hazards, increase in traffic congestion, increase in greenhouse gases, trapping people if there is a fire or a fire and explosion at the Chevron refinery, and no protection for Ohlone sacred sites.

No mention of playing fields for Richmond youth and loss of public space. Seventy percent of open space is a fallacy.

Why don't you request that the Planning Department put out a call to developers to build affordable infill housing? Doesn't that make more sense? There are so many empty and blighted lots in inner Richmond. Affordable homes could be built on these lots, giving jobs to the Trades Unions, where people can live close to public transportation, where infrastructure already exists. With housing comes commercial enterprises bringing jobs. It will also create a positive tax base for Richmond, not a negative tax base as in the case of housing at Point Molate.

Don't vote yes on this terrible plan. The voters see what is happening here. The majority of the Richmond community is against selling our public land. Do the right thing. Let's do 21st century planning, not a plan that is straight out of the 1980's. Please protect what little is left of the public shoreline.

Thank you for your time.

Sincerely,

Jeanne Kortz
Richmond Resident

From:	Jim Hanson
To:	City Clerk Dept
Subject:	Public comments - Item G-2
Date:	Tuesday, September 08, 2020 5:14:02 PM
Attachments:	CNPS_Pt. Molate_G-2_Council 9-8-20.pdf SunCal proposed grading in public Open Space_Vesting Maps_9-

Hello City Clerk,

Please include the following comments of the California Native Plant Society for item G-2, Pt. Molate.

thank you,

Jim Hanson
510-388-7439

CALIFORNIA NATIVE PLANT SOCIETY
East Bay Chapter

www.ebcnps.org
P.O. Box 5597, Elmwood Station, Berkeley, CA 94705 September 8, 2020

Mayor and Members of the Council
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

RE: Council Item G-2 - Pursue the Community Plan to Repurpose Pt. Molate

Dear Mayor and Members of the Council:

The Point Molate agenda item tonight includes the Final Environmental Impact Report comments by the California Native Plant Society on the proposed project/SunCal plan and the Chapter's support for the Community Plan, the EIR's superior alternative.

Many of the issues noted in the FEIR, including environmental issues, stem from the project's out-of-scale and inappropriate development of Point Molate, a place of remarkable natural assets and very real constraints.

The proposed SunCal project proposal:

Is inconsistent with the Richmond General Plan – The EIR's proposed project violates at least eleven Conservation and Natural Resources and Land Use policies that the people of Richmond adopted to guide Point Molate's, and the city's, development.

Fails to meet the agreement for "70% Open Space" - The original grading maps from the Draft Supplemental EIR and the Grading Overall Plan in the Vesting Maps (see attached map analysis) show intensive grading and other construction-related work within the 70% open space that is promised as part of any development.

Inappropriately and inadequately cares for the site's natural resources – The natural biodiversity of this site - including the remarkable native coastal prairie and coastal scrub plant communities - give it its beauty and intrinsic value. A more in-scale project can avoid the destruction of these remarkable natural resources.

The California Native Plant Society recommends that your Council pursue the environmentally superior Community Plan.

Sincerely,

Jim Hanson

Jim Hanson, Conservation Committee Chair

From: Jim Hite
To: City Clerk Dept
Subject: Public Comments: Agenda Item #G2
Date: Tuesday, September 08, 2020 3:44:36 PM

Good Evening. My name is Jim Hite, Richmond resident 21 years. This ill-conceived, sloppy, dog and pony show known as the Sun Cal deal reeks like the Pt. Richmond water treatment plant on a bad day. The city council members who back this travesty are guilty of misinforming the public in general and more heinous, misinforming their voter base. Voting to continue this unseemly project will not solve Richmond's financial crisis. Nor will Richmond property values rise to outweigh the new property taxes created by this scheme . When the leadership of any endeavor is sleazy the sleaze will ooze down. The Sun Cal project will become mired in bad decisions and hasty cover-ups mirroring the way this sham of a process has moved along from the beginning. To the council members who oppose this nihilistic deal and defend the citizens of Richmond from nefarious interlopers, I salute you. Thank you

From:	Madeline Marrow
To:	City Clerk Dept
Subject:	Agenda item G2- Public Comment
Date:	Tuesday, September 08, 2020 1:18:23 PM

I strongly oppose the planned development of Point Molate and the sale of this Richmond property to Suncal.

Suncal is a developer with a troubled history and this deal is bad for the people of Richmond.

Please vote NO on this plan.

Sincerely,

Madeline Marrow
172 W Chanslor Ave
Richmond, CA 94801
--

From: Mary Dollar
Subject: Public Comments -- Agenda Item# G-2
Date: Tuesday, September 08, 2020 5:31:05 PM

Dear Member of the Richmond City Council,

I have been a resident of Richmonf since January 1, 2013 and care very much about saving Point Molate as a community sanctuary.

I just found out there will be a discussion about this and decisions made on the agenda of the city council meeting this evening.

Personally, I visit Point Molate several times a week and greatly appreciate the natural beauty of this rare undeveloped Richmont/East Bay shoreline.

I believe that it should be saved for all and especially for the future generations to enjoy.

Sincerely,

Mary Dollar
Point Richmond Resident

From: Michele Rappaport
To: City Clerk Dept
Subject: Public Comment-Agenda Item # G-2
Date: Tuesday, September 08, 2020 4:59:54 PM

Dear Mayor Butt, Council Members, and City Clerk,

I am writing to request that the council and mayor seriously reconsider your sale of public land to SunCal's for the development of Pt. Molate.

None of us can foresee the future, and we all hope for the best in all endeavours. I know that you all believe that your opinion about this development is the best for everyone, maybe even you personally. I have listened to more council meetings in the last two or three years than I ever thought I would. I know what you have all said about Pt. Molate and where you stand on this issue. I know many of you have put in some time with city staff and SunCal in learning about their plans.

I listened to Sun Cal talk at the PT. Richmond Neighborhood Council, at the Design Review Board, and at the Public Hearing. I was in on the Community Plan and rode the bus to Pt. Molate. Mr. Mitchel was the first indication that all was not clear. I understood from our Visioning meetings that 650+- units were going to be built. Mr. Mitchell corrected me as we were sitting on the bus and said there would be as many as 1,400.

It has been a long haul, yet I have come to the conclusion that there has been a lack of clarity all along the way.

In addition, SunCal communicated that: Fire and Egress, are unmitigatable problems, and their Sewer plans were so unclear that they too appeared to be mired in double talk. "We are tapping into the City sewer." No mention of the underground field they have planned or the current sewer fiasco the city has with Violia.

Stand up and say NO to SunCal. The City of Richmond deserves better.

Respectfully yours,
Michele

Stay safe, wash hands, and lovingly together we keep social distance.

Confidentiality Notice:
This e-mail, including attachment, is intended only for the person or entity to which it is addressed, and may contain information that is privileged, confidential, or otherwise protected from disclosure. Any usage, dissemination, distribution, or copying of this e-mail or the information herein by anyone other than the intended recipient(s) is strictly prohibited. If you have received this e-mail in error, please notify the sender by reply e-mail and destroy the original message and all copies immediately.

From: Rebecca Riley
To: Tom Riley
Cc: City Clerk Dept
Subject: Public comments - agenda item g-2
Date: Tuesday, September 08, 2020 1:04:34 PM

Hello,

I am a resident of Richmond and strongly support the development of Point Molate. We need the tax revenue, and there will still be plenty of open space.

Please make this part of the public record.

Thank you,
Rebecca Riley
394 Western Drive
Richmond, CA 94801

From: Roberta Wyn
To: City Clerk Dept
Subject: PUBLIC COMMENTS -- Agenda Item #G-2
Date: Tuesday, September 08, 2020 4:51:09 PM

To Mayor Butt and Councilmembers:

There are innumerable reasons to vote no on the SunCal/City development proposal this evening.

This is the wrong project in the wrong location. It has unmitigable impacts. It builds houses in an undeveloped high fire risk area, away from the City core, as California experiences what has been called the most challenging fire year in its history. It destroys important ecosystems. It challenges wildlife corridors. It takes public land and makes it private and inaccessible to the public. It has irreversible implications. Its design takes away this important cultural, recreational, and historical area from the community.

A just released financial impact report shows the City will lose tens of millions of dollars during the projected 20 year build-out of the project. At initial build-out (year 4), the City General Fund will incur $4.4 million in losses.

It is the wrong project in the wrong location and the costs are too high for the community, the City of Richmond, the environment, and for future generations.

Sincerely,

Roberta Wyn
rwynoffice@gmail.com

From:	Sandra Gracia
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Tom Butt - external; Nat Bates; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Subject:	Public Comments - Agenda Item #G-2
Date:	Tuesday, September 08, 2020 5:33:27 PM

Pt. Molate is an environmental treasure. This plan does not sufficiently mitigate ruin to the diverse habitat. Out of state developers like SunCal with a reputation for bankruptcies is an irresponsible choice. It is not fair to the racially and socially diverse people of Richmond for its last waterfront to be used for luxury housing to benefit the rich. There are less fiscally risky districts that could benefit from housing which do not require new infrastructure. Ingress and egress are not sufficiently mitigated. The location is high risk due to the Chevron Refinery. Stenmark Drive cannot be widened enough to evacuate well 2200 people. The Hatch Report indicates this plan is fiscally irresponsible. Tax payers cannot bare a tax hike should the units not sell as projected. I support the Community Plan where the land stays Public, honors the Cultural histories, saves the environment, creates new revenue sources, builds a world class park, soccer field and other recreational areas.

Please do what the voters in Richmond elected you to do and protect the interests of ALL Richmond residents and taxpayers.

From:	Sara Sunstein
To:	Nat Bates; Jael Myrick; Demnlus Johnson; Melvin Willis; Tom Butt - external; Eduardo Martinez; Ben Choi
Cc:	City Clerk Dept
Subject:	Pt Molate/Winehaven Special Meeting at 4 pm and 5:30 meeting item G2
Date:	Tuesday, September 08, 2020 2:25:03 PM

Dear Council,
None of the links appear to be working re: New Changes to Public Comment, so I have no idea what they are.

But I will express my dismay that you're having public comments at a special meeting at 4 pm! Is that time to eliminate as many people as possible? I will be at a doctor's appointment, so I am commenting here.

NO to approving development and/or sales contract with Winehaven LCC. My understanding is that Winehaven LCC is simply a shell company of SunCal and it's simply a transfer company at that—to hand the whole thing over to a friend of Mayor Butts, Mr Eddie Orton. Really?
Not to mention, a son of Mayor Butts on Planning Comm, and Butts' daughter in law on Design Review Board?

Have any of you looked into ethics and conflicts of interest here?

5:30 meeting
G-2—YES—there needs to be a Public Hearing, at a date and time the public can attend to discuss all the points listed here. NO to blanket approval of these items without a newly scheduled public hearing and listening to the public by the Mayor, especially. He seems to like to ignore public majority opinion for the Community Plan.

Sara Sunstein
Ortho-Bionomy®, Somatic therapy
510.526.5414
http://www.sarasunstein.com
"*As the soft yield of water cleaves obstinate stone, so to yield with life solves the insoluble." Lao Tzu*
Please note: If you're emailing about an appointment that is within 24 hours, I may not see it. Please call instead. Thank you.

From:	Sarah Tyrrell
To:	City Clerk Dept
Subject:	public comments - agenda item #G-2
Date:	Tuesday, September 08, 2020 2:15:17 PM

Hello,

I am AGAINST the proposed sale of Point Molate to developers for luxury housing.

This land contains Ohlone sacred Shellmounds and rare environmental resources which need to be protected. Yes, we do need more housing in the Bay Area. But not expensive luxury housing that only benefits the wealthy and the developers. And we need to preserve open spaces as well.

The proposed plan creates a danger from fires because there are not good escape routes. And it will saddle the residents of Richmond with costs for infrastructure.

Please put a stop to this and consider the COMMUNITY plan, here:

http://ptmolatealliance.org/community-plan-slide-show/

You are PUBLIC servants after all.

Sarah Tyrrell

From:	Shirley Dean
To:	City Clerk Dept
Subject:	Public Comments - Agenda Item G-2
Date:	Tuesday, September 08, 2020 1:06:39 PM
Attachments:	2020 09 08 Dean Letter to Richmond City Council.docx

Attached are my comments for tonight's city Council meeting. I have had a great deal of trouble with power outages in getting them to you in time. Please acknowledge receipt.

Thank you,
Shirley Dean
510-524-3223

September 8, 2020

To: Mayor Tom Butt, Vice Mayor Nathaniel Bates and Council Members Ben Choi, Demnlus Johnson lll, Eduardo Martinez, Jael Myrick, and Melvin Willis

From: Shirley Dean

Re: Public Comments - Agenda Item G-2

Dear Mayor Butt, Vice Mayor Bates and Council Members Choi, Johnson, Martinez, Myrick and Willis,

The item before you on September 8 regarding the future of Point Molate is of such importance that it constitutes a major decision point for the City of Richmond. Which direction will you choose – the Development Highway or the Community Plan Lane? In this letter, I am submitting for your consideration four essential reasons which would result in choosing to take the Community Plan Lane.

1. **First and foremost, the inescapable conclusion that the proposed project creates significant transportation and greenhouse gas (GHG) emissions that are significant and unavoidable:**
   There is no disagreement among any of the parties that the proposed project will generate significant adverse traffic impacts. Mayor Butt declared in his August 31st E-Forum that traffic impacts on the Richmond San Rafael (RSF) Bridge from the proposed Pt. Molate project need not be considered because it wouldn't make a difference because traffic is already *"legendary"* and building housing anywhere in the East Bay will increase the traffic. The City's traffic engineer/consultant echoed these words to the Planning Commission stating that the increase in cars from the project onto I-580 would not be that significant because the number of cars already using that freeway are far too many!

   Not mentioned by the Mayor or the traffic engineer is that the FEIR states that the applicant will be required to pay West County Sub-Regional Transportation Mitigation Program (STMP) fees to fund regional freeway system improvements. Specific improvements to be considered for the use of these funds include extending the carpool lane along I-580 from the RSF Bridge toll plaza to Central Avenue in El Cerrito. It then finds that adding WB lane capacity on the RSF Bridge was not feasible because it isn't consistent with state regulations. The SEIR further concludes that payment of STMP fees does not guarantee implementation of such improvements, because STMP-eligible projects are generally not fully funded by STMP fees anyway, and even though such traffic impact fees are paid, neither the applicant or the City do not control the funding, prioritization and/or construction of improvements that are necessary to lessen the impact of the project on I-580.

   We all know that the congestion along I-580 is notorious. It is plain common sense that the congestion in this area will inevitably be considered by anyone thinking about buying or renting in the proposed project - How will me and my family get to work in the morning or come home at night? How will my kids get to school? Or go to the doctor or dentist? Or visit family or friends? Are each of you ready to approve the proposed

amount of housing on Point Molate that will result one day in increasing traffic on I-580 when someone and their family will have to join all those people in E or WB lanes who are evacuating due to a wildfire or flare up at Chevron Refinery, or are in an ambulance or car trying to reach a hospital?

All those cars from the proposed project will generate over the 30-year life of the project tons of Green House Gas (GHG) emissions. In response, mitigation measure (4.2-5) a Green House Gas Reduction Plan (GHGRD) has been prepared. It concludes (page 4-16) that such actions as removal of natural gas from buildings, installation of EV chargers, solar PV for multifamily residential buildings, renewable electricity for nonresidential buildings, electric-powered landscaping equipment, tree planting, increased waste diversion, requiring zero-emission water taxis, and funding a combined heat and power plant as an offsite project would *not* reduce GHG emissions to a less than significant level, *"thus the Project would result in a cumulatively considerable contribution to climate change and this impact would be significant and unavoidable."* A "cumulatively considerable contribution to climate change" is contrary to policies in both your General Plan and your Climate Action Plan. Yet, the proposed project continues to be presented as in compliance with these basic documents.

Further the just recently released 400 page Development Agreement states in section 2.3.8 that prior to Close of Escrow the developer is required to submit a transit plan which evaluates the *feasibility* (my emphasis) of various transportation services for the project including water taxis, shuttle buses and extension of AC Transit routes and that this plan must assess ridership and subsidy levels, and cost estimates. It would be reasonably expected that such a Transit Plan would be front and center *before* any approvals are considered and granted, not required in a last-minute document. I cannot find that such a plan exists at this time.

The SEIR, the very experts you have selected, concludes without any hesitation that the Community Plan is environmentally superior to the proposed development project. If you unwisely make the decision to proceed with the development choice that will result in increased health risks from the dirty air that will be added to the daily lives of people in and around the City of Richmond, you are offered the legal option of voting to approve Statements of Over-Riding Considerations. You are being asked to do just that, but while it may be an option you can consider, please understand that it will not exempt you from the responsibility for the health and environmental consequences for which each of you will be long-remembered.

2. **Secondly, you are being asked to ignore these significant environmental consequences by approving Statements of Over-Riding Considerations which are based on alleged future financial benefits:**
Again, to quote Mayor Butt from his comments in his August 30th E-Forum, stating that the market will set the price for the proposed housing at Pt. Molate. Yes, this is true. He points that the Bay Area median price is now just under $1 million and concludes that this price would make Richmond waterfront homes affordable for about half of the Bay Area population. This is where we part company. Real estate decisions have long

depended upon that old-saying, location, location, location. As I write this, I note in the *East Bay Times*, Sotheby's, an international real estate firm specializing in luxury-homes, lists two houses in Point Richmond both for $1.1 million. Seemingly this supports the Mayor's contention and you are further led to believe that the financial analysis that accompanies the recommendation to vote for the Statements of Over-Riding Consideration will bring substantial revenue to the City of Richmond. However, a new analysis submitted by Strategic Economics, a noted financial consultant used by many cities in the United States, comes to a much different conclusion.

We learn that the analysis before you (which for want of a better name, I will call the SunCal analysis) used a "static" approach which examines revenues and expenditures at a specific point in time. Although the static approach is a commonly used and accepted means of conducting a fiscal impact analysis, it is not useful for fully illustrating potential fiscal risks as it does not readily incorporate variations in absorption and increases in municipal services costs over time.

Using a "dynamic" approach, Strategic Economics concludes that home sales prices are likely to be lower than those assumed in the SunCal Analysis due to several site-specific factors and high cost burdens for local infrastructure and operations due to: proximity to the Chevron Richmond Refinery, likely high assessments or special taxes to fund area infrastructure and operations, the area's limited access, limited and uncertain on-site amenities, and fire risk and related insurance costs/access. Strategic Economics concludes that the City of Richmond will lose from $3.8 million to $4.06 million for the first year alone, that it will not do much better than break even after project completion in year 20, and that losses to the City could potentially reach from $40 to $80 million, especially if the project is never completed.

Furthermore, no one has any idea what housing prices will be in the coming years. Many economists are predicting severe inflation. Approved housing projects in the Bay Area are already being abandoned/restructured in several East Bay cities. SunCal has a history of declaring some 22 bankruptcies in building projects during the 2008 recession. Newspaper reports indicate that SunCal structures each project as a separate limited liability company so that bankruptcy can be declared without affecting the main company. This is what is exactly being proposed regarding the proposed Point Molate project.

There is even more concern as the recently released Development Agreement has now identified that SunCal will be permitted to transfer "vertical improvements" which could well be a majority of the construction, to an unidentified Master Builder. This was not disclosed until this weekend that included a major holiday with City offices closed, and in the middle of a pandemic. Nor was it disclosed to either the Planning Commission or Design Review Board in their deliberations.

In this instance, Over-Riding Considerations mean that you fully understand there are significant risks identified with the project, but you are willing to accept those risks to the well-being of people because there is a financial benefit to the City even though that benefit is challenged by reputable authorities as being low to non-existent. Doesn't any of this concern you in making your individual votes particularly when you have before you an environmentally superior alternative that also provides revenue, economic opportunities and jobs to the City from the adaptive reuse of the buildings in the Winehaven Historic District at far less financial risk?

3. **Third, despite considerable public testimony, public health and safety issues are being dismissed:**

As indicated above, the proposed Pt. Molate homes are located in a designated High Risk Fire Zone, yet at the Planning Commission meeting, the Fire Marshall stated the risk was low. Needless to say, this proposed project cannot be described as both High and Low Risk. Nevertheless, he stated that the risk was low because the project was near the water presumably meaning that water could be pumped to fight a fire, although this was not stated. He also stated that plants located on the site "held water" and would not easily burn. Again, this was not substantiated in any way, nor has it been determined what the effect of grading and construction on these unidentified plants would be. He also clearly indicated that substantial tree cutting would be done.

The statement sounded like he was advocating substantial (maybe even clear-cutting) but there was no statement as to how many trees would be removed. Members of the public have already found and counted some 200 trees on the site that have been marked to indicate what seems to be for removal. The project description contemplates the planting of some 7,000 trees, but now the City is considering significant tree removal? There needs to be some coordinating disclosure. How can the SEIR be certified when there are such discrepancies? Certainly, the removal of a substantial number of trees to ensure public safety will affect the biodiversity of the site – the trees, plants, birds, butterflies and other insects in the area. Tree removal is not included in the analysis of the proposed project provided by the SEIR.

These statements leave the public with multiple questions and confuse decision makers as well. City documents are not timely released and seem to have been put together in a rush to meet the self-imposed timelines set by the City. I do not fault the staff as this seems to be a timeline imposed by the Council. However, disregarding the who and why of the timelines, the result is that few, if anyone, fully understands what is being proposed. This in unacceptable planning especially regarding such major decisions as this proposed project.

An example is the statement by the developer to the Planning Commission, confirmed by hints in the recently released Development Agreement, that a response to providing safety to residents, employees and visitors at Point Molate is to construct a "shelter building" for use in the event of a wildfire or major refinery accident. This was described as a fire-resistant building that could be completely closed off – a sort of "panic room" that would be used to shelter people while a wildfire or major chemical event raged

around the building. People would stay in the shelter until it was safe to evacuate by car or boat. Is this a real proposal? Has it even been tried elsewhere? What is the size of the building and when and where will it be built? How long would people have to remain in the building? Is this an admission that water taxis will not be sufficient and immediately available and the roadways including the freeway will be impassible to cars? It is not mentioned in descriptions of the project so when and how will this option be disclosed to people living and working in the proposed project? Isn't this a factor that will affect their decision when people are considering whether to live or open a business in the proposed project?

4. **Lastly, social justice issues are not only not addressed, they are being strengthened in the wrong direction:**
It is essential in today's governmental actions that the issue of social injustice be specifically addressed. To the City of Richmond's shame, this has not been done and there is no question that it must be corrected.

Consider the issue of the Shoreline Beach Park. The Bay Conservation and Development Commission informed the City of their jurisdiction of 100 feet inland from the shoreline and that proposed development within that area would not be approved without their consent. The applicant complied by pulling back from that area and revising the number of single family and multifamily dwelling units and endorsing the concept that an extended shoreline park would be created.

The East Bay Regional Park District (EBRPD) indicated an interest in developing a regional park along the shoreline but indicted it should be a contiguous area. Current documents are unclear as to what will happen along the shoreline. It should not be the case that this question has to be answered so late in the proposal. Does the City intend to sell the Beach Park and its current upland spaces to the developer? And if they do or don't sell this land, it seems that the developer will be held responsible for payment of on-going maintenance of these areas for the life of the project. It is clear that the costs would be passed on to the residents and business in the project probably through HOA fees which would likely mean that management decisions would be undertaken by an HOA entity answerable only to the people within the project.

EBRPD wrote to the Design Review Board in July expressing concern that the Point Molate Park will be overwhelmed by the many residents of his huge proposed development, preventing the Beach Park, in particular, from serving as a true regional park. Selling the land and shifting maintenance to the residents and businesses of the proposed project amounts to a transfer of a public benefit serving the diverse residents of Richmond to those who are located within the proposed project. The maintenance requirement ensures that these areas will be tailored to the uses of only those within the project.

While on the subject of the shoreline park, I am also adding the question of whether the large parking lots for the shoreline park area and those reserved for shoppers and employees and the one for water taxi users are counted in the 70% open space

requirement. This question has been raised previously, but never answered. Parking lots are not open space under any definition and should not be counted as such.

One of the objectives of the proposed project is to create a "diverse village." One response is to include 67 affordable units on site. Affordable is not defined other than that they will be for people with very-low to moderate income levels. Sixty-seven units is only about .033% of the maximum number of dwelling units, or about .046% of the currently proposed 1,452 units. This is inadequate to achieve a diverse neighborhood. Worse yet, a map in the recent Development Agreement confirms the vague statement made by the developer to the Planning Commission that these 67 units would not be distributed throughout the project but would be clustered in its own separate building or buildings. This is not acceptable.

Many businesses have testified that they support building homes and providing jobs for Richmond residents. This is a laudable objective for any project, but this proposed project will provide homes for none but the wealthiest people. What about jobs? It should be clear that the Richmond residency requirement for jobs generated by the project, including temporary jobs in construction is for no more than 25% of the total. This isn't bad, especially when tied to your apprenticeship programs. However, what isn't clear in any of the documents is how successful the Richmond First Program has been. The Mayor states there is a lot of building going on in Richmond, and the residency requirement has been in place so data must be available. Does it apply to all subcontractors? Does it apply to existing businesses when they have a vacancy? How has it worked out? Based on the data, what is the reasonable expectation that Richmond residents can expect from this project. Trust in government can only be achieved when there is honest and forthright disclosure.

Conclusion

The SEIR has identified the Community Plan as an environmentally superior alternative to the proposed project. The Community Plan will:

- Achieve cleaner air for all.
- Result in less traffic congestion.
- Address now and future real life climate action problems.
- Achieve a magnificent regional park with extensions of the Bay Trail.
- Save a recognized stand of vital eelgrass, and a long list of identified threatened plants, butterflies, insects and birds.
- Fulfill the need for people to connect with nature that has become increasingly important to improving the mental and physical health of people, but particularly of our youth.
- Provide open space and playing fields for kids,
- Produce jobs, economic opportunities and revenue to the City of Richmond.
- Recognize historic Native American and Shrimp Camp sites, connecting all into an area of historic resources that includes the Brother Lighthouse.
- Establish an exciting national draw and a new sense of pride in the stewardship of the City of Richmond in preserving this history.

All in all, each of you who vote to reject this proposed project and instead pursue the Community Plan will be long- honored and remembered as persons of wise vision by your children, grandchildren and all the future generations to come.

From:	Yoko Olsgaard
To:	City Clerk Dept; Irene Perdomo; Lina Velasco; Nat Bates; Tom Butt - external; Ben Choi; Demnlus Johnson; Eduardo Martinez; Jael Myrick; Melvin Willis
Cc:	Flora Ninomiya; Sami Husain; Esther Takeuchi; Mary Ann Furuichi
Subject:	Public Comments — Agenda Item # G-2
Date:	Tuesday, September 08, 2020 1:01:34 PM

Dear Mayor Butt, Council Members, City Manager, City Clerk and Community Development Director

We are neutral on the subject of the selection of the developer, we are trusting that you did your due diligence on the selection and looked into past records of their developments. We were alarmed at the articles in the press concerning the developer but trust that you have selected one that will be good for the City of Richmond. If you were not aware of the alarming reports, we ask that you consider them in your decision today.

We feel that although the concerns of the community are valid, of greater importance is the financial well-being of the City of Richmond with whom many of our Contra Costa Japanese American Citizens League members are associated and depend upon. Our concern is that the negative effects of the pandemic on the generation of city taxes to pay for services may be a risk that you were not considering when you evaluated the proposals from different development companies. We ask that you consider that in your decision today and exercise extra caution.

You may have weighed the risks against the benefits promised to the City of Richmond.
If you have done so, to allay the concerns of our members, please publicize the basis of your decision today.

With our best wishes for success for the City of Richmond,

Sincerely,
Yoko Olsgaard
President, Board of Directors
Contra Costa Japanese Citizens League

510-229-2504 mobile