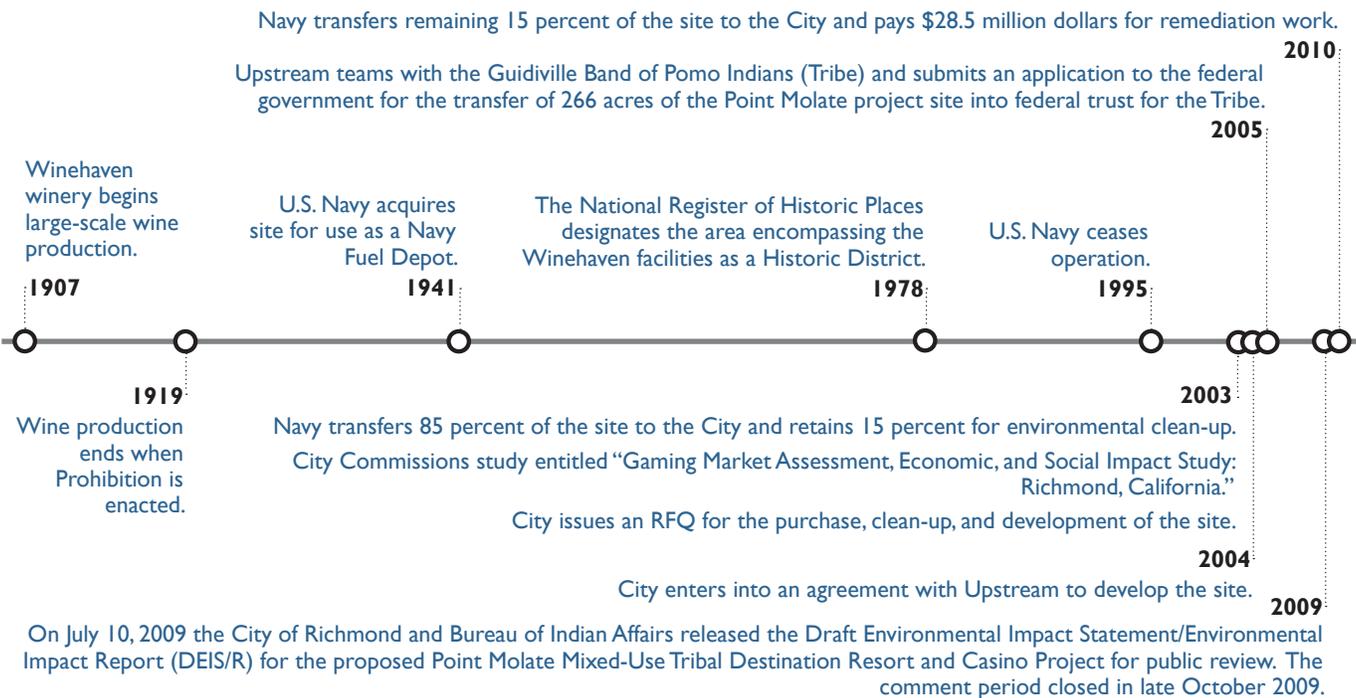


Point Molate Land Use Alternatives

Public Workshop #1 August 4, 2010

Within the last century, Point Molate has experienced dramatic changes. A timeline of important events on the site is below:



OVERVIEW OF PROJECT SITE

The Point Molate project site is located approximately 1.5 miles north of the Richmond-San Rafael Bridge. The project site includes 413 acres, of which 140 acres are submerged under the San Pablo Bay leaving 273 acres of land. Point Molate is geographically isolated from the City of Richmond because of its topography and the location of the Chevron-Richmond refinery facilities that surround much of the site.

The project site has the following opportunities and constraints:

- A 71-acre Historic District that encompasses the Winehaven facilities.
- The project must provide 1.5 miles of Bay Trail, 35 acres of shoreline park, and roughly 145 acres of hillside open space.
- Environmental contamination, currently being remediated, must be resolved prior to development.
- Funding for the required level of infrastructure must be resolved prior to development.



DEIS/R ALTERNATIVES

Six Alternatives were developed as part of the DEIS/R and are summarized below. These alternatives present a range of development types and intensities. For a full description of the alternatives, please visit the Point Molate EIS/EIR website (http://www.pointmolateeis-eir.com/documents/draft_eis-eir/report.htm). All the proposed alternatives would preserve historic buildings, except for Building 6 which would be demolished under Alternatives A, B, C, and D. Alternatives A-D would restore the buildings for reuse and Alternatives E and F would preserve the buildings, but they would not be publicly accessible.

ALTERNATIVE A

Mixed-Use Tribal Destination Resort and Casino

Includes a resort hotel, casino, retail village, tribal cultural/religious facilities, Tribal government buildings, ferry transportation facilities, a police substation, a fire station, parks, recreation, and open space.



ALTERNATIVE B

Mixed-Use Tribal Destination Resort and Casino with Residential Component

Similar to Alternative A, but also includes development of 340 residential units on 32 acres in the southwestern area of the project site to be owned by the Tribe.



ALTERNATIVE C

Reduced Intensity Mixed-Use Tribal Destination Resort and Casino

Includes most of the same development types as Alternative A, but at a lower intensity.



ALTERNATIVE D

Non-Trust Acquisition with Non-Gaming Mixed-Use Development

Includes 1,100 residential units, hotel, conference center, 29 small professional offices, small retail center, parks, recreation, and open space.



ALTERNATIVE E

Total Parkland

City retains ownership of the project site and establishes a public park. Only minimal infrastructure improvements would occur.



ALTERNATIVE F

No Action Alternative

No development occurs and the project site remains in caretaker status. Only limited public access would be available.

