

# NOTICE OF DETERMINATION

APPENDIX D

To: Office of Planning and Research

☒ **US Mail:** Street Address:  
PO Box 3044 1400 Tenth St, Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of Richmond

Address: 450 Civic Center Plaza  
Richmond, CA 94804  
Contact: Lina Velasco, Community  
Development Director  
Phone: (510) 620-6841

☒ County Clerk  
County of Contra Costa  
Address: 555 Escobar Street  
Martinez, CA 94553

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2019070447

**Project Title:** Point Molate Mixed-Use Development Project (Project File No. PLN20-057)

**Project Applicant:** Winehaven Legacy LLC, 2392 Morse Ave, Irvine, CA 92614; (949) 777-4000

**Project Location (include county):** APN 561-100-008, Richmond, Contra Costa County (see attached map)

**Project Description:** General Plan Amendment, Conditional Use Permit, Vesting Tentative Tract Map, Historic Conservation Plan, Design Review of Planned Area District Plan, Design Guidelines, Disposition & Development Agreement, and introduction of ordinances for Zoning and Development Agreement for a 276-acre mixed-use development project with a mix of residential, commercial (including retail and restaurant), cultural, civic, and transportation uses, and 193 acres of parks, trails and open space.

This is to advise that the City of Richmond has approved the above described project on September 9, 2020 and  
(☒ Lead Agency or ☐ Responsible Agency)  
has made the following determinations regarding the above described project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final SEIR with comments and responses and record of project approval is available to the general public at: 450 Civic Center Plaza, Richmond, CA 94804 (by appointment due to COVID-19) or online at <http://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project>

Signature (Public Agency):



Title: Community Development Director

Date: 9/9/2020

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011





**Figure 1**  
Regional Location





SOURCE: "San Quentin, CA" USGS Topographic Quadrangle, T1N, R3W, Unsectioned Area of San Pablo Strait, Mt. Diablo Baseline & Meridian; AES, 7/12/2019

Point Molate Mixed-Use Development Project NOP / 216544 ■

**Figure 2**  
Site and Vicinity