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Big Oil's Land Grab. The Truth About Point Molate Revealed.

The Guidiville Band of Pomo Indians and Upstream Point Molate LLC have followed the City's rules, responded to a public bidding process, paid the City \$500,000 to negotiate in good faith, spent more than another \$500,000 to prepare plans to develop a comprehensive plan to fund and build a world-class \$700 million destination resort on Point Molate, together with all required public roads and utilities WITH NO PUBLIC FUNDING. This project would revitalize Richmond's economy on a sustained basis, bringing retail, restaurants, hotels and entertainment to the City with long-term jobs and revenues. In contrast to Chevron's PR, the Upstream plan preserves the shoreline and open space on the site and builds the Bay Trail. The proposed casino is a small portion of the development plan.

Complete details of the contractual obligations of the Upstream Team have been posted on the City of Richmond's website since August 20, 2004. Upstream has responded to every public comment made. The revised contract documents were posted on the City of Richmond's website on September 14, 2004.

On the other hand ...

Chevron Texaco, and a handful of individuals claiming to represent environmental and open space interests, have ignored the City's process for years. Chevron could have offered to buy the property at any time. Yet, in August 2004, when the City Council was prepared to complete a public process that it began more than a year ago, Chevron, filed suit against the City Council to derail the process claiming that the Surplus Land Act was not being followed. After their frivolous claims were completely rejected by the Court, Chevron showed up at City Hall with a letter that they claim is an "offer" that contains phrases like "Chevron desires to discuss" ... "willing to initiate negotiations" ... "subject to the approval of Chevron's senior management." Nowhere does Chevron say, "*We hereby firmly offer.*"

Worse yet, Chevron now wants the City to sell it Terminal 4 as part of the Pt. Molate deal, with no competitive bidding and without following the Surplus Land Act that Chevron was trying to enforce against Point Molate. Chevron doesn't even believe their own PR mailers they have been sending out touting the Surplus Lands process.

As for open space, Chevron's letter to the City says, "Chevron would endeavor to cooperate with an open space coalition" ... whatever that means. While their press conferences claim they want the public to use the site as Open Space, their letter says they would be "permitting **portions** to be used as a shoreline open space resource." What about the hillside areas? We think it means, "Give us a buffer so that we can expand our refinery for industrial storage." More oil tanks, anyone?

Chevron has misled about security, misled about Open Space, misled about surplus lands rules, and now about the two proposals before the City of Richmond. They are now claiming that the Upstream proposal has little chance of success. If Chevron believed this, why would they be spending hundreds of thousands of dollars on phone banks, full page ads, lawyers to sue the City and its promises of campaign contributions to City Council Challengers.

So let's compare the claims and promises of Chevron and Upstream:

Issue	Chevron	Upstream
Economic Benefits to City over 20 years	\$55 Million (the additional promised \$25 million is for maintenance of the property after Chevron owns it)	\$400 Million
Thousands of local construction and permanent jobs	No Commitment and none proposed	Included in Contract
Build additional infrastructure at no cost to public	No Commitment	Included in Contract
Develop approximately 90 acres as a world-class destination resort	No economic development	Included in Contract
Rehabilitate the Winehaven Historical District (approximately 26 acres) and place them into a productive adaptive reuse	No Commitment	Included in Contract
Build and maintain over 156 acres of upland open space.	No Commitment, Chevron implies hillsides would be off-limits	Included in Contract
Build and maintain 33 acres of shoreline park and a mile and one-half of the Bay Trail	No Commitment	Included in Contract
Guaranteed funding for all commitments	No Commitment	Included in Contract
Complete the environmental cleanup of the site	No Commitment	Included in Contract

Times Are Good For Chevron Texaco...

- Over the first six months of this year, Chevron reported "record net income" of nearly \$7 billion – up **90%** from last year.
- Profits are "up sharply on higher crude oil prices".
- The company's stock is at an all-time high.
- Northern California consumers are paying \$2.09 a gallon for regular gasoline – up **25%** from December.

Times Are Not So Good For Richmond...

- Unemployment is near 9 percent, **twice** the rate of the rest of Contra Costa County.
- Poverty is **three times higher** in Richmond than Contra Costa County.
- Household income is **30% lower** in Richmond than Contra Costa County.

What has Chevron done about that?

Upstream wants to create more than 6,500 good-paying direct and indirect jobs for local residents and revitalize the local economy for the long-term. This will provide benefits to the City year after year.

Big Oil wants to stop it at all costs in an unprecedented "land grab."

**Tell the Richmond City Council: No to Big Oil. Yes to Jobs.
Call 510-231-3031 or 510-620-6521 to make your voice heard.**

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