

November 13, 2024

Ruben Hernandez
Deputy Director – Current Planning
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

RE: *Entitlement Extension Request (County File #'s CDDP18-03007 and CDMS19-00009)*
506 Brookside Drive
Richmond, California

Dear Mr. Hernandez:

On May 22, 2022, the Contra Costa County Planning Commission approved the Development Plan and Tentative Parcel Map (County file #'s CDDP18-03007 and CDMS19-00009) for CenterPoint's industrial development (hereafter referred to as the "project") located at 506 Brookside Drive, Richmond, CA. The County's approval was effective June 7, 2022, and the three-year expiration date is June 7, 2025. The purpose of this letter is to formally request a three-year extension of the approved Development Plan and Tentative Map for the project.

As of the date of this letter, CenterPoint has not commenced construction of the project. The CenterPoint team has been actively pursuing the approvals necessary to commence the project since 2022 as follows:

- Preparing for future implementation of the pre-Remedial Action Workplan (RAW) work (groundwater sampling, well abandonment/relocation, delineation soil sampling, etc.) which has been in process since June 2022.
- Finalizing the Remedial Design Implementation Plan (RDIP) and financial assurance (i.e., bonding) with DTSC which has been in process since May 2024 when DTSC first allowed CenterPoint to submit the RDIP.
- Completing the off-site improvement plan check process with County Public Works which has been in process since May 2022.
- Coordinating design of new traffic signals with County Public Works.
- Working towards final approval and recordation of the Final Parcel Map to consolidate the existing 19 parcels into 3 larger legal parcels which has been in process since September 2022.
- Coordinating with PG&E on Rule 20 overhead power burial, new service design, and relocation of the existing gas line which has been in process since 2022.

- Coordinating with EMBUD for design review and approval of water main work related to the project which has been in process since 2022.
- While pursuing these approvals, CenterPoint has also engaged in ongoing maintenance of the site (field mowing, fence/BMP repair, etc.).

In speaking with County planning staff, CenterPoint understands that absent commencement of construction of the project, as long as it is advancing the project (through any of the listed activities above), then the project entitlement approvals will not expire on June 7, 2025. In anticipation of the potential for project construction to commence after June 7, 2025 given the timing related to DTSC approval and remediation activity, CenterPoint is formally requesting a 3-year extension of its entitlements to June 7, 2028, which we understand will require Planning Commission approval.

The CenterPoint team looks forward to working with the County on this entitlement extension request. Please contact the undersigned at (949) 281-9912 or rkelleher@centerpoint.com if you have questions or need any additional information in order to process this request.

Sincerely,

CenterPoint Properties

Ryan Kelleher

Ryan Kelleher
Director, Development Transactions