

**BOARD OF PORT COMMISSIONERS  
CITY OF OAKLAND**

**RESOLUTION      APPROVING      BUILDING      PERMIT  
REQUESTED      BY      CENTERPOINT-OAKLAND  
DEVELOPMENT I, LLC.**

**WHEREAS**, the Board of Port Commissioners ("Board") has reviewed and evaluated Item No. 6.2 - the Summary Sheet for Permit Application (Port Permit No. 5247) dated June 24, 2019 - and related agenda materials ("Agenda Sheet"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

**WHEREAS**, that in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Sheet and in related agenda materials and in testimony received;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**SECTION 1.** In reliance upon the representations and certifications set forth upon and submitted with an application by the Applicant (defined below) for a building permit to perform certain work at the Premises (defined below), and provided that the Applicant complies with all of the terms and conditions set forth in Applicant's agreement(s) with the Port and all other documents regulating use of the Premises, the Board hereby approves the building permit for the following work:

- A. Applicant: CenterPoint-Oakland Development I, LLC.
- B. Premises: 1300 Maritime Street, Oakland, California (Oakland Army Base).
- C. Estimated Cost: \$35,000,000.00.
- D. Work: Final construction phase for development of warehouse and distribution building (approximately 460,000 square feet) and site improvements. The project will include construction of the warehouse building shell, final grading, parking and site circulation, stormwater post-construction controls, and driveway and sidewalk improvements along W. 14th Street. The project will not include interior tenant improvements, which

will be completed under separate permits. A more detailed description of the Work is contained in the Agenda Sheet.

E. Sustainability: Applicant will comply with the California Green Building Code. Applicant has designed stormwater management features into the site improvements. The infrastructure will be installed for future installation of solar panels by a third party if tenant demand makes it feasible. During construction, Applicant will limit idling times, specify haul routes, limit hours to 7:00 a.m. to 7:00 p.m., and implement dust control measures. Applicant will also implement the following sustainability measures:

- LEED Certification;
- Installation of infrastructure to support future electrification (oversized electrical rooms, additional conduit through the facility, additional conduit through the yard, and reserved space for future EV charging equipment);
- Preferred parking for carpool and electrical vehicles;
- Tier 4 construction equipment to reduce emissions during construction;
- Re-use of onsite dirt, concrete, and asphalt, reducing construction traffic by over 5,000 truck trips;
- Provision of trailer storage to avoid idling;
- Bike racks installed at the office corners to promote bike sharing;
- Use of low emission paints, adhesives, and wood for indoor air quality and health/safety consideration for future employees; and
- Installation of signage to limit idling times during operations.

F. Conditions of Approval / General Plan: The Work is subject to all conditions contained in the Development Permit Application, including grading and improvements in the easement area, public improvements required by the City of Oakland, City of Oakland building and fire permits, and all applicable conditions required by the City of Oakland. The Work is within the Industry and Transportation designation under the General Plan, and is also subject to planning documents for the Oakland Army Base Reuse Plan.

**SECTION 2.** The Board hereby finds and determines that the Work to be performed under this building permit complies with the California Environmental Quality Act ("CEQA") and the Port CEQA Guidelines by complying with the 2012 Standard Conditions of Approval/Mitigation Monitoring and Reporting Program for the Oakland Army Base.

**SECTION 3.** (a) Neither this resolution nor the Board's approval of said work (i) is a waiver by the Board of any Port right or remedy with respect to Applicant under any agreement between the Port and the Applicant or with respect to any obligation of Applicant, or (ii) releases Applicant from any obligation with respect to said work or with respect to any agreement between the Port and Applicant; and (b) this resolution is not evidence of and does not create or constitute (i) a contract, or the grant of any right (other than to perform the work subject to the provisions of this resolution), entitlement or property interest, or (ii) any obligation or liability on the part of the Board or any officer or employee of the Port.

**SECTION 4.** This resolution shall be effective immediately upon adoption by the Board.

DRAFT