

Todd, Amber

From: Mark McClure <mmccclure@californiagroup.com>
Sent: Tuesday, January 28, 2014 3:22 PM
To: Cole, Doug
Cc: Blackwell, Fred; Monetta, John; Phil Tagami; Megan Morodomi

Doug,

Per Fred's request:

Please find the below suggested language for the letter to Brooke Levin, Director of Public Works that we discussed in Phil's office the other day.

Please cc us on the delivery of the final draft to Director Levin.

Thanks,
MM

Dear Director Levin,

Please consider this letter as formal confirmation that the City Administrators Office is directing staff to proceed with the Cal-Trans relinquishment of the 7th Street on-ramp, the Frontage Road along Wood Street and the West Grand overpass to the City of Oakland. This is consistent with city policy regarding the former Oakland Army Base Master Plan, CEQA, TCIF Grant, LDDA/ PMA with CCIG Oakland Global, LLC, and the ARMOA with the Port of Oakland.

Getting the rights to this corridor is critical to securing the future ACTC grand funds that will support the completion the Gateway Development Area Master Plan.

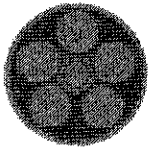
This relinquished right-of-way will eventually be added to the Gateway Community Facilities District and the maintenance cost will be paid for by the assessments from that district. Seeing that we are looking to take immediate control of this right of way we are placing the routine maintenance under the obligations of the Oakland Global team under the PMA and related budget.

Thank you for your cooperation on this matter.

Regards,

Fred Blackwell

Mark McClure, Partner
mmccclure@californiagroup.com



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

CALIFORNIA CAPITAL & INVESTMENT GROUP

The Rotunda Building

300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612

Office 510.268.8500 | Direct 510.463.6338 | Mobile 510-719-8388 | Facsimile 510.225.3954

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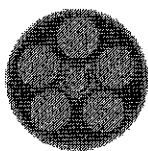
Todd, Amber

From: Mark McClure <mmcclure@californiagroup.com>
Sent: Tuesday, January 14, 2014 2:39 PM
To: Wang, Hui; Till Stoeckenius; Joanne Park
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; James Heilbronner; Robert Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

Hui,

Jim will be sending you and Doug a draft of the decal program and the graph of the defined truck routes to the site later today. We still have work to do on the Environ analysis so we will not be able to provide any details of that part of the analysis yet.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

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From: Wang, Hui [<mailto:HWang@oaklandnet.com>]
Sent: Tuesday, January 14, 2014 1:39 PM
To: Till Stoeckenius; Joanne Park
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; Mark McClure; James Heilbronner; Robert Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

The City hasn't yet received Environ's additional analysis. Until the City has reviewed and approved the analysis, remember that the only thing that can be said tomorrow about emissions is that we're still analyzing it.

Hui Wang

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
t: 510.238.7693
f: 510.238.3691

From: Till Stoeckenius [<mailto:till@environcorp.com>]
Sent: Monday, January 13, 2014 4:22 PM
To: Wang, Hui; joannep@archdim.com
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; mmcclure@californiagroup.com; James Heilbronner; Rob Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

FYI: ENVIRON is just now finishing up the "per cubic yard placed" emissions analysis. I will send out results as soon as we have them ready.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]

Sent: Monday, January 13, 2014 3:23 PM

To: joannep@archdim.com

Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; mmcclure@californiagroup.com; James Heilbronner; Rob Selna; Till Stoeckenius; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred

Subject: AQ agenda - item 5

Hello Joanne,

Emissions Analysis. Did Environ say they were going to have a revised emissions analysis ready today for the City's review? Please be advised that until the City approves the analysis, no comments about how trucking will result in lower emissions than barging should be made at the Jan. 15 stakeholders meeting. The diagram showing the travel routes of soil haulers is ok to bring to the meeting. That will alleviate one concern about an increase in trucks moving through neighborhoods.

Decal Program. Please don't distribute this description of the decal program before the City has seen a revision addressing the City's comments.

OAB Air Quality Monitoring Report. Planning is ok with Northgate distributing this report at the stakeholders meeting (after removing "draft" from the cover).

Hui Wang

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

t: 510.238.7693

f: 510.238.3691

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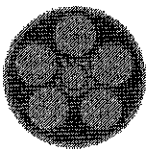
Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, December 12, 2013 11:23 AM
To: Wald, Zachary; Blackwell, Fred; Monetta, John; Sarah Chavez
Cc: Flynn, Rachel
Subject: RE: Tour of West Oakland Gateway Park Connection

Zack,

I can make this Friday at 3:00 PM work for the site tour.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Wald, Zachary [mailto:ZWald@oaklandnet.com]
Sent: Wednesday, December 11, 2013 5:15 PM
To: Fred Blackwell; John Monetta; Sarah Chavez; Mark McClure
Cc: Rachel Flynn
Subject: Fwd: Tour of West Oakland Gateway Park Connection

Fred, John, Mark and Sarah -

Rachel Flynn and I are going on a quick tour of the potential Gateway Park connections from West Oakland this Friday at 3 pm.

Would love to have any of you join, as the connection crosses the Army Base and there will be issues to iron out.

Thanks,

Zac Wald
Chief of Staff
Office of Councilmember Lynette McElhaney
510.238.7032

Sent from my iPhone

Begin forwarded message:

From: "Sarah Kuehl" <sarah@einwillerkuehl.com>
Date: December 9, 2013 at 2:56:50 PM PST
To: "Flynn, Rachel" <RFlynn@oaklandnet.com>, "Wald, Zachary" <ZWald@oaklandnet.com>
Subject: RE: Tour of West Oakland Gateway Park Connection

Hello Rachel,

That works for me with a hard stop at 4:30.

Thanks
Sarah

-----Original Message-----

From: Flynn, Rachel [<mailto:RFlynn@oaklandnet.com>]
Sent: Monday, December 09, 2013 2:45 PM
To: Wald, Zachary; Sarah Kuehl
Subject: RE: Tour of West Oakland Gateway Park Connection

Zac and Sarah -- How about 3:00 on Friday, Dec. 13th?

-----Original Message-----

From: Wald, Zachary
Sent: Saturday, December 07, 2013 5:07 AM
To: Sarah Kuehl
Cc: Flynn, Rachel
Subject: Tour of West Oakland Gateway Park Connection

Sarah -

I recently spoke to Rachel Flynn, Oakland's Director of Planning, about the potential connections between West Oakland and the planned Gateway Park that can be funded with the \$30 million from the Toll Authority.

I said that I would help set up a tour of the potential connections, and I think that you are the best person to lead such a tour.

Would it be possible for you to show Rachel (and potentially a few others, including Morton Jensen of JRDV) the locations for a crossing?

It would be best if we can get this done in the next two weeks.

Rachel - do you have any open slots in the next two weeks?

Best,

Zac

Zac Wald
Chief of Staff
Office of Councilmember Lynette McElhaney

510.238.7032

Sent from my iPhone

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Friday, November 22, 2013 10:14 AM
To: Blackwell, Fred
Subject: Fwd: Final Event Costs Summary_City_CCIG_Turner.xlsx

Sent from my iPhone
Please excuse the brevity and typos.

Spectemur Agendo:
Let us be judged by our acts.

Begin forwarded message:

From: "Cole, Doug" <DCole@oaklandnet.com>
Date: November 21, 2013 at 9:58:23 PST
To: Phil Tagami <tagami@californiagroup.com>, "Blackwell, Fred" <FBlackwell@oaklandnet.com>
Cc: Mark McClure <mmclure@californiagroup.com>
Subject: RE: Final Event Costs Summary_City_CCIG_Turner.xlsx

Is this for the Ground Breaking?.....WOW!

Douglas H. Cole
Project Manager III, Oakland Army Base
City of Oakland | City Administrator's Office
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Phone: (510) 238-7661 Fax: (510) 238-3691
dcole@oaklandnet.com

From: Phil Tagami [<mailto:tagami@californiagroup.com>]
Sent: Thursday, November 21, 2013 9:27 AM
To: Blackwell, Fred; Cole, Doug
Cc: Mark McClure
Subject: FW: Final Event Costs Summary_City_CCIG_Turner.xlsx

Initial draft – one or two small invoices may still be outstanding

Entity	Subtotal	Reimbursement	Total
CCIG Total	12,915.70	2,099.60	15,015.30
City of Oakland Total	11,545.21		11,545.21
TTGF JV Total	27,076.90	(2,099.60)	24,977.30
Grand Total			51,537.81

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, November 14, 2013 4:35 PM
To: Joanne Park; Ranelletti, Darin
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com; Sarah Griffin; Mila Maxey
Subject: RE: AQ Plan Sticker Program

thanks



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Joanne Park [mailto:joannep@archdim.com]
Sent: Thursday, November 14, 2013 4:16 PM
To: Mark McClure; Ranelletti, Darin
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com; Sarah Griffin; Mila Maxey
Subject: RE: AQ Plan Sticker Program

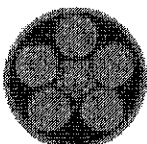
We plan to submit to Darin tomorrow.

From: Mark McClure
Sent: Thursday, November 14, 2013 2:36 PM
To: Ranelletti, Darin
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com
Subject: RE: AQ Plan Sticker Program

Joanne,

Please give us an ETA on the revisions to the MMRP project manual.

Thanks,
MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Ranelletti, Darin [<mailto:DRanelletti@oaklandnet.com>]

Sent: Thursday, November 14, 2013 1:43 PM

To: Mark McClure

Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Subject: RE: AQ Plan Sticker Program

Mark,

What is the status of the revisions to the MMRP Project Manual Air Quality Component to insert the language for the voluntary sticker program (see below)?

Thanks,

Darin

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Mark McClure [<mailto:mmcclure@californiagroup.com>]

Sent: Thursday, November 07, 2013 5:28 PM

To: Ranelletti, Darin

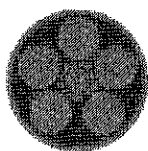
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Subject: RE: AQ Plan Sticker Program

Darin,

The revised language looks good. We will add it to the MMRP Manual.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

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From: Ranelletti, Darin [<mailto:DRanelletti@oaklandnet.com>]

Sent: Thursday, November 07, 2013 5:23 PM

To: Mark McClure

Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Subject: RE: AQ Plan Sticker Program

Mark,

Following up on my email below, do you have any concerns about the revised language for the voluntary sticker program? If not, please revise the MMRP Manual per the instructions in the email below so that we can forward to the City Administrator for approval.

Thank you,

Darin

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Ranelletti, Darin

Sent: Monday, November 04, 2013 12:49 PM

To: 'Mark McClure'; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com

Subject: RE: AQ Plan Sticker Program

Mark,

I added language below (underlined) to address your request for clarifying "air quality requirements":

"A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with applicable city, regional, state and federal air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles."

If you are okay with this edit, please insert the language into the MMRP Project Manual Air Quality Component document at a newly created section 3.1.2.4 or other appropriate location. Once that's done, please submit the following:

1. Electronic version of revised MMRP Manual AQ Component showing all changes in redline compared to original document released for public review (dated 5/8/13)
2. One hard copy of #1
3. Electronic version of revised MMRP Manual AQ Component without redlines (i.e., "clean" version)
4. One hard copy of #3

Once we have the above I can forward the document to the City Administrator for approval.

Thank you,

Darin

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Mark McClure [<mailto:mmcclure@californiagroup.com>]
Sent: Monday, November 04, 2013 12:39 PM
To: Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com
Cc: Blackwell, Fred; Wang, Hui; fjk@fkennedy.com; Ranelletti, Darin
Subject: RE: AQ Plan Sticker Program

Doug,

I believe I did respond to Darin's draft language.

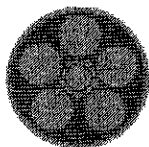
"A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles."

The challenge is that we cannot enforce standards that go beyond what CARB is currently requiring for on-road trucks that are not going into the Port Terminals. The current language seems implies that we can for this project. Please clarify the "air quality requirements" that this language is referring to.

As of January 2014 there will still be a CARB small fleet exemption for trucks not going directly into the port terminal. These trucks would be in compliance for the project and could participate in the voluntary sticker program.

We can encourage the small fleet trucking companies to apply for BAAQMD funding to retrofit and purchase new trucks but we cannot legally block them from serving the project.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

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From: Cole, Doug [<mailto:DCole@oaklandnet.com>]

Sent: Monday, November 04, 2013 12:15 PM

To: Joanne Park; Mark McClure; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Ranelletti, Darin

Subject: RE: AQ Plan Sticker Program

Hi Joanne / Mark

The City would like to address revisions to Air Quality Plan for voluntary sticker program per Fred's request.....suggested language was proposed by City staff which was sent to the Developer team on 10/29/13. We have not received yet received a response. This is one of two open items that needs to be addressed in order to forward the Air Quality Plan to the City Administrator for approval.

Please advise

Douglas H. Cole

Project Manager III, Oakland Army Base

City of Oakland | City Administrator's Office

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313

Phone: (510) 238-7661 Fax: (510) 238-3691

dcole@oaklandnet.com

From: Ranelletti, Darin

Sent: Tuesday, October 29, 2013 4:45 PM

To: joannep@archdim.com

Cc: Blackwell, Fred; Cole, Doug; Wang, Hui; fjk@fjkennedy.com; Mark McClure (mmcclure@californiagroup.com); jamesh@archdim.com; Sarah Griffin (sarahg@archdim.com); Brad Edgar (brad.edgar@44energytech.com)

Subject: FW: AQ Plan Sticker Program

Joanne,

Per Fred Blackwell's request below, the City has drafted language to be inserted into the OAB MMRP Project Manual Air Quality Component regarding a voluntary sticker program. The language is attached and inserted below.

[INSERT THE FOLLOWING LANGUAGE]

3.1.2.4 Vehicle Compliance Enforcement/Monitoring

A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles.

If you have any recommended changes to the language please reply back with revisions in redline. Once the language is ready, please insert it into the document at a newly created section 3.1.2.4 or other appropriate location. Once that's done, please submit the following:

1. Electronic version of revised MMRP Manual AQ Component showing all changes in redline compared to original document released for public review (dated 5/8/13)
2. One hard copy of #1
3. Electronic version of revised MMRP Manual AQ Component without redlines (i.e., "clean" version)
4. One hard copy of #3

Once we have the above I can forward the document to the City Administrator for approval.

Please contact me with any questions.

Thank you,

Darin Ranelletti

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Blackwell, Fred
Sent: Tuesday, October 29, 2013 11:15 AM
To: Ranelletti, Darin; Mark McClure (mmclure@californiagroup.com)
Subject: AQ Plan Sticker Program

Darin and Mark: I just wanted to close the loop with the two of you regarding the inclusion of the truck sticker program in the AQ plan. It seems to me that we can draft some simple language that says that we plan to institute a voluntary program and are in the midst of mining best practices from other programs. Darin can you draft something to send over to the consultant team? -- Fred

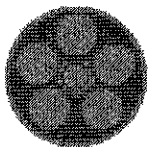
Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, November 14, 2013 2:36 PM
To: Ranelletti, Darin
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com
Subject: RE: AQ Plan Sticker Program

Joanne,

Please give us an ETA on the revisions to the MMRP project manual.

Thanks,
MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Ranelletti, Darin [mailto:DRanelletti@oaklandnet.com]
Sent: Thursday, November 14, 2013 1:43 PM
To: Mark McClure
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com
Subject: RE: AQ Plan Sticker Program

Mark,

What is the status of the revisions to the MMRP Project Manual Air Quality Component to insert the language for the voluntary sticker program (see below)?

Thanks,

Darin

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663

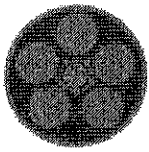
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Mark McClure [<mailto:mmcclure@californiagroup.com>]
Sent: Thursday, November 07, 2013 5:28 PM
To: Ranelletti, Darin
Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com
Subject: RE: AQ Plan Sticker Program

Darin,

The revised language looks good. We will add it to the MMRP Manual.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

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dranelletti@oaklandnet.com
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From: Ranelletti, Darin

Sent: Monday, November 04, 2013 12:49 PM

To: 'Mark McClure'; Cole, Doug; Joanne Park; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com

Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com

Subject: RE: AQ Plan Sticker Program

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"A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with applicable city, regional, state and federal air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles."

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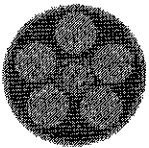
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Cc: Blackwell, Fred; Wang, Hui; fjk@fjkennedy.com; Ranelletti, Darin

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To: joannep@archdim.com
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Subject: FW: AQ Plan Sticker Program

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[INSERT THE FOLLOWING LANGUAGE]

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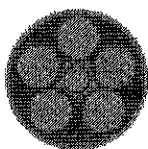
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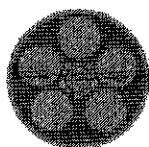
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Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, November 07, 2013 4:27 PM
To: Flynn, Rachel; Blackwell, Fred
Cc: Phil Tagami
Subject: RE: IRC Pit Application

Hi Rachel... I will check with Chris Stotka who was filing the permit.
Thanks for checking in.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Flynn, Rachel [<mailto:RFlynn@oaklandnet.com>]
Sent: Wednesday, November 06, 2013 4:01 PM
To: Mark McClure; Blackwell, Fred
Cc: Phil Tagami
Subject: RE: IRC Pit Application

Hi Mark – Sorry for my delayed response. Do you still need help with this? Thanks, Rachel

From: Mark McClure [<mailto:mmclure@californiagroup.com>]
Sent: Wednesday, October 30, 2013 2:37 PM
To: Blackwell, Fred; Flynn, Rachel
Cc: Phil Tagami
Subject: FW: IRC Pit Application

Fred/Rachel

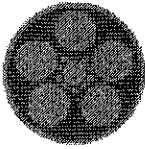
In an effort to accommodate a new line of business for PCC we are allowing them access in the area around 808 and building new tracks for them.

The attached plans will be submitted to the Port by Friday so the Commission can approve their permit on Nov 14th so they can fully move to their new facility.

Normally, the City will not review the plans until the Port approves them. In this case that would cause a fatal delay. A delay will either completely disrupted the PCC business or cause a costly change a sequence of the deconstruction plan.

Would it be possible to have the Building Department review the plans concurrently so we can get PCC moved into their new facility ASAP.

Thank you,
Mark



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From: Chris Stotka [<mailto:cstotka@indrailco.com>]
Sent: Wednesday, October 30, 2013 1:16 PM
To: Mark McClure
Subject: Fwd: IRC Pit Application

Sent from my iPhone

Begin forwarded message:

From: "Chris Stotka" <cstotka@indrailco.com>
To: "jmarsh@portoakland.com" <jmarsh@portoakland.com>
Cc: "Chris Peterson (cpeterson@portoakland.com)" <cpeterson@portoakland.com>
Subject: IRC Pit Application

Attached a drawing for this too showing our pit, same CAD drawing as PCC just now with 2 pits shown for us.

Chris Stotka

[Description: IRC Black Logo]
890 San Pablo Ave
Pinole, CA 94564
510-724-1117 Office
510-774-5262 Cell
510-724-7078 Fax

Please visit our website for a complete description of all of our services,
www.industrialrailways.com <<http://www.industrialrailways.com/>>

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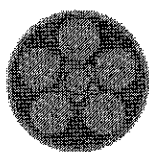
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[INSERT THE FOLLOWING LANGUAGE]

3.1.2.4 Vehicle Compliance Enforcement/Monitoring

A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles.

If you have any recommended changes to the language please reply back with revisions in redline. Once the language is ready, please insert it into the document at a newly created section 3.1.2.4 or other appropriate location. Once that's done, please submit the following:

1. Electronic version of revised MMRP Manual AQ Component showing all changes in redline compared to original document released for public review (dated 5/8/13)
2. One hard copy of #1
3. Electronic version of revised MMRP Manual AQ Component without redlines (i.e., "clean" version)
4. One hard copy of #3

Once we have the above I can forward the document to the City Administrator for approval.

Please contact me with any questions.

Thank you,

Darin Ranelletti

Darin Ranelletti, Planner III
City of Oakland
Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Phone (510) 238-3663
Fax (510) 238-6538
dranelletti@oaklandnet.com
www.oaklandnet.com/planning

From: Blackwell, Fred
Sent: Tuesday, October 29, 2013 11:15 AM
To: Ranelletti, Darin; Mark McClure (mmcclure@californiagroup.com)
Subject: AQ Plan Sticker Program

Darin and Mark: I just wanted to close the loop with the two of you regarding the inclusion of the truck sticker program in the AQ plan. It seems to me that we can draft some simple language that says that we plan to institute a voluntary program and are in the midst of mining best practices from other programs. Darin can you draft something to send over to the consultant team? -- Fred

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Wednesday, October 30, 2013 2:37 PM
To: Blackwell, Fred; Flynn, Rachel
Cc: Phil Tagami
Subject: FW: IRC Pit Application
Attachments: IRC PIT.pdf; ATT00001.htm; image001.png; ATT00002.htm

Fred/Rachel

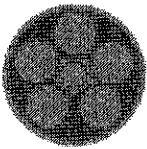
In an effort to accommodate a new line of business for PCC we are allowing them access in the area around 808 and building new tracks for them.

The attached plans will be submitted to the Port by Friday so the Commission can approve their permit on Nov 14th so they can fully move to their new facility.

Normally, the City will not review the plans until the Port approves them. In this case that would cause a fatal delay. A delay will either completely disrupted the PCC business or cause a costly change a sequence of the deconstruction plan.

Would it be possible to have the Building Department review the plans concurrently so we can get PCC moved into their new facility ASAP.

Thank you,
Mark



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Chris Stotka [mailto:cstotka@indrailco.com]
Sent: Wednesday, October 30, 2013 1:16 PM
To: Mark McClure
Subject: Fwd: IRC Pit Application

Sent from my iPhone

Begin forwarded message:

From: "Chris Stotka" <cstotka@indrailco.com>
To: "jmarsh@portoakland.com" <jmarsh@portoakland.com>
Cc: "Chris Peterson (cpeterson@portoakland.com)" <cpeterson@portoakland.com>
Subject: IRC Pit Application

Attached a drawing for this too showing our pit, same CAD drawing as PCC just now with 2 pits shown for us.

Chris Stotka

[Description: IRC Black Logo]
890 San Pablo Ave
Pinole, CA 94564
510-724-1117 Office
510-774-5262 Cell
510-724-7078 Fax

Please visit our website for a complete description of all of our services,
www.industrialrailways.com<<http://www.industrialrailways.com>>

Todd, Amber

From: Mark McClure <mmcclure@californiagroup.com>
Sent: Tuesday, October 29, 2013 5:18 PM
To: Ranelletti, Darin
Cc: Joanne Park; Blackwell, Fred; Cole, Doug; Wang, Hui; fjk@fjkennedy.com; James Heilbronner; Sarah Griffin; brad.edgar@44energytech.com; Phil Tagami
Subject: Re: AQ Plan Sticker Program

Darin,

Thank you for suggesting some language. Please note that any sticker program cannot be made mandatory.

Sent from my iPhone

Please excuse the brevity and typos.

Spectemur Agendo:

Let us be judged by our acts.

On Oct 29, 2013, at 16:46, "Ranelletti, Darin" <DRanelletti@oaklandnet.com> wrote:

Joanne,

Per Fred Blackwell's request below, the City has drafted language to be inserted into the OAB MMRP Project Manual Air Quality Component regarding a voluntary sticker program. The language is attached and inserted below.

[INSERT THE FOLLOWING LANGUAGE]

3.1.2.4 Vehicle Compliance Enforcement/Monitoring

A program to enforce and monitor vehicle compliance will be developed to ensure that vehicles associated with the Project will comply with air quality requirements. The program will include a gate check component to control vehicle access to and from the Project site and may include a voluntary decal program (i.e., "sticker program") whereby vehicles determined to be in compliance with Project requirements will be issued an exterior decal to assist in identifying compliant vehicles.

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Please contact me with any questions.

Thank you,

Darin Ranelletti

Darin Ranelletti, Planner III
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From: Blackwell, Fred
Sent: Tuesday, October 29, 2013 11:15 AM
To: Ranelletti, Darin; Mark McClure (mmcclure@californiagroup.com)
Subject: AQ Plan Sticker Program

Darin and Mark: I just wanted to close the loop with the two of you regarding the inclusion of the truck sticker program in the AQ plan. It seems to me that we can draft some simple language that says that we plan to institute a voluntary program and are in the midst of mining best practices from other programs. Darin can you draft something to send over to the consultant team? -- Fred

<OAB AQ Plan - Text for Sticker Program (10-29-13).docx>

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Wednesday, October 09, 2013 10:42 AM
To: Cole, Doug
Cc: Phil Tagami; Blackwell, Fred; fjk@fjkennedy.com; James Heilbronner
Subject: Re: One demo permit and tree demo issues

Thanks Doug!

Sent from my iPhone
Please excuse the brevity and typos.

Spectemur Agendo:
Let us be judged by our acts.

On Oct 9, 2013, at 10:32, "Cole, Doug" <DCole@oaklandnet.com> wrote:

> FYI...I have attached the One Permit Letter from the City to CCIG which includes the following excerpt:
>
> "Applicable City Permits
>
> Because the Work consists of public improvements to be constructed on property owned by the City of Oakland, the Work shall be considered capital improvements undertaken by the City and as such shall be only subject to the following applicable City Permits.
>
>
> 1. Demolition
>
> 2. Creek
>
> 3. Tree Removal
>
> 4. Building
>
> The costs for the above referenced applicable City Permits and Quality Assurance Inspections for the Work to be performed by the City Engineer and City Engineer's inspection team is a required and eligible TCIF Grant reimbursement cost that shall be invoice monthly, on a time and materials basis."
>
> Douglas H. Cole
> Project Manager III, Oakland Army Base City of Oakland | City
> Administrator's Office Office of Neighborhood Investment
> 250 Frank H. Ogawa Plaza, Suite 5313
> Phone: (510) 238-7661 Fax: (510) 238-3691 dcole@oaklandnet.com
>
> From: Mark McClure [mailto:mmclure@californiagroup.com]
> Sent: Wednesday, October 09, 2013 7:26 AM
> To: Phil Tagami
> Cc: Blackwell, Fred; fjk@fjkennedy.com; Cole, Doug; James Heilbronner
> Subject: Re: One demo permit and tree demo issues

>

> Fred,

>

> As you may recall during the zoning update and DA approval process we presented Design Standards for the project to the Landmarks Board and Planning Commission.

>

> There was significant input from the preservation community on the details of the Design Standards to incorporate architectural elements of the existing buildings understanding that it was not possible to save or move any of the structures.

>

> This process was done specifically to clear the way for a demo permit for all the buildings in time to meet the TCIF deadline.

>

> Plans for the commemorative elements are not due until 2015.

>

> Additionally, the buildings will be deconstructed not demolished and the material saved on site... (Which is why we needed the North Gateway site) so the opportunity to use those materials in the commemorative site will not be lost.

>

> We look forward to getting this issue resolved and move ahead with the project.

>

>

> Sent from my iPhone

> Please excuse the brevity and typos.

>

> Spectemur Agendo:

> Let us be judged by our acts.

>

> On Oct 8, 2013, at 18:14, "Phil Tagami" <tagami@californiagroup.com<mailto:tagami@californiagroup.com>> wrote:

>

>

> Fred

>

>

> We have been through and exhaustive process.

>

> It is our understanding that we have settled on the one permit fee approach and that should include the trees and all of the buildings.

>

> The one fee has been baked into the project budget and directed toward specific staff positions.

>

> I have asked Jim Heilbronner to provide the recitation of the documents and plans that have all been approved long ago.

>

> We went through a series of detailed findings and specific hearings over and above the CEQA works to address these issues.

>

> Further the parties agreed to hold off on the commemorative until the park planning process was further along so the projects mitigation, placement, and design could be additive to the gateway park program.

>

> We request your assistance to help remind some of our colleagues of what has transpired over the past 6 years so we can finally move this forward without delay.

>

> There are efforts afoot for a "do over" yes, yet again. So we ask your support in getting this show on the road.
>
> Thank you for your consideration
>
>
> Tagami
>
> <OAB Construction & Inspection Delegation of Authority Letter
> 090413.pdf>

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Wednesday, October 09, 2013 7:26 AM
To: Phil Tagami
Cc: Blackwell, Fred; fjk@fjkennedy.com; Cole, Doug; James Heilbronner
Subject: Re: One demo permit and tree demo issues

Fred,

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There was significant input from the preservation community on the details of the Design Standards to incorporate architectural elements of the existing buildings understanding that it was not possible to save or move any of the structures.

This process was done specifically to clear the way for a demo permit for all the buildings in time to meet the TCIF deadline.

Plans for the commemorative elements are not due until 2015.

Additionally, the buildings will be deconstructed not demolished and the material saved on site... (Which is why we needed the North Gateway site) so the opportunity to use those materials in the commemorative site will not be lost.

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Sent from my iPhone
Please excuse the brevity and typos.

Spectemur Agendo:
Let us be judged by our acts.

On Oct 8, 2013, at 18:14, "Phil Tagami" <tagami@californiagroup.com> wrote:

Fred

We have been through and exhaustive process.

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There are efforts afoot for a "do over" yes, yet again. So we ask your support in getting this show on the road.

Thank you for your consideration

Tagami

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Tuesday, September 24, 2013 10:45 AM
To: Blackwell, Fred
Subject: City Wide Entitlement Extensions

Fred,
Can we get together to discuss this ASAP.
Thanks,
MM

Mark McClure, Partner
mmclure@californiagroup.com



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

CALIFORNIA CAPITAL & INVESTMENT GROUP
The Rotunda Building
300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612
Office 510.268.8500 | Direct 510.463.6338 | Mobile 510-719-8388 | Facsimile 510.225.3954
DEVELOPMENT | LAND USE CONSULTING | COMMERCIAL BROKERAGE

Spectemur Agendo | *Let us be judged by our acts*



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Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, September 19, 2013 1:29 PM
To: Buchen, Elinor
Cc: Blackwell, Fred; Cole, Doug; Auletta, Al; Phil Tagami; Megan Morodomi; Bilguun Ganbold; James Heilbronner
Subject: FW: Job center meeting minute
Attachments: WOJRC website meeting minute.docx

Dear Elinor,

Please find the attached meeting minutes from our Tuesday Sept 10th meeting.

The revised WOJRC website that tracks all of the hours for the Oakland Army Base Horizontal development phase is fully operational and ready to be integrated with the City of Oakland's Contract Compliance system.

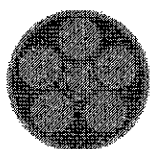
Bilguun Ganbold from our office is working with Susie Suaifai from the WOJRC to integrate their system with the WOJRC website.

The WOJRC tracking feature will enable us to report job hour compliance consistent with the CIA in real time.

Please let us know when we have clearance to integrate with the Contract Compliance system.

Best regards,

Mark

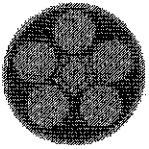


Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Bilguun Ganbold
Sent: Tuesday, September 17, 2013 10:02 AM
To: Mark McClure
Subject: Job center meeting minute



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Bilguun Ganbold
Project Coordinator
Bganbold@californiagroup.com

CALIFORNIA CAPITAL & INVESTMENT GROUP
The Rotunda Building
300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612
Office 510.463.6341 | Facsimile 510.834.5380

Brokerage | Development | Management | Investments | Advisory

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Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, September 12, 2013 1:58 PM
To: Monetta, John
Cc: Blackwell, Fred; Phil Tagami; James Heilbronner; Scott Erwin
Subject: RE: Additional Truck Parking

John,

Per our discussion I am doing the due diligence required to accommodate your request that the project provide some additional truck parking alternatives.

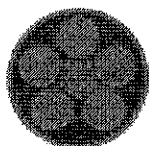
Specifically, we are researching the feasibility of using 3 acres of wharf 6 as an alternative.

Please keep in mind that the use of wharf 6 even on an interim basis will require coordination with the Turner/FI/TG JV, the project design team and CCIG (Tagami).

We appreciate your patience as we work through the details of this new requirement.

Kerry will send you a draft of the additional flyer we discussed earlier and pending your approval we will circulate the "alternative truck parking" flyer tomorrow morning.

Best,
MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

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From: Monetta, John [mailto:JMonetta@oaklandnet.com]
Sent: Thursday, September 12, 2013 1:21 PM
To: scott.erwin@topgradeconstruction.com
Cc: Mark McClure
Subject: OMSS Ex. B

Scott:

Here's what I believe will be the OMSS Exhibit B. I had to expand it a little further to get to 5-acres.

Let's discuss the minor changes I made when you have time.

John Monetta
Project Manager I

City of Oakland
250 Frank Ogawa Plaza, 5th Floor
Oakland, CA 94612
510.238.7125 (office)
510.377.6388 (cell)

Blackwell, Fred

From: Blackwell, Fred
Sent: Tuesday, October 29, 2013 11:15 AM
To: Ranelletti, Darin; Mark McClure (mmclure@californiagroup.com)
Subject: AQ Plan Sticker Program

Darin and Mark: I just wanted to close the loop with the two of you regarding the inclusion of the truck sticker program in the AQ plan. It seems to me that we can draft some simple language that says that we plan to institute a voluntary program and are in the midst of mining best practices from other programs. Darin can you draft something to send over to the consultant team? -- Fred

Blackwell, Fred

From: Blackwell, Fred
Sent: Thursday, January 02, 2014 11:04 AM
To: Phil Tagami (tagami@californiagroup.com); Mark McClure (mmcclure@californiagroup.com)
Subject: FW: First Meeting of Oversight Commission

Looks like orientation to me.

From: Auletta, Al
Sent: Friday, December 20, 2013 3:35 PM

To: Al Auletta; Alix Rosenthal (aar@rosenthallegal.com); Andreas Cluver (andreas@btcalameda.org); Brian Berveridge (brian.woeip@gmail.com); George Bolton (georgeb@acpwa.mail.co.alameda.ca.us); Hillmer, J H; Jain, Kiran C; Joe Sarapochillo (joesarco@gmail.com); Josie Camacho; Kate O'Hara; Margaret Gordon; Mark Henderson; Megan Morodomi; Ophelia Phifer; Shirley Burnell
Subject: First Meeting of Oversight Commission and Getting Sworn In

Hi everyone,

Survey Monkey I've learned is not a good meeting organizing tool since the responses are confidential. Nonetheless, the majority of you did respond and January 9th seems to be the most favorable day and afternoon and evening times split down the middle.

Please respond to this message and let me know if January 9th works for you and if you can do ONLY late afternoon (4:00 – 5:30) or ONLY evening (6:00 – 7:30), or EITHER.

Also, please note that you must get sworn in by the City Clerk's Office and must make an appointment to do so through Veronica at 238-3122 (thank you, Joe).

Thank you. Al

Al Auletta
Program Manager
Department of Economic and Workforce Development
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
510-238-3752
www.oaklandwib.org