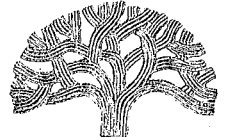


CITY OF OAKLAND



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Office of the City Administrator

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July 18, 2019

Oakland Athletics
Oakland Coliseum
7000 Coliseum Way
Oakland, CA 94621
Attention: David Kaval, President

Re: Oakland Waterfront Ballpark District Project at Howard Terminal

Dear Mr. Kaval:

As described in the Assembly Bill 734 (“**AB 734**”) Application for the proposed Oakland Sports and Mixed-Use Project located on Howard Terminal in the City of Oakland, California (also referred to sometimes as the “**Oakland Waterfront Ballpark District Project**” or the “**Project**”), the City of Oakland (the “**City**”) is the lead agency for Project. The Port of Oakland (the “**Port**”) has jurisdiction over Howard Terminal pursuant to the City of Oakland Charter. The Project site includes Howard Terminal and certain adjacent properties (the “**Project Site**”).

Senate Bill 375 requires that each metropolitan planning organization in the state prepare a Sustainable Communities Strategy (SCS) as part of a regional transportation plan. The Project is within the jurisdiction of the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), who are jointly responsible for developing the Bay Area’s SCS. The SCS for Oakland is “Plan Bay Area 2040,” which was originally adopted on July 26, 2017. Plan Bay Area 2040 provides for the creation of Priority Development Areas (PDAs), which represent areas that local jurisdictions have identified for new and/or intensified development. A local city council or board of supervisors nominates a PDA, which is then adopted by the ABAG Executive Board.

This letter confirms that the Project Site is located within the Downtown Jack London PDA, as set forth in the Plan Bay Area 2040, and the City has taken no action to remove the Project Site from the PDA. The proposed rezoning initiatives for the Oakland Waterfront Ballpark District Project and Downtown Oakland Specific Plan (DOSP) are consistent with the Plan Bay Area 2040 goal to increase density in the PDA, and the local implementation of these rezoning initiatives has no bearing on and does not modify the PDA’s status or boundary.

Furthermore, we wish to clarify that, although the City has adopted standard conditions of approval that are generally applied to proposed development projects within the City, both the

City and the Port have the authority to fashion project-specific conditions of approval, as well as mitigation measures as part of the CEQA review. Thus, if the Project is approved, the City and/or the Port will impose conditions of approval on the Project, including those conditions required pursuant to AB 734, as described in the letter agreement among the City, the Port and the Oakland Athletics (the "**Project Sponsor**") dated March 13, 2019, and attached as Exhibit B to the Project's AB 734 application dated March 18, 2019. The conditions of approval will be imposed on the Project and will be enforced by the City and/or the Port as more specifically described in the Project's approval documents, and could be described or take the form of conditions of approval (either based on the City's standard conditions or project-specific conditions), mitigation measures required pursuant to the Project's CEQA review, or any combination of the foregoing.

As the Deputy City Administrator for Real Estate and Major Projects, I am authorized to make the above acknowledgements on behalf of the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Lake", followed by a long horizontal flourish.

Elizabeth Lake
Deputy City Administrator