

Memorandum

Date: November 25, 2025

To: Corey Alvin, Environmental Coordinator, City of Oakland

From: Phil Ault, Director of Noise and Air Quality, FirstCarbon Solutions
Tsui Li, Senior Air Quality Scientist, FirstCarbon Solutions

Subject: Best Bay Logistics Consistency Checklist to the Master Operation Air Quality Plan at the former Oakland Army Base

FirstCarbon Solutions (FCS) staff have prepared the Best Bay Logistics Consistency Checklist to the Master Operation Air Quality Plan at the former Oakland Army Base (OAB). This memorandum has been prepared in consultation with Best Bay Logistics and Prologis and is being submitted to the City of Oakland (City) on behalf of Prologis.

BACKGROUND

In 2025, the City approved Prologis' Master Operational Air Quality Plan (Plan) that applies to any and all subsequent tenants moving into the OAB site. The Plan details the air quality and trucking requirements of the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCA/MMRP) for the 2002 Oakland Army Base Redevelopment Project and subsequent 2012 Initial Study/Addendum (OAB Project) and a general description of how future tenants will show compliance with these requirements on an ongoing basis.

Future tenants tiering from the Plan will be required to submit a checklist that (1) details their operation at the OAB site and (2) shows consistency with the Plan's air quality and trucking requirements of the SCA/MMRP that are relevant to their operation. City approval of each checklist is required prior to tenant operations.

An informational community meeting was held on September 3, 2025, to provide local stakeholders with an overview of new tenant operations. During the meeting, a representative from Best Bay Logistics presented details regarding anticipated site operations and the number of employees that work onsite. The discussion also included a review of operational measures applicable to new tenants, such as annual reporting requirements and compliance obligations under the California Air Resources Board's truck regulations.

In accordance with the requirement above to demonstrate consistency with the Plan, this checklist includes a description of Best Bay Logistics' operation at the OAB site and a table listing all relevant air quality and trucking requirements from the Plan as well as method and timing of compliance. This checklist was developed in collaboration with the tenant, who provided the operational data and is familiar with the air quality requirements for the facility's operation.

TENANT OPERATION DESCRIPTION

Best Bay Logistics is leasing an approximately 7-acre site at 1999 Maritime Street as a container storage yard. At this location, Best Bay Logistics stores containers that have been picked up from the Port of Oakland and dispatch them as needed—either through their company trucks or third-party carriers. At this location, one terminal manager and one yard staff work on-site. In addition, there are security guards stationed at the gates who manage check-in and check-out logs for both carriers and drivers, ensuring secure and orderly operations. There are no off site or remote work employees work from this location. Best Bay Logistics operates 353 days annually.

Tenant improvement at the site consisted of a 20-foot container office, providing around 160 square feet of usable space.

There are 45–50 daily drayage truck one-way trips that pick up and drop off containers at 1999 Maritime Street. No temperature-controlled loads are currently being hauled as part of the operation.

Trucks access and exit the site via both Burma Road and Maritime Street.

Table 1 shows Best Bay Logistics' truck fleet at the site, and Table 2 shows Best Bay Logistics' off-road equipment list.

Table 1: Truck Fleet

Vehicle Number	Vehicle Type	Make (Model)	Model Year	Engine Year	License Plate #	Fuel Use
Company Trucks						
7050	Truck	Freightliner	2018	2017	YP30440	Detroit Diesel
7056	Truck	Freightliner	2017	2016	YP38418	Detroit Diesel
7030	Truck	Freightliner	2016	2015	YP86307	Detroit Diesel
7019	Truck	Freightliner	2017	2016	XP99131	Detroit Diesel
Owner Operator Trucks						
787	Truck	Kenworth	2019	2018	XP79667	Detroit Diesel
1313	Truck	Freightliner	2020	2019	ZP05059	Detroit Diesel
247	Truck	Kenworth	2017	2016	XP95008	Detroit Diesel

Vehicle Number	Vehicle Type	Make (Model)	Model Year	Engine Year	License Plate #	Fuel Use
786	Truck	Freightliner	2019	2018	ZP15250	Detroit Diesel
187	Truck	Volvo	2016	2015	ZP20263	Detroit Diesel
2428	Truck	Freightliner	2020	2019	ZP12471	Detroit Diesel
5349	Truck	Volvo	2019	2018	YP98600	Detroit Diesel
7046	Truck	Freightliner	2015	2014	YP85514	Detroit Diesel
7018	Truck	Freightliner	2016	2015	XP99130	Detroit Diesel
7037	Truck	Freightliner	2015	2014	YP93030	Detroit Diesel
03	Truck	Freightliner	2018	2017	YP49019	Detroit Diesel
513	Truck	Freightliner	2016	2015	XP59806	Detroit Diesel

Table 2: Off-road Equipment List

Vehicle Serial Number	Vehicle Type	Make (Model)	Model Year	Engine Make (Model)	Engine Year	Fuel Use	Horsepower
G006V04396D	Forklift	H155XL2	2014	Hyster	2013	Propane	–
1T9TSGA8XGR825533	Yard Goat	Tico	2016	Tico	2015	Diesel	–

OPERATION AIR QUALITY PLAN REQUIREMENTS

Table 3 lists the measures applicable to Best Bay Logistics' operation, the compliance method of each measure, and the required date of compliance.

Table 3: Operational Air Quality Plan Requirements

ID–Description of Plan Element	Compliance Method/Description	Required Date of Compliance
MM 4.3-7 Truck Management Plan		
Compliance with Truck Routes and Truck Management Plan	[Compliance with Truck Routes and Truck Management Plan]	Compliance with Truck Routes and Truck Management Plan
MM 4.4-4 Truck/Equipment Diesel Reduction Program: Heavy-duty Trucks		
1–On-Road Trucks	[provide proof that truck or truck fleet compliance certificates were checked by the tenant for all trucks accessing site]	Continuous; through annual compliance reporting

ID–Description of Plan Element	Compliance Method/Description	Required Date of Compliance
2–Drayage Trucks	[provide ARB compliance document]	Continuous; through annual compliance reporting
3–Trucks with TRUs	[provide proof that electrical outlets are installed at loading locks, provide proof of posting and distributing plug-in availability information to vendors and on-site]	Prior to occupancy, continuous; through annual compliance reporting
4–Idling Rules for All Trucks	[provide idling policy signage]	Prior to occupancy, continuous; through annual compliance reporting
5–Delivery/Pickup Management	[The tenant is responsible for implementing 2-minute idle policy]	Continuous; through annual compliance reporting
6–ARB Compliance for Trucks, list out all applicable requirements	[provide fleet info]	Continuous; through annual compliance reporting
MM 4.4-4 Truck/Equipment Diesel Reduction Program: Off-Road Equipment		
1–Off-Road Equipment	[provide off-road equipment fleet info; participate in ARB DOORS program]	Prior to occupancy and upon audit
2–Idling Rules for off-road equipment	[provide idling policy signage]	Prior to issuance of the permanent certificate of occupancy
MM 4.4-4 Technology Review		
Technology Review Program	[provide technology review every three years]	Every 3 years continuously
MM 4.4-5 and SCA TRANS-1 Transportation Control Measures		
1–Transportation Control Measures	[show on building permit plans]	Prior to occupancy
2–Fund Fair Share Programs	[Prologis has contributed to the Fair Share Program in full]	N/A
3–Parking/TDM Program	[provide a plan to reduce employee single-driver traffic]	Prior to occupancy, if applicable
MM 4.4-6 Energy Conserving Fixture/Design		
1–Title 24 Compliance	[show on building permit plans for administration building, if such building moves forward]	With building permit
2–Renewable Energy and Infrastructure	[show on building permit plans]	With building permit; provide update on renewable energy and infrastructure upon audit.

ID–Description of Plan Element	Compliance Method/Description	Required Date of Compliance
MM 5.4-1 Participation in Emissions Reduction Demonstration Projects		
Demo Projects Participation	[provide any demonstration projects]	Ongoing with documentation upon audit
MM PO-1 Stakeholder Review of Air Quality and Trucking Plans		
Annual reporting of tenant operation and compliance with required measures listed herein	[provide information on operation and verification of compliance such as ARB certificates]	Annual
Notes: ARB = California Air Resources Board BAAQMD = Bay Area Air Quality Management District DOORS = Diesel Off-Road Online Reporting System TDM = Transportation Demand Management TRU = Transport Refrigeration Unit		

Please feel free to contact me at pault@fcs-intl.com or Tsui Li, Senior Air Quality Scientist, at tli@fcs-intl.com, with any additional questions or comments. We appreciate the City's review and coordination on this compliance effort.

Sincerely,



Philip Ault, Director of Noise and Air Quality

FirstCarbon Solutions

2999 Oak Road, Suite 250

Walnut Creek, CA 94597

Attachment A: OAB Master Operation Air Quality Plan

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OAB Master Operation Air Quality Plan