



November 1, 2017

## NOTICE OF DECISION

### **Approval of Development Permit for 111 Hegenberger Road, Oakland, CA Aka 8520 Pardee Drive, Oakland, CA**

**PLEASE TAKE NOTICE:** The Port of Oakland (Port) Permit Coordinator has reviewed and evaluated all of the evidence in the record and, based on substantial evidence in the record, the Permit Coordinator has exercised his independent judgment to **approve the development permit for Private Property** located adjacent to 111 Hegenberger Road (formerly referenced as 8520 Capwell Drive), Oakland, CA on November 1, 2017. This Notice of Decision, providing public notice of the Permit Coordinator's decision, has been posted on the Port's web site: <http://www.portofoakland.com/business/bids-rfps/bid-engineering/permits/>.

#### **Project Description**

The Port is the local land use authority for the Oakland Airport Business Park, a 400-acre business park located in proximity to Oakland International Airport. The project site is located in the southwestern portion of the City of Oakland (City), in the vicinity of the Oakland International Airport and Interstate 880 (I-880). The address of the proposed project is located at 8133 Capwell Drive, Oakland, CA.

The Permit Applicant proposes to develop the vacant 3 acre site with three structures. Two structures will be used by retail or commercial tenants. The third building, on the rear of the site more than 250 feet from Hegenberger, will be use by retail, warehouse, distribution, and light manufacturing tenants. The buildings will have flexible spaces that can be combined for larger tenants. No specific tenants have been identified at this time. The total area of new buildings will be approximately 52,000 square feet.

#### **Environmental Review**

The Port is the Lead Agency under CEQA, having land use jurisdiction over the Oakland Airport Business Park. The project boundaries are located in a developed area, and improvements will be made to an existing facility that was formerly used as a restaurant. The Port finds that this project is Categorical Exempt pursuant to CEQA Guidelines under Section 15332, Class 32, Infill Projects, which applies to specific actions necessary to prevent or mitigate an emergency. The Port finds that in the current condition, this building poses a potential hazard for fire, electrocution, and contact with hazardous materials.

#### **Appeal of Permit Coordinator's Decision**

Any person excepting to the Permit Coordinator's decision may appeal to the Permit Hearing Officer by filing with the Secretary of the Board a written notice of such appeal setting forth

the specific grounds thereof, and by paying to Daria Edgerly, Secretary of the Board (530 Water Street, Oakland, CA 94607 or [dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)), the \$750 administrative appeal fee. A Notice of Appeal must be filed within fourteen (14) days after issuance of the Notice of Decision. Absent an administrative appeal, the Permit Coordinator's decision becomes final fifteen (15) days after issuance of this Notice of Decision. Any failure to file an administrative appeal will be a complete bar to judicial review.

**Port Contact Information**

Contacts:

Joe Marsh, Port Permit Coordinator, at (510) 627-1480 or [jmarsh@portoakland.com](mailto:jmarsh@portoakland.com) with any questions regarding the approval of this development permit.

Colleen Liang, Port Environmental Supervisor, at (510) 627-1198 or [cliang@portoakland.com](mailto:cliang@portoakland.com) with any questions regarding the CEQA determination for this development permit.