MEMO

TO: Joe Marsh, Port Permit Coordinator
FROM: Colleen Liang, Acting Port Environmental Supervisor
DATE: March 31, 2017
SUBJECT: PORT PERMIT COORDINATOR DECISION
for Work on Private Property

The Port of Oakland (Port) Environmental Programs and Planning staff have reviewed the subject Port Development Permit Application. We find the proposal meets the applicable standards of the “Port of Oakland Land Use and Development Code (LUDC) for the Oakland Airport Business Park”. Detailed analysis and findings are set forth below.

Port Permit No: 5138
Permit Applicant: Salwa Ibrahim
Project Sponsor: Edgewater Park Plaza LLC
Tenant Name: Edgewater Consultants LLC
Project Location: 7700 Edgewater Drive, Building B, Oakland, CA
Environ. Assessment: Categorical Exemption

Project Description

The project site is located in the southwestern portion of the City of Oakland (City), in the vicinity of Oakland International Airport and Interstate 880 (I-880). The address of the proposed project is located at 7700 Edgewater Drive, Building B, Oakland, CA.

The Permit Applicant proposes to remodel the interior existing space on the 2nd floor of Building B. The current use is an office space but will be converted to an indoor agriculture facility with the proposed improvements.

Improvements also include a new mechanical/plumbing pad and associated equipment on the exterior of the building, adjacent to the existing outdoor patio. The equipment will not be visible to the streets, and the area will be fenced off so there will be no public access to the equipment. Approximately 1200 SF of new impervious area will be created for the mechanical/plumbing pad.

The patio area is currently a mixture of grass and vegetation. The Permit Applicant proposes to improve the landscaping with new vegetation and grass. The storm water runoff from the mechanical/plumbing pad will sheet flow into the newly landscaped patio area.
Land Use Analysis (from LUDC Section 2)

The project site is located within the “Port Area” of the City of Oakland, and within the Business Park Interior of the Oakland Airport Business Park, originally established by Port Ordinance No.1343 by the Board of Port Commissioners in 1966. Development in the Business Park is currently regulated by the “Port of Oakland Land Use and Development Code (LUDC)”, adopted by the Board of Port Commissioners on June 2011 and April 2016 with revisions.

The proposed project is for Indoor Agriculture and Light Manufacturing, which is an allowable use under the LUDC, Section 2.2, Table 2.1 and Appendix A for this location.

Findings (from LUDC Section 5.5)

The Port approves this application for a Development Permit, as submitted, with the following findings:

1. The proposed project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons working, visiting, transiting through the Oakland Airport Business Park or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

2. The proposed project is consistent with the City of Oakland’s General Plan.

3. The proposed project complies with provisions of the LUDC.

4. The proposed project has been adequately evaluated under the California Environmental Quality Act (CEQA).

5. The proposed project has been approved, or has a reasonable chance of being approved, by all outside agencies having jurisdiction over the project, including, but not limited to: the City of Oakland, Bay Conservation and Development Commission, Federal Aviation Administration, San Francisco Bay Regional Water Quality Control Board, Alameda County Airport Land Use Commission, Alameda County Public Health Department, and the California State Lands Commission.

6. The proposed project will neither interfere with the operations of Oakland International Airport nor enable the establishment of uses that may be incompatible with the potential imposition of noise, light, smoke, air currents, electronic or other emissions, vibrations, discomfort, and/or inconvenience resulting from airport operations at Oakland International Airport.

7. The Port has attached such conditions to issuance of the Development Permit as it deems reasonable or necessary to achieve the purposes of the LUDC, to reduce or to mitigate environmental impacts, and to address the project’s anticipated burden on the Business Park and the Port, and which conditions otherwise promote the health, safety, and welfare of the surrounding community.

Environmental Findings

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. The Port finds that this project is categorically exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or
private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination.

**Permit Conditions**

1. All conditions of approval shall be printed on the final permit set of plans.

2. The approval of cannabis-related uses is conditioned on compliance with a Special Permit required for Business License under the Oakland Municipal Code. Specific requirements are currently under review by the Oakland City Council.

3. The project shall conform to Port-stamped approved plans, including the conditions of approval, unless otherwise approved by the Port. The applicant is responsible for including all details agreed upon, or conditions made by the Port, during the approval process. Failure to include any such details will not exempt the applicant from the Port for any changes prior to construction.

4. The use shall be fully described on the plans and is verified as approved by the Port approval stamp. Any modifications or clarifications will be included in the Permit Conditions. Any changes from the approved plans must be approved in writing by the Port.

5. The Permit Applicant shall meet all conditions and requirements of all applicable regulatory agencies having jurisdiction over the project, including but not limited to: the City of Oakland, San Francisco Bay Conservation and Development Commission (BCDC), Federal Aviation Administration, San Francisco Bay Regional Water Quality Control Board, Alameda County Airport Land Use Commission, and Alameda County Public Health Department. The applicant shall report any conflicts with Port requirements to the Port prior to construction. Any such conflicts must be resolved by the applicant to the satisfaction of the Port and the outside agency involved.

6. The applicant shall provide copies of authorizations or permits from agencies noted above, such as BCDC, for work within 100-ft of the shoreline band.

7. The Permit Applicant shall provide written evidence from the property owner, Alameda County Flood Control District, approving the design, construction, and location of the project.

8. The Permit Applicant shall obtain, at the Project Applicant’s expense, all City of Oakland building permits required for the Project.

9. The Permit Applicant and the Permit Applicant’s contractor shall construct the proposed project according to the plans approved under Port and City permits. Modifications made to comply with City permit requirements shall be subject to verification of compliance with Port permit conditions prior to the start of construction.

10. The Permit Applicant shall maintain the Project site in a clean and orderly condition during the entire term of the Development Permit. If there is a work stoppage at any time after construction has commenced for a period of more than 30 days, the Permit Applicant shall secure any completed or uncompleted work and remove or screen any stored materials. The Chief Engineer of the Port may provide a 30-day notice and order to the Permit Applicant to comply with this condition. If the Permit Applicant fails to comply during that time period, or fails to present and implement an acceptable plan for compliance, the Port maintains the right at Port’s discretion, to complete the necessary work and bill the Permit Applicant for all related costs, or impose reasonable fines for violation of this condition of approval and/or the Port Chief Engineer’s
order. Any such fine shall be reasonably related to the nature of the violation and/or the cost to correct.

11. To the maximum extent permitted by law, the Permit Applicant shall defend, hold harmless, and indemnify the Port and its respective officers, agents and employees (whether the action is on behalf of the Port, or otherwise) (the “Indemnified Parties”) against any and all liability, damages, claims, demands, judgments or other losses (including, without limitation, attorneys fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the Project. This indemnity includes, without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the Project, and granting any permit issued in accordance with the Project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs as used herein shall include, without limitation, any attorney’s fees, expert witness and consultant fees, court costs and other litigation fees, Port Attorney time and overhead costs, and other Port Staff overhead costs and normal day-to-day business expenses incurred by the Port (“Litigation Expenses”) The Indemnified Parties shall have the right to select counsel to represent the Indemnifiee Parties, at the Project Applicant’s expense, in the defense of any action specified in this condition of approval. The Indemnified Parties shall take all reasonable steps to promptly notify the Project Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

12. The Applicant shall comply with applicable stormwater quality requirements including Low Impact Development site design.

13. The applicant shall agree to comply with any other conditions added by the Permit Hearing Officer as well as any other conditions listed in the LUDC not otherwise listed here.

RECOMMENDATION: □ Approve ☑ Deny

Environmental Programs and Flanning: [Signature] Date: 3/31/2017

DECISION:

Port Permit Coordinator □ Approve ☑ Deny

Signature [Signature] Date: 9/31/17