



PORT OF OAKLAND

MEMO

BY: Joe Marsh, Port Permit Coordinator
DATE: March 1, 2021
**SUBJECT: PORT PERMIT COORDINATOR DECISION
for Work on Private Property**

The Port of Oakland (Port) Permits Section staff and 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: 5319
Permit Applicant: Mike P, Xpress Technical Services (dba IEC services)
Tenant: Chevron, Navdeep Grewal
Property Owner: Chevron
Project Location: 451 Hegenberger Rd, Oakland
Valuation: \$400,000
Environ. Assessment: Categorically Exempt pursuant to CEQA Guidelines Section 15301

Project Description

The Applicant proposes to replace the fuel tanks, piping, and dispensers at 451 Hegenberger Road, Oakland, CA (Project). The Project will involve:

- a) Removal of two 10,000-gallon gasoline underground storage tanks (USTs), one 10,000-gallon diesel UST, dispensers, associated piping and concrete above the USTs.
- b) Installation of three new USTs (in the same location as the existing USTs): one 12,000-gallon UST for gasoline, one 12,000-gallon split UST (8000 gasoline, 4000 diesel), and one 10,000-gallon UST for flex fuel (85% Ethanol, also known as E85).
- c) Installation of new piping dispensing equipment, and concrete above the USTs for the new fuel system.

Proper handling, management, and disposal of (if necessary) excavated soil in compliance with Alameda County Department of Environmental Health requirements or any other applicable local, state, or federal regulations.

Location

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 451 Hegenberger Road, Oakland, CA. The Project site is a corner lot at the intersection of Hegenberger Road and Edgewater Drive. The current use at the Project site is a gas station with mini-market and drive-through restaurant, with two driveways from Hegenberger Road and one from Edgewater Drive.

Surrounding Area

The Project site is located within the Oakland Airport Business Park (OABP), Commercial Corridor. Hegenberger Road is a commercial corridor between I-880 and the Oakland International Airport. The Project site is adjacent to the freeway access points at the entrance to the OABP. Other commercial businesses in the immediate vicinity include food service, office, banks, and gas stations.

Land Use Analysis (from LUDC Section 2)

The Project site is located within the “Port Area” of the City of Oakland, and within the Commercial Corridor of the OABP, 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 in June 2011, and revised in April 2016. The Project purpose is to upgrade the facilities for an existing use that is in conformity with the LUDC.

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), see below for further details.
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, and improvements will be made to an existing facility. There will be negligible expansion of the existing use. Overall tank capacity will increase from 30,000 to 34,000 gallons to provide a fourth fuel type, but vehicle capacity at the station will remain the same. 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 existing or former use.

Sustainability

The Project will review sustainable opportunities and incorporate them into the Project where possible. For example, the Project will remove contaminated soils as required by Alameda County Department of Environmental Health and per local, state, and federal regulations. Also, E85 fuel is considered to be a cleaner fuel; it has 40% less emissions than a car fueled by gas, as such the Project is helping to improve air quality.

Permit Conditions

1. All conditions of approval shall be printed on the final permit set of plans.
2. 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.
3. The use shall be fully described on the plans and is deemed approved by the Port approval stamp. Any modifications or clarifications will be included in the Specific Conditions. Any changes from the approved plans must be approved in writing by the Port.
4. The Project Applicant shall obtain, at the Project Applicant's expense, all City of Oakland building permits required for the Project.
5. The Project Applicant and the Project Applicant's contractor shall construct the Project according to the plans approved under Port and City permits. Modifications made to comply with City of Oakland permit requirements shall be subject to verification of compliance with Port permit conditions prior to the start of construction.
6. The Project 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 Project Applicant shall secure any completed or uncompleted work and remove or screen any stored materials. The Chief Operating Officer of the Port may provide a 30-day notice and order to the Project Applicant to comply with this condition. If the Project 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 Project Applicant for all related costs, or impose reasonable fines for violation of this condition of approval and/or the Port Chief Operating Officer's order. Any such fine shall be reasonably related to the nature of the violation and/or the cost to correct.

7. To the maximum extent permitted by law, the Project 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 Indemnified 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.
8. 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.

RECOMMENDED:

Environmental Programs and Planning: Colleen Liang Date: Mar 8, 2021
Colleen Liang (Mar 8, 2021 09:38 PST)
Colleen Liang, Port Environmental Supervisor

DECISION:

Port Permit Coordinator: Approve Deny

Signature: Joe Marsh Date: Mar 8, 2021
Joe Marsh (Mar 8, 2021 09:42 PST)
Joe Marsh, Port Permit Coordinator

Attachment – Project Design Drawings









5319 PPC Decision Memo - Chevron Tanks

Final Audit Report

2021-03-08

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