



PORT OF OAKLAND

August 31, 2023

NOTICE OF DECISION

Approval of Development Permit for 285 Hegenberger Road, Oakland, CA

PLEASE TAKE NOTICE: The Port of Oakland (Port) Port Permit Coordinator has reviewed and evaluated all of the evidence in the record and, based on substantial evidence in the record, the Port Permit Coordinator has exercised his independent judgment to **approve the development permit for Property** (#5378) located at 285 Hegenberger Road, Oakland, CA on August 29, 2023. 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 Port Area, including the Oakland Airport Business Park and the project site. The project site is located along Hegenberger Road at Leet Drive under private ownership.

The applicant proposes to rebrand the existing gas station site from Shell to Rebel. They propose to remodel the existing market building including a small addition (182 square feet). They will install new signage for the entire site. The site includes fuel islands and a car wash building that will remain as is except for signage changes.

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 improvement will be made to an existing facility. The Port finds that this project is categorically exempt pursuant to CEQA Guidelines Section 15303, which exempts conversion of small structures where only minor expansion is proposed (see approval document for further information).

Appeal of Port Permit Coordinator's Decision

Any person excepting to the Port 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), the \$750 administrative appeal fee. A Notice of Appeal must be filed within fourteen (14) days of this Notice of Decision. Absent an administrative appeal, the Port 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

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