



March 31, 2017

## NOTICE OF DECISION

### Approval of Development Permit for 7700 Edgewater Drive, Suite B, 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 7700 Edgewater Drive, Oakland, CA on March 31, 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 Oakland International Airport and Interstate 880 (I-880). The address of the proposed project is located at 7700 Edgewater Drive, Suite 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.

#### 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. 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.

## **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 John Betterton, Secretary of the Board (530 Water Street, Oakland, CA 94607 or [jbetterton@portoakland.com](mailto:jbetterton@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**

Please contact Colleen Liang, Acting Port Environmental Supervisor, at (510) 627-1198 or [cliang@portoakland.com](mailto:cliang@portoakland.com) with any questions regarding the approval of this development permit.