



PORT OF OAKLAND

July 21, 2017

NOTICE OF DECISION

Approval of Development Permit for 8133 Capwell 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 8133 Capwell Drive, Oakland, CA on July 21, 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 remodel the existing tenant space, with no additional square footage added. The space will be converted to a facility containing horticulture processing, storage, and business spaces. The existing space is used for warehouse and office.

The proposed floor plan includes growing rooms, a dry room, a trim room, a potting room, and a clone room for operations. Improvements also include minor exterior changes, such as door relocations, window removal, egress door installment, fence replacement, and privacy screen installment. New mechanical equipment will be installed alongside the building and fenced off with screening, where needed.

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), 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, Port Environmental Supervisor, at (510) 627-1198 or cliang@portoakland.com with any questions regarding the approval of this development permit.