



December 7, 2016

NOTICE OF DECISION

Approval of Development Permit for 285 Hegenberger Road, 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 Port Property** located at 285 Hegenberger Road, Oakland, CA on December 7, 2016. This Notice of Decision, providing public notice of the Permit Coordinator's decision, has been posted on the Port's web site: <http://www.portoakland.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 285 Hegenberger Road, Oakland, CA.

The project applicant proposes to replace the existing price sign located at the median (on the subject property) along Hegenberger Road with a new illuminated price sign at the gasoline service station (Shell). The new sign will be 15 feet high and 7.25 feet wide, and will be located in the median approximately 40 feet to the north of the existing sign.

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 improvements will be made to an existing facility. The Port finds that this project is categorically exempt pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, which exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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