



August 8, 2016

## PORT OF OAKLAND

### NOTICE OF PREPARATION OF A DRAFT (Focused) ENVIRONMENTAL IMPACT REPORT

#### NOTICE OF A PUBLIC SCOPING MEETING

August 18, 2016 6:00 to 7:30 p.m.

9061 Earhart Road (L-230)

**Project Title:** KaiserAir Terminal and Hangar Development

**Project Sponsor:** KaiserAir Oakland Jet Center

**Project Location:** Hangar 2 (L-210) and Building L-230 (Hangars C and D) in the North Field of the Oakland International Airport (OAK), associated aircraft apron, and a 114,000 square foot paved parking lot across Earhart Road.

**Background:** KaiserAir has been operating since 1954 (since 1961 at OAK) when it was the flight department for the Henry J. Kaiser family of companies, Kaiser Industries. In 1980, the Kaiser family broke up Kaiser Industries, and KaiserAir was established as an independent company by the current owner and president. In the 1990s KaiserAir became a full-service Fixed Base Operator (FBO)<sup>1</sup> with a passenger terminal, maintenance operations and fueling.

Hangar 2 and Building L-230 were constructed in 1927 and 1940, respectively. These buildings are located within the half mile long Oakland Municipal Airport Historic District (District) on the south side of Earhart Road. The District is designated an Oakland City Landmark for its association with early aviation history, and Hangar 2 (and Building L-230) may be eligible for listing on the National Register of Historic Places. Across the street (north side of Earhart Road), there is a 114,000 square foot paved parking lot that provides a queuing and support area for taxis.

**Project Description (see figure):** KaiserAir proposes to:

- demolish Hangar 2 and construct a larger aircraft hangar
- renovate Building L-230 (Hangars 230 C and D) including the area between the Hangars to include a restaurant open to the public, a porte-cochere in front of L-230, and reconfiguration of Earhart Road
- improve aircraft apron

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<sup>1</sup> FBOs conduct a range of aeronautical support activities; at OAK FBOs lease or sublease hangar, aircraft apron and support space from the Port or other tenants, and may sublease some of that space to corporate clients or other tenants.

- construct a vehicle parking lot and fuel farm (for mobile aircraft fueling) on the existing 114,00 ft<sup>2</sup> paved parking lot across Earhart Road.

**Environmental Review:** The California Environmental Quality Act (CEQA) requires that the Port of Oakland (Port), as the Lead Agency for OAK, and the public agency with the principal responsibility for approving the project, to conduct an environmental review of the project. The Port has determined that an EIR will be the required CEQA document for the project. It is anticipated that the project may have significant environmental impacts related to **Air Quality, Cultural Resources and Noise**, as well as **Greenhouse Gas Emissions, Hazards and Hazardous Materials and Transportation**. It is anticipated that the project will not have significant environmental impacts on **Agricultural and Forest Resources, Aesthetics, Biological Resources, Geology and Soils, Hydrology and Water Quality, Land Use & Planning, Mineral Resources, Population and Housing, Public Services, Recreation and Utilities and Service Systems**. A brief discussion of each of these topics and documentation as to why impacts related to these topics will not be significant will be provided in the Draft EIR at a level of analysis anticipated to be similar to an Initial Study.

**Scoping:** The Port is issuing this Notice of Preparation (NOP) to invite comments on the scope and content of the Draft EIR. The scoping period begins on August 18, 2016. An Initial Study has not been prepared.

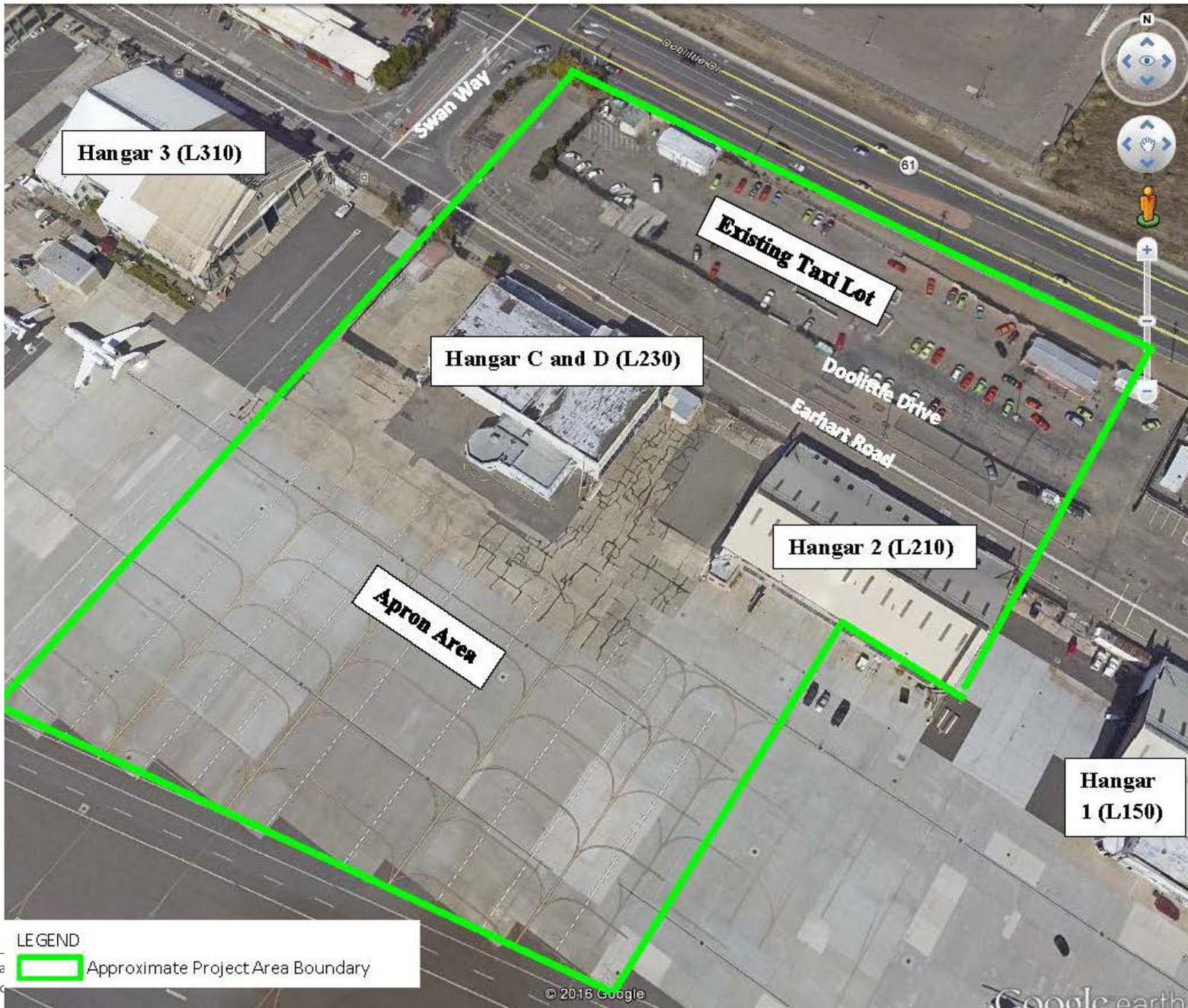
The Port is sending this to all interested parties, and Responsible Agencies who will rely on the EIR for their approval. When the Draft EIR is published it will be sent to persons who respond to this NOP or otherwise indicate interest in the project. Responses to this NOP and any related questions or comments regarding the scope or content of the Draft EIR should be submitted in writing to:

Port of Oakland Environmental Programs and Planning Division  
Colleen Liang, Associate Environmental Scientist  
530 Water Street Oakland, CA 94607  
Email: [cliang@portoakland.com](mailto:cliang@portoakland.com)  
Phone: 510-627-1198

**Comments on the NOP must be received at the above mailing or email address before September 19, 2016.** Please reference the project title, shown above, in all correspondence.

**Meeting Location:** Building L-230 located at 9061 Earhart Road, Oakland, California. Parking is available on the north side of Earhart Road across from the meeting location.

**Note regarding Federal Requirements:** No federal funds will be used for construction of this project; thus this project is not subject to review under the National Environmental Policy Act (NEPA) or Department of Transportation Act Section 4(f).



LEGEND  
Port of Oakland  
Project No.  Approximate Project Area Boundary

Background Source: Google Maps 2016  
Prepared By: Port of Oakland, 2016

### KaiserAir Redevelopment of Hangars 2, C, and D