Notice of Preparation and Scoping

Project Title: 195 Hegenberger Road Hotel

Project Location and Description: The Port of Oakland (“Port”) is preparing an Environmental Impact Report (EIR) for a 140-room Hotel (“project”) proposed to be located on a 1.95 acre site at 195 Hegenberger Road in Oakland.

The project site is located in the southwestern portion of the City of Oakland, in the vicinity of Oakland International Airport and I-880. The project site is located at 195 Hegenberger Road in Oakland, California, approximately 3,400 feet south of Interstate 880. The site is situated on an interior parcel (Assessor’s Parcel No. 042-4420-014) set back approximately 270 feet west of Hegenberger Road and approximately 390 feet north of Pardee Drive. The project sponsor, Monarch Equity Investments, Inc., proposes to construct a 140-room hotel intended to serve patrons of Oakland International Airport, located about one mile south of the proposed project, as well as others who are visiting the City of Oakland. The five-story hotel would occupy a 84,953-square-foot (sq. ft.) (1.95 acres) interior lot set back approximately 270 feet west of Hegenberger Road and approximately 390 feet northeast of Pardee Drive. Vehicular access to the site would be provided by recorded driveway easements from both Hegenberger Road and Pardee Drive.

The proposed building would have a footprint of 19,380 sq. ft. and would provide a total building area of 95,927 sq. ft. Based on the total area of the site, the building would have a floor area ratio (FAR) of 1.13. In addition to 140 guest rooms, the hotel would include a 1,928 sq. ft. meeting room with a capacity of 80 seats, a restaurant, a bar/lounge, a small gym with exercise equipment, a pool, and an outdoor patio. The building would also provide an employee break room, laundry, food preparation area, offices, miscellaneous work areas, electrical and mechanical rooms, and various storage rooms.

Environmental Review: The California Environmental Quality Act (“CEQA”) requires that the Port conduct environmental review of the project, which has the potential for resulting in physical change in the environment. The Port is the “Lead Agency” for the project and is the public agency with the principal responsibility for approving and carrying out the project. The Port has determined that an EIR will be the required CEQA document for the project. The EIR will address the following potential environmental effects: Air Quality, Greenhouse Gases, Hazards and Hazardous Materials, and Transportation/Traffic. The EIR will examine project and cumulative effects and a reasonable range of alternatives to the project that may be capable of reducing or avoiding potential environmental effects that may be identified for the project.
The Port has prepared an Initial Study (Environmental Checklist) to evaluate those issues for which it has been determined that the project would not have a significant effect on the environment. The Initial Study is either attached, may be obtained from the Port (using the contact information below), or may be downloaded from the Port’s website at www.portofoakland.com/environm/.

**Scoping:** The Port is issuing this Notice of Preparation (NOP) to invite comments on the scope and content of the EIR prior to its preparation. This NOP is being sent to local agencies and other interested parties. When the Draft EIR is published, it will be sent to all parties who respond to this NOP or who otherwise indicate that they would like to receive a copy of the Draft EIR. Responses to this NOP and any related questions or comments regarding the scope or content of the Draft EIR, must be directed in writing to:

Port of Oakland  
Colleen Liang, Environmental Scientist  
Environmental Programs and Planning Division  
530 Water Street  
Oakland, CA 94607  
Email: CLiang@portoakland.com

Comments on the NOP must be received at the above mailing or e-mail address within 30 days of receipt of this notice, or **before Thursday April 3, 2014, at 5:00 p.m.** Please reference the project title, shown above, in all correspondence.

At a minimum, responses to this NOP should focus, specific to this project, on the potentially significant environmental effects that the project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these factors of the project.

**Meeting:** The Port is also holding a public scoping meeting to solicit input on environmental issues related to the proposed project. The meeting will be held on Wednesday, March 19, 2014 at 5:30 PM PST at the following location:

Holiday Inn Hotel and Suites  
77 Hegenberger Road  
Oakland, California 94621

Please direct questions regarding the project or information in this NOP to Colleen Liang, Environmental Scientist, at (510) 627-1198 or CLiang@portoakland.com. Additional information can also be found online at: www.portofoakland.com.