PORT OF OAKLAND

NOTICE OF AVAILABILITY
FOR AN ENVIRONMENTAL IMPACT REPORT

Project Title: 195 Hegenberger Road Hotel

Project Location and Description: The Port of Oakland (“Port”) has prepared 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 at Oakland Airport Business Park in Oakland, California.

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 addresses the following potential environmental effects: Air Quality, Greenhouse Gases, Hazards and Hazardous Materials, and Transportation/Traffic. The EIR examines 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 previously 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 may be obtained from the Port (using the contact information below), or may be downloaded from the Port’s website at www.portoakland.com/environmental.
Public Comment: The Port is issuing this Notice of Availability (NOA) to invite comments on the content of the EIR prior. This NOA is being sent to local agencies and other interested parties. Comments regarding the 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 EIR must be received at the above mailing or e-mail address within 45 days of receipt of this notice, or before August 4, 2014 at 5:00 p.m. Please reference the project title, shown above, in all correspondence.

At a minimum, comments on this EIR 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.

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

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: 195 Hegenberger Road Hotel

Lead Agency: Port of Oakland
Mailing Address: 530 Water Street
City: Oakland
County: Alameda
Zip: 94607

Project Location: County/Alameda
City/Nearest Community: Oakland
Cross Streets: Hegenberger Road, Pardee Drive
Longitude/Latitude (degrees, minutes and seconds): 37° 45' N / 122° 11' W Total Acres: 1.95
Assessor's Parcel No.: 042-4420-014
Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-880, SR61
Waterways: San Leandro Bay, Airport Channel, San Leandro Creek
Airports: Oakland International Airport
Railways: BART, Amtrak
Schools: Lighthouse Community

Document Type:
CEQA: [X] Draft EIR
Draft EIR
NEPA: [ ] NOI
Joint Document [ ] Other:
Final Document [ ] Other:

Local Action Type:
[ ] General Plan Update
[ ] General Plan Amendment
[ ] General Plan Element
[ ] Community Plan
Specific Plan
[ ] Master Plan
[ ] Planned Unit Development
[ ] Site Plan
[ ] Rezone
[ ] Prezone
[ ] Use Permit
[ ] Land Division (Subdivision, etc.)
[ ] Annexation
[ ] Redevelopment
[ ] Coastal Permit
[ ] Other:

Development Type:
[ ] Residential: Units __ Acres __
[ ] Office: Sq. ft. __ Acres __ Employees __
[ ] Commercial: Sq. ft. __ Acres __ Employees __
[ ] Industrial: Sq. ft. __ Acres __ Employees __
[ ] Educational: __
[ ] Recreational: __
[ ] Water Facilities: Type __
[ ] Transportation: Type __
[ ] Mining: Mineral __
[ ] Power: Type __ MW
[ ] Waste Treatment: Type __ MGD
[ ] Hazardous Waste: Type __
[ ] Other:

Project Issues Discussed in Document:
[ ] Aesthetic/Visual __
[ ] Agricultural Land __
[ ] Air Quality __
[ ] Archeological/Historical __
[ ] Biological Resources __
[ ] Coastal Zone __
[ ] Drainage/Absorption __
[ ] Economic/Jobs __
[ ] Fiscal __
[ ] Flood Plain/Flooding __
[ ] Forest Land/Fire Hazard __
[ ] Geologic/Seismic __
[ ] Minerals __
[ ] Noise __
[ ] Population/Housing Balance __
[ ] Public Services/Facilities __
[ ] Recreation/Parks __
[ ] Schools/Universities __
[ ] Septic Systems __
[ ] Sewer Capacity __
[ ] Soil Erosion/Compaction/Grading __
[ ] Solid Waste __
[ ] Toxic/Hazardous __
[ ] Traffic/Circulation __
[ ] Vegetation __
[ ] Water Quality __
[ ] Water Supply/Groundwater __
[ ] Wetland/Riparian __
[ ] Growth Inducement __
[ ] Land Use __
[ ] Cumulative Effects __
[ ] Other:

Present Land Use/Zoning/General Plan Designation:
Business Mix, C-36/S-4 Boulevard Service/Design Review

Project Description: (please use a separate page if necessary)
The project sponsor, Morarch Equity Investments, Inc., proposes to construct a 140-room hotel, located about one mile south of the proposed project. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010
# Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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<td>Air Resources Board</td>
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<td>Office of Public School Construction</td>
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Local Public Review Period (to be filled in by lead agency)

Starting Date: **July 10, 2014**  Ending Date: **August 4, 2014**

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Lead Agency (Complete if applicable):

Consulting Firm: ____________________________  Applicant: ____________________________
Address: ____________________________  Address: ____________________________
City/State/Zip: ____________________________  City/State/Zip: ____________________________
Contact: ____________________________  Phone: ____________________________
Phone: ____________________________

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Signature of Lead Agency Representative: ____________________________  Date: **6/17/14**

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