

CLAREMONT HOTEL CLUB EXPANSION AND RESIDENTIAL PROJECT EIR

Baseline Key Staff

Bruce Abelli-Amen, Principal-in-Charge and Project Manager

Status

EIR Certified **XXX**.

Total Baseline Budget

\$64,470

Project Reference

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The Claremont Hotel was opened in 1915 and the building and grounds have been expanded and modified over the years. In 2002, the Oakland City Council designated the Claremont Hotel and its site as a City of Oakland landmark, including the power house directly northwest of the Hotel. The Claremont Hotel, the Club and Spa is developed with a hotel, spa, athletic club, swimming pool and tennis courts, as well as surface parking, landscaping, and pedestrian pathways.

The proposed project includes the expansion and improvement of portions of the iconic Claremont Hotel property (located at the border of Oakland and Berkeley) and development of new separate residential units.

Baseline prepared the noise and vibration, geology and soils, hazardous materials, and hydrology and water quality sections of the EIR for this controversial project. The project

site is surrounded by residential and neighborhood commercial development. The proposed outdoor

recreational uses could elevate the existing noise levels and exceed the operational noise standards. Portions of the project site have very steep slopes, and therefore may be subject to landslides or other slope stability hazards. The preliminary geotechnical exploration for the residential portion of the project identified a number of geotechnical constraints for construction, including excavation, shoring, and dewatering. The hazards analysis reviewed the potential hazards and hazardous materials impacts associated with implementation of the proposed project. The hydrology analysis focused on potential stormwater quality impacts, both during construction and operation of the residential and recreational uses.



Baseline incorporated language from the City of Oakland's Standard Conditions of Approval to the extent possible, in order to make sure the mitigations were consistent with those for other development projects in the City and to streamline the review and approval of the EIR by City planning staff. For noise and vibration and geology and soils sections, Baseline drafted mitigation measures to reduce identified impacts to a less-than-significant level.