



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency  
Planning & Zoning Division

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**MANDELA GRAND MIXED USE DEVELOPMENT  
COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE  
DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC HEARINGS**

**TO:** All Interested Parties

**SUBJECT:** **Notice of Availability** of the Draft Environmental Impact Report  
For the Mandela Grand Mixed Use Development Project

**REVIEW PERIOD:** **December 18, 2006 – February 6, 2007**

**CASE No.:** ER 06-008 (State Clearinghouse No. 2006032115)

**PROJECT SPONSOR:** KS Properties One, LLC

**PROJECT LOCATION:** West Oakland – Generally two blocks at the southeast corner of Mandela Parkway and West Grand Avenue, in the City of Oakland, County of Alameda. The project site is bordered by Mandela parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18<sup>th</sup> Street on the south.

**PROJECT DESCRIPTION:** The proposed project is an industrial village development that would redevelop and revitalize approximately 13.3 acres of underutilized industrial and commercial land in West Oakland into custom and light industrial, commercial and residential uses. The project would demolish most of the existing structures on the site (the American Steel Building and portions of the Pacific Pipe Building Complex) and construct eight new buildings. The project would adaptively reuse the 47,000 square-foot original timber-frame structure of the Pacific Pipe Building. The development would contain predominantly custom and light industrial uses with limited commercial uses on the ground and second floors of each of the buildings (approximately 300,702 square feet). High-density residential uses (1,577 units) are proposed above the ground floor industrial and commercial uses. The proposed new buildings would include a two-story podium base that would accommodate custom/light industrial and commercial uses, and residential uses would be located on residential floors above the podium that range from four to nine stories. Additionally, three high-rise towers of 27 residential floors over the two-story podium (up to 300 feet tall above grade) would be constructed. The project would provide approximately 2,322 parking spaces in underground parking garages, above ground parking structures, and on surface lots.

Construction of the proposed project will require amendments to the General Plan *Land Use and Transportation Element*, the West Oakland Redevelopment Plan, a rezoning and zoning code amendment, a preliminary and final development plan including design review guidelines and approval, and vesting tentative and final subdivision maps.

**ENVIRONMENTAL REVIEW:** A Notice of Preparation was issued for the project on March 21, 2006 and reissued on April 5, 2006. A Draft Environmental Impact Report (DEIR) was then prepared under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzed potentially significant environmental impacts in the following environmental categories: Land Use, Plans and Policies; Transportation, Circulation, and Parking; Air Quality; Noise; Cultural Resources; Geology, Soils and Seismicity; Hydrology and Water Quality; Hazardous Materials; Public Services and Recreation Facilities; Population, Employment and Housing; Visual Quality and Shadows; Utilities; and Biological Resources. The Draft EIR identified significant unavoidable environmental impacts related to Transportation, Circulation, and Parking; and Air Quality.

**Copies of the DEIR are available for review or distribution** to interested parties at no charge at City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m., and for review at the Oakland Public Library, Social Science and Documents, 125 14<sup>th</sup> Street, Oakland, CA 94612. The DEIR may also be viewed at the following website:

<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>

### **PUBLIC HEARINGS**

<b>Wednesday, January 17, 2007, 6:00 p.m.</b>	Meeting of the City Planning Commission, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza
<b>Monday, January 29, 2007, 6:00 p.m.</b>	Meeting of the Landmarks Preservation Advisory Board, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza

The City of Oakland, as lead agency, is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are welcome to attend these hearings and to provide comments focusing on the sufficiency of the DEIR in discussing possible impacts to the environment as a result of the Project and ways those impacts may be avoided or minimized through mitigation measures. All comments received will be considered by the City prior to finalizing the EIR and to taking any further action pertaining to the Project.

Comments must be received **no later than 4:00 p.m. on Tuesday, February 6, 2007**, and should be sent to the attention of Margaret Stanzone, Project Planner, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California 94612. If you challenge the environmental document or other potential actions pertaining to the Project in court, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence received by the Community and Economic Development Agency on or prior to **February 6, 2007**. For further information, please contact Margaret Stanzone at (510) 238-4932 or at [mstanzone@oaklandnet.com](mailto:mstanzone@oaklandnet.com).

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CLAUDIA CAPPIO  
Development Director