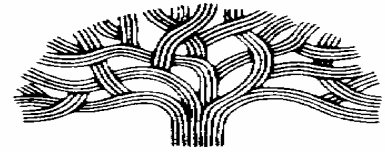


CITY OF OAKLAND



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2032

• OAKLAND, CALIFORNIA 94612-

Community and Economic Development Agency
Planning & Zoning Services Division

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NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT
MANDELA GRAND MIXED USE REDEVELOPMENT PROJECT
(Reissued NOP for the PACIFIC PIPE PROPERTY MIXED USE REDEVELOPMENT PROJECT)
April 5, 2006

The Oakland Community and Economic Development Agency, Planning Division, is preparing a Draft Environmental Impact Report (EIR) for the project identified below and is requesting comments on the scope and content of the EIR. The EIR will address the potential environmental effects for each of the environmental topics outlined by the California Environmental Quality Act (CEQA), thus the City has not prepared an Initial Study. The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for either approving it or carrying it out. This notice is being **reissued** to Responsible Agencies and other interested parties because of a name change for the project and the revision of certain project details. Responsible Agencies are those public agencies, besides the City of Oakland, that have a role in approving the project or carrying it out. Responsible Agencies will use the EIR when considering approvals related to the project. Responsible Agencies include, but are not limited to, the East Bay Municipal Utilities District (EBMUD), the Regional Water Quality Control Board (RQWCB), and the Alameda County Flood Control District. Responses to this NOP and any additional questions or comments should be directed in writing to **Margaret Stanzione**, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; (510) 238-4932, or by email to mstanzione@oaklandnet.com. Comments on the NOP must be received at the above mailing or email address on or before **May 8, 2006**. Please reference case number **ER06-008** and the above project title in all correspondence. Comments responding to the NOP also may be provided at the EIR Scoping Meetings to be held before the City of Oakland Landmarks Preservation Advisory Board and the City Planning Commission, as noted below.

EIR SCOPING MEETING
LANDMARKS PRESERVATION ADVISORY BOARD
Monday, April 17, 2006
6:00 p.m.
Oakland City Hall – Hearing Room 1

EIR SCOPING MEETING
CITY PLANNING COMMISSION
Wednesday, April 19, 2006
6:30 p.m.
Oakland City Hall – Hearing Room 1

The public is also invited to several community meetings on the proposed project to be arranged and conducted by the project applicant. These meetings are designed to provide information, receive preliminary community feedback and discuss the planning strategy for the proposed development. The next community meeting will be held on Saturday, April 8, 2006 from 12 noon to 4:00 pm at the Pacific Pipe Property, 2100 Mandela Parkway, Oakland.

[INSERT FIGURE 1, PROJECT LOCATION MAP]

PROJECT TITLE: Mandela Grand Mixed Use Redevelopment Project

PROJECT LOCATION: Generally two blocks at the southeast corner of Mandela Parkway (northbound) and West Grand Avenue: approximately 13.5 acres bound by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18th Street on the south. See **Figure 1, Project Location Map**.

EXISTING CONDITIONS: Two industrial buildings that contain heavy industrial uses are currently located on the project site: the 240,000 square-foot American Steel Building (to be demolished) at the southernmost area of the project site, and the 102,000 square-foot Pacific Pipe Building (to be retained and rehabilitated) and its ancillary outbuildings (to be demolished) in the northern area of the project site. Vacant land exists around the Pacific Pipe Building along Poplar Street and at the northwest corner of the site, at Mandela Parkway and West Grand Avenue. The onsite buildings are one or two stories tall. Existing uses on the site include storage and distribution and light manufacturing activities.

The project site is located within the Business Mix General Plan Land Use Classification. The site is located within the M-30 General Industrial Zone, and the S-4 Design Review Combining Zone is designated with the M-30 Zone on most of the site except along Poplar Street generally between 18th and 20th Streets. The site is made up of the following parcels: Assessor Parcel Numbers (APN) 005-041-9001-04; 005-040-2005-02; 005-040-2006-00; 005-040-2004-02; 005-040-1001-04; 005-040-0001-01; 005-042-0001-05; and 005-042-0001-03. None of the parcels are included in the Hazardous Waste and Substances Sites (Cortese) List available from the State Department of Toxic Substance Control (DTSC) as of the date of this NOP (<http://www.envirostor.dtsc.ca.gov>).

Uses surrounding the project site include a mix of industrial uses in large, low-rise industrial warehouses. Low to medium density residential uses exist within one block to the southeast (along Mandela Parkway) and within two blocks to the southeast and east of the site. Ernie Raimondi Park is located approximately 1.5 blocks west, and the on-and off-ramps to Interstates 80 and 580 are located approximately three blocks west on West Grand Avenue.

PROJECT DESCRIPTION: The project proposes a mixed use/mixed occupancy project that would contain a residential, custom industrial/commercial, light industrial¹, and retail commercial activities in a cluster of buildings on the project site. The centerpiece of the project would be the adaptive re-use of the Pacific Pipe Building into a market/retail/office/light industrial center. All other structures on the project site would be demolished. **Figure 2, Conceptual Development Plan**, depicts a conceptual configuration, including the retained Pacific Pipe Building. As noted below in **Table 1, Preliminary Development Summary**, the project proposes approximately 1,575 residential dwelling units and approximately 212,000 square feet of commercial/retail/custom and light industrial use. Approximately 2,300 parking spaces are proposed in structured and surface parking facilities.

Ground Floor – Custom and Light Industrial/Commercial Uses

The project proposes custom industrial and public access commercial uses in all ground floor spaces that would be suitable for retail, light industrial/commercial uses, custom manufacturing, artisan activities, support industries, and similar enterprises. Low rise stand-alone buildings are proposed at the corner of 18th and Poplar Streets, and the corner of Mandela Parkway and West Grand Avenue. These low-rise buildings would serve to create edge-defining elements to the proposed interior plaza and to create inviting gateways to and from surrounding streets.

Pacific Pipe Building

The project proposes the adaptive re-use and rehabilitation of the existing Pacific Pipe Building with retail facilities such as food services, boutique shops, indoor markets, and neighborhood-serving offices on a mezzanine level.

Residential – Towers & Mid Rise

Approximately 1,575 residential dwelling units are proposed in high-rise and mid-rise towers situated above the ground floor custom and light industrial/commercial uses (described above). As shown in **Figure 2, Conceptual Development Plan**, the project proposes five high-rise towers (A through E) that

¹ "Light industrial" is used as a general term for this project and does not indicate that uses proposed would necessarily be those defined within the "Light Industrial Zone Regulations" in Section 17.68 of the Oakland Planning Code.

would range from 250 to 300 feet tall, and four mid-rise towers (M) between 65 to 85 feet tall, each situated above the ground floor industrial/commercial podium. One, two, and three bedroom units would be developed with a mix of rental and ownership opportunities. The podium level (first level of high-rise and mid-rise towers) would include a mix of public and shared residential amenities (e.g., open space, health club, day care, meeting rooms, storage, etc.).

Open Space

Interior landscaped plaza areas would be created to be open to the neighborhood, both visually and as a pedestrian cross route.

Parking and Transportation

A total of approximately 2,300 parking spaces would be provided on the project site. Approximately 2,160 spaces would be provided in a new enclosed garage that would be three levels above ground and one level underground, and accessed from surrounding streets. The area around the Pacific Pipe Market would be a landscaped onsite surface parking lot with approximately 140 spaces.

**TABLE 1
PRELIMINARY DEVELOPMENT SUMMARY ^a**

Total Site Area	13.5 acres
Residential Use	1.57 msf total (1,575 units)
– High-Rise Towers (Bldgs. A through E on Fig.2)	240,000 to 300,000 sf (each Tower)
– Mid-Rise Towers (Bldgs. M on Fig. 2)	177,600 sf total
Custom/Light Industrial/Retail Uses	212,000 sf
Parking	2,300 spaces total

^a All areas and totals shown are approximate and will be analyzed in the EIR.
“msf” million square feet

REQUIRED CITY ACTIONS: In order to approve the project currently proposed by the project sponsor, City actions that may be necessary include, but are not limited to, the following:

1. General Plan Amendment to replace the existing Business Mix General Plan Land Use Classification on the project site with another land use designation appropriate for all uses proposed by the project, particularly residential uses, and a similar amendment to the West Oakland Redevelopment Plan.
2. Rezoning of the project site from M-30 (General Industrial Zone) and M-30/S-4 (General Industrial

Zone/ Design Review Combining Zone) to a zoning district that provides development standards and permitted uses consistent with those proposed by the project; this newly developed district may be the proposed Commercial Industrial Mix Zoning District (CIX-2) currently being developed and considered by the City, or another district appropriate for the project.

3. Subdivision Map, preliminary and final development plans, and possibly a Development Agreement.

April 5, 2006
File No. ER 06-008

CLAUDIA CAPPIO
Environmental Review Officer

[INSERT FIGURE 2, CONCEPTUAL DEVELOPMENT PLAN]