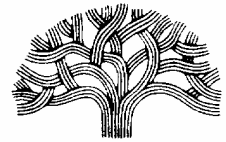


CITY OF OAKLAND



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Community and Economic Development Agency
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NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT FOR THE MANDELA GRAND MIXED USE DEVELOPMENT

TO: All Interested Parties

SUBJECT: Notice of Availability of Final Environmental Impact Report
for the Mandela Grand Mixed Use Project

CASE NUMBER: ER 06-008

PROJECT LOCATION: Two blocks at the southeast corner of Mandela Parkway and West Grand Avenue in West Oakland. The project site is bordered by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18th Street on the south.

PROJECT SPONSOR: KS Properties One, LLC

BRIEF DESCRIPTION OF PROJECT: The project proposes the redevelopment of an underutilized industrial site for a new mixed use industrial village on approximately 13.3 acres of land in West Oakland. The proposed project would contain approximately 300,702 square feet of predominantly custom industrial and light industrial uses and limited commercial and retail uses on the ground floor level of the proposed buildings. High-density residential uses (1,577 units) are proposed above the ground floor industrial and commercial uses. Residential units will be included in eight buildings, including three 300-foot residential towers. All structures on the site will be demolished with the exception of the 47,000 square foot Pacific Pipe Building, which will be adaptively reused. The project would provide approximately 2,322 parking spaces in underground parking garages, above ground parking structures, and on surface lots.

ENVIRONMENTAL REVIEW: A Draft Environmental Impact Report (DEIR) was prepared for the project and released for a 50-day public review period, from 12/18/06 to 2/6/07. All comments that were received have been compiled and responded to in the Final EIR, along with changes and clarifications to the Draft EIR. The preparation of the Final EIR has been overseen by the City's Environmental Review Officer and the conclusions and recommendations in the document represent the independent conclusions and recommendation of the City. Copies of the Final EIR are available for distribution to interested parties at no charge at the 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. The Final EIR is also available on the City of Oakland website at www.oaklandnet.com under "Major Projects" on the front page.

PUBLIC HEARING: The Oakland Planning Commission will hold a public hearing to consider approval of the Mandela Grand Mixed Use Project. This action consists of the certification of the Final EIR and consideration of the planning entitlements for the project. When the City confirms the date for the hearing, it will publish a public notice of the meeting date, time, and location in advance, as required by law. For further information, please contact **Margaret Stanzione**, Project Planner, at (510) 238-4932 or mstanzione@oaklandnet.com