



# CITY OF OAKLAND

Department of Planning, Building & Neighborhood Preservation  
Planning & Zoning Division  
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

## COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING FOR THE SAFeway REDEVELOPMENT PROJECT (BROADWAY @ PLEASANT VALLEY AVENUE)

**PROJECT TITLE:** Safeway Redevelopment Project  
**PROJECT SPONSOR:** Property Development Centers, Inc. (an affiliate of Safeway, Inc.)  
**PROJECT LOCATION:** 5050-5100 Broadway, Oakland, CA (APN 014-1242-002-03 & 014-1242-005-07)  
**CASE NO.** CMDV09-135; CP09-090; ER09-007

**DESCRIPTION OF PROJECT:** The Project involves the redevelopment of the existing Rockridge Shopping Center, including the demolition of all 185,500 square feet of existing buildings on the site and the construction of a new Safeway store and other retail, office, and restaurant space, totaling approximately 322,500 square feet of commercial space (293,200 square feet of gross leasable floor area and an additional 29,300 square feet of common space). A total of approximately 967 off-street parking spaces are proposed. Parking would be located in surface parking lots, on the rooftop of the new Safeway store, and in a three-level parking garage located above commercial space. Also proposed are modifications to streets in the project vicinity including changes to the Broadway/51<sup>st</sup> Street/Pleasant Valley Avenue, Pleasant Valley Avenue/Gilbert Street, Broadway/Coronado Avenue, and Broadway/College Avenue intersections. The project site is not listed on the Cortese List of hazardous materials sites.

**ENVIRONMENTAL REVIEW:** A Draft Environmental Impact Report (DEIR) has been prepared for the Project under the requirements of the California Environmental Quality Act (CEQA) pursuant Public Resources Code Section 21000 *et. seq.* The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emission; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use, Plans and Policies; Mineral Resources; Noise and Vibration; Population and Housing; Recreation; Transportation, Circulation and Parking; and Utilities and Public Services. The Draft EIR identifies significant unavoidable environmental impacts related to Transportation, Circulation and Parking. Copies of the DEIR are available for review or distribution to interested parties at no charge at the Department of Planning, Building and Neighborhood Preservation, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor Zoning Counter, Oakland, CA, 94612, Monday through Friday, 8:00 a.m. to 4:00 p.m. (Wednesday 9:30 a.m. to 4:00 p.m.). The DEIR may also be reviewed at the following website: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>.

### **PUBLIC HEARING:**

The City Planning Commission will conduct a public hearing on the DEIR and the project on **February 20, 2013**, at **6:00 p.m.** in the Sgt. Mark Dunakin Hearing Room (Hearing Room 1), City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.

The City of Oakland is hereby releasing the DEIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the DEIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the DEIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing. Please address all written comments to Darin Ranelletti, Planner III, City of Oakland, Department of Planning, Building and Neighborhood Preservation, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA, 94612; (510) 238-6538 (fax); or e-mailed to [dranelletti@oaklandnet.com](mailto:dranelletti@oaklandnet.com). Comments should be received no later than **4:00 p.m.** on **February 25, 2013**. Please reference case number ER09-007 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Department of Planning, Building and Neighborhood Preservation on or prior to **4:00 p.m.** on **February 25, 2013**. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision on the project at a later meeting date to be scheduled. For further information, please contact Darin Ranelletti, Planner III, at (510) 238-3663 or [dranelletti@oaklandnet.com](mailto:dranelletti@oaklandnet.com).

January 11, 2013

SCOTT MILLER  
Interim Planning and Zoning Director  
Environmental Review Officer