

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022020362

Project Title: City of Piedmont 2023-2031 Housing Element Implementation Project

Lead Agency: City of Piedmont

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Project Location: City of Piedmont, Alameda County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed 2023-2031 Housing Element Implementation Project would amend the City of Piedmont's General Plan (Land Use Element and other elements) and amend Chapter 17, Planning and Land Use, of the Piedmont City Code to implement the City's 2023-2031 Housing Element. The Housing Element is designed to allow for the capacity to build housing in accordance with the Regional Housing Needs Allocation (RHNA) assigned to Piedmont. The proposed project includes development of a specific plan in the Moraga Canyon Specific Plan (MCSP) area. The proposed project also includes updates to the Environmental Hazards Element to implement the 2023-2031 Housing Element and reflect recent changes in State law. Further, the proposed project includes updates to other elements of the General Plan's to achieve internal consistency, implement the Housing Element, and reflect regulatory changes since original adoption of the General Plan. Amendments to other General Plan elements include amendments to including the: Transportation Element; Parks, Recreation, and Open Space Element; Community Services and Facilities Element; Design & Preservation Element, and Natural Resources and Sustainability Element. The Draft EIR studies the future buildout of the proposed project, including development on particular sites identified for growth during the 6th Cycle in the Housing Element and sites within zoning districts subject to zoning amendments, and impacts as a result of programs intended to increase housing production in all areas of Piedmont. Overall, the Draft EIR assumes 1,048 units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Approval of the proposed project would not approve any physical development (e.g., construction of housing or infrastructure). However, the Draft EIR assumes that such actions are reasonably foreseeable future outcomes of the Housing Element Implementation project. As such, the Draft EIR evaluates the potential physical environmental impacts that could result from future development and implementation of a specific plan facilitated by the proposed project in accordance with CEQA Guidelines Section 15168.

The Draft EIR found that the proposed project would have no physical environmental impacts related to agriculture and forestry resources and mineral resources. Impacts related to aesthetics, air quality, biological resources, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, and tribal cultural resources, would be less than significant. Impacts related to geology and soils and hazard and hazardous materials would be potentially significant but mitigable to less than significant. Impacts to historical resources, greenhouse gas (GHG) emissions, construction noise, wildfire, transportation, and utilities and service systems and cumulative historical resources, GHG emissions, construction noise, wildfire, transportation, and utilities and service systems impacts would be significant and unavoidable.

Required mitigation includes MCSP-GEO-1 (Geotechnical Assessment for Moraga Canyon Specific Plan Area), MCSP-HAZ-1 (Property Assessment - Phase I and II ESAs), MCSP-HAZ-2 (Soil Management Plan), MCSP-HAZ-3 (Remediation), and W-1 (Incorporation of Evacuation Analysis Recommendations).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy include comments received during the Notice of Preparation scoping period. Issues raised as areas of concern include public services impacts, parks and recreation impacts, biological resources impacts, wildfire hazards, geology and soils impacts, utilities impacts, and transportation impacts.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the project at this time.