



# CITY OF PIEDMONT

## CALIFORNIA

### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CITY OF PIEDMONT 2023-2031 HOUSING ELEMENT IMPLEMENTATION PROJECT

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Notice is hereby given that the City of Piedmont has prepared a Draft Environmental Impact Report (EIR) for the 2023-2031 Housing Element Implementation Project (“the project”) and is requesting comments on the Draft EIR. The Draft EIR is a program-level EIR and addresses the potential physical environmental effects of the Project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA).

A copy of the Draft EIR is available for review at the City’s offices at 120 Vista Ave, Piedmont, CA 94611. The Draft EIR is also available for review and download on the City’s website: <https://www.piedmontishome.org/housing-element-update>.

This notice is being sent to the California State Clearinghouse, Alameda County Clerk, adjacent cities, and other interested parties and individuals who have indicated they would like to review the Draft EIR.

**PROJECT TITLE:** City of Piedmont 2023-2031 Housing Element Implementation Project

**PROJECT SPONSOR:** City of Piedmont

**PROJECT LOCATION:** The study area considered in Draft EIR includes the entire city of Piedmont (hereinafter referred to as “City” or “Piedmont”), which encompasses approximately 1.7 square miles. The City of Piedmont is located in the East Bay of the San Francisco Bay Area in northern Alameda County. Piedmont is completely surrounded by the City of Oakland. The city encompasses approximately 1.7 square miles with a population of approximately 11,300 residents and 4,000 housing units. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, there are several sites on a list enumerated under Section 65962.5 of the Government Code in Piedmont.

**PROPOSED PROJECT DESCRIPTION:** The proposed 2023-2031 Housing Element Implementation Project (“proposed project”) project would amend the City of Piedmont’s General Plan, including the Land Use Element and other elements, and amend Chapter 17, Planning and Land Use, of the Piedmont City Code (PCC) to implement the City’s 2023-2031 Housing Element. The 2023-2031 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 amendments to Chapter 17 include revisions to division 17.02 Title, Intent, City Charter in Article 1, General Provisions; modifications to the permitted and conditional uses and development standards in Article 2, Zoning Districts; modifications to provisions related to parking, density bonus, accessory dwelling units, SB 9, conditional use permits, emergency shelters, and lot mergers in

Article 3, Special Regulations; modifications to Article 5, Definitions and Measurements; and other conforming revisions.

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 (which serves as the Safety Element of the General Plan) 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 2023-2031 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 housing units associated with the proposed project, although specific development cannot be determined at this time. Therefore, the Draft EIR is a program-level EIR.

There are sites in the City of Piedmont that appear on one or more of the lists of sites enumerated under Section 65962.5 of the California Government Code.

More information about the proposed project can be found on the City's website:

<https://www.piedmontishome.org/housing-element-update>

**PUBLIC COMMENT PERIOD:** The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from project implementation.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR.

The public comment period for the Draft EIR will begin on November 3, 2023 and end on **December 18, 2023** (a 45-day public review period). Comments may be submitted by mail or email by 5:00 p.m. on **December 18, 2023**. Please include the name of the contact person and contact information for your agency, and direct your comments to:

**Mail:** *Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611*

**Email:** *kjackson@piedmont.ca.gov*

**POTENTIAL ENVIRONMENTAL EFFECTS:** 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.



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Kevin Jackson, Planning & Building Director  
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