



CITY OF PIEDMONT CALIFORNIA

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY – NEGATIVE DECLARATION FOR THE PROPOSED CITY OF PIEDMONT 2023-2031 6th CYCLE HOUSING ELEMENT UPDATE

Notice is hereby given that the City of Piedmont has prepared an Initial Study-Negative Declaration (IS-ND) for the City's 2023-2031 6th Cycle Housing Element update ("the project") and is requesting comments on the IS-ND. The IS-ND was prepared by the City of Piedmont, which is the Lead Agency for the project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

In accordance with CEQA Guidelines section 15082, this Notice of Intent (NOI) is being sent to the California State Clearinghouse, Alameda County Clerk, responsible agencies, trustee agencies, adjacent cities, and is being made available to members of the public including individuals and organizations to solicit comments on the scope and content of the analysis in the IS-ND.

PUBLIC REVIEW PERIOD: A 30-day public review period will begin on Friday, December 9, 2022, and will end on Sunday, January 8, 2023. Responses to this NOI and any questions or comments should be directed in writing to: Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611; or kjackson@piedmont.ca.gov. Comments on the NOI must be received at Piedmont City Hall **on or before Sunday, January 8, 2023.**

AVAILABILITY OF CEQA DOCUMENT: Copies of the Draft Initial Study–Negative Declaration are available for review at City offices located at City Hall, 120 Vista Avenue Piedmont, California 94611 and online at the homepage of the City website at <https://piedmont.ca.gov/>

PUBLIC HEARINGS: The City of Piedmont will conduct a Planning Commission meeting to consider the IS-ND and the proposed Housing Element on January 9, 2023, or a later date. Interested parties may check the Planning Commission website to confirm the meeting date, time, and agenda and for information about how to join the meeting: https://www.piedmont.ca.gov/government/commissions__committees/planning_commission

The City Council is also anticipated to take public comments and consider the Initial Study/Negative Declaration and the proposed Housing Element on January 23, 2023, or a later date. Interested parties may check the City Council website to confirm the meeting date, time, and agenda and for information about how to join the meeting: <https://piedmont.hosted.civiclive.com/cms/One.aspx?portalId=13659823&pageId=14120431>

PROJECT LOCATION: The project, which is an update to the Housing Element of the Piedmont General Plan, is applicable to the entire City of Piedmont (citywide). 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 of Piedmont encompasses approximately 1.7 square miles with a population of approximately 11,300 residents and approximately 4,000 housing units.

LISTS OF SITES ENUMERATED UNDER SECTION 65962.5 of the GOVERNMENT CODE: Pursuant to Section 15087(c)(6) of the CEQA Guidelines, there are 86 sites in or adjacent to Zones A, B, C, D, and E on a list enumerated under Section 65962.5 of the Government Code.

PROPOSED PROJECT DESCRIPTION and BACKGROUND: The proposed project consists of a comprehensive update to the Housing Element. The Housing Element is one of the seven state-mandated elements of the local General Plan and is required by the State of California to be updated every eight years. The City of Piedmont is preparing the 2023-2031 6th Cycle Housing Element update to comply with the legal mandate that requires each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It provides the City of Piedmont with a comprehensive strategy for promoting the production of safe, decent, and affordable housing, and for affirmatively furthering fair housing during the housing cycle. The Housing Element update establishes goals, policies, and actions to address the existing and projected housing needs in Piedmont. The proposed Housing Element update does not propose any specific development project and adoption of the proposed Housing Element update would not approve any physical development (e.g., construction of housing or infrastructure). The goals, policies, and actions in the Housing Element are required to meet Piedmont's Regional Housing Needs Allocation (RHNA). Piedmont's RHNA requires 587 new housing units, including 257 new units for residents in the extremely low, very low, and low-income categories.

More information about the proposed Housing Element update project can be found on the City's Housing Element website at: <https://www.piedmontishome.org/>

ENVIRONMENTAL DETERMINATION: The City of Piedmont has completed an Initial Study – Negative Declaration (IS-ND) for the proposed project. The IS-ND concluded that the project would have no impacts in the various topic areas required by CEQA Guidelines Appendix G, including Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. As such, the City of Piedmont has determined that an Initial Study- Negative Declaration is the appropriate CEQA assessment.



Kevin Jackson, Planning & Building Director

Date of Distribution: December 6, 2022

Date of Publication: December 9, 2022 (Piedmonter Newspaper; City websites)