



# 2023-2031 Housing Element

## Initial Study – Negative Declaration

*prepared by*

**City of Piedmont**

120 Vista Avenue

Piedmont, California 94611

Contact: Kevin Jackson, AICP, Director of Planning & Building

*prepared with the assistance of*

**Rincon Consultants, Inc.**

449 15th Street, Suite 303

Oakland, California 94612

**December 2022**

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**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

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# Acronyms and Abbreviations

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AB	Assembly Bill
ABAG	Association of Bay Area Governments
ADU	Accessory Dwelling Unit
BAAQMD	Bay Area Air Quality Management District
BFE	Base Flood Elevations
BMPs	best management practices
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CFGC	California Fish and Game Code
CH <sub>4</sub>	Methane
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CO <sub>2</sub>	Carbon Dioxide
CO <sub>2</sub> e	Carbon Dioxide Equivalent
CRHR	California Register of Historical Resources
CWA	Clean Water Act
DOC	California Department of Conservation
DOF	Department of Finance
DTSC	Department of Toxic Substances Control
EBCE	East Bay Community Energy
EDMUD	East Bay Municipal Utility District
EPA	US Environmental Protection Agency
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas
GIS	Geospatial Information Systems
GSA	Groundwater Sustainability Agency
GWP	Global Warming Potential
HCD	California Department of Housing and Community Development
HFCs	Hydrofluorocarbons
IPCC	Intergovernmental Panel on Climate Change
LHMP	Local Hazard Mitigation Plan

City of Piedmont  
**2023-2031 Housing Element**

LRA	Local Responsibility Area
MGD	Million Gallons per Day
MRP	Municipal Regional Stormwater Permit
MT	Million tons
N <sub>2</sub> O	Nitrous Oxides
NAHC	California Native American Heritage Commission
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PCC	Piedmont City Code
PFCs	perfluorocarbons
PFD	Piedmont Fire Department
PG&E	Pacific Gas and Electric
PPV	Peak Particle Velocity
PUSD	Piedmont Unified School District
RHNA	Regional Housing Needs Allocation
RMS	root mean square
SB	Senate Bill
SEMS	Standardized Emergency Management System
SF <sub>6</sub>	sulfur hexafluoride
SFAAB	San Francisco Bay Area Air Basin
SFHA	Special Flood Hazard Areas
SFWQCB	San Francisco Bay Regional Water Quality Control Board
SLF	Sacred Land File
SR	State Route
SVP	Society of Vertebrate Paleontology
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
WTP	Water Treatment Plan
WUI	Wildland Urban Interface

# Initial Study

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## 1. Project Title

City of Piedmont 2023-2031 Housing Element

## 2. Lead Agency/Project Sponsor Name and Address

City of Piedmont  
120 Vista Avenue  
Piedmont, California 94611  
(510) 420-3040

## 3. Contact Person and Phone Number

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## 4. Project Location and Existing Setting

The study area includes the entire City of Piedmont (hereinafter referred to as “City” or “Piedmont”). Piedmont is located in the East Bay region of the San Francisco Bay Area in northern Alameda County and encompasses approximately 1.7 square miles. Piedmont is completely surrounded by the City of Oakland, bordering the Oakland neighborhoods of the Piedmont Avenue District to the northwest, Montclair District to the east, and Crocker Highlands, Lakeshore, and Grand Lake Districts to the south and west.

The regional location of Piedmont is shown in Figure 1 and the city limits are show in Figure 2.

### Existing Setting

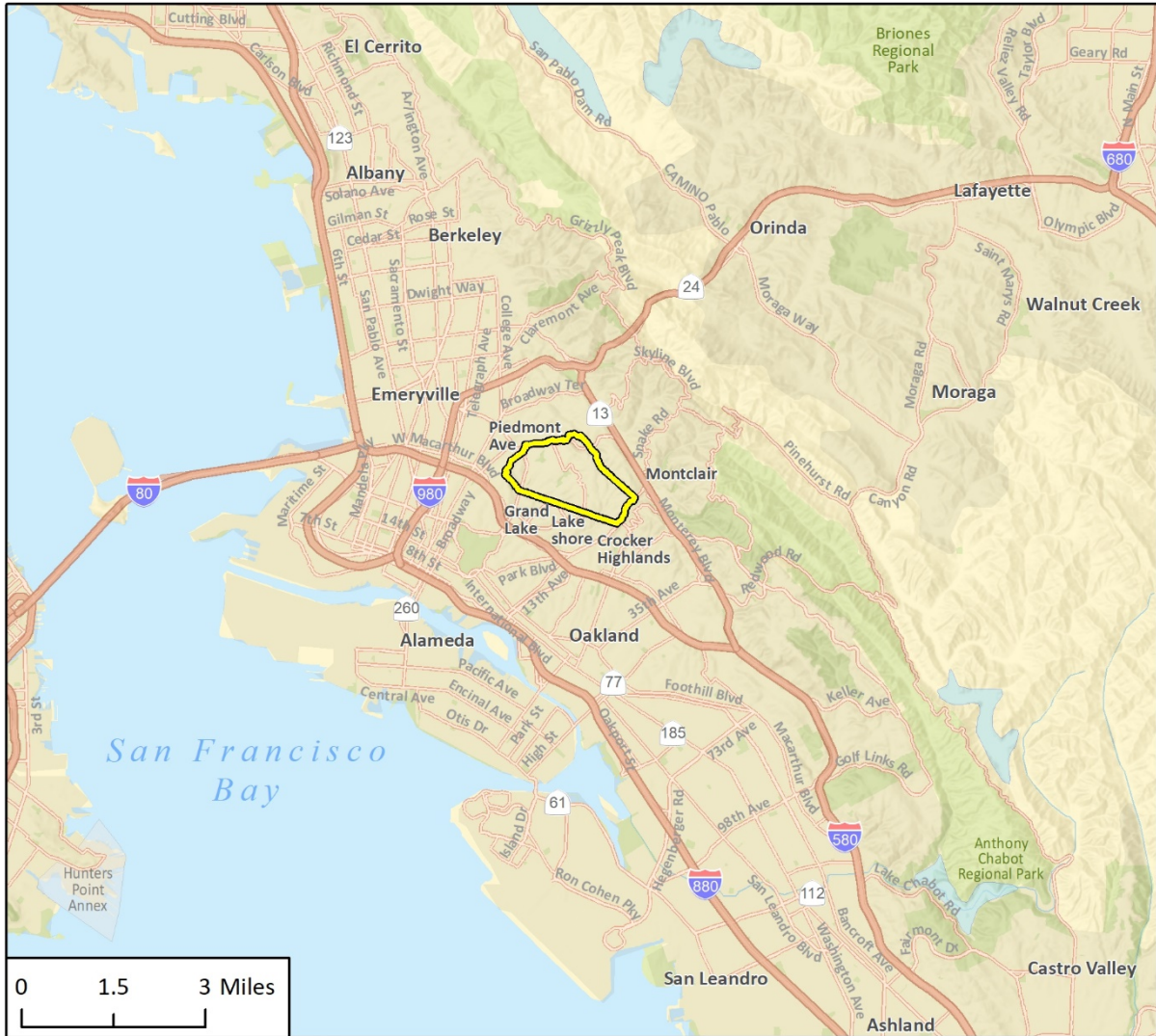
Piedmont includes primarily single-family residential uses (approximately 68 percent of Piedmont) with the remainder occupied by schools, civic buildings, religious institutions, parks and open space, and commercial uses. There are no industrial uses in the city. Piedmont contains five city parks and other landscaped areas with wooded paths, tennis courts, children’s playgrounds, and picnic facilities. Topography in the city is variable due to its setting within the greater East Bay Hills area. Land in Piedmont is almost entirely developed; its landlocked setting has influenced its historic development patterns and affects its potential for new housing and employment.

The housing stock of Piedmont in 2020 was made up of 3,714 (93.3 percent) single-family detached homes, 69 (1.7 percent) single-family attached homes, 117 (2.9 percent) multifamily homes with 2 to 4 units, 79 (2.0 percent) multifamily homes with 5 or more units, and no mobile homes.


The greatest concentration of non-residential uses is in the Civic Center area, where a mix of commercial, public, open space, religious, and residential uses is present. The only other area with a concentration of non-residential uses is along Grand Avenue, extending west to Beach School, Linda



Figure 1 Regional Location



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 City of Piedmont

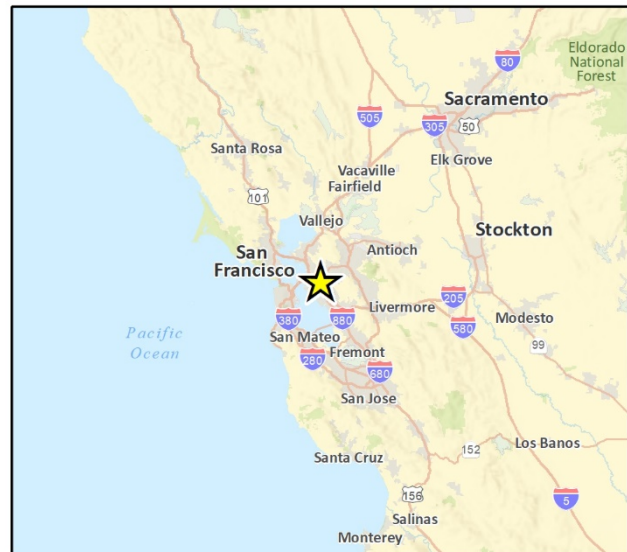


Fig 1 Regional Location

Figure 2 City of Piedmont Location



Park, and the new Piedmont Station townhouses on the site of a former Pacific Gas & Electric (PG&E) substation. This is also where most of Piedmont’s multi-family housing is located. Open space uses are scattered around Piedmont, with the highest acreage in Moraga Canyon (City of Piedmont 2009).

## 5. 2023-2031 Housing Element Description

The proposed project, herein referred to as the “proposed Housing Element Update” or “proposed project,” would amend the City of Piedmont’s General Plan (hereinafter referred to as the “2009 General Plan”) by replacing the current Housing Element with the proposed 2023-2031 Housing Element. The proposed Housing Element establishes programs, policies, and actions to further the goal of meeting the existing and projected housing needs of all income levels of households in the Piedmont community and provides evidence of the City’s ability to accommodate the Regional Housing Needs Allocation (RHNA) through the year 2031, as established by the Association of Bay Area Governments (ABAG).

### **Background and History**

The Housing Element is one of the State-mandated elements of the General Plan. The current Housing Element was adopted in December 2014 and is in effect through 2023. The Housing Element identifies Piedmont’s housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City’s housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities).

The proposed Housing Element Update would bring the element into compliance with State legislation passed since adoption of the 2015-2023 Housing Element and with the current RHNA. In December 2021, the ABAG Executive Board adopted the 6<sup>th</sup> Cycle Final RHNA, which includes a fair share allocation for meeting regional housing needs for each community in the ABAG region.

### **Housing Element Update Components**

The proposed 2023-2031 Housing Element Update includes the following components, as required by State law:

- **Evaluation of the 2015-2023 Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the 2015 Housing Element that compares projected outcomes with actual achieved results.
- **Demographics and Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, unhoused persons, large households, and female-headed households.
- **Housing Capacity Analysis and Methodology:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City’s fair share of regional housing needs across all income levels.
- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.

- **Constraints to Housing Production:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).
- **Housing Plan:** This section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City’s share of the RHNA.

## Regional Housing Needs Allocation

The RHNA is a California State Housing Law requirement that is part of the periodic process of updating local general plan housing elements. It is a process that determines existing and projected housing need (i.e., RHNA allocation) for all jurisdictions in the state (including cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, affordability, and help achieve greenhouse gas (GHG) emission reductions from cars and light trucks. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2023-2031).

The proposed Housing Element Update would bring the element into compliance with State legislation passed since adoption of the 2014-2023 Housing Element and with the current ABAG RHNA. ABAG has allocated the region’s 441,176 housing unit growth needs among each city and county in its region through a process called the RHNA. Piedmont’s RHNA allocation for the 2023-2031 planning period (6<sup>th</sup> RHNA cycle) is 587 units, as shown in Table 1, which is distributed among four income categories (ABAG 2021). This allocation would be met partially with accessory dwelling units (ADU). ADUs are built on properties with existing single-family or multi-family residences and are limited in terms of square footage and location. The City estimates that ADUs would add 160 dwelling units to housing inventory by 2023.

**Table 1 RHNA Allocation and Percentage of Income Distribution for Piedmont**

Income Level	Percent of Area Median Income (AMI)	Units	Percent
Extremely Low and Very Low	<50%	163	27.8%
Low	50-80%	94	16.0%
Moderate	80-120%	92	15.7%
Above Moderate	>120%	238	40.5%
<b>Total</b>	–	<b>587</b>	<b>100.0%</b>

Source: ABAG 2021

## Meeting the RHNA

Table 2 summarizes the City’s methods for satisfying its RHNA. The City has not identified enough units through RHNA credits (projected ADU development and approved or entitled projects) to meet its 6<sup>th</sup> Cycle RHNA for the four income categories and for total units. To identify enough sites for RHNA, the City prepared an inventory of sites available and suitable for housing development. The Sites Inventory includes capacity for 484 units. Overall, the City has capacity for 644 units across all income categories, resulting in a 10 percent, or 58 unit, excess over RHNA.

**Table 2 Strategy to Address Regional Housing Needs**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>RHNA</b>	<b>163</b>	<b>94</b>	<b>92</b>	<b>238</b>	<b>587</b>
Approved/Entitled Projects	–	–	–	1	1
Accessory Dwelling Units (ADUs)	48	48	48	16	160
Sites Inventory <sup>1,2</sup>	180 <sup>3</sup>		67	237	484
<b>Total Capacity</b>	<b>276</b>		<b>115</b>	<b>253</b>	<b>644</b>
<b>Surplus</b>	<b>19</b>		<b>23</b>	<b>16</b>	<b>58</b>

1. See Appendix B of the Housing Element, Table B-10 for the complete inventory
  2. See Appendix B of the Housing Element, Section B.3.1 for information on the Specific Plan
  3. For calculation purposes, extremely low, very low, and low-income totals were grouped.
- Source: City of Piedmont, LWC 2022

The Housing Element discusses meeting the City’s RHNA through the following means:

- Vacant and non-vacant sites identified in the Housing Element Sites Inventory
- Permitted density changes
- Specific Plan for four City-owned parcels in northeastern Piedmont
- ADUs

These are further discussed in the following sections.

### *Vacant and Underutilized Sites*

The proposed Housing Element Update identifies vacant and underutilized parcels suitable to meet the RHNA allocation during the 2023-2031 period. Parcels were determined to be vacant based on City GIS data, which classified vacant parcels from a previous vacant land inventory. Then City staff reviewed each parcel by APN and address to confirm vacant status of all parcels.

Since land in Piedmont is generally developed, the City also identified nonvacant sites to analyze in the sites inventory. Parcels that were considered during this phase included:

- Churches and church parking lots (AB 1851: Bill signed on September 28, 2020, outlining parking requirements for religious institution affiliated housing development projects)
- City-owned land (subject to replacement or relocation of facilities for city operations)
- Multiple sites under the same ownership
- Parking lots
- Public land (e.g., EBMUD properties)

- Underutilized commercial and mixed-use sites

Nonvacant sites are relied on to accommodate more than 50 percent of Piedmont’s lower income RHNA. Nonvacant parcels primarily include relatively large properties (over 0.5 acre) irrespective of current use, underutilized sites with surface parking and commercial buildings where the existing uses are of marginal economic viability, or the structures are at or near the end of their useful life. To count toward the RHNA allocation, sites must be in a land use category that meets a minimum residential density standard, have a minimum lot size, and be either vacant or not been developed to the maximum capacity allowed by the zoning category and can provide the potential for more residences on a site. Minimum residential density includes proposed increases to zoning parameters, including 20 percent density bonus, as discussed below.

### *Proposed Density Changes*

Under State law, when a local jurisdiction cannot demonstrate that there are sufficient vacant or underutilized sites to adequately meet their RHNA allocation, a ‘rezoning program’ must be put into place. A zoning amendments program ensures that there are enough sites with sufficient densities to address the housing need identified through the RHNA. Rezoning means changing the zoning designation of land to increase areas or zoning districts with higher permitted residential densities (changing land from a single-family zone to multi-family zone, for example).

The proposed Housing Element Update does not involve rezoning but does include programs that call for increasing density allowances for housing in zones A, B, C, and D to facilitate the construction of new housing. These programs would take place after adoption of the Housing Element and will require additional environmental compliance.

The programs include:

- **Religious Institution Affiliated Housing in Zone A:** Program 1.D of the proposed Housing Element calls for amendments to the Zoning Ordinance to allow religious institution affiliated housing development projects by right in Zone A as accessory to a permitted religious institution use, allow these uses at densities up to 21 units per acre, and update the parking requirements consistent with State law.
- **Increasing Allowed Density in Zone B (Public Facilities Zone):** Program 1.F of the proposed Housing Element calls for a Zoning Ordinance amendment to increase the allowed density in Zone B to 60 dwelling units per acre maximum.
- **Increasing Allowed Density in Zone C (Multi-Family Residential):** Program 1.G of the proposed Housing Element calls for a Zoning Ordinance amendment to increase the maximum allowed residential density in Zone C to 60 dwelling units per acre.
- **Increasing Allowed Density in Zone D (Commercial/Mixed Use Zone).** Program 1.H of the Housing Element calls for a Zoning Ordinance amendment to allow residential densities up to 81 units per acre in Zone D.

### *Specific Plan*

Program 1.L in Section IV of the proposed Housing Element Update includes a potential Specific Plan for four City-owned parcels in Moraga Canyon located in the northeastern portion of Piedmont. One approximately 12-acre site on the northern side of Moraga Avenue is currently utilized for a combination of uses such as City vehicle storage, Coaches Field (soccer/soft ball fields), a skate park, recreational parking, and temporary sales including a tree lot. Nearly 7 acres of this site is

undeveloped, with a significant portion with steep grades extending north to the city limits. The site is off of Moraga Avenue at Red Rock Road. Directly to the east, along and north of Moraga Avenue is another City-owned 1.5-acre site which is currently vacant and partially developed with a small parking lot. On the south side of Moraga Avenue are two City-owned parcels that together total just under 5 acres that comprise an open space area known as Blair Park. In conjunction with on-going on-site City facilities and services, these four sites provide a viable development opportunity for mixed-income residential uses in a variety of house forms, including single family, duplex, and multi-family types.

*Accessory Dwelling Units (ADUs)*

ADUs, also referred to as granny flats or secondary units, provide an affordable housing option and are an important tool to help meet the housing needs in communities.<sup>1</sup> The proposed Housing Element Update includes programs for the City to incentivize and promote ADUs, such as by new incentives for rent-restriction ADUs that are affordable to low and very low income households and by requiring the construction of an ADU or Junior ADU with the construction of a new residence, whether on vacant property or on any property that is proposed to be redeveloped.

**Housing Element Update Goals and Policies**

Table 3 includes a full list of Housing Element Update goals and associated policies.

**Table 3 Piedmont Housing Element Goals and Policies**

<b>Topic</b>	<b>Goals and Supportive Policies</b>
<b>Goal 1: New Housing Construction</b>	
Policy 1.1: Adequate Sites	Maintain an adequate number of sites and opportunities for the development of housing consistent with the Regional Housing Needs Allocation.
Policy 1.2: Housing Diversity	Continue to maintain planning, zoning, and building regulations that accommodate the development of housing for households at all income levels.
Policy 1.3: Promoting Residential Use	Continue to allow residential uses in all of Piedmont’s zoning districts.
Policy 1.4: Context-Appropriate Programs	Participate in those State and federal housing assistance programs that are most appropriate to Piedmont’s character and that recognize the unique nature of affordable housing opportunities in the City.
Policy 1.5: Accessory Dwelling Units	Continue to allow accessory dwelling units “by right” in all residential zones within the City, subject to dimensional and size requirements, parking standards, and an owner occupancy requirement for either the primary or secondary unit.
Policy 1.6: Accessory Dwelling Units in New or Expanded Homes	Strongly encourage the inclusion of accessory dwelling units when new homes are built and when existing homes are expanded.
Policy 1.7: Housing in Commercial Districts	Ensure that local zoning regulations accommodate multi-family residential uses on commercial properties in the City, including the addition of apartments to existing commercial buildings.
Policy 1.8: Mobile and Manufactured Housing	As required by State law, allow mobile and manufactured housing on all residential areas in the City, subject to the same standards as other homes in that Zone.

<sup>1</sup> The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. In January 2020, the City Council adopted an ordinance amending the City’s Zoning Ordinance to comply with the latest State laws governing ADUs and Junior ADUs (JADUs). The City’s ADU ordinance allows (City Code Division 17.38 Accessory Dwelling Units) for units up to 1,000 square feet and up to 50 percent of the living area of the primary unit.

Topic	Goals and Supportive Policies
Policy 1.9: Maintaining Buildable Lots	Discourage lot mergers, lot line adjustments, and other changes to legally conforming parcels which would reduce the number of buildable lots in the City, except when consolidating lots for multi-family housing production. Encourage lot splits where feasible.
Policy 1.10: Intergovernmental Coordination	Coordinate local housing efforts with the California Department of Housing and Community Development, the County of Alameda, and adjacent cities. Where City-sponsored housing programs are infeasible due to limited local resources, explore the feasibility of participating in programs initiated by other jurisdictions.
Policy 1.11: Intergovernmental Coordination	Coordinate local housing efforts with the California Department of Housing and Community Development, the County of Alameda, and adjacent cities. Where City-sponsored housing programs are infeasible due to limited local resources, explore the feasibility of participating in programs initiated by other jurisdictions.
Policy 1.12: Multi-family Housing City Service Fee	Require developers of multi-family housing, including mixed-use multi-family housing, to contribute to the costs of City services and infrastructure.
Policy 1.13: Remediation Grants	Pursue grants to support remediation and the study feasibility of redevelopment of non-vacant sites, including brownfields, gas stations, and other sites with re-use opportunities.
<b>Goal 2: Housing Conservation</b>	
Policy 2.1: Encouraging Private Reinvestment	Strongly encourage private property owner reinvestment in the City's housing stock.
Policy 2.2: Public Funds for Housing Maintenance	Support housing stock maintenance and repair through government funding such as Community Development Block Grants when private funding is not available.
Policy 2.3: Availability of Small, More Affordable Homes	Encourage the preservation of Piedmont's existing stock of small homes and historic homes. Promote the affordability of smaller-sized homes
Policy 2.4: Code Enforcement	Enforce local building codes to ensure that housing is safe and sanitary and to protect the character of Piedmont neighborhoods. Promptly investigate all reports of nuisances and require the abatement of such situations, as needed.
Policy 2.5: Use of Original Materials	Allow the use of original materials and methods of construction when alterations to homes are proposed unless a health or safety hazard would occur.
Policy 2.6: Preservation of Multi-Family Housing	Preserve existing multi-family rental housing, including non-conforming multi-family units in the single-family zone. Require the review of permits that would demolish a housing unit, including non-conforming units in the single-family zone.
Policy 2.7: Home Occupations	Continue to encourage Piedmont residents to maintain home offices as a means of making housing more affordable for persons who would otherwise need to rent office space outside the home.
Policy 2.8: Conservation of Rental Housing Opportunities	Conserve rental housing opportunities by monitoring and limiting the use of existing or potential rental properties, such as accessory dwelling units and rooms in shared homes, for short-term stays.
<b>Goal 3: Affordable Housing Opportunities</b>	
Policy 3.1: Rent-Restricted Accessory Dwelling Units	Encourage the creation of rent restricted accessory dwelling units for low and very low-income households through incentive-based programs such as reduced parking requirements and more lenient floor area standards.
Policy 3.2: Occupancy of Permitted Accessory Dwelling Units	Encourage property owners with registered accessory dwelling units to actively use these units as rental housing rather than leaving them vacant or using them for other purposes.
Policy 3.3: Legalization of ADUs	Allow for and offer incentives for owners of unintended and/or illegal accessory dwelling units to apply for permits to convert into a permitted unit.



Topic	Goals and Supportive Policies
Policy 3.4: Accessory Dwelling Unit Building Regulations	Maintain building code regulations which ensure the health and safety of accessory dwelling unit occupants and the occupants of the adjacent primary residence. Implement Building Code regulations intended to facilitate “tiny home” construction.
Policy 3.5: Density Bonuses	Consistent with State law, allow density bonuses (such as allowances for additional square footage or lot coverage) for multi-family projects which incorporate affordable or special needs housing units.
Policy 3.7: Room Rentals	Continue to allow the renting of rooms in private homes to provide housing opportunities for single people. Recognize the potential for rented rooms to meet the housing needs of single low income, very low income, and extremely low-income Piedmont residents.
Policy 3.8: Inclusionary Housing	Encourage the provision of affordable housing as part of market rate multi-family housing projects.
<b>Goal 4: Elimination of Housing Constraints</b>	
Policy 4.1: Communicating Planning and Building Information	Encourage public understanding of the planning and building processes in Piedmont to facilitate permit processing and reduce project costs and delays.
Policy 4.2: Planning and Building Standards	Ensure that planning and building standards, development review procedures, and fees do not form a constraint to the development, conservation, and rehabilitation of housing, or add unnecessarily to the cost of building or improving housing.
Policy 4.3: Expedient Permitting	Promote the expeditious processing and approval of residential projects that are consistent with the General Plan, the Zoning Ordinance, and Objective Design Standards and Design Guidelines (for projects that do not add a new housing unit).
Policy 4.4: Updating Standards and Codes	Maintain updated codes and standards for residential development to reflect changes in State and federal law, new technology, and market trends.
Policy 4.5: Code Flexibility	Allow certain development standards to be relaxed to accommodate affordable housing, where there is no threat the health, safety, and welfare of the City or potential for adverse impacts on the surrounding neighborhood.
Policy 4.6: Housing Coordinator	Designate the Planning and Building Director as the City’s Housing Coordinator.
Policy 4.7: Infrastructure Maintenance	Support the regular maintenance of infrastructure, including water, sewer, drainage, streets, and sidewalks, so that these facilities are available when new housing is proposed.
Policy 4.8: Infrastructure Prioritization for Lower Income Housing.	Consistent with Government Code §65589.7, prioritize water and sewer services to help meet Piedmont’s share of the regional share of lower-income housing units. Work with East Bay Municipal Utility District (EBMUD) water service.
Policy 4.9: Housing Finance Programs	Participate in appropriate County programs which address financial constraints for first time homebuyers, including down payment assistance, silent second mortgages, Mortgage Credit Certificates, and Mortgage Revenue Bonds.
<b>Goal 5: Special Needs Populations</b>	
Policy 5.1: Retrofits for Diminished Mobility of Piedmont Residents	Ensure that planning and building regulations accommodate the retrofitting of homes to meet the needs of aging or disabled residents.
Policy 5.2: Accessory Dwelling Units, Shared Housing, and Seniors	Encourage accessory dwelling units and shared housing as strategies to help seniors age in place. Accessory dwelling units and shared housing can provide sources of additional income for senior homeowners and housing resources for seniors seeking to downsize but remain in Piedmont.
Policy 5.3: Reasonable Accommodation	Provide reasonable accommodation for people with disabilities, including developmental disabilities, in the City’s rules, policies, practices and procedures related to zoning, permit processing and building codes.

Topic	Goals and Supportive Policies
Policy 5.4: Extremely Low-Income Residents	Strive to meet the needs of extremely low income Piedmont residents, especially single parents, seniors on fixed incomes, and persons in financial crisis or at risk of losing their homes.
Policy 5.5: Regional Approaches to Homelessness	Actively cooperate with and participate in regional discussions and programs addressing homelessness and the need for emergency shelter and supportive housing in the East Bay.
Policy 5.6: Foreclosure	Support State, regional, and countywide initiatives to reduce the risk of foreclosure and to assist those facing foreclosure.
Policy 5.7: Persons with Disabilities	Address the unique housing needs of Piedmont residents with disabilities, including those with developmental disabilities.
<b>Goal 6: Sustainability and Energy</b>	
Policy 6.1: Energy-Efficient Design	Require all new housing to be designed to encourage energy efficiency. Building design and construction methods should promote and support energy conservation.
Policy 6.2: Energy-Efficient Materials	Encourage major additions and remodeling projects to use windows, building materials, ventilation systems, and appliances which reduce home heating and cooling costs and conserve energy resources.
Policy 6.3: Weatherization	Encourage weatherization of existing homes to reduce heating and cooling costs and lower home energy bills.
Policy 6.4: Renewable Energy	Maintain development regulations which accommodate the installation of solar panels and other devices which result in lower energy costs for homeowners and renters.
Policy 6.5: Energy Retrofits	Support the use of federal, State, county, and utility-sponsored programs which provide financial assistance or incentives for energy retrofits.
Policy 6.6: Housing and Climate Change	Recognize the link between housing and climate change in the City's decision-making process. Specifically, the City should strive to create additional local housing opportunities for persons employed within Piedmont in order to reduce commuting and associated greenhouse gas emissions. A particular emphasis should be placed on housing for municipal and school district employees, since these are the largest employers in the City.
Policy 6.7: Water Conservation	Encourage drought-tolerant and bay friendly landscaping as a way to conserve water, reduce greenhouse gas emissions associated with water transportation, and reduce homeowner water bills, thereby freeing up more income for other purposes.

Source: City of Piedmont. Piedmont Draft 2023-2031 Housing Element.

## 6. Required Approvals

With recommendations from the Planning Commission, the City Council would need to take the following future discretionary actions in conjunction with the Housing Element Update:

- Adoption of the 2023-2031 Housing Element of the General Plan

The Draft Housing Element has been submitted to the HCD for review and comment. The City will seek certification of the Final Housing Element from the HCD subsequent to the City's adoption.

## 7. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

On December 9, 2021, the City of Piedmont contacted California Native American Tribal governments by sending an Assembly Bill (AB) 52 and Senate Bill (SB) 18 notification letter via email to tribes with an affiliation with the project area based on a list provided by the Native American Heritage Commission (NAHC). Under AB 52, Native American tribes have 30 days to respond and request further project information and request formal consultation. Under SB 18, Native American tribes have 90 days to respond to request consultation. The City did not receive a request for formal consultation under AB 52 or SB 18. Therefore, no California Native American Tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1.

## 8. Cumulative Scenario

In addition to the specific impacts of individual plans or projects, CEQA requires environmental documents to consider potential cumulative impacts of the proposed plan. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed plan or project and other nearby plans and projects. For example, traffic impacts of two nearby plans or projects may be less than significant when analyzed separately but could have a significant impact when analyzed together. Cumulative impact analysis allows the environmental document to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of plans or projects.

CEQA requires cumulative impact analysis to consider either a list of planned and pending plans and projects that may contribute to cumulative effects, or a forecast of future development potential. Because the proposed plan is a General Plan Housing Element update, cumulative impacts are treated differently than they would be for a specific development. For general plan amendments, *CEQA Guidelines* Section 15130 provides the following direction relative to cumulative impact analysis:

Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact.

Because the proposed Housing Element Update is essentially a set of goals and policies to enable future projects that could occur within the timeframe of the General Plan, the proposed Housing Element Update itself represents the cumulative development scenario for the reasonably foreseeable future in the City. Therefore, the analysis presented in this Initial Study generally represents a cumulative analysis of the City and the surrounding region over the Housing Element planning horizon of 2031.

In instances where other cumulative development in neighboring cities or a specific region (e.g., hydrologic region or air basin) could contribute to impacts generated by the proposed Housing Element Update, those impacts, as well as the context, are discussed in the cumulative impact discussion that follows the plan-specific impacts in each section.

The analysis included in each cumulative impact section analyzes whether, after implementation of mitigation that minimize environmental effects, the residual impacts of the proposed Housing Element Update would cause a cumulatively significant impact or would contribute considerably to existing or anticipated cumulatively significant effects. Where the proposed Housing Element Update would so contribute, additional mitigation is recommended where feasible.

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## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

## Determination

Based on this initial evaluation:

- I find that the proposed plan COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed plan could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed plan MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed plan MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed plan could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed plan, nothing further is required.

  
\_\_\_\_\_  
Signature

Kevin Jackson  
\_\_\_\_\_  
Printed Name

December 5, 2022  
\_\_\_\_\_

Date  
\_\_\_\_\_  
Planning & Building Director

\_\_\_\_\_  
Title

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance.

Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies. The City's terrain rises gently from west to east, with the steepest slopes located along canyons and ravines. The combination of knolls, low ridges, and valleys creates scenic vistas throughout the city (City of Piedmont 2009a).

Piedmont's visual image is largely defined by relatively large single-family homes constructed during the early 20<sup>th</sup> century. This is characterized by spacious front and rear yards, pedestrian oriented streets with sidewalks, large street trees, and a traditional development scale. Five neighborhood



typologies with different architectural styles are commonly found in the city: bungalow and cottage neighborhoods, streetcar suburbs, estate neighborhoods, hillside neighborhoods, and mid-century neighborhoods.

There are no designated or eligible State scenic highways in the City. The closest designated State scenic highway is Interstate 580 (I-580) located 0.3 mile west of the City, and the closest eligible State scenic highway is State Route 13 (SR 13), located 0.6 mile east of the City.

## **Impact Analysis**

### *a. Would the project have a substantial adverse effect on a scenic vista?*

A scenic vista is a view from a public place (roadway, designated scenic viewing spot, etc.) that is expansive and considered important. It can be obtained from an elevated position (such as from the top of a hillside) or it can be seen from a roadway with a longer-range view of the landscape. A viewshed is an area of the landscape visible from a particular location or series of points (e.g., an overlook or a trail, respectively).<sup>2</sup> A viewshed may be divided into viewing distances called foreground, middle ground, and background. Usually, the closer a resource is to the viewer, the more dominant it appears visually, and thus it has greater importance to the viewer than something farther away. A common set of criteria identifies the foreground as 0.25 to 0.5 mile from the viewer; the middle ground is 3 to 5 miles away, and the background extends away to the horizon.

An adverse effect would occur if a proposed plan would block or otherwise damage a scenic vista upon implementation. While the varying topography of Piedmont can block surrounding views, some long range scenic views are visible from public places throughout Piedmont. In particular, some of the housing sites may have background long-range views of the San Francisco Bay to the west.

Because the Housing Element Update is a policy document that does not involve or approve physical development (e.g., construction of housing or infrastructure), it would not result in impacts to scenic vistas. Further, future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific development review, including design review pursuant to Piedmont City Code (PCC) Division 17.66, to address potential impacts related to aesthetics. Development proposals would be subject to City regulations, including standards that govern scenic vistas. Future development would be required to comply with Action 27.A (Viewshed Ordinance) and Action 27.B (Rooftop Structures) of the Design and Preservation Element of the Piedmont General Plan, which outlines standards for neighborhood compatibility and guidelines for rooftop structures so views are not unreasonably obstructed. There would be no impact.

### **NO IMPACT**

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<sup>2</sup> United States Department of Transportation Federal Highway Administration. 2015. Guidelines for the Visual Impact Assessment of Highway Projects. [https://www.environment.fhwa.dot.gov/env\\_topics/other\\_topics/VIA\\_Guidelines\\_for\\_Highway\\_Projects.aspx](https://www.environment.fhwa.dot.gov/env_topics/other_topics/VIA_Guidelines_for_Highway_Projects.aspx) (accessed July 2022).

- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Scenic corridors consist of land visible from the highway right-of-way and are comprised primarily of natural features and landforms. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors are defined as corridors that possesses highly scenic and natural features, as viewed from the highway. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. Under the “Corridor Protection Program,” a city must adopt ordinances, zoning, and/or planning policies that are designed to protect the scenic quality of an officially designated corridor.

Because the Housing Element Update is a policy document that does not involve or approve physical development, it would not result in impacts to scenic resources. Further, future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review to address potential impacts related to scenic resources. Development proposals would be subject to City regulations, including standards that govern substantially damaging a state scenic corridor. There would be no impact.

**NO IMPACT**

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Housing Element Update does not propose specific projects but puts forth goals and policies that encourage housing and various aspects of new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not, in and of itself, result in impacts to visual character. Further, future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review, including design review, to address potential impacts related to visual character. Development proposals would be subject to the City’s Zoning Ordinance and adopted development guidelines, including standards that govern visual quality and community design. Goal 28 and associated policies of the Design and Preservation Element of the Piedmont General Plan aim to integrate new residential construction consistent with the neighborhood character, and outline requirements for scale, height, style, setbacks, garages, open space, and construction material. Future development would also be required to comply with PCC Section 3.22, which governs viewsheds and ensures the protection of views, as well as the City’s Zoning Ordinance, which lists design guidelines for Zones A through E of Piedmont. There would be no impact.

**NO IMPACT**

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts to light and glare. In addition, future development would be reviewed for consistency with regulations related to light and glare contained in the Chapter 17 (Planning and Land Use) of the PCC, which incorporate extensive design guidelines for single-family and multi-family residential development. Specifically, pursuant to Section 17.66.060, future projects requiring discretionary approval may not be approved unless the design of the project has little or no effect on the neighboring properties' access to direct and indirect light. Additionally, Policy 29.8 of the Design and Preservation Element of the Piedmont General Plan discourages excessive or overly bright exterior lighting that could interfere with motorist safety, and requires exterior lighting to be designed to avoid spillover on to adjacent properties. Therefore, there would be no impacts related to light and glare.

**NO IMPACT**

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Piedmont is completely surrounded by the City of Oakland and is primarily a residential community. According to the California Department of Conservation (DOC), Piedmont is entirely covered with urban and built-up land and does not contain agricultural land (DOC 2018).

## Impact Analysis

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The Housing Element Update is a policy document and does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Furthermore, there is no active Farmland or Williamson Act contract lands in or adjacent to Piedmont. The most recent DOC California Important Farmland Finder maps show that there is no active farmland in Piedmont. Piedmont consists of Urban and Built-Up Land (DOC 2018). Therefore, the Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

### NO IMPACT

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

“Forest land” is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The Housing Element Update is a policy document and does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Further, there is no land in Piedmont designated as forest land, or timberland zoned as Timberland Production (California Department of Fish and Wildlife [CDFW] 2022). The City’s zoning map indicates that there are no areas within Piedmont zoned for forestry, timberland, or timberland production. Therefore, the Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

### NO IMPACT

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Further, there is no land in Piedmont designated as forest land, or timberland zoned as Timberland Production. Additionally, there is no land designated as Farmland (DOC 2018). Therefore, the Housing Element Update would not result in other changes in the existing environment which, due to their location or nature, could result in

conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

**NO IMPACT**

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### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Environmental Setting

Piedmont is located in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is bordered on the west by the Pacific Ocean and extends to nine counties throughout the San Francisco Bay Area. The SFBAAB is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with all federal and State air quality planning requirements including California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2017 Clean Air Plan (BAAQMD 2017a).

The BAAQMD is in non-attainment for the federal standards for ozone and PM<sub>2.5</sub> and the State standards for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> (BAAQMD 2017b). The San Francisco Bay Area Air Basin (The Basin) is designated unclassifiable or in attainment for all other federal and State standards. This analysis conforms to the methodologies recommended in the BAAQMD’s *CEQA Air Quality Guidelines* (2017) and supplemental guidance provided by the BAAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (BAAQMD 2017c).

#### Impact Analysis

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not



result in impacts to air quality. In addition, Action 15B (Construction Dust Controls) of the Natural Resources and Sustainability Element of the Piedmont General Plan includes requirements to minimize airborne dust and particulate matter from construction activities, consistent with the BAAQMD CEQA Air Quality Guidelines, such as covering stockpiles and trucks that are hauling dirt and debris and avoiding earthmoving on windy days (City of Piedmont 2009a). Adherence to the BAAQMD Basic Construction Mitigation Measures for future development would further reduce fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>). Future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review to address potential impacts related to air quality. There are no impacts associated with the Housing Element Update.

**NO IMPACT**

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. In addition, short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to BAAQMD rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Piedmont. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project.

Therefore, the adoption of the Housing Element Update would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard or expose sensitive receptors to substantial pollutant concentrations. There are no impacts associated with the Housing Element Update.

**NO IMPACT**

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to odors or other potential emissions. In addition, the BAAQMD's 2017 *CEQA Air Quality Guidelines* identifies land uses associated with odor complaints as wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and

chemical plants. Future development under the Housing Element Update would include only residential development, which would not be considered a major generating source of odor and would not create objectionable odors to surrounding sensitive land uses. Therefore, there would be no impact.

**NO IMPACT**

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# 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Although Piedmont is highly urbanized, the City still contains many natural open spaces and distinct ecological communities. Woodlands are one of the principal habitat types in Piedmont, which are generally located in Piedmont Park, along creeks and ravines, and on larger lots in the Estate Zone. Common trees include live oak, black oak, redwood, bay laurel, buckeye, alder, willow, and sycamore; common shrubs include camelia, poison oak, blackberry, and English ivy. Woodlands support deer, opossums, skunks, raccoons, squirrels, and many types of birds. Grasslands are another principal habitat type which occur in the small portion of Mountain View Cemetery. Plant species commonly found include oat grasses, rye grasses, herbs, forbs, and bromes, while wildlife species commonly found include those similar to woodland species, as well as snakes, lizards, wild turkeys, and raptors such as turkey vultures and red-tailed hawks. Another principal habitat type located in Piedmont are wetlands. According to the U.S. Fish and Wildlife Service (USFWS), a freshwater forested shrub wetland is located on a linear five-acre area along Indian Gulch to the rear of residences in the 100 block of St. James Drive, the unit block of LaSalle, and the 200 block of Indian Road. Species found in freshwater wetland include frogs, newts, snails, water insects, and turtles (City of Piedmont 2009a).

“Endangered” species are those considered in imminent danger of extinction due their limited numbers. “Threatened” species refers to those likely to become endangered within the foreseeable future, primarily on a local scale. “Sensitive” species are those that are naturally rare or have been locally depleted or put at risk by human activities. According to the Natural Resources and Sustainability Element of the Piedmont General Plan, the only special-status species mapped as being potentially present in Piedmont on the California Natural Diversity Database (CNDDDB) is the silver-haired bat, a coastal forest dweller that feeds over streams, ponds, and open brushy areas. The silver-haired bat was last observed in Piedmont in October 1920.

Five main creeks traverse the city limits: Indian Gulch, Wildwood Creek, Bushy Dell Creek, Pleasant Valley Creek, and Cemetery Creek. Sausal Creek is located outside city limits but drains a small area along Park Boulevard. Piedmont’s creeks, with the exception of a narrow strip of land along Park Boulevard, drain to Lake Merritt. Much of the native vegetation surrounding the creeks, streams, and drainages within Piedmont has been removed and most of the streams and drainages have been funneled into underground storm drains (City of Piedmont 2009a).

## Impact Analysis

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The proposed Housing Element Update does not propose specific projects but puts forth goals and policies that encourage various aspects of new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts to biological resources. In addition, future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review to address potential impacts. Short-term impacts resulting from construction of the sites would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the Piedmont General Plan and other regulations and standards that govern biological resources in Piedmont and the region. Specifically, Policy 13.3 of the Natural Resources and Sustainability Element serves to protect creeks through enforcing setbacks for development near creek banks; Policy 13.4 aims to conserve native vegetation, particularly in woodland areas that support birds and wildlife; and Policy 13.5 aims to protect special-status species. Additionally, Action 13.A requires a biological assessment for projects that could alter or damage special-status species habitats, and Action 13.D enforces watercourse protection standards and requires a permit for projects that modify watercourse flow or carried out within a watercourse setback. Future projects would also be subject to permitting pursuant to the Clean Water Act and CFGC. Requirements commonly required under the CFGC and CWA include measures to protect streams and bodies of water along with riparian habitats.

Impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The proposed Housing Element Update would have no impact to candidate, sensitive or special status species, riparian habitat, state or federally protected wetland or wildlife movement or corridors.

**NO IMPACT**

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Housing Element Update, in and of itself, does not propose the development of any specific site, rather it includes policies and programs to encourage housing within the City. Piedmont currently has not implemented a Tree Preservation Ordinance and does not regulate tree removal on private property. However, Goals 13 and 14 of the Natural Resources and Sustainability Element of the Piedmont General Plan require the City to maintain and enhance street and park trees to improve the environment and provide habitat. On-going implementation of Piedmont General Plan goals and policies through site-specific design review and use permits would reduce any potential impact to locally significant trees. Therefore, the Housing Element Update would have not conflict with local policies or ordinances such as a Tree Preservation Ordinance and there would be no impact.

**NO IMPACT**

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Piedmont has no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources. All development would be required to comply with federal, State, and local regulations. There would be no impact.

**NO IMPACT**

# 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources (PRC, Section 21084.1), unique archaeological resources (PRC Section 21083.2 [g]), and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (CEQA Guidelines Section 15064.5[b][2][A]).



## Impact Analysis

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

A review of the NRHP, California Office of Historic Preservation (OHP) website, and the OHP Built Environment Resource Directory identifies three known historical resources located in Piedmont. One is listed in the NRHP and the CRHR, Wetmore House at 342 Bonita Avenue. Two historical resources have been formally determined eligible for listing in the NRHP and, as a result, have been automatically listed in the CRHR: Piedmont City Hall and Fire Station at 120 Vista Avenue and Piedmont Community Church at 400 Highland Avenue. Piedmont also contains over 170 existing Centennial Houses that are over 100 years old, with the greatest concentration in Central Piedmont along streets such as Hillside, Bonita, Highland, Mesa, and Oakland Avenues, and in the area near Grand Avenue, particularly along Sunnyside, Rose, Lake, and Kingston (City of Piedmont 2009b). There are also several estates on larger lots east of Piedmont Park that are over 100 years old. Buildings over 45 years of age are required to be recorded and evaluated for historical resources eligibility under the CRHR, and buildings over 50 years of age can be evaluated for eligibility for listing in the NRHP.

The City of Piedmont requested a review of the Sacred Land File (SLF) and received a response from the NAHC on November 19, 2021, which indicated that Piedmont was negative for Sacred Lands. The City does not maintain an inventory of archaeological sites, but it is assumed that archaeological sites are present in Piedmont and the surrounding areas. Therefore, there is potential to encounter unidentified resources on future sites. However, future development would be on sites that have been previously developed and disturbed, therefore, it is likely that prior grading and construction activities as well as modern use of the sites would have either removed or destroyed archaeological resources within surficial soils.

The Housing Element Update does not propose specific projects but puts forth goals and policies that encourage various aspects of new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not create adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 or cause a substantial adverse change in the significance of an archaeological resource. In addition, future development would be required to comply with federal, State, and local regulations and policies, including those policies in the City's General Plan. Specifically, Goals 30 and 31 of the Design and Preservation Element of the Piedmont General Plan serves to preserve Piedmont's archaeological and cultural resources and Goal 28 outlines design guidelines reinforced by zoning standards to ensure protection of older building stock and original architectural features. In addition, future development requiring discretionary approval accommodated under the Housing Element Update would be required to undergo project-specific developmental review to address potential impacts. Therefore, the adoption of the Housing Element Update would have no impact on historical and archaeological resources.

### **NO IMPACT**

- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The Housing Element Update does not propose the development of any specific sites, and future development requiring discretionary approval would be subject to developmental review and required to adhere to the City's policies and goals designed to reduce impacts to historic and cultural resources. The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not disturb any human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the Housing Element Update. Future development would be subject to federal, State, and local regulations and policies, including those policies in the City's General Plan. Projects would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human remains if they are discovered during construction. Therefore, the adoption of the Housing Element Update would not disturb human remains and there would be no impacts.

**NO IMPACT**

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# 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Most of the electricity generated in California is from natural gas-fired power plants, which provided approximately 48 percent of total electricity generated in 2020. In 2020, California used 272,575 gigawatt hours (GWh) of electricity and produced 70 percent of the electricity it used and imported the rest from outside the state (California Energy Commission [CEC] 2020).

In 2018, Senate Bill 100 accelerated the State’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Two electricity providers serve Piedmont: East Bay Community Energy (EBCE) and Pacific Gas and Electric (PG&E). PG&E is also the natural gas provider for the City. As of 2020, EBCE provided 54 percent of clean energy mostly sourced from renewable energy and large hydropower and aims to purchase 100 percent clean power by 2030 (EBCE 2020). EBCE offers 100 percent renewable energy services to member cities, and all residential customers in Piedmont would be placed in the Renewable 100 Plan (100 percent renewable) while commercial customers would be placed in the Bright Choice Plan (40 percent renewable) (EBCE 2021). However, residential customers have the option to opt out of the Renewable 100 program and enroll in the Bright Choice Program which would be supplied by 40 percent renewable energy. In 2020, PG&E’s default power mix offered 31 percent renewable energy and they also offered customers an option for power mix of 100 percent solar energy (PG&E 2022).

## Impact Analysis

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

The Housing Element Update is a policy document that does not involve or approve physical development and therefore would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Future development requiring discretionary approval would be required to undergo project-specific evaluation to quantify specific impacts to energy consumption, which would occur during the permitting process for that project. Individual projects would be required to comply with PCC Section 8.02.010, which requires adherence to the California Building Code, Title 24, Part 6 known as the “California Energy Code.”, as well as Title 24, Part 11 which outlines the “Green Building Standards Code” or “CALGreen.” Additionally, pursuant to PCC Section 8.02.070 and the City’s Reach Code, future newly constructed low-rise buildings and new detached ADUs would be required to be all electric and would not include natural gas. Future development would also be required to adhere to requirements regarding solar systems pursuant to the most updated Title 24 standards. Moreover, Goal 6 and associated policies and programs of the Housing Element Update would encourage the use of energy efficient designs and materials, as well as renewable energy in order to reduce the consumption of electricity. The Housing Element Update would also prioritize future development projects close to transit areas and existing commercial/retail, recreational, and institutional land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking. These factors would minimize the potential for future development to result in the wasteful or unnecessary consumption of vehicle fuels. Therefore, there would be no impact.

### **NO IMPACT**

- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Future development would be subject to the energy conservation requirements of the California Energy Code, the California Green Building Standards Code, and local policies such as the PCC and the City’s Climate Action Plan 2.0 (CAP 2.0). Therefore, there would be no impact.

### **NO IMPACT**

# 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Piedmont is located on the East Bay Plain (the Plain), a flat area that extends 50 miles from Richmond in the north to San Jose in the south. The Plain is part of the larger Coast Ranges geomorphic province, one of the eleven geomorphic provinces of California (California Geological Survey 2002). The Coast Ranges extend along the majority of California's coast from the California-Oregon border to Point Arguello in Santa Barbara County in the south and consist of northwest-trending mountain ranges and valleys. The Coast Ranges are composed of Mesozoic and Cenozoic sedimentary, igneous, and metamorphic strata. The eastern side is characterized by strike-ridges and valleys in the Upper Mesozoic strata. The Coast Ranges province runs parallel to and overlaps the San Andreas Fault in some areas, although not in Piedmont (California Geological Survey 2002).

Piedmont is located in the United States Geological Survey's (USGS) *Oakland East 7.5-minute* topographic quadrangle. The area is typified by low topographic relief, with gentle slopes to the west in the direction of San Francisco Bay. Piedmont's terrain rises gently from west to east, with the steepest slopes located along canyons and ravines (City of Piedmont 2009a). Geologic maps indicate that the Plain is underlain primarily by Quaternary alluvial deposits (Graymer 2000). Piedmont is underlain with sandstone of the Novato Quarry terrane and Pleistocene alluvial fan and fluvial deposits.

Additionally, Piedmont is located near the San Andreas, Calaveras and Hayward faults, one of the most seismically active regions in the United States. The San Andreas Fault is located approximately 15 miles west of Piedmont. The Calaveras Fault lies on the edge of the Diablo Range, about 15 miles to the east. The main trace of the Hayward Fault runs about 0.25 mile east of Piedmont, along an alignment that roughly parallels SR 13. There are two primary fault zones, the Chabot Fault Zone and Hayward Fault Zone, that run nearest to Piedmont.

## Impact Analysis

*a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

As discussed above under Environmental Setting, two primary fault zones, the Chabot Fault Zone and Hayward Fault Zone, run closest to Piedmont. The Hayward Fault and surrounding area is a designated Alquist-Priolo Zone. However, Piedmont is not directly in or above the Hayward Fault Zone.

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to surface rupture. Further, as Piedmont is not directly above the Hayward Fault, there would be no impacts related to surface rupture.

## NO IMPACT

*a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Although Piedmont is not directly in or above the Hayward Fault Zone, the Hayward Fault runs directly east of Piedmont, resulting in a potential for strong seismic ground shaking along its alignment. The most intense ground-shaking scenario mapped in Piedmont assumes a 6.9 magnitude earthquake on the Hayward Fault system. The predicted ground-shaking from such an earthquake would be “very violent” or “violent” throughout Piedmont (ABAG 2021).

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to geologic hazards. Future development accommodated under the Housing Element Update would be subject to adopted development guidelines and required to adhere to California Building Code (Title 24, Part 2) requirements, policies in the Environmental Hazards Element of the Piedmont General Plan, and applicable State and local regulations. PCC Section 8.02.020(W) would require site-specific geotechnical evaluation for individual development projects located on sites with a slope of 20 percent or greater or at discretion of the City to identify the degree of potential hazards, design parameters for the project based on the hazard, and describe appropriate design measures to address hazards. Additionally, Policy 18.1 of the Environmental Hazards Element of the Piedmont General Plan serves to restrict development on unstable sites; Policy 18.2 enforces seismic design and construction standards which meet or exceed standards established by the CBC; and Policy 18.4 requires site-specific soils reports and geologic studies. Therefore, there would be no impacts related to earthquake faults and seismic ground shaking.

**NO IMPACT**

*a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

*a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the DOC, landslide risk is low throughout most of Piedmont (DOC 2015). Piedmont is not within an area that has many earthquake-induced landslide reports. According to the MTC/ABAG Hazard Viewer Map, Piedmont is considered to have low susceptibility to rain-induced landslides as well. Earthquake hazard maps produced by ABAG indicate that a large Hayward Fault quake would trigger violent shaking throughout Piedmont and a high risk of liquefaction across Piedmont (ABAG 2021).

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to liquefaction or landslides. Development accommodated under the Housing Element Update would be subject to adopted development guidelines and required to adhere to CBC requirements, policies in the Environmental Hazards Element of the Piedmont General Plan, and applicable State and local regulations. PCC Section 8.02.020(W) and Policy 18.4 of the Environmental Hazards Element of the Piedmont General Plan would require site-specific soils reports and geologic studies in instances where development may be exposed to substantial geologic or seismic hazards, including ground shaking and landslides, and would ensure any



identified hazards are properly mitigated. Therefore, the Housing Element Update would result in no impacts.

**NO IMPACT**

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to substantial soil erosion or the loss of topsoil. In addition, future development would be required to comply with CBC, Appendix Section J110, Erosion Control Standards, which ensures appropriate erosion and stormwater pollution control during grading and construction activities. Additionally, future construction activities that occur on more than one acre are required to obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit. NPDES requires the development of a storm water pollution prevention plan (SWPPP), which includes best management practices (BMPs) to reduce erosion and topsoil loss from stormwater runoff. BMPs generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, or gravel bags. Furthermore, PCC Section 30.10 would require erosion and sediment control plans to be incorporated into building permits as applicable. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impact to substantial soil erosion or the loss of topsoil.

**NO IMPACT**

*c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Impacts related to landslides and liquefaction are addressed under *Impacts a.3.* and *a.4.*; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. Expansive soils swell with increases in moisture content and shrink with decreases in moisture content. These soils usually contain high clay content. Expansive soils can cause foundations, basement walls and floors to crack, causing substantial structural damage. As such, structural failure due to expansive soils near the ground surface is a potential hazard.

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to lateral spreading, subsidence, or collapse. Further, future development would be required to comply with the CBC's (California Building Code) minimum standards for structural design and site development. Therefore, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. In addition, future development would be required to adhere to PCC Section 8.02.020(W) and Policy 18.4 of the Environmental Hazards Element of the Piedmont General Plan which would require site-specific

soils reports and geologic studies, minimizing impacts related to unstable soils. Therefore, the Housing Element Update would have no impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse.

**NO IMPACT**

- d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. The potential for soil to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to expansive soils.

In addition, future projects would be required to adhere to State and local requirements, such as the CBC, and PCC Section 8.02.020(W) and Policy 18.4 of the Environmental Hazards Element of the Piedmont General Plan, which would ensure that impacts from development on expansive soils are minimized by requiring the submittal and review of site-specific soils reports and geologic studies prior to construction. Such evaluations must contain recommendations for ground preparation and earthwork specific to the site, which then become an integral part of the construction design. The CBC includes requirements to address soil-related hazards. Typical measures to treat hazardous soil conditions involve removal of soil or fill materials, proper fill selection, and compaction. In cases where soil remediation is not feasible, the CBC requires structural reinforcement of foundations to resist the forces of expansive soils. Therefore, the Housing Element Update would have no impacts related to expansive soils.

**NO IMPACT**

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to septic tanks and wastewater disposal. In addition, future development is anticipated to be connected to the municipal waste disposal system. Therefore, the Housing Element Update would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater and no impact would occur.

**NO IMPACT**

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in “soil” but are contained within the geologic deposits or bedrock that underlies the soil layer. According to Society of Vertebrate Paleontology (SVP) standards, four geologic units underlying Piedmont were assigned low paleontological sensitivity: Holocene alluvial fan and fluvial deposits (Qhaf), sandstone of the Novato Quarry terrane (Kfn), Franciscan Complex mélange (KJfm), and chert of the Franciscan Complex (fc), while one geologic unit was assigned high paleontological sensitivity, Pleistocene alluvial fan and fluvial deposits (Qpaf) (SVP 2010).

Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts to paleontological resources or unique geologic features. In addition, future development requiring discretionary approval would be subject to development plan review to determine potential concerns related to paleontological resources or unique geologic features based on site-specific locations and development design. Therefore, the adoption of the Housing Element Update would not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature and no impact would occur.

**NO IMPACT**

# 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Gases that absorb and re-emit infrared radiation in the atmosphere are called GHGs. The gases widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere, and natural processes, such as oceanic evaporation, largely determine its atmospheric concentrations. GHGs are emitted by natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are usually by-products of fossil fuel combustion, and CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Human-made GHGs, many of which have greater heat-absorption potential than CO<sub>2</sub>, include fluorinated gases and SF<sub>6</sub> (U.S. EPA 2021). Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as “carbon dioxide equivalent” (CO<sub>2</sub>e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO<sub>2</sub> on a molecule per molecule basis (IPCC 2021).<sup>3</sup>

Based on the City’s 2020 GHG inventory, Piedmont’s in-territory (i.e., emissions occurring within City boundaries) emissions totaled approximately 33,402 metric tons of CO<sub>2</sub>e (MT CO<sub>2</sub>e). This was a 32 percent reduction below 2005 levels of 48,818 MT CO<sub>2</sub>e, and 2.3 percent reduction compared to 2019 levels of 34,197 MT CO<sub>2</sub>e. The reduction is largely a result of Piedmont’s enrollment in EBCE’s 100 percent Renewable Energy service plan (carbon-free service). 97 percent of emissions for residential energy was attributed to natural gas use, and the remaining 3 percent to residential

<sup>3</sup> The Intergovernmental Panel on Climate Change’s (2021) *Sixth Assessment Report* determined that methane has a GWP of 30. However, the 2017 Climate Change Scoping Plan published by the California Air Resources Board uses a GWP of 25 for methane, consistent with the Intergovernmental Panel on Climate Change’s (2007) *Fourth Assessment Report*. Therefore, this analysis utilizes a GWPs from the Fourth Assessment Report.

electricity use. Residential electricity emissions have decreased by 95 percent since 2005 (City of Piedmont 2022a).

In 2020, the sectors that contributed the most to Piedmont’s community in-territory GHG emissions were transportation and mobile sources (50 percent) and residential energy (46 percent). Transportation and mobile sources resulted in approximately 16,407 MT CO<sub>2</sub>e, while residential energy resulted in approximately 14,877 MT CO<sub>2</sub>e. The remaining sectors that contributed to Piedmont’s community in-territory GHG emissions include fugitive emissions (2 percent), solid waste (1 percent), commercial energy (1 percent), and water and wastewater (less than 1 percent) (City of Piedmont 2022a).

## **Impact Analysis**

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

In April 2017, BAAQMD adopted the 2017 Clean Air Plan. The goals of the plan are to protect public health and the climate. Consistent with the GHG reduction targets adopted by the state of California, the plan lays the groundwork for a long term effort to reduce Bay Area GHG emissions 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050 (BAAQMD 2017a). As of 2022, BAAQMD has updated their approach on evaluating communitywide planning documents, such as a General Plan or Housing Element Update. It is recommended that each plan is evaluated based on whether they would be consistent with California’s long-term goal of achieving carbon neutrality by 2045 (BAAQMD 2022). For impacts to be considered less than significant, the communitywide planning document must demonstrate that GHG emissions from the jurisdiction will decline consistent with California’s GHG reduction targets of 40 percent below 1990 levels by 2030 and carbon neutrality by 2045 (BAAQMD 2022).

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to GHG emissions. Further, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern the emissions of GHGs. The City would require individual projects to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards, which would reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Additionally, future projects would be subject to the City’s Reach Code, which contains all-electric and rooftop solar photovoltaic energy systems requirements for newly constructed low-rise residential buildings, as well as Policy 6.4 of the Housing Element Update, which outlines requirements for the installation of solar panels and other devices which would also lower energy costs for future homeowners and renters. Development within Piedmont would obtain electrical power from EBCE or PG&E. EBCE currently source all their power from renewable sources for residential customers under the Renewable 100 program. Customers that choose to opt out of the Renewable 100 Plan would be placed in the Bright Choice Plan which utilizes 40 percent renewable energy. The Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Therefore, there would be no impact related to GHGs.

## **NO IMPACT**

# 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The Department of Toxic Substances Control (DTSC) regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

The DTSC EnviroStor database contains information on properties in California where hazardous substances have been released or where the potential for a release exists. The California State Water Resources Control Board (SWRCB) GeoTracker database contains information on properties in California for sites that require cleanup, such as leaking underground storage tank (LUST) sites, which may impact, or have potential impacts, to water quality, with emphasis on groundwater.

According to databases of hazardous material sites maintained by the DTSC (EnviroStor) and the SWRCB (GeoTracker), Piedmont has the following types of hazardous sites that are still active or need further investigation: underground storage tanks (USTs), voluntary cleanup, school investigation, tiered permit, and one state response site (DTSC 2021; SWRCB 2021). These sites are dispersed throughout Piedmont. Existing sites that may potentially contain hazardous land uses in Piedmont include large and small-quantity generators of hazardous waste, such as dry cleaners, gas stations and other industrial uses. According to DTSC and SWRCB, there are 17 open sites containing or potentially containing hazardous materials contamination located in Piedmont including four cleanup program sites, 12 LUST cleanup sites, and one school investigation program site which would focus on sites that have been cleaned up to a level that protects the students and staff who will occupy the new school.

### *Emergency Preparedness*

As required by State law, the City has adopted a Standardized Emergency Management System (SEMS) for managing response to multi-agency and multi-jurisdictional emergencies, and to facilitate communications and coordination among all levels of government and affected agencies (Fire Chief Dave Brannigan 2022). In addition, the City has prepared the *Get Ready, Piedmont* disaster preparedness guide which describes the planned response to emergencies associated with natural and man-made disasters and technological incidents. The Local Hazard Mitigation Plan (LHMP) also identifies all critical facilities and infrastructure and establishes goals to increase emergency response and enhance recovery (City of Piedmont 2019).

## Impact Analysis

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to hazardous material transport, use, or disposal. In addition, the use of potentially hazardous materials during construction of future development would be required to comply with all federal, State, and local regulations regarding the handling of potentially hazardous materials.

Likewise, the transport, use, and storage of hazardous materials during any future construction would be required to comply with all applicable federal and State laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Future development would also be guided by the Piedmont LHMP.

Use of any common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance, would also be subject to compliance with applicable federal and State laws, listed previously, as well as Policy 20.1 of the Environmental Hazards Element of the Piedmont General Plan, for handling, storage, and disposal of hazardous materials, as well as Policies 20.2 and 20.3, which outline requirements for transporting hazardous materials and requirements for ensuring hazardous building materials are properly handled and disposed. Potential for hazardous impacts from future development would be evaluated on a project-by-project basis. Therefore, there would be no impact.

**NO IMPACT**

- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to upset or accidental release of hazardous materials. Further, the transport, use, and storage of hazardous materials during the construction of future housing would be conducted in accordance with all applicable federal and State laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

In addition, future development would be required to comply with Policy 20.1 of the Environmental Hazards Element of the Piedmont General Plan, which regulates handling, storage, and disposal of hazardous materials, as well as Policies 20.2 and 20.3, which outline requirements for transporting hazardous materials and ensuring hazardous building materials are properly handled and disposed. Therefore, no impact would occur.

**NO IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Piedmont currently has eight schools: six schools under the Piedmont Unified School District and two private schools (Corpus Christi School and Montessori School). The Housing Element Update in and of itself does not propose any development and therefore would have no impact on existing or proposed schools. As discussed above, the Housing Element Update would not involve the use or transport of large quantities of hazardous materials. Therefore, no impact would occur.

**NO IMPACT**



- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

As discussed in the Environmental Setting above, Piedmont contains hazardous sites that are still active or require further investigation. Existing sites that may potentially contain hazardous land uses in Piedmont include large and small-quantity generators of hazardous waste, such as former and existing dry cleaners, gas stations and other industrial uses. The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts on hazardous waste sites or create a hazard to the public or environment. In addition, for any future development that could occur on hazardous materials sites, in accordance with existing regulations, the City would coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites and require that contamination be cleaned up to the satisfaction of the City and other responsible agencies prior to issuance of any permits for new development. Additionally, Policy 20.4 of the Environmental Hazards Element of the Piedmont General Plan maintains planning and zoning procedures to protect the public from possible exposure to hazardous chemicals, and Policy 20.6 ensures that any underground storage tanks containing hazardous materials are properly installed, used, removed, and monitored. Therefore, there would be no impact.

**NO IMPACT**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

In addition to the Housing Element being a policy document that does not involve or approve physical development, Piedmont is not located within an airport land use plan, or within 2 miles of a public or private airstrip. The nearest airport is the Oakland International Airport which is located approximately 8 miles south of the city limits. Therefore, the Housing Element Update would not result in a safety hazard for people residing or working in Piedmont, and there would be no impact.

**NO IMPACT**

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to emergency response plans and emergency evacuation plans. Further, implementation of the SEMS, Get Ready, Piedmont disaster preparedness guide, and LHMP would provide guidance during unique situations requiring an unusual or extraordinary emergency response. Additionally, as part of standard development procedures, plans would be submitted for review and approval to ensure that all new development would have adequate emergency access and escape routes in compliance with existing City regulations. Lastly, for the Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program includes a goal to improve pedestrian and vehicular movement to ensure safe evacuation routes and provide optimal

emergency response. The Housing Element Update would not introduce features or policies that would preclude implementation of or alter these policies or procedures. There would be no impact.

**NO IMPACT**

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

As discussed in Section 20, *Wildfire*, southeastern Piedmont lies within a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ) as designated by CalFire (CalFire 2022), and the entire City of Piedmont is designated a wildland urban interface (WUI), according to the Environmental Hazards Element of the Piedmont General Plan. The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to loss, injury, or death caused by wildland fires. Further, future development would be required to comply with City Ordinance #505, Chapter 6.1, which enforces weed abatement regulations to reduce the loss of life and property by controlling fuels that could cause or support wildfire. Future development would also be required to adhere to Goal 19 and Policies 19.1, 19.2 and 19.4 of the Environmental Hazards Element of the Piedmont General Plan. Policy 19.1 enforces the use of fire-resistant building materials, fire sprinklers, non-combustible roofing materials, and other fire suppression and risk-reduction measures; Policy 19.2 implements vegetation management programs to reduce the fuel load and potential for wildfires; and Policy 19.4 ensures review of development applications by the Piedmont Fire Department to verify that response times will be acceptable, emergency access will be adequate, water supply and fire flow will be sufficient, vegetation clearances will be maintained, and appropriate construction materials will be used. Additionally, future development would be required to comply with PCC Chapter 8, which adopts the California Fire Code to ensure development is constructed to safeguard life and property from wildfire hazards. Therefore, there would be no impact.

**NO IMPACT**

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# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### *Water Supply*

Piedmont's potable water supply is provided by the East Bay Municipal Utility District (EBMUD). Approximately 90 percent of the EBMUD water supply originates from the melting snowpack of the Sierra Nevada. The principal water source is the Mokelumne River watershed, a 575-square mile area located in Alpine, Amador, and Calaveras Counties. Water is stored in reservoirs in the Sierra foothills and is transported by aqueduct to filter plants and reservoirs in the East Bay Hills. The other 10 percent of EBMUD's water comes from runoff on protected East Bay Area watershed lands (EBMUD 2020). The water is treated at one of six water treatment plants (WTP) before delivery to customers. EBMUD has water rights to 325 million gallons per day (MGD) from the Mokelumne River, subject to the availability of Mokelumne River runoff and numerous flow release obligations. EBMUD's secondary water supply comes from local runoff from the East Bay area watersheds, which is stored in the terminal reservoirs within EBMUD's service area. Water from local runoff is dependent on hydrologic conditions and terminal reservoir storage availability. Local runoff supplies the East Bay, on average of 23 MGD during normal hydrologic years.

### *Surface Water*

Piedmont is located on the eastern portion of the San Francisco Bay Area and is surrounded by the City of Oakland. There is one primary watershed within the city limits. The Indian Gulch/Pleasant Valley Creek Watershed covers about 3 square miles draining much of Piedmont and parts of the Lower Hills District in the City of Oakland. The watershed in Piedmont utilizes four small creeks that converge downstream and flow into eastern Lake Merritt, and from there into the San Francisco Bay (Alameda County 2022).

Piedmont contains six principal creeks: Indian Gulch, Wildwood Creek, Bushy Dell Creek, Pleasant Valley Creek, Cemetery Creek, and Sausal Creek, all of which flow west from Piedmont and into eastern Lake Merritt which later releases into the San Francisco Bay. Four of the six creeks located in Piedmont are part of the Indian Gulch/Pleasant Valley Creek Watershed.

### *Groundwater*

Piedmont lies within the East Bay Plain Subbasin for which the EBMUD serves as the Groundwater Sustainability Agency (GSA). Water supply in Piedmont is also provided by EBMUD. Most of the water delivered by EBMUD originates from the Mokelumne River watershed, and the remaining water originates as runoff from the protected watershed lands and reservoirs in the East Bay Hills. Supplemental groundwater projects would allow EBMUD to be flexible in response to changing external conditions, such as single-year or multiple-year droughts. For example, the Bayside Groundwater Project will allow EBMUD to bank water during wet years for extraction, treatment, and use during dry years. Construction of the project was completed in 2010, and the EBMUD operated in injection mode during wet years (2018 and 2019) when surplus water was available for storage. However, no groundwater pumping has been conducted from the project as a drinking water supply permit is required to extract groundwater for public water supply (EBMUD 2020).

### *Water Quality*

The San Francisco Bay region's immediate watershed is highly urbanized, resulting in contaminant loads from point and nonpoint sources. Stormwater runoff pollutants vary with land use, topography, and the amount of impervious surface, as well as the amount and frequency of rainfall

and irrigation practices. Typically, runoff in developed areas contains oil, grease, litter, and metals accumulated in streets, driveways, parking lots, and rooftop. It also contains pollutants applied to landscaped areas. All stormwater runoff generated in Piedmont eventually discharges into San Francisco Bay. The runoff is conveyed by storm drains, open channel creeks, and culverted creeks to the Bay. The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) is the primary agency charged with protecting and enhancing surface and ground water quality in the region (City of Piedmont 2009c).

The SFBRWQCB monitors surface water quality through implementation of the Basin Plan and designates beneficial uses for surface water bodies and groundwater. Four of the waterways within the Indian Gulch/Watershed are aboveground and have been assigned some beneficial uses by the SFBRWQCB.

### *Flooding*

The Federal Emergency Management Agency (FEMA) establishes base flood elevations (BFE) for 100-year and 500-year flood zones and establishes Special Flood Hazard Areas (SFHA). SFHAs are those areas within 100-year flood zones or areas that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year. The 500-year flood zone is defined as the area that could be inundated by the flood which has a 0.2 percent probability of occurring in any given year, or once in 500 years, and is not considered an SFHA. There are no portions of Piedmont located within the flood hazard zones as mapped by FEMA (City of Piedmont 2009c).

### *Dam Inundation*

Flooding could potentially result from the failure of Tyson Lake dam or the collapse of EBMUD reservoir tanks in the hills above Piedmont. Estates Dam and Lake Temescal present additional risks, though only the Tyson Lake Dam inundation area intersects Piedmont. The probability of dam or tank failure is extremely low. Tyson Lake and its associated dam are below the size threshold requiring monitoring by the State Department of Water Resources Division of Dam Safety. The dam is periodically inspected on behalf of the Tyson Lake Homeowners Association. In the event of dam failure, water would cross Hampton Field Park and then follow LaSalle to Indian Gulch, potentially damaging homes in its path (City of Piedmont 2009c).

The probability of flooding from EBMUD tanks is greatly diminished by the fact that the Piedmont Reservoir (on Blair Avenue) is empty and the Dingee Reservoir is being decommissioned. Moreover, EBMUD Reservoir #1 on Estates Drive is planned for replacement with two reinforced concrete water tanks. In the event the Estates Reservoir (or the replacement tanks) collapsed, water would follow the streambed between Glen Alpine and Sea View, cross Hampton Road, and follow St. James to Indian Gulch. In the event the future Piedmont Reservoir tank collapsed, water would flow into Moraga Canyon (City of Piedmont 2009c).

## Impact Analysis

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. In addition, future development would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies in addition to the goals and policies in the General Plan and PCC related to water quality. This includes compliance with the requirements of the SWRCB Construction General Permit, which requires preparation and implementation of a SWPPP for projects that disturb one acre or more of land. The SWPPP must include erosion and sediment control BMPs that would meet or exceed measures required by the Construction General Permit, as well as those that control hydrocarbons, trash, debris, and other potential construction-related pollutants. Post-construction stormwater performance standards are also required to specifically address water quality and channel protection events. Implementation of these BMPs would prevent or minimize environmental impacts and ensure that discharges during the construction phase of new development would not cause or contribute to the degradation of water quality in receiving waters. Future development would also be subject to the SFBWQCB Order No. R2-2012-0060, General Waste Discharge Requirements for Discharge or Reuse of Extracted Brackish Groundwater, Reverse Osmosis Concentrate Resulting from Treated Brackish Groundwater, and Extracted Groundwater from Structural Dewatering Requiring Treatment (Groundwater General Permit). The Groundwater General Permit requires dischargers to obtain an Authorization to Discharge, treat effluent to meet water quality-based effluent limitations, and comply with the Monitoring and Reporting Program.

Further, future development would be required to comply with existing programs and permits such as the Municipal Regional Stormwater NPDES Permit (No. CAS612008). Development design would include BMPs to avoid adverse effects associated with stormwater runoff quality. Specifically, future development would be required to implement LID Measures and on-site infiltration, as required under the C.3 provisions of the Municipal Regional Stormwater Permit (MRP). Additionally, future development would be required to comply with regulations outlined in Chapter 30, Stormwater Management and Discharge Control, of the PCC. Therefore, the Housing Element Update would not violate any water quality standards or waste discharge requirements, and there would be no impact.

### **NO IMPACT**

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not, in and of itself, result in impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. In addition, future development would be required to comply with Provision C.3 of the MRP which promotes infiltration. Implementation of LID measures would increase absorption of stormwater runoff and the potential for groundwater recharge. Additionally, Piedmont is under the jurisdiction of the SFBRWQCB, which is responsible for preparing the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan). The Basin Plan designates beneficial uses of water in the region and establishes narrative and numerical water quality objectives. The Basin Plan serves as the basis for the SFBRWQCB's regulatory programs and incorporates an implementation plan for achieving water quality objectives. Future development would be required to adhere to State and local water quality standards in order to ensure it would not substantially deplete groundwater supplies or interfere with the objectives and goals in the Basin Plan. Therefore, there would be no impact.

**NO IMPACT**

- c(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts that would substantially alter the existing drainage pattern of a site or area, resulting in substantial



erosion, flooding, surface runoff, or redirection of flood flows. In addition, pursuant to PCC Section 30.7, future projects would be required to comply with a National Pollutant Discharge Elimination System (NPDES) permit issued for discharge, as well as BMPs for construction projects adopted by the Alameda Countywide Clean Water Program pursuant to PCC Section 30.10.3. Examples of BMPs include erosion control, non-stormwater erosion control, sediment control, slope stabilization guidance, tracking control, materials and waste management, and wind erosion control (Alameda Countywide Clean Water Program 2017). Operators of a construction site would also be responsible for preparing and implementing a SWPPP that outlines project specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. Therefore, the Housing Element Update would not generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff. There would be no impact.

**NO IMPACT**

*d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not, in and of itself, result in impacts regarding flood hazards. In addition, future development would be reviewed for consistency with federal, State, and local requirements to limit flood hazards, including release of pollutants. As discussed in the Environmental Setting above, there are no portions of Piedmont located within the flood hazard zones as mapped by FEMA. Future development would be required to comply with PCC Section 5.14, which contains standards for construction in flood zones, including using building materials and techniques and ensures that flood-resistant design occurs per the most restrictive provisions available. Additionally, Policy 19.6 of the Environmental Hazards Element of the Piedmont General Plan serves to ensure that runoff from development is directed to places where it can be absorbed into the ground, detained in rain barrels or cisterns, or directed toward storm drains, which would reduce the risk of flooding. The City has also implemented the Piedmont LHMP which provides an analysis of potential hazards to assist the City in reducing risk and preventing loss from natural hazard events, including floods and mitigation strategies. Therefore, the Housing Element Update would not result in impacts related to the release of pollutants due to project inundation.

**NO IMPACT**

# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Piedmont is divided into five zones: Zone A (Single-Family Residential Zone), Zone B (Public Facilities Zone), Zone C (Multi-Family Residential Zone), Zone D (Commercial and Mixed-Use Commercial/Residential Zone), and Zone E (Single-Family Residential Estate Zone). More than 95 percent of Piedmont’s single-family homes are located in Zone A. Multi-family dwellings are generally located in Zone C (City of Piedmont 2022b). Open space uses are scattered around Piedmont, with the highest acreage in Moraga Canyon (City of Piedmont 2009d).

## Impact Analysis

a. *Would the project physically divide an established community?*

The Housing Element is a policy document that does not involve or approve physical development. Therefore, it would have no impact on dividing an established community. Further, the Housing Element Update would prioritize the development of new housing on infill and appropriately zoned vacant sites within areas of Piedmont. The Housing Element Update includes Policy 2.6 which encourages the preservation of multi-family housing, Policy 2.8 which encourages the conservation of rental housing opportunities, and Policies 1.5 and 1.6 which encourage the inclusion of accessory dwelling units to existing residential units to help the City meet its RHNA requirement without displacing current residents. Future development would be located near public transportation, schools, retail, and other services and would not involve the construction of new roads, railroads, or other features that may physically divide established communities in Piedmont. Goals, policies, and objectives under the Housing Element Update would put a greater emphasis on preventing displacement and promoting housing stability to maintain and preserve the quality of Piedmont’s existing neighborhoods. Consequently, the Housing Element Update would not impact the physical division of an established community. No impact would occur.

**NO IMPACT**

- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The Housing Element Update examines the City's housing needs, as they exist today, and projects future housing needs. This Housing Element Update focuses on addressing Piedmont's housing needs by providing objectives and policies associated with fair housing, the prevention of displacement, and promoting housing stability. The Housing Element Update includes proposed actions that the City would undertake to achieve its housing RHNA targets and would also implement ABAG's land use goals and policies by encouraging new development in areas with access to transit and services, thus minimizing vehicle trips and GHG emissions.

Upon its adoption by the City, the Housing Element Update would serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies. The Housing Element Update is a policy document that would encourage housing development in infill areas and on appropriately zoned vacant and non-vacant sites. Any future development would be reviewed by the City for consistency with all adopted local and State laws, regulations, standards, and policies. Impacts related to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would have no impact.

**NO IMPACT**

# 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

According to the Natural Resources and Sustainability Element of the Piedmont General Plan, Piedmont’s principal mineral resources are volcanic rocks such as basalt, andesite, and rhyolite which were mined during the early 1900s (City of Piedmont, 2009a). Currently, operation of these quarries is infeasible and not expected to resume. Additionally, the State Mining and Geology Board has not identified any regionally significant aggregate or other mineral resources in Piedmont (City of Piedmont, 2009a).

## Impact Analysis

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

Piedmont does not contain any active mining sites nor any regionally significant minerals. Further, the Housing Element Update is a policy document that does not involve or approve physical development. Therefore, it would not result in the loss of availability of a known valuable mineral resource to the region, nor to a mineral resource recovery site. Therefore, there would be no impact related to mineral resources.

**NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Noise

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. The unit of measurement used to describe a noise level is the decibel (dB). Decibels are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB. Noise sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

### Ground-borne Vibration

Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. A PPV of 0.035 is considered barely noticeable while a PPV of 2.00 is considered severe (Caltrans 2020). Vibration sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers

also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

### *Descriptors*

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis is the community noise equivalent level (CNEL).

- The  $L_{eq}$  is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically,  $L_{eq}$  is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady.  $L_{max}$  is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and  $L_{min}$  is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring in the evening hours, between 7:00 p.m. and 10:00 p.m. and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range (FTA 2018).

## **Impact Analysis**

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in Piedmont. In addition, residential uses typically do not generate substantial levels of noise or vibration. Development proposals for individual projects would be subject to adopted development guidelines. As required in PCC Chapter 12, Section 8 (Noise Declared Nuisances) future development projects would be required to comply with the City's noise standards which declare that loud, unnecessary, and unusual noise is a nuisance that is unlawful. The Code specifically prohibits construction noise between 6:00 p.m. to 8:00 a.m. seven days a week, extending an extra hour (to 9:00 a.m.) on Sunday mornings. Therefore, future construction activities would not generate noise or vibration during regular sleep hours. Future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review. No impact would occur.

## **NO IMPACT**

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts involving airport safety. Furthermore, the nearest airport to Piedmont is the Oakland International Airport which is located approximately 8 miles south of Piedmont. According to the Oakland International Airport Land Use Compatibility Plan, Piedmont is located outside of the airport's noise contours and the airport influence area illustrated in Figure 3-1 of the Airport Land Use Compatibility Plan (Alameda County 2010). No impact would occur.

**NO IMPACT**



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# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Table 4 provides the 2022 estimates of population and housing for Piedmont. Piedmont has an estimated 2022 population of 10,977 and 3,964 housing units, with an average household size of 2.17 people (California Department of Finance 2022).

**Table 4 Current Population and Housing Stock for Piedmont**

	City of Piedmont	Alameda County
Population (#of people)	10,977	1,651,979
Average Household Size (persons/household)	2.85	2.66
Total Housing Units (# of units)	3,964	633,198
Vacant Housing Units	118 (3%)	31,957 (5.0%)

Source: California Department of Finance 2022

Plan Bay Area 2050 is the most recent regional long-range plan and regional growth forecast for the Bay Area (ABAG and MTC 2021b). Though it does not include projections by city, it does include employment and housing projections for North Alameda County which includes Alameda, Oakland, and Piedmont. These projections are shown in Table 5.

**Table 5 2050 Plan Bay Area Population, Housing, and Employment Projections for North Alameda County**

	2015	2050 (Projected)	Projected Growth (Percent Increase)
Housing (# of units)	181,000	287,000	107,000 (59%)
Employment (# of jobs)	275,000	358,000	83,000 (30%)

Source: ABAG and MTC 2021b

Impacts related to population are generally social or economic in nature. Under CEQA, a social or economic change generally is not considered a significant effect on the environment unless the changes are directly linked to a physical change.

## **Impact Analysis**

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Therefore, the Update would not induce substantial unplanned growth. Further, the State requires that all local governments adequately plan to meet the housing needs of their communities. The City of Piedmont had an estimated population of 10,977 residents as of 2022 (DOF 2022). The California Department of Housing and Community Development (HCD), ABAG, and the Metropolitan Transportation Commission (MTC) are responsible for identifying the projected RHNA and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for each jurisdiction in the Bay Area, including Alameda County. These documents include population, employment, and housing projections for the region. ABAG estimates that the City's population will reach 11,040 in 2030 and 11,170 in 2040 (ABAG 2020). As discussed in the Project Description, the Housing Element Update identifies sites that have the capacity to meet the City's RHNA, therefore, the Housing Element Update would be consistent with State requirements for the RHNA. In addition, the Housing Element Update, as a policy document, would not involve the extension of roads or other infrastructure that could indirectly lead to population growth. Thus, the Housing Element Update would not induce substantial unplanned population growth in an area, either directly or indirectly, and there would be no impact.

### **NO IMPACT**

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not displace substantial numbers of existing people or housing. In addition, the Housing Element Update includes Policies 1.5 and 1.6 which encourage the inclusion of accessory dwelling units to existing residential units to help the City meet its RHNA requirement without displacing current residents. Further, any future potential displacement that would occur is required by California Government Code Section 7261(a) to proactively provide relocation assistance advisory services to all persons displaced. Therefore, the adoption of the Housing Element Update would not displace substantial numbers of existing people or housing and no impact would occur.

### **NO IMPACT**

# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The Piedmont Fire Department (PFD) provides fire protection and emergency medical services for Piedmont. This service area represents 1.7 square miles and approximately 10,977 residents. The PFD operates a single fire station including one engine, one truck, and an ambulance. The PFD is organized into two divisions: Fire Prevention Bureau and Operations and Training. Both divisions are under the Office of the Fire Chief.

The Piedmont Police Department provides police services including patrol, traffic services, investigations, and animal control to Piedmont with 19 sworn staff. The Police Department has one station located at 403 Highland Avenue.

The Piedmont Unified School District (PUSD) operates three elementary schools (grades K-5), one middle school (grades 6-8), one traditional high school, one alternative high school, and one adult education school (PUSD 2022).

## Impact Analysis

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. *Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to public facilities and services. In addition, future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review and would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections. Additionally, General Plan Policy 34.1 ensures efficient organization, funding, and delivery of police, fire, and emergency medical services to Piedmont Residents (City of Piedmont 2009c).

Therefore, the Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and there would be no impact.

Impacts related to parks are discussed in Section 16, *Recreation*, and impacts related to other public facilities such as water, wastewater, stormwater, and solid waste infrastructure are discussed in Section 10, *Hydrology and Water Quality*, and Section 19, *Utilities and Service Systems*.

### **NO IMPACT**

# 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The City of Piedmont and Recreation Department administers recreation centers and maintains some of the parks within city limits. The Parks and Recreation Department oversees Hampton Park, Linda Beach Playfield, and Coaches Field. There are also six parks in Piedmont: Blair Park, Crocker Park, Dracena Quarry Park, Kennelly Skate Park, Linda Park, and Piedmont Park and Exedra Plaza.

## Impact Analysis

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to recreational facilities. In addition, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Therefore, the Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Thus, there would be no impact.

## NO IMPACT

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# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The City’s General Plan Circulation Element identifies the existing transportation conditions of the City, existing and future roadways, bicycle trails, and pedestrian trails. Transit service in the Piedmont area is provided by the Alameda-Contra Costa Transit District (AC Transit). AC Transit operates several bus lines providing local and Transbay connections to the Salesforce Transit Center in San Francisco, as well as school bus service on school days.

Piedmont is also located near several Bay Area Rapid Transit (BART) stations although they are not directly located in the City. There are four BART stations within 3 miles of Piedmont’s borders. The stations, and their approximate distance from Piedmont City Hall, are:

- Rockridge BART Station (2.3 miles)
- 19th Street/Oakland BART Station (2.6 miles)
- MacArthur BART Station (2.7 miles)
- 12th Street/Oakland City Center BART Station (3.0 miles)

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer considered an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt vehicle miles traveled (VMT) thresholds to analyze impacts related to the number of automobile trips and miles traveled.



## Impact Analysis

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to conflicts with a program, plan, ordinance, or policy addressing the circulation system.

In addition, the Piedmont City Council adopted the Piedmont Safer Streets Plan in 2020 to develop an efficient and safe street network for Piedmont, with traffic safety considerations for all road users- pedestrians, cyclists and drivers. The Piedmont Safer Streets Plan provides a list of past, ongoing, and planned projects to improve pedestrian and bicycle access, mobility and safety throughout Piedmont. Modifications to or new transit, roadway, bicycle, and pedestrian facilities would be subject to and designed in accordance with applicable General Plan policies such as LHMP Policy 3.3 enhances emergency service capabilities and addresses adequate evacuation planning (City of Piedmont, 2009c). Future development would also be required to comply with Policy 7.3 which aims to reduce VMT, Policy 8.3 which discourages traffic congestion, Policy 10.5 which expands bicycle infrastructure in Piedmont, and Policy 11.1 which maintains off-street parking standards (City of Piedmont, 2009c).

Future development would also be required to adhere to federal, State, and local policies and regulations including those included in the General Plan. For the proposed Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program includes a goal to improve pedestrian and vehicular circulation to provide safe pedestrian, bicycle, and motor vehicle movements. Therefore, the Housing Element Update would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. There would be no impact.

### **NO IMPACT**

- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to VMT. In addition, future development would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan. Therefore, the Housing Element Update would not conflict with conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). There would be no impact.

### **NO IMPACT**

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts related to hazards related to a geometric design feature or incompatible use. In addition, future development would be required to adhere to federal, State, and local policies and regulations including those policies included in the General Plan and would be reviewed and required to be consistent with appropriate regulations and design standards in effect at the time, such as adequate sight distance at new driveways between vehicles entering and exiting the driveways and pedestrians on the adjacent sidewalk, as well as motor vehicles and bicycles on the adjacent street, as outlined by General Plan Policy 29.9 (Sight Obstruction).

The proposed planning document would also set forth policies and goals to encourage additional residential uses in an area that currently primarily consists of residential uses. Thus, the proposed project would be consistent with the existing uses in the area and would not introduce incompatible uses in Piedmont.

For the proposed Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program includes goals to improve safety and include improvements to pedestrian and vehicular circulation.

Therefore, the Housing Element Update would not substantially increase hazards due to a geometric design feature or incompatible use, and there would be no impact.

#### **NO IMPACT**

- d. *Would the project result in inadequate emergency access?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in inadequate emergency access. In addition, the City maintains the roadway network which would provide access to new development sites in accordance with industry design standards, which ensures that the physical network would be free of obstructions to emergency responders. Emergency access to new development sites would be subject to review by the City of Piedmont and responsible emergency service agencies, thus ensuring that future projects would be designed to meet all emergency access and design standards.

Additional vehicles associated with new development sites could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens, and other methods to bypass congestion and minimize response times. In addition, California law requires drivers to yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicle passes to ensure the safe and timely passage of emergency vehicles.

Future development requiring discretionary approval accommodated under the Housing Element Update would undergo project-specific developmental review to ensure consistency with the City's existing and planned circulation network; and ensure that the construction of new features would not impede emergency access. These review processes would evaluate the design of future projects'

emergency access schematics, which would minimize the potential for the creation of inadequate emergency access.

For the proposed Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program states the Specific Plan must include improvements to pedestrian and vehicular circulation, as determined necessary by the City Engineer, to provide safe pedestrian, bicycle, and motor vehicle movements, ensure safe evacuation routes, and provide optimal emergency response. No impact would occur.

**NO IMPACT**

# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

AB 52 established that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further stated that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of SB 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

## **Impact Analysis**

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The City sent notification letters on December 9, 2021 to twelve Native American organizations (Amah Mutsun Tribal Band of Mission San Juan Bautista, Costanoan Rumsen Carmel Tribe, Guidiville Indian Rancheria, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, North Valley Yokuts, Tamien Nation, the Confederated Villages of Lisjan, the Ohlone Indian Tribe, Tule River Indian Tribe, Wilton Rancheria, and the Wuksache Indian Tribe/Eshom Valley Band) who had previously requested formal notice to consult. The Tribal Chair of the Confederated Villages of Lisjan Tribe reached out to request more information on the project site and the SLF results; however, to date, the City has not received any responses requesting additional consultation under AB 52 or SB 18. The City of Piedmont also requested a review of the SLF by the NAHC and received a response on October 28, 2021, that the search of the SLF was negative.

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not have an impact related to tribal cultural resources. Further, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in Section 5, *Cultural Resources*, and disposition of human remains as

governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98.  
Therefore, there would be no impact.

**NO IMPACT**

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# 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Water service to Piedmont is provided by EBMUD, a public utility. Approximately 90 percent of the EBMUD water supply originates from the melting snowpack of the Sierra Nevada. The remainder of Piedmont's water supply comes from the Mokelumne River and EBMUD's secondary supply that comes from local runoff from the East Bay area watersheds, which is stored in the terminal reservoirs within EBMUD's service area. The City of Piedmont owns and maintains its own sewage collection system. This system was developed by the Piedmont Sanitary District shortly after the City's incorporation, and was completed in 1941. The City of Piedmont is a member of Republic Services which is a waste disposal company whose services include non-hazardous solid waste collection, waste transfer, and waste disposal, recycling, and energy services. Telecommunications



services in Piedmont are provided by private companies, including AT&T, Verizon, T-Mobile, and Comcast Cable which provides internet, phone, and television. EBCE supplies electricity to Piedmont using transmission infrastructure operated and maintained by PG&E. PG&E also provides natural gas to the City.

## **Impact Analysis**

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The Housing Element Update is a policy document that does not involve or approve physical development.

Further, future development would be subject to all utility service standards set in the PCC and Piedmont General Plan. Individual projects would also be individually reviewed to ensure that adequate utility services would be provided to each site. Future development would be concentrated in urban areas that are served by existing utilities infrastructure, including potable water, wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern utility services. Impacts identified for an individual project would be addressed through the project approval process.

## **Water Supply**

The precise location and connection would be determined at the time development is proposed. Should any new connections or upgrades be required, such upgrades would be subject to subsequent developmental review. Future line size modifications or connections, if needed, would be designed in accordance with applicable provisions of PCC Chapter 8, Building, Construction, and Fire Prevention. The Housing Element Update would not result in inadequate water supply.

## **Stormwater**

Future development would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. See also Section 10, *Hydrology and Water Quality*.

## **Wastewater Generation**

Wastewater treatment for any future development would be provided by existing infrastructure within Piedmont. Project development would be required to comply with the regulations to maintain wastewater capacity in Piedmont. Future development would be evaluated to determine adequacy of utility infrastructure as part of the standard city development review process including approval by the Public Works Department. The Housing Element Update would not result in impacts to wastewater.

## **Electricity, Natural Gas, and Telecommunications**

Future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. The Housing Element Update would not result in impacts to electricity, natural gas, or telecommunications. No impact would occur.

### **NO IMPACT**

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

## **Solid Waste**

The Housing Element Update is a policy document that does not involve or approve physical development. Therefore, the Housing Element Update would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. In addition, future development would be required to comply with General Plan Policy 17.1 which promotes recycling, composting, and other programs to reduce the generation of solid waste. Further individual development projects would be required to comply with federal, state, and local management and reduction statutes and regulations. This includes CalRecycle regulations found in Title 14 and Title 27 of the California Code of Regulations. There would be no impact.

### **NO IMPACT**

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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The Piedmont Fire Department is responsible for protecting life, property, and the environment. As needed, these Fire Services Officers are available 24/7 to respond to police incidents. The Environmental Hazards Element of the Piedmont General Plan includes policies to reduce, prevent, and fight wildfire. The Piedmont Public Safety Committee has prepared the *Get Ready*, Piedmont disaster preparedness guide. This document provides comprehensive information on preparation for, and response to, earthquakes, fires, landslides, and other emergencies.

Southeastern Piedmont lies within a LRA Very High Fire Hazard Severity Zone (VHFHSZ) as designated by CalFire (CalFire 2022). According to the Environmental Hazards Element of the Piedmont General Plan, the entire City of Piedmont is designated a wildland urban interface (WUI). This identifies the zone of transition from urban land to wildland and the mixing of the two, which is commonly where wildfire impacts are felt the most and disproportionately impacts residential developments. The entire city being designated within the WUI means it is especially vulnerable to

significant wildfire events. The parts of Piedmont that are not in the CalFire VHFHSZ are still in the WUI and experience higher population density, as well as hilly terrain, that can exacerbate wildfire risk.

In addition, the location of the City and existing environmental factors do not promote a high risk for exposure to pollutant concentrations. Prevailing winds in Piedmont generally move from northwest to southeast across the City (NOAA 2022). The prevailing winds would generally move wildfire in the VHFHSZ to the east and southeast of the City and related smoke and air pollutants, southeastward, away from Piedmont.

## **Impact Analysis**

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Housing Element Update is a policy document that does not involve or approve physical development. Because it is a policy document, the Housing Element Update would not, in and of itself, have an impact on adopted emergency response or evacuation plan. In addition, future development would go through the City's design review to ensure consistency with the General Plan, including the Environmental Hazards Element, as well as ensuring the proposed project meets State and local requirements for development in wildfire hazard areas and would not impair emergency response or evacuation. Further, for the Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program includes a goal that improvements to pedestrian and vehicular safety must be included to ensure safe evacuation routes and provide optimal emergency response. There would be no impact.

### **NO IMPACT**

- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The Housing Element Update does not propose specific projects but puts forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not, in and of itself, have an impact on wildfire safety. Additionally, future development would occur in compliance with PCC Chapter 8, that adopts the California Fire Code and includes fire hazard abatement, which would ensure that development is constructed to safeguard life and property from wildfire hazards. Further, for the Moraga Canyon Specific Plan described under Program 1.L of the Housing Element Update, the program includes goals that new habitable structures be built to meet fire code requirements for the WUI and that landscape plans prioritize fire safety. Therefore, there would be no impact.

### **NO IMPACT**

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Housing Element Update does not propose specific projects but puts forth goals and policies that encourage various aspects of new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not have an impact on wildfire safety. In addition, most roads and utility infrastructure required for future development would be existing or would occur in currently developed areas. Because this development would occur in urbanized areas of Piedmont, where large tracts of vegetation cover are not present, the risk of wildfire would not be exacerbated. Wildfire risk is greatest in the southeast corner of the City where there is an LRA VHFHSZ and vegetation and open space. The Housing Element Update would not include plans to extend the City's sphere of influence or city limits into the adjacent eastern or southern FHSZs. Therefore, there would be no impact.

**NO IMPACT**

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Piedmont is located in the East Bay Hills. If a wildfire were to occur, there could be the risk of isolated landslides afterwards because of the varying topography and exposure of soil or hillside slopes. No major water bodies are present, and the risk of flooding would be low. The Housing Element Update puts forth goals and policies that promote housing development in Piedmont to meet the City's RHNA requirements. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not have an impact related to wildfire. Therefore, there would be no impact.

**NO IMPACT**

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# 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Does the project:

a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not have the potential to substantially degrade the quality of the environment. Adoption of the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In



addition, the Housing Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory and no impacts would occur.

**NO IMPACT**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and City Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. The Housing Element Update would not increase development potential above that already allowed under the City's General Plan and Zoning Code. Adoption of the Housing Element Update would not have impacts that are individually limited or cumulatively considerable. No impact would occur.

**NO IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The Housing Element Update does not propose specific projects but sets forth goals and policies to encourage new housing development in Piedmont. Because it is a policy document that does not involve or approve physical development, the Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the Housing Element Update would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly and no impacts would occur.

**NO IMPACT**

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Rincon Consultants, Inc. prepared this Initial Study under contract to the City of Piedmont. Persons involved in data gathering analysis, project management, and quality control are listed below.

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