



# CITY OF PIEDMONT CALIFORNIA

## NOTICE OF INTENT TO ADOPT AN INITIAL STUDY – MITIGATED NEGATIVE DECLARATION FOR CUP2023-001/SIGN2023- 001/DRPC2023-0025/VAR2024-002 – 29 WILDWOOD AVENUE

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Notice is hereby given that the City of Piedmont has prepared an Initial Study and Mitigated Negative Declaration (IS-MND) for a Conditional Use Permit, Non-Residential Sign Permit, Design Review Permit and Variance applications for the development an Electric Vehicle (EV) charging facility with a total of fourteen charging stalls, a fence, and seating area, at 29 Wildwood Avenue and is requesting comments on the IS-MND. The IS-MND was prepared by the City of Piedmont, which is the Lead Agency for the project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

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

**PUBLIC REVIEW PERIOD:** On July 12, 2024, the City of Piedmont issued a Notice of Intent and commenced a 20-day public comment period to adopt a MND for the proposed Project. The circulation of the NOI completed its 20-day public comment period cycle on August 1, 2024. The City of Piedmont did not receive any comments that resulted in the need to revise or recirculate the document or require preparation of and Environmental Impact Report. However, The City’s July 12, 2024, submittal of the IS/MND to the State Clearinghouse did not result in a written approval of a 20-day public review period. Therefore, the City of Piedmont has determined to recirculate the NOI for a 30-day public review period that will begin on Friday September 13, 2024, and end on Sunday October 13, 2024. Responses to this NOI and any questions or comments should be directed in writing to: *Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611; or [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov)*. Comments on the NOI must be received **on or before Sunday October 13, 2024**. Comments received during the previous public review period of July 12 through August 1, 2024, will be included as part of the public record of the IS-MND.

**AVAILABILITY OF CEQA DOCUMENT:** Copies of the Draft Initial Study–Mitigated Negative Declaration are available for review at City offices located at 120 Vista Avenue Piedmont, California 94611 and online at [https://piedmont.ca.gov/services/permits/planning/29\\_wildwood\\_e\\_v\\_charging\\_station\\_application](https://piedmont.ca.gov/services/permits/planning/29_wildwood_e_v_charging_station_application)

**PUBLIC HEARINGS:** The City of Piedmont will conduct a special Planning Commission Meeting on **Monday, October 28, 2024**, to consider the IS-MND and the conditional use permit, non-residential sign permit, design review permit and variance applications, making recommendations on the applications to the City Council. The meeting will start at 5:30 p.m. and be held in person and via video and teleconference. Interested parties should check the Planning Commission website for information on how to join the meeting and to confirm the meeting date,

time, and agenda:

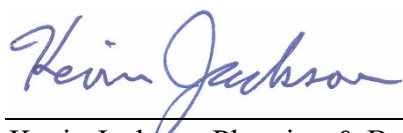
[https://www.piedmont.ca.gov/government/commissions\\_\\_committees/planning\\_commission](https://www.piedmont.ca.gov/government/commissions__committees/planning_commission)

The City Council is also anticipated to take public comments and consider the proposed applications on **Monday, November 18, 2024**. The meeting will start at 6:00 PM and be held in person and via video and teleconference. Interested parties should check the City Council website for information on how to join the meeting and to confirm the meeting date, time, and agenda: [https://piedmont.ca.gov/government/city\\_council](https://piedmont.ca.gov/government/city_council)

**PROJECT LOCATION:** The approximately 9,691-square-foot project site is located at 29 Wildwood Avenue in the City of Piedmont and consists of one parcel (Assessor's Parcel Number [APN] 051-4638-014-00). The project site is bounded by Wildwood Avenue to the south-southeast, Grand Avenue to the west, and single-family residential development to the north. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the site is on a list enumerated under Section 65962.5 of the Government Code which includes, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

**PROPOSED PROJECT DESCRIPTION and BACKGROUND:** The proposed project would demolish an existing closed gas station and light auto repair shop and result in the redevelopment of the project site with an EV charging facility that would include a total of three covered charging areas, two with five EV charging stalls and one with four EV charging stalls. Seven EV charging kiosks/dispensers would be installed to serve the 14 EV charging stalls. Associated electrical equipment would be located within an approximately 200-square foot enclosure, on a concrete pad, located in the northeastern corner of the project site. A new 6-foot tall Trex fence would be installed along the rear property boundary and around the EV charging infrastructure. A public seating area with a picnic table, bench, and recycling bins would be provided in the central portion of the project site. Two benches would be provided adjacent to Wildwood Avenue. Twenty-two light fixtures would be installed throughout the project site. Two new canopies supported by laminated timber canopy beams and columns would be installed. Canopy A, approximately 11 feet, 6 inches in height, would be installed in the center of the project site. Canopy B, approximately 12 feet, 4 inches in height, would be installed near the corner of Wildwood Avenue and Grand Avenue.

**ENVIRONMENTAL DETERMINATION:** The City of Piedmont has completed an IS-MND for the proposed project. The IS-MND concluded that the project would have less-than-significant impacts in the various topic areas required by CEQA Guidelines Appendix G, including Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities/Service Systems, with implementation of feasible mitigation measures. As such, the City of Piedmont has determined that an Initial Study- Mitigated Negative Declaration is appropriate CEQA assessment.



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Kevin Jackson, Planning & Building Director

Date of Distribution: September 13, 2024