



CITY OF PIEDMONT CALIFORNIA

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CITY OF PIEDMONT 2023-2031 HOUSING ELEMENT UPDATE AND ASSOCIATED AMENDMENTS TO THE GENERAL PLAN

Notice is hereby given that the City of Piedmont is preparing a Draft Environmental Impact Report (EIR) for the City's Housing Element Update ("the project") and is requesting comments on the scope and content of the Draft EIR. The EIR is being 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 Preparation (NOP) 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 EIR.

WRITTEN COMMENTS: Responses to this NOP and any questions or comments should be directed in writing to: *Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611; or kjackson@piedmont.ca.gov*. Comments on the NOP must be received **on or before 5 p.m. on Friday, March 18, 2022**. In addition, comments may be provided at the EIR Scoping Meeting (see details below). Comments should focus on the scope and content of the EIR such as significant environmental issues, reasonable alternatives, and mitigation measures.

EIR PUBLIC SCOPING MEETING: The City of Piedmont will conduct a public scoping session on **Tuesday, March 1, 2022** as part of a special Planning Commission meeting to receive comments on the scope and contents of the EIR. The meeting will start at **5:30 p.m.** and be held 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

The agenda will be posted by 5 p.m. on February 15, 2022.

PROJECT LOCATION: The project, which is an update to the Housing Element of the City's General Plan, is applicable to the entire City of Piedmont (citywide). The City of Piedmont is located in the East Bay of the San Francisco Bay Area in northern Alameda County. Piedmont is completely surrounded by the City of Oakland. The city encompasses approximately 1.7 square miles with a population of approximately 11,300 residents and 4,000 housing units. The regional setting and existing city limits are depicted on Figure 1.

PROPOSED PROJECT DESCRIPTION and BACKGROUND: The proposed project consists of a comprehensive update to the Housing Element and related edits to the other elements of the City's General Plan and Piedmont Municipal Code.

The Housing Element is one of the seven state-mandated elements of the local General Plan and is required by the State of California to be updated every eight years. The City of Piedmont is preparing the 2023-2031 Housing Element Update to comply with the legal mandate that requires each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the city with a comprehensive strategy for promoting the production of safe, decent and affordable housing, and affirmatively furthering fair housing during the housing cycle. The Housing Element Update establishes goals, policies, and actions to address the existing and projected housing needs in Piedmont.

The goals, policies, and actions in the Housing Element are required to meet Piedmont's Regional Housing Needs Assessment (RHNA) allocation. Piedmont's latest RHNA allocation requires 587 new housing units, including 257 new units for residents in the extremely low, very low, and low-income categories. The City must demonstrate to the State Department of Housing and Community Development (HCD) that the City's Housing Element has adequate land capacity and implementing policies to accommodate its RHNA allocation, plus a buffer of some number of units to ensure ongoing compliance with the No Net Loss provisions of State housing law. To identify the housing sites to be included in the Housing Element, the City will identify suitable and available housing sites and their capacity, screen for vacant and underutilized parcels, evaluate and analyze sites, and calculate potential buildout.

In conjunction with the Housing Element Update, the City anticipates amendments to the General Plan including revising the Land Use Element, Design and Preservation Element, Environmental Hazards Element, and the Natural Resources and Sustainability Element to maintain consistency with the updated Housing Element.

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

PROBABLE ENVIRONMENTAL EFFECTS: Approval of the proposed Housing Element Update would not include approval of any physical development (e.g., construction of housing or infrastructure). However, the EIR will assume that such actions are reasonably foreseeable future outcomes of the Housing Element Update. As such, the EIR will evaluate the potential physical environmental impacts that could result from future actions for implementing the policies proposed under the Housing Element Update at a programmatic level, in accordance with CEQA Guidelines Section 15168. The topical areas that will be addressed in the EIR are: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Land Use and Planning, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Draft EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while meeting most of the basic objectives of the project. In addition, the EIR will address cumulative impacts, growth inducing impacts, and other issues required by CEQA.


Kevin Jackson, Planning & Building Director
Date of Distribution: February 16, 2022

Attachment: Figure 1: City of Piedmont Location Map

Figure 1 City of Piedmont Location Map



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 City of Piedmont

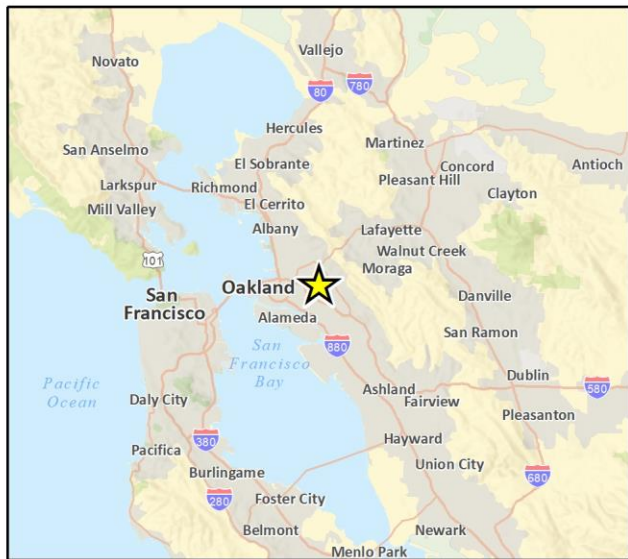


Fig. X NDP Location Map