

The logo for Rincon Consultants, Inc. features the word "rincon" in a white, lowercase, sans-serif font. The text is positioned within a blue, angular shape that resembles a stylized letter 'R' or a corner of a building.

RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

A black and white photograph of a courtyard with a fountain, benches, and a building entrance. The text "Piedmont Housing Element Implementation Project Draft EIR" is overlaid in white on a dark, semi-transparent banner at the bottom of the image. The word "CITY" is visible on a stone ledge in the lower-left corner of the photo.

Piedmont Housing Element
Implementation Project Draft EIR

California Environmental Quality Act (CEQA)

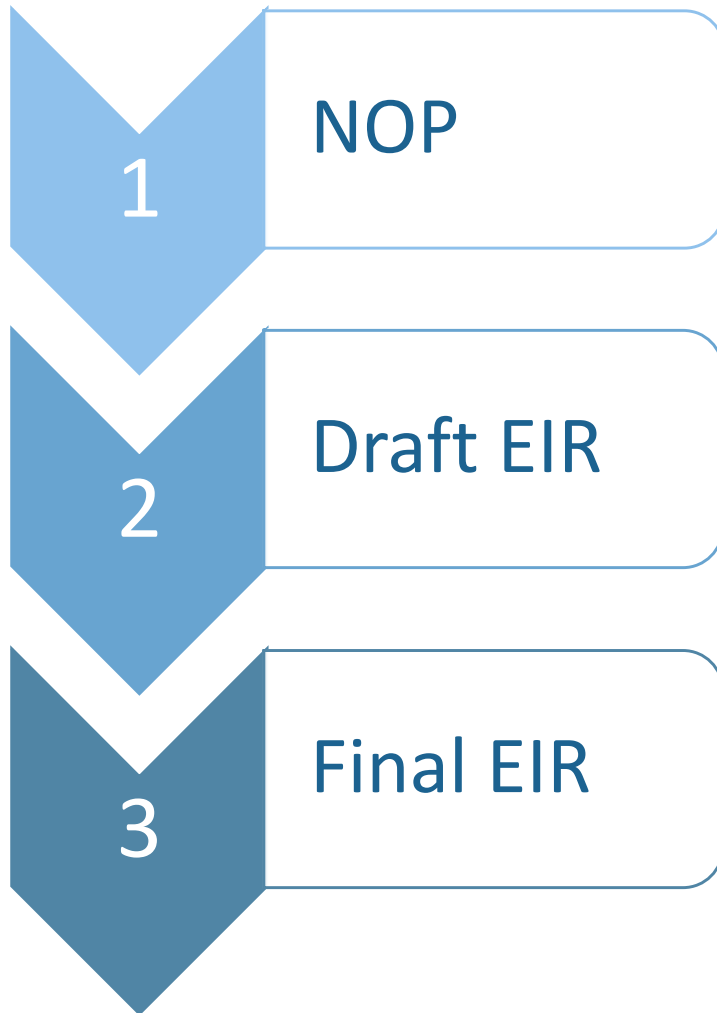
Purpose of CEQA:

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

Environment Impact Report (EIR) Process



CEQA Timeline



Notice of Preparation (NOP) was released February 16, 2022

- 13 written comments
- Verbal comments at Scoping Meeting held by PC on March 1, 2022

45-day Draft EIR comment period:
November 3 – December 18, 2023

Final EIR – January 2023

Program EIR

- Program EIR presents a citywide assessment of the impacts of the proposed project.
- Analysis of site-specific impacts of individual projects is not required in a Program EIR
- Serves as a first-tier CEQA environmental document
- Development facilitated by the project may use streamlining and tiering opportunities set forth in the CEQA Guidelines.

EIR Project Description

- Reasonably foreseeable maximum buildout from land use changes associated with Housing Element implementation
 - 652 units – Housing Element sites inventory
 - 394 units - other Housing Element implementation programs
 - Total = EIR assumes 1,048 housing units
 - (Of the 1,048 units, up to 199 units foreseeable within the MCSP Area)
- Environmental Hazards Element (Safety Element) Updates
- Additional General Plan Element Updates
 - Land Use Element
 - Transportation Element
 - Parks, Recreation, and Open Space Element
 - Community Services and Facilities Element
 - Design and Preservation Element
 - Natural Resources and Sustainability Element.

Draft EIR Impact Analysis

- Environmental Setting/Baseline
- Evaluation of environmental impacts
 - Thresholds of “significance”
 - Two analysis frameworks
 - Housing Element Implementation Citywide
 - Moraga Canyon Specific Plan Area
 - Impact determination:
 - “no impact”
 - “less than significant impact”
 - “less than significant with mitigation measures incorporated”
 - “significant and unavoidable”

List of CEQA Topics

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Energy
- Wildfire
- Public Services
- Transportation
- Land Use and Planning
- Hydrology and Water Quality



- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Population and Housing
- Aesthetics/Visual
- Recreation
- Noise
- Air Quality
- Mineral Resources
- Greenhouse Gas Emissions
- Utilities and Service Systems

EIR Conclusions

- In many cases, less than significant impacts would occur because of new/revised General Plan policies
- Impacts that were found to be Less than Significant With Mitigation Incorporated
 - Geology and Soils
 - Mitigation Measure MCSP-GEO-1 Geotechnical Assessment for Moraga Canyon Specific Plan Area
 - Hazards and Hazardous Materials
 - Mitigation Measure MCSP-HAZ-1 Property Assessment - Phase I and II ESAs
 - Mitigation Measure MCSP-HAZ-2 Soil Management Plan
- Impacts that were found to be Significant and Unavoidable
 - Historic Resources
 - Greenhouse Gas Emissions
 - Construction Noise
 - Transportation (vehicle miles traveled)
 - Wildfire
 - Utilities and Service Systems

- **Alternative 1 – No Project Alternative**
 - Continued implementation of the City’s existing plans and policies that would accommodate development in accordance with the existing land use designations, policies, and zoning standards.
- **Alternative 2 – Reduced Buildout**
 - Assumes that the entirety of the Housing Element is not implemented, but that State laws such as SB 9, AB 1851, AB 2244 and the State Density Bonus Law, would continue to be implemented.
 - Because Alternative 2 slightly reduces the severity of many of the impacts that would result from the proposed project, it is the environmentally superior alternative.

Draft EIR Comment Period:

- Please submit written comments by **5:00 PM, December 18, 2023** to:

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

Or via email kjackson@piedmont.ca.gov