

NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report
City of Piedmont
2023-2031 Housing Element Implementation Project

As the Lead Agency overseeing this project's environmental review, the City of Piedmont is soliciting comments on the Draft EIR for the 2023-2031 Housing Element Implementation Project ("proposed project").

The proposed project would amend the City of Piedmont's General Plan (hereinafter referred to as the "2009 General Plan"), including the Land Use Element and other elements, and amend Chapter 17, Planning and Land Use, of the Piedmont City Code (PCC) to implement the City's 2023-2031 Housing Element. The 2023-2031 Housing Element is designed to allow for the capacity to build housing in accordance with the Regional Housing Needs Allocation (RHNA) assigned to Piedmont. The amendments to Chapter 17 include revisions to division 17.02 Title, Intent, City Charter in Article 1, General Provisions; modifications to the permitted and conditional uses and development standards in Article 2, Zoning Districts; modifications to provisions related to parking, density bonus, accessory dwelling units, SB 9, conditional use permits, emergency shelters, and lot mergers in Article 3, Special Regulations; modifications to Article 5, Definitions and Measurements; and other conforming revisions.

The proposed project includes development of a specific plan in the Moraga Canyon Specific Plan (MCSP) area. The proposed project also includes updates to the Environmental Hazards Element (which serves as the Safety Element of the General Plan) to implement the 2023-2031 Housing Element and reflect recent changes in State law. Further, the proposed project includes updates to other elements of the General Plan to achieve internal consistency, implement the 2023-2031 Housing Element, and reflect regulatory changes since original adoption of the 2009 General Plan. Amendments to other General Plan elements include amendments to the: Transportation Element; Parks, Recreation, and Open Space Element; Community Services and Facilities Element; Design & Preservation Element; and Natural Resources and Sustainability Element.

The Draft EIR is a program EIR. The Draft EIR found that the proposed project would have no physical environmental impacts related to agriculture and forestry resources and mineral resources. Impacts related to aesthetics, air quality, biological resources, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, and tribal cultural resources, would be less than significant. Impacts related to geology and soils and hazards and hazardous materials would be potentially significant but mitigable to less than significant. Impacts to historical resources, greenhouse gas emissions, noise, wildfire, transportation, and utilities and service systems and cumulative historical resources, greenhouse gas emissions, noise, wildfire, transportation, and utilities and service systems impacts would be significant and unavoidable.

There are sites in the City of Piedmont that appear on one or more of the lists of sites enumerated under Section 65962.5 of the California Government Code.

A copy of the Draft EIR is available for review at the City's offices at 120 Vista Ave, Piedmont, CA 94611. The Draft EIR is also available for review and download on the City's website:
<https://www.piedmontishome.org/housing-element-update>.

Members of the public and public agencies are invited to provide comments in writing on the Draft EIR by December 18, 2023, at 5:00 p.m. Please mail your comments to Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611; or send via email to kjackson@piedmont.ca.gov.

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