Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Alameda
Address: 1106 Madison Street
Oakland, CA 94607

From:

Public Agency: City of Piedmont
Address: 120 Vista Avenue
Piedmont, California 94611
Contact: Kevin Jackson
Phone: (510) 420-3050

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022020362

Project Title: Moraga Canyon Specific Plan (MCSP) and City Code Amendments

Project Applicant: City of Piedmont

Project Location (include county): Multiple parcels in the Specific Plan area along Moraga Ave in City of Piedmont, Alameda Co., near intersection with Red Rock Rd and between Pala Ave and Maxwelton Rd

Project Description:

The Moraga Canyon Specific Plan was adopted by the Piedmont City Council on October 6, 2025. The City prepared an EIR Addendum, also approved on October 6, 2025, to the Environmental Impact Report ("Final 2024 EIR") certified in 2024 for the City of Piedmont 2023-2031 Housing Element Implementation Project. The Addendum analyzes the impacts associated with implementation of the Moraga Canyon Specific Plan ("MCSP"), including amendments to Piedmont City Code Chapter 17. The MCSP is consistent with Housing Element Implementation Program 1.L which calls for the adoption of a Specific Plan for City-owned parcels in the Moraga Canyon area to facilitate housing development. The MCSP includes land use, infrastructure, and implementation requirements for future development in the MCSP area. The MCSP also includes design standards, site specific objective development standards, general development criteria, and land use regulations. The MCSP has a vision for a new mixed-income multifamily community integrated into existing Piedmont residential areas and open space areas in Moraga Canyon, where parks and outdoor spaces would be blended with the residential community. In accordance with CEQA, the EIR Addendum demonstrates, based on substantial evidence, that the prior environmental analysis in the Final 2024 EIR adequately addresses the potential environmental effects of the MCSP project, and the MCSP project does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164, and supports the City's finding that the MCSP project would not result in significant new issues nor exceed the level of impacts identified in the previously certified Final 2024 EIR requiring additional analysis under CEQA.

This is to advise that the City of Piedmont City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on October 6, 2025 (date) and has made the following determinations regarding the above described project.

1. A previously certified EIR ("Final 2024 EIR"; SCH 2022020362) was prepared and evaluated the potential environmental impacts of the MCSP project pursuant to the provisions of CEQA.
2. The MCSP project will not have a significant effect on the environment beyond those impacts previously identified in connection with the Final 2024 EIR.
3. Mitigation measures were adopted on February 20, 2024 in connection with the Final 2024 EIR and remain applicable to the project. No additional mitigation measures were required or adopted.
4. A Mitigation Monitoring and Reporting Program (MMRP) was adopted on February 20, 2024 in connection with the Final 2024 EIR, and the MCSP project is subject to the MMRP. No additional MMRP was required or adopted.
5. A Statement of Overriding Considerations (SOC) was adopted on February 20, 2024. No additional SOC beyond that adopted in connection with the Final 2024 EIR was required or adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and EIR Addendum with comments and responses and record of project approval is available to the General Public at:

120 Vista Avenue, Piedmont, California 94611 and on the City of Piedmont website at the following link:
https://piedmont.ca.gov/services_ departments/planning___building/about_planning_/environmental_review

Signature (Public Agency): Pierce Macdonald Title: Senior Planner/Project Manager

Date: 10/10/2025 Date Received for filing at OPR: 10/10/2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011