Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Alameda
1106 Madison Street, 1st Floor
Oakland CA 94607

From: (Public Agency): City of Piedmont
120 Vista Avenue, Piedmont CA 94611
(Address)

Project Title: Zoning Ordinance Amendments related to Conditional Use Permits and Commercial Uses in Zone D

Project Applicant: City of Piedmont

Project Location - Specific:

Zone D (Commercial and Mixed-Use) parcels in Piedmont

Project Location - City: Piedmont Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Zoning Ordinance (City Code Chapter 17 Planning and Land Use) amendments that update and revise existing divisions 17.26 Zone D: Commercial and Mixed-Use, 17.30 Parking, 17.60 General Provisions, 17.68 Conditional Use Permit, 17.70 Variance, and 17.90 Definitions; Measurements; to comply with Housing Element Programs 4.M and 4.U and other staff recommended changes to follow best practices and streamline permitting. Citywide-implementation.

Name of Public Agency Approving Project: City of Piedmont City Council

Name of Person or Agency Carrying Out Project: City of Piedmont

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption. State type and section number: CEQA Guidelines, 14 Cal. Reg Sections 15601(b)(3)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

On February 20, 2024, the City of Piedmont adopted a program-level Environmental Impact Report (EIR) for the Housing Element Implementation Project (SCH 2022020362) in accordance with the California Environmental Quality Act (CEQA). The proposed amendments to Piedmont City Code Chapter 17 are consistent with and fall within the scope of this adopted Housing Element Implementation EIR. The EIR comprehensively analyzed the potential environmental impacts of implementing Housing Element programs, including Program 4.M (Facilitating Multi-Family and Residential Mixed-Use Projects by Right Subject to Objective Standards) and Program 4.U (Amend Conditional Use Permit Findings), both of which are directly addressed by these code amendments. It is important to note that uses with a higher potential for environmental impact, such as fueling stations and minor auto servicing, are not proposed for exemption from CEQA and would continue to require a CUP and associated environmental review. Other proposed related amendments to the Zoning Ordinance are also exempt from CEQA because it can be seen with certainty that there is no possibility that the adoption of these provisions would have a significant adverse effect on the environment (CEQA Guidelines, 14 Cal. Code of Regs. Section 15061(b)(3)). Additionally, certain amendments may not constitute a "project" under CEQA as they primarily modify organizational or administrative activities that will not result in direct or indirect physical changes to the environment (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Section 15378).

Lead Agency
Contact Person: Gopika Nair Area Code/Telephone/Extension: 510-420-3054

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Date: October 9, 2025 Title: Senior Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: October 10, 2025