

CORRES

NOTICE OF PREPARATION

Alameda County

MAR 25 2010

Environmental Health

To: Notice of Preparation Recipients

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Consulting Firm:

Agency Name City of Piedmont

Firm Name LSA Associates, Inc.

Street Address 120 Vista Avenue

Street Address 157 Park Place

City/State/Zip Piedmont, California 94611

City/State/Zip Point Richmond, California 94801

Contact Kate Black, City Planner

Contact Kristin Granback, Senior Planner

Project Title: Piedmont Station LLP - 408 Linda Avenue Townhouses

The City of Piedmont will be the Lead Agency and will prepare a Focused Environmental Impact Report (EIR) for the proposed project. The public is invited to submit comments regarding the scope of the EIR. The City is also requesting comments from responsible agencies regarding the scope and content of the environmental document.

Project Location: The approximately 0.4-acre project site is located at 408 Linda Avenue, northwest of the intersection of Grand Avenue and Linda Avenue, in the City of Piedmont, California (Figures 1 and 2). The project site is located in the western portion of the City, approximately 2 miles northeast of the downtown Oakland commercial district. The Oakland Avenue viaduct is located adjacent to the site's northern boundary.

Project Description: Piedmont Station LLC proposes to develop an approximately 0.4-acre site within the City of Piedmont with seven three-story over basement townhouse structures (Figure 3). The property is currently developed with an approximately 5,700-square-foot, two-story, concrete electrical utility substation that was vacated in 1991. The proposed project would involve:

- Demolition and removal of the existing electrical substation building;
- Removal of existing vegetation and excavation and placement of fill to create a level building area;
- Construction of the seven new townhouse structures and associated development components; and
- Landscaping and irrigation.

Potential Environmental Effects: The project description, location, and the potential environmental effects are contained in the Initial Study prepared for the project. The Initial Study identifies mitigation, as applicable, for environmental topic areas to reduce potential impacts to less-than-significant levels. With the implementation of the mitigation measures contained in the Initial Study, potentially significant impacts are not anticipated for the following topics: aesthetics, agricultural resources, air quality, biological resources, geology & soils, hazards & hazardous materials, hydrology/water quality, land use, noise, mineral resources, population/housing, public services, recreation, transportation/traffic, and utilities/services systems. Based on the findings of the Initial Study, the existing PG&E substation building on the project site retains sufficient integrity to be eligible for listing in the California Register of Historical Resources. The PG&E substation building would be demolished to accommodate the proposed project. Therefore, a Focused EIR will be prepared to evaluate the effects associated with the removal of this cultural resource. The Focused EIR will also evaluate the impacts of the proposed project on global climate change, the proposed project's potential to cause direct and indirect growth inducing impacts,

reduce impacts determined to be significant in the EIR. Mitigation, in addition to what is included in the Initial Study, will be proposed for those impacts that are determined to be significant to reduce those impacts to less-than-significant. Impacts that are determined to be significant after mitigation will be identified. A mitigation monitoring program will also be developed, as required by Section 15097 of the CEQA Guidelines.

Public Comment Period on Scope of EIR: March 25, 2010 through April 22, 2010

Public agencies, interested organizations, and the general public have the opportunity to comment on the scope of the Focused EIR, including environmental issues which have the potential to be affected by the project and should be addressed further by the City of Piedmont in the EIR, as well as alternatives and mitigation measures. Potential areas of environmental impact have been identified in the Initial Study. Based on the findings of the Initial Study, cultural resources will be evaluated in more detail in the Focused EIR.

Due to time limits mandated by the California Environmental Quality Act (CEQA), responses concerning the scope of the EIR must be received within the designated 30-day comment period and **no later than April 22, 2010**. You will have a future opportunity to comment on the Draft Environmental Impact Report. Please send your response to:

City of Piedmont
120 Vista Avenue
Attention: Kate Black, City Planner
Piedmont, California 94611
kblack@ci.piedmont.ca.us

Please include the name, phone number, and address of a contact person in your response. Emailed comments will also be accepted at the email address indicated above.

A copy of this Notice of Preparation and Initial Study are available for public review at the Office of the City Clerk, Piedmont City Hall, located at 120 Vista Avenue, Piedmont, California, during regular business hours Monday through Friday from 8:30 a.m. to 5:00 p.m. The Notice of Preparation and Initial Study are also available for public review on the City's website: <http://www.ci.piedmont.ca.us>

Public Scoping Meeting: A scoping meeting will be held on **April 14, 2010, at 5:30 p.m.** at the Piedmont Memorial Room/EOC Conference Room, Police Department, 403 Highland Ave, Piedmont, CA 94611 to present the project being studied, outline the CEQA process, and receive comments on the scope of the EIR. The public and public agencies are invited to attend the scoping session to provide comments regarding the proposed EIR scope and the Notice of Preparation/Initial Study.

Date 3-24-10

Signature 
Title City Planner
Telephone (510) 420-3050

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.

**PIEDMONT STATION LLP - 408 LINDA AVENUE TOWNHOUSES NOP/IS
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MARCH 25, 2010

State Agencies

State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

- *Air Resources Board*
- *Fish and Game Region 3*
- *Housing and Community Development*
- *Native American Heritage Commission*
- *Office of Historic Preservation*
- *Regional Water Quality Control Board
District 2*
- *State Water Resources Control Board*
- *Department of Toxic Substances Control*

Regional Agencies

Association of Bay Area Governments
Attn: Kenneth Kirkey, Planning Director
101 8th Street
Oakland, CA 94607

Bay Area Air Quality Management District
Attn: Jack Broadbent, Executive Officer
939 Ellis Street
San Francisco, CA 94109

Alameda County Health Services Agency
Environmental Protection
Attn: Barney M. Chan
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

East Bay Municipal Utility District
Attn: New Business Office
375 11th Street
Oakland, CA 94607

Local Agencies and Groups

Alameda County Community Development
Agency
Attn: Chris Bazar, Agency Director
224 W. Winton Avenue
Hayward, CA 94544

City of Oakland
Attn: Dan Lindheim, City Administrator
One City Hall Plaza, 3rd Floor
Oakland, California 94612

City of Oakland
Community and Economic Development Agency
Attn: Walter Cohen, Community and
Economic Development Agency Director
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612

City of Oakland
Public Works Agency
Attn: Vitaly Troyan, Agency Director
250 Frank H. Ogawa Plaza, Suite 4314
Oakland, CA 94612

Piedmont Unified School District
Attn: Ray Gadbois, Board President and
Connie Hubbard, Superintendent
760 Magnolia Avenue
Piedmont, CA 94611

Northern California Carpenters Regional Council
Attn: Alex Lantsberg, Research Department
265 Hegenberger Rd, Suite 220
Oakland, CA 94621

Ralph Marinelli, President
Piedmont Historical Society
312 Jerome Avenue
Piedmont, CA 94610