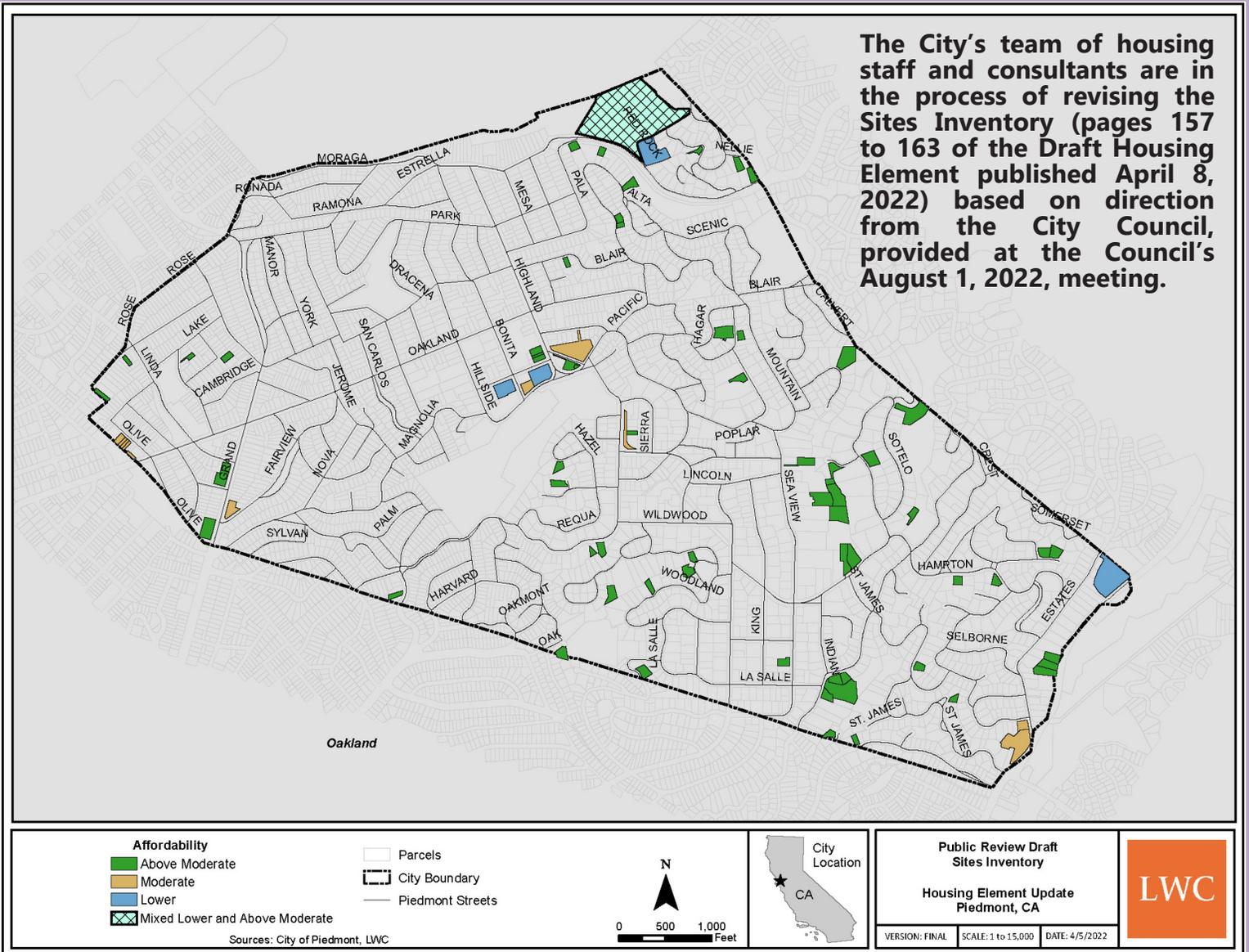




**Q: The EBMUD reservoir site and other sites that appear available for the development of housing are not included in the Draft Housing Element Sites Inventory. Why not?**

**A:** Using guidance from HCD, City staff and the consultant team undertook a comprehensive review of properties across Piedmont to identify potential housing sites. This systematic analysis was further refined by input from the community. The table on the following page includes sites that were considered by City decision-makers and consultants but are ultimately not included in the Sites Inventory at this time for the reasons listed in the table.



*Note: The Sites Inventory does not obligate a property owner to change how they use their property nor force a property owner to develop if it is not in their best interest to do so.*





## Sites Considered But Removed From Sites Inventory Piedmont Draft 6th Cycle Housing Element

Address/ Location	Known As	Size	Reason Not Included or Removed
Blair Avenue at Scenic Avenue	EBMUD Reservoir	9.66	City staff met with EBMUD on March 4, 2021, at which time EBMUD confirmed their plans to renovate the Blair Reservoir. Renovation must be completed before EBMUD will consider dedicating any of the Reservoir property to housing
Highland Avenue 700 Block	Highland Strip	0.32	At its June 20, 2022 meeting, the City Council directed staff to remove this property from the Sites Inventory.
Vista Avenue at Bonita Avenue	CRTC (Corey Reich Tennis Center)	0.70	At its June 20, 2022 meeting, the City Council directed staff to remove this property from the Sites Inventory.
120 Vista Avenue	City Hall & Veterans Hall	0.83	At its August 1, 2022, meeting, the City Council directed staff to remove this property from the Sites Inventory, subject to additional analysis.
801 Magnolia Avenue	Piedmont Center for the Arts	0.31	At its August 1, 2022 meeting, the City Council directed staff to perform fiscal analysis on the feasibility of siting moderate-income housing on this site and to analyze locating the housing elsewhere.
Highland Way	Roadway between Wells Fargo Bank and Piedmont Community Church	NA	As a public right-of-way, this area does not qualify as a developable parcel and does not meet the criteria to be considered as a site for housing.
198 Oak Road	Davie Tennis Stadium	5.0	The City of Oakland owns this property and does not have plans to discontinue its current use as a recreational facility.
(35) Prospect Road	Vacant EBMUD Parcel	0.15	EBMUD water supply line runs underground through this lot. Cannot build atop pipeline and too costly to relocate to the public right-of-way.
(1100) Harvard Road	Vacant EBMUD Parcel	0.43	EBMUD water supply line runs underground through this lot. Cannot build atop pipeline and too costly to relocate to the public right-of-way.
1507 Grand Avenue	EBMUD Pump Station	0.11	EBMUD water supply line runs underground through this lot. Cannot build atop pipeline and too costly to relocate facility elsewhere.
5000 Piedmont Avenue	Mountain View Cemetery	2+	A small portion of Mountain View Cemetery is in Piedmont. The State of California has established rigorous laws applicable to land designated as a cemetery. There is a presumption under the law in favor of leaving the land undisturbed.
Parkland	<ul style="list-style-type: none"> <li>Piedmont Park</li> <li>Dracena Park</li> <li>Linda Dog Park</li> <li>Crocker Park</li> </ul>	NA	<p>Under state law, cities are required to identify surplus public land that can be used for housing. In 2019, the State took the following actions to make public lands available for affordable housing development:</p> <ul style="list-style-type: none"> <li>An executive order to make excess state land available for affordable housing (E. O. N-06-19)</li> <li>Strengthening enforcement of the Surplus Lands Act (AB 1486, Ting, 2019)</li> <li>Requiring cities and counties to inventory and report surplus and excess local public lands (AB 1255, Robert Rivas, 2019).</li> </ul> <p>However, pursuant to Government Code Section 54220-54232, land designated for parks is not "surplus and excess public land."</p> <p>At its August 1, 2022 meeting, the City Council added Blair Park to the Sites Inventory on the recommendation of City staff in order to study changes that may be needed to Moraga Avenue, Coaches Field, and the City Corporation Yard to identify locations for new housing and to improve public facilities and open spaces in Moraga Canyon.</p>

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