

9 Community Services and Facilities

The Community Services and Facilities Element addresses Piedmont’s municipal buildings, public safety services, educational facilities, and social services. It also covers infrastructure, including water, sewer, storm drainage, energy, and telecommunication facilities. While state law does not explicitly require this Element, these topics are integral to long-range planning. A commitment to providing superior police and fire services, exceptional schools, excellent child care and senior services, and well maintained utilities is essential to achieve Piedmont’s broader quality of life objectives.

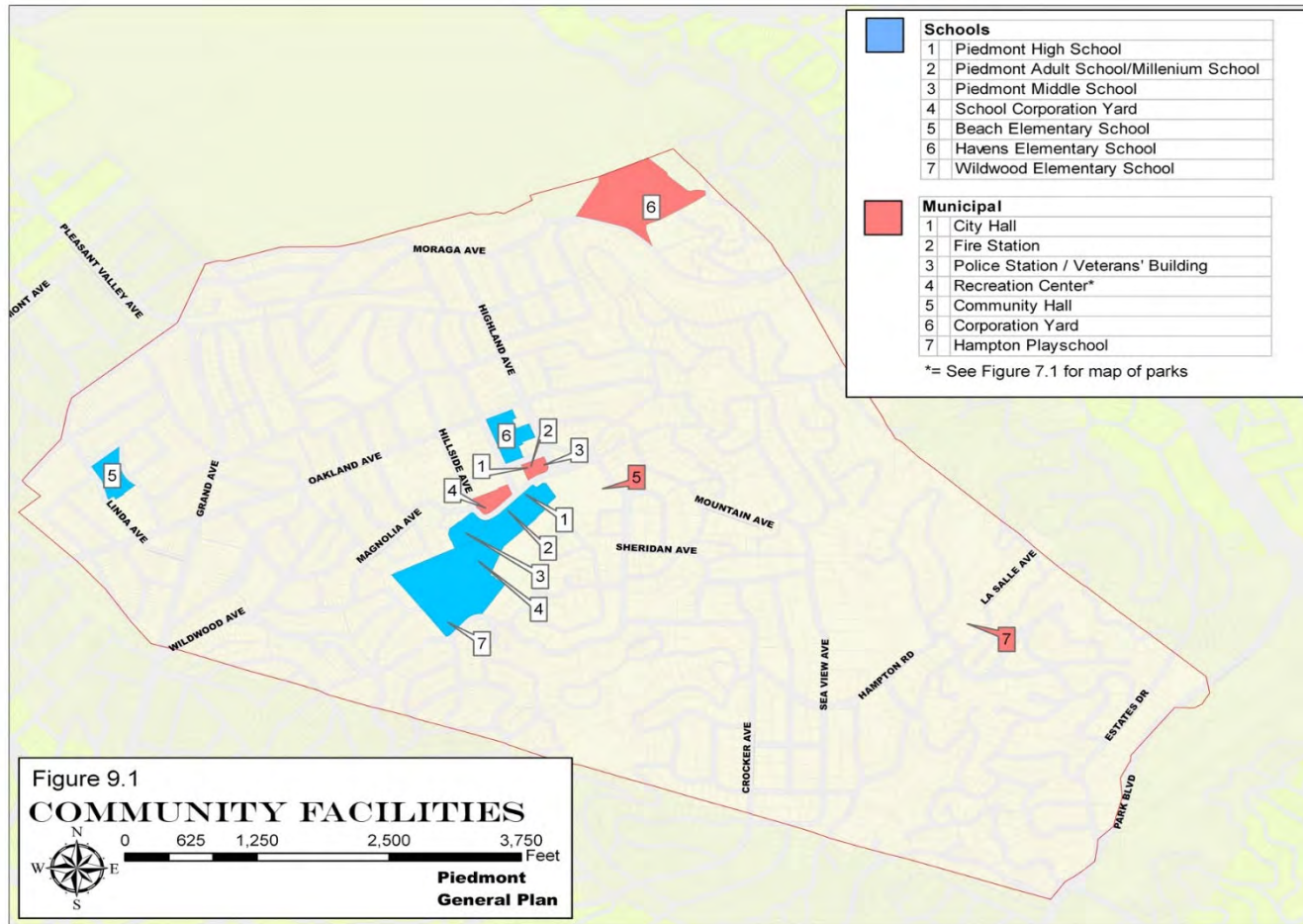
Piedmont’s population is expected to ~~be stable~~ grow during the next two decades. ~~Nonetheless,~~ Continued investment in public facilities will be needed to sustain existing service levels, incorporate new technology, and respond to changing demographics. Intergovernmental coordination is essential to service planning, as the City of Piedmont is only one of several entities involved. Other key agencies include the Piedmont Unified School District, the City of Oakland Library system, East Bay Municipal District, Pacific Gas and Electric, ~~Ava (formerly titled “East Bay Community Energy” or “EBCE”),~~ and a myriad of County agencies and non-profits.

The Community Services and Facilities Element addresses the following topics:

- City Facilities
- Public safety (Police and Fire)
- Educational services (Schools and Libraries)
- Social services (Child Care, ~~and~~ Senior Care, ~~and housing affordability~~)
- Infrastructure (Water, Sewer, Storm Drainage, and Energy)

Major community facilities are identified in Figure 9.1.

COMMUNITY SERVICES AND FACILITIES ELEMENT



COMMUNITY SERVICES AND FACILITIES ELEMENT

“This is the ‘little city that could.’ I like the can-do atmosphere and the long record of effective civic governance and the close cooperation between citizens' groups and the city administration.”

- General Plan Survey Response

CITY FACILITIES

The City of Piedmont owns and operates several municipal buildings, all located in the Civic Center complex on the blocks bounded by Vista, Magnolia, Highland, and Hillside. These include:

- City Hall (120 Vista Avenue), which houses the City Administrator’s Office, the City Clerk’s Office, the Finance Department, the Public Works ~~Department, and~~ Planning & Building Department Offices, the Fire Department, and the Council Chambers.
- The Veterans Memorial Building at the corner of Highland and Vista, which has community meeting and classroom space on the main floor and the Police Department on the lower level.
- The Recreation Department at 358 Hillside Avenue, which houses the Recreation Department offices and several of its programs, as well as the Piedmont Community Pool nearby at 777 Magnolia Avenue.

In addition, the City ~~recently acquired~~ owns the former Christian Scientist Church at 801 Magnolia and is considering possible options for its reuse or replacement.

The City also owns and operates a Corporation Yard on Moraga Avenue. This is the only city-operated non-recreational facility located outside the Civic Center. It houses a variety of public works functions, including equipment storage and vehicle maintenance.

~~Although~~ While Piedmont’s population has remained stable for the past 50 years, its administrative space needs have increased. The addition of new staff and new technology has strained City Hall’s capacity. The City has reconfigured interior spaces and added offices in former storage areas in response. If the Civic Center Master Plan is implemented as proposed (See Chapter 3), it is possible that space now used for recreation may be freed up for other purposes.

Piedmont is expected to grow by approximately 600 to 1,700 new residents over the next 8 years. The Housing Element includes new policies that the City will use to manage this growth and continue to provide excellent public services and facilities.

City facilities in parks such as the Community Hall are addressed in Chapter 7.

COMMUNITY SERVICES AND FACILITIES ELEMENT

[New Photo Added](#)



An officer assists with child safety seat installation

PUBLIC SAFETY

Law Enforcement

The Piedmont Police Department is located in the Veterans Memorial Building at the corner of Vista and Highland Avenues. The Department employs 20 sworn personnel (the police chief, ~~two~~ two captains, four sergeants ~~and thirteen~~ twelve patrol officers, ~~and two~~ two detectives) and ~~eight ten non-sworn~~ professional personnel (support services commander, five six dispatchers, two animal control officers and one administrative assistant). The force is supplemented by ~~Reserve Officers and citizen volunteers~~ three part-time community service officers, one per-diem dispatcher, and reserve officers.

The Department is organized in three divisions, under the direction of the Chief of Police:

- The **Administration Division** provides overall management of the Police Department, prepares and administers the budget, carries out City Council directives, coordinates with other departments and agencies, and investigates employee grievances and citizen complaints.
- The **Operations Division** provides primary 24-hour a day law enforcement services to the community. It is responsible for animal control and dog licensing, anti-terrorism liaison, bicycle patrol, ~~canine services,~~ community policing, crime prevention & neighborhood watch, crossing guards, ~~dispatch~~ detectives & investigations, fleet maintenance, internal affairs, parking enforcement, patrol, payroll, police explorers, ~~solicitor permits,~~ traffic, and training.
- The **Support Services Division** includes ~~detectives~~ dispatch, records management, social media, technology (including all internal systems, automated license plate readers, and public safety camera program management), public records act requests, state and federally mandated criminal justice reporting and auditing, and other ~~and various~~ support service functions. ~~Support service personnel are assigned to activities such as criminal investigation and analysis, school liaison, property and evidence control, recruitment, accreditation, and parking citation appeals, among others.~~

COMMUNITY SERVICES AND FACILITIES ELEMENT

[New Photo Added](#)

How Safe Are We?



Relative to other cities in the East Bay, Piedmont is very safe. In 2006, the incidence of violent crime as reported by the Federal Bureau of Investigation was 1.8 per 1,000 residents. The incidence of property crime was 28.4 per 1,000 residents. By contrast, the rates for Oakland were 19.1 per 1,000 and 61.0 per 1,000 respectively, while the rates for Berkeley were 6.4 per 1,000 and 72.0 per 1,000. On the other hand, Piedmont's 2006 crime rate was higher than the rates in some East Bay cities, such as Orinda (0.6 per 1,000 for violent crime and 17.9 per 1,000 for property crime) and Pleasanton (1.0 per 1,000 for violent crime and 23.1 for property crime).

FBI data reported here is from www.idcide.com

To improve patrol effectiveness, Piedmont is divided into two patrol areas known as beats. Streets above (east of) Highland Avenue are in Beat 1 and streets below (west of) Highland Avenue are in Beat 2. Patrol Officers work 12-hour shifts on one of four patrol teams (two night teams and two day teams). The city also contracts with a private vendor for school crossing guard services at several intersections.

In addition to providing high visibility patrol, the Piedmont Police Department leverages technology, such as automated license plate readers and public safety cameras, at a number of intersections throughout the City of Piedmont. Not only does this technology provide critical information for investigative follow up, but it also provides an ability for Piedmont Police Officers to immediately prevent crime. The mission of the Piedmont Police Department goes beyond responding to criminal incidents, and includes an array of ~~proactive~~ services that keep residents safe. The Department responds to home security alarm calls, provides home checks for residents who are on vacation, and offers ~~car seat inspection, fingerprinting construction burglary prevention program~~, and daily phone calls or visits to check in on single seniors and disabled residents. It also issues solicitor permits, and operates a "police explorer" program for teens and young adults interested in law enforcement, ~~and manages crime site evidence and found property.~~

Police operations are supplemented by a wide array of community engagement efforts which provide crime prevention education to the public. These efforts include Cop on the Block, Coffee, Cars, and Cops, National Night Out, Safety for Seniors, and a well-managed social media presence Neighborhood Watch programs. The Police Department assists residents in organizing such programs and provides practical guidance to citizens on crime prevention. In addition, the Department manages a Police Reserves program, which assigns officers in duties such as crowd and traffic control during special events, and accident and crime scene investigations. The Department also enlists the services of volunteers in activities such as language interpretation, alarm enforcement, and park patrol.

Trends and Issues

The Piedmont Police Department handles an average of 27-32 Calls per day, or a monthly average of about 840-960 calls. Calls are handled through a computerized system that is shared with the Fire Department. The system permits rapid communication with federal, state, and other local law

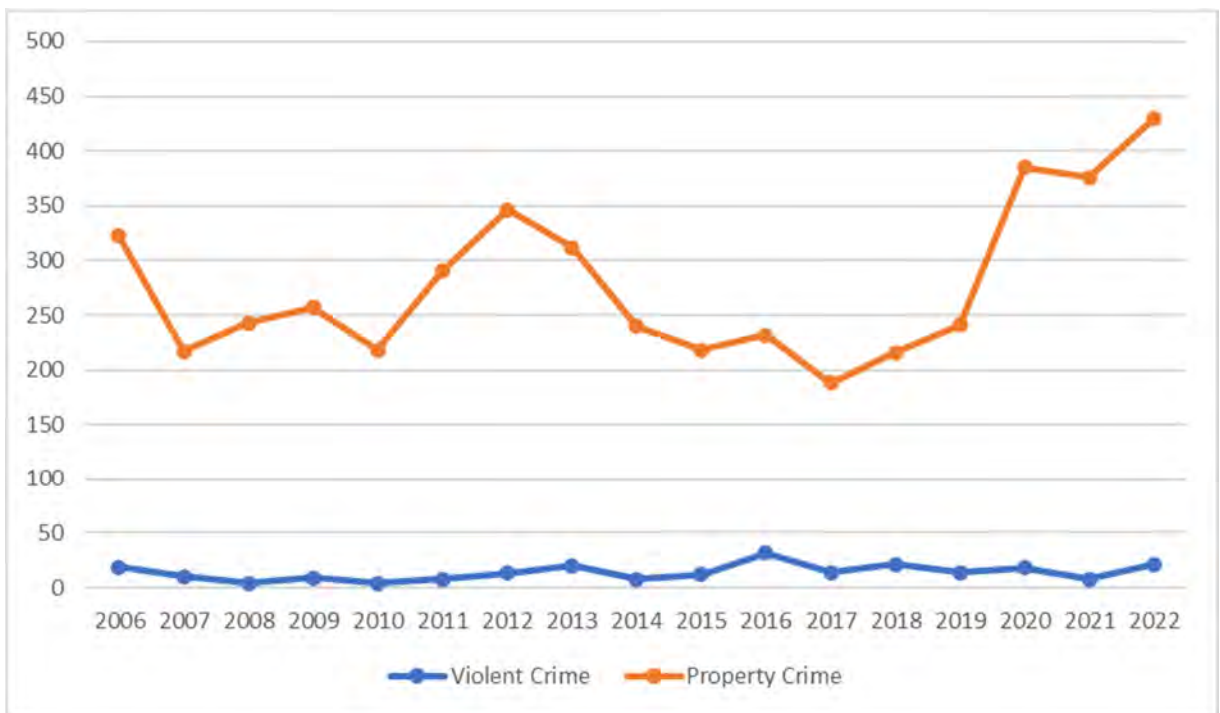
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enforcement operations. The consolidated dispatch office is the local answering point for 911 emergency and non-emergency calls from Piedmont citizens. The average response time to emergency calls ranges from two to three-four minutes.

Chart 10.1 presents crime data graphically, using a line chart to show violent crime and property crime per capita. The violent crime rate fluctuates from year to year but overall is very low. The property crime rate is lower now than it was in the early 1990s but there has been a slight upward trend since 2000. Piedmont's crime is lower than nearby cities (see text box at left).

In any given category, the number of crimes in a given year is variable—this is partially due to the overall low rate of crime in the city. The City has had only one homicide in 22 years. There has been a slight upward trend in larceny-theft and motor vehicle theft since 2001 and a slight upward trend in burglary since 2002. There has been an increase in robbery since 2004. The number of rapes, assaults, and arson incidents has remained extremely low.

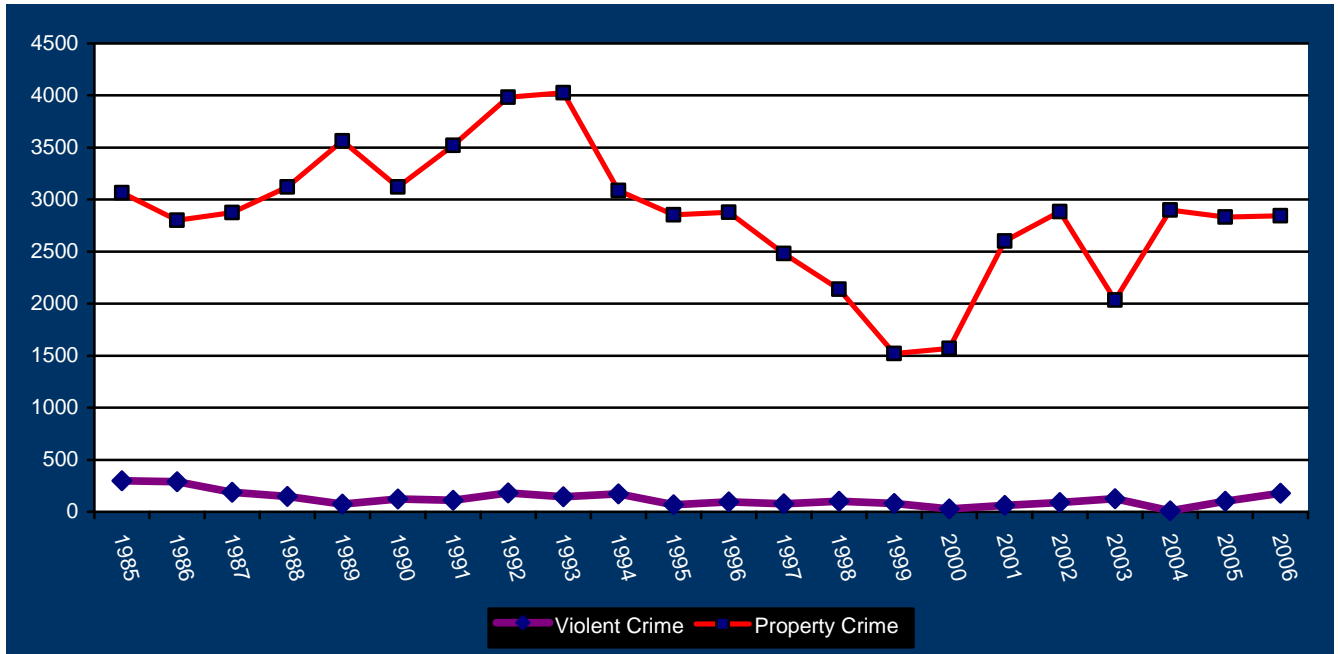
Chart 2.1: Violent Crime and Property Crime per 100,000 in Piedmont, 2006-2022



New figure, above, added to show 2006 to 2022 crime statistics sent from Piedmont PD on 8/10/23

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Chart 2.1A: Violent Crime and Property Crime Rate per 100,000 in Piedmont, 1985-2006



Source: FBI Uniform Crime Reports, as prepared by the US Department of Justice, 2008

Crime is influenced by a number of factors, including the city's proximity to higher-crime urban neighborhoods in the inner East Bay, and easy access in and out of the city. On the other hand, the small number of commercial uses and lack of major trip generators tend to limit the transient population, which keeps the crime rate low.

The Piedmont Police Department works collaboratively with citizens to address public safety and law enforcement issues. It must constantly stay aware of trends in criminal activity (such as the rise in identity theft and internet-related crime) and the most effective crime prevention and response methods. Ongoing training and education is an essential part of the Department's mission and is required of all personnel.

The Police Department is space-constrained in its current quarters, which were not initially designed for law enforcement. Space needs have increased during the last 25 years due to the addition of personnel, technology, and communication equipment, but the floor area available has remained the same. Efforts are currently underway to move the dispatch center into the

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existing emergency operations center because of the current lack of space and challenging infrastructure systems. The City is considering the long-term needs and options for its aging public safety facilities. Options for reconfiguring the existing space are being explored.

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Piedmont Fire Station

Fire and EMS

The Piedmont Fire Department was founded in 1909 as a volunteer department. Today, its full-time professional staff of 25 includes a chief, three captains, three lieutenants, three engineers, ten firefighter/ paramedics, and five firefighters. The Piedmont Fire Station is located ~~within~~ adjacent to City Hall at 120 Vista Avenue. Fire fighting equipment includes two Type 1 engines, one Type 6 engine, one 65' aerial ladder truck, two ambulances, ~~(one front line and one reserve)~~, one utility truck, and one command vehicle. Equipment is periodically replaced and updated through the General Fund.

The City of Piedmont has its own PSAP (Public Safety Answering Point) that supports both fire and police emergency response. Emergency dispatch is part of the East Bay Regional Communications System Authority (EBRCSA).

~~The Fire Department shares the 911 emergency calling and dispatching system with the Police Department. The dispatch and business offices are linked to the Oakland Police and Fire Department's 800 MHz Computer Aided Dispatch system.~~

In the event of an emergency or disaster, back-up is provided through mutual aid agreements with surrounding communities. These agreements are reciprocal, meaning that Piedmont firefighters may be called on to respond to emergencies in Oakland and nearby cities. Mutual aid agreements are periodically reviewed and updated. The East Bay Regional Communications System Authority (EBRCSA) is responsible for interagency/interagency communications during an emergency or disaster. EBRCSA is managed by a Board of Directors made up of representatives of Alameda County and Contra Costa County Boards of Supervisors, Administrators, and City Managers, and representatives of public safety personnel, including the County's Sheriffs.

The Piedmont Fire Department places a strong emphasis on training and readiness, fire prevention and safety, and community emergency preparedness. The Department ~~conducts scenario based training drills and first responder hazardous materials training~~ has an annual internal training and exercise plan as well as provides disaster preparedness training, evacuation planning, and exercises to the Piedmont community. Much of the continuing education and training is mandated by State agencies. The Department also answers fire prevention inquiries, interprets fire codes, and assists the Building Department with plan checking.

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The Fire Department provides many public safety services for Piedmont residents. Firefighters ~~It~~ offers guidance on the proper installation and operation of smoke detectors and home fire extinguishers. Residents can drop off old batteries at the fire station ~~It operates a battery recycling where they will be delivered to the~~ ~~program in conjunction with~~ Alameda County Household Hazardous Waste location in Oakland, ~~a bicycle licensing program, a rapid entry lock box program which enables Piedmont~~ firefighters and paramedics ~~to~~ access participating homes/properties with a rapid entry lock-box program in the event of an emergency. The fire station ~~is~~ ~~a~~ Safely-Surrender sited Baby Program for unwanted newborns/new mothers in crisis, ~~and a Vial of Life program for residents with emergency medical needs~~. CPR and first aid programs are also offered by request to all Piedmont residents age 12 or older. The Department also sponsors special events such as Fire Prevention Week, Harvest Festival exhibitions, and operates public school programs for Piedmont youth.

The Piedmont Fire Department responds to approximately 1,100 service calls each year. Average response time is two minutes for EMS calls.

As noted above, fire prevention is an important part of the Department's mission. The Environmental Hazards Chapter of this report/Element outlines the measures recommended to reduce wildfire risks. These include maintaining "defensible space" around homes, removing debris and weeds, providing clearance around chimney tops, and installing spark arresters on chimneys. The Fire Department also performs inspections of commercial structures, day care facilities, public buildings, residential sprinkler systems, hazardous tanks, and potential wildfire fuel sources.

The Piedmont Fire Department is the first responder and transport provider for mMedical emergencies in the city ~~are managed by the Emergency Medical Coordinator in the Fire Department~~. Firefighters ~~Equipment~~ dispatched to 911 emergencies are licensed paramedics and EMTs ~~is equipped with Advanced Life Support equipment on fire engines, trucks, and ambulances~~ ~~apparatus and EMT-P trained paramedic/firefighters~~. This service is supported by a property tax as well as billing medical insurers for ambulance transports ~~County Paramedic tax~~.

Trends and Issues

The Piedmont Fire Department currently responds to approximately 1,100 service calls each year, which is expected to grow. Average response time is two minutes for EMS calls. The number of calls per year has gone up by about 20 percent since the early 1990s, while the population has remained

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about the same. The increased volume is the result of a number of factors, such as greater access to mobile communication (e.g., cell phones), the aging of the population (more medical emergencies), and changing public expectations and demands. Piedmont is expected to add between 600 and 1,700 new residents as new Housing Element programs are implemented.

As of ~~2003~~2023, ~~the most recent year of measure,~~ the Insurance Services Office ~~gave~~gives the Piedmont Fire Department a rating of 3, an excellent score that has resulted in favorable insurance costs. The ISO rating is based on a number of factors, such as staffing, response time, training, fire alarm and communication capacity, equipment, hydrants, and water pressure and availability. Ratings range from 1 (highest) to 10 (lowest).

~~In a given year~~Currently, approximately 70 percent of the calls to the Piedmont Fire Department are emergency medical calls~~medically related, with the balance typically related to and 30 percent are fires, or utilities, alarms and storms, y related.~~ The Department maintains records on the dollar value of annual structure losses due to fire. ~~There were no losses in 2005 and 2006 and an estimated \$83,500 in losses in 2007. The annual loss has not exceeded \$500,000 once in the last 10 years.~~Losses due to fire in 2019 were estimated at \$549,900, In the pandemic years of 2020 and 2021, those numbers dropped to \$64,000 and \$39,510 respectively with 2022 seeing an estimated loss of \$53,900. Over the last two decades, the Department has seen a greater emphasis on prevention, planning, and education, including activities such as CPR, wildfire prevention, and disaster preparedness.

~~Given the limited changes in projected population and employment in Piedmont during the next 20 years, the existing Fire Station is expected to remain adequate to serve local needs. However, the~~The City's one fire station was constructed over~~almost~~ 100 years ago. Although it has been ~~modernized~~updated over the years, it ~~would~~falls short of most modern standards for fire facilities ~~including earthquake readiness, apparatus bays, decontamination areas, sleeping facilities, and many other aspects.~~ The likely growth in population and building construction may result in a need for staffing and apparatus that cannot be accommodated by the current facility. benefit from updated offices and sleeping quarters and other improvements. There is also a continuing need to replace vehicles and apparatus, and to modernize the station and its communication systems to respond to technological and operational changes.

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Additional information on fire and emergency services, including wildfire safety and fire prevention, is contained in the Environmental Hazards Element.

EDUCATION

Public Schools

Piedmont is renowned throughout the Bay Area for its excellent public schools. The General Plan Survey found that “school quality” was one of the things residents liked best about Piedmont and that schools were the top reason people moved to the city. Local support has been consistently demonstrated through voter approval of parcel taxes and bond measures enabling an array of educational services, programs, and amenities.

The Piedmont Unified School District (PUSD) had modest beginnings. At the time of the city’s incorporation in 1907, local schools were unable to cope with the demand for classroom space. Many pupils attended schools in Oakland for an annual fee of \$25. When the Piedmont School District was formed, it adopted the same boundaries as those of the City, but with administrative and taxing power completely independent of the City Council. The PUSD remains a separate entity today.

A five-member Board of Education oversees District operations. The Board is responsible for developing educational policy and reviewing and approving the school budget. It also approves additions and alterations to buildings, determines what new buildings are built, and manages construction financing. Board members also serve as committee members and liaisons to other groups, including the Piedmont City Council.

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[\(Add new photos\)](#)

Piedmont's Public Schools

Piedmont Unified School District is one of the largest landowners in the City, and is Piedmont's largest employer. Its campuses encompass a total of 25 acres and employ over 360 highly experienced teachers, support staff, and administrators. The District enrolls approximately 2,600 K-12 students and also the Piedmont High School campus. Facilities are profiled below.



Piedmont High School. PHS is located on Magnolia Avenue in the Civic Center area. The school was originally built in 1921 and has undergone several major reconstructions to accommodate expansion, earthquake retrofitting, and structural repairs. Today the campus includes seven buildings, along with Witter Field.



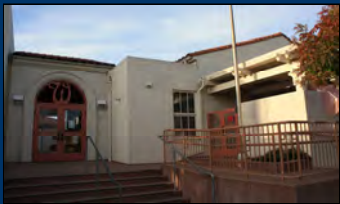
Millennium High School and the **Piedmont Adult School** operate from the PHS campus. Millennium is an alternative high school for students with special needs. The Adult School has operated from PHS for over 30 years and offers more than 250 evening and weekend classes.



Piedmont Middle School adjoins the high school campus. The School was built in 1973-1975, with a science building and multi-purpose building added in 1994-1995. The original structure contains three wings: Buildings A, B, and C. The mid-1990s additions more than doubled the school's floor space.



Egbert W. Beach Elementary School is located on Lake Street at Linda Avenue in the western part of the City. The school contains approximately 30,000 square feet of floor area and consists of a large main building constructed in the mid-1930s and an addition built in 1995. Facilities include classrooms, a library, a playground, and an auditorium.



Frank C. Havens Elementary School is located on Oakland Avenue at Bonita. Havens is made up of five buildings with a total of almost 47,000 square feet, and includes a large playground. The school was constructed in ~~phases between 1935 and 1998 and will be largely reconstructed in 2009-2010~~ 2015-2016. Havens includes the Ellen Driscoll Theater, built in 1940 and used as a performing arts auditorium for almost 70 years.

Wildwood Elementary School is located at Wildwood Avenue at Portsmouth. The school occupies 14,700 square feet on a 2.4-acre site. Wildwood consists of a classroom wing originally built in the 1930s and a new two-story addition built in 1995. Wildwood also includes an auditorium, similar in design to the auditoriums at Beach and Havens Schools.

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Piedmont's schools are among the highest ranking in the state. Over 95 percent of its graduates pursue a college education. The District provides students with a broad-based curriculum, exemplary staff, and an environment that fosters respect and civic responsibility.

Piedmont's schools are among the highest ranked in the state. Over 95 percent of its graduates pursue a college education. The District provides students with a broad-based curriculum, exemplary staff, and an environment that fosters respect and civic responsibility. At the elementary school level, programs are designed to challenge children to grow academically and socially. Basic skills are supplemented by music, art, physical education, technology, and library programs. The multi-disciplinary emphasis continues at the middle school level, where students can take classes in foreign languages, computers, drama, film-making, and other electives in addition to the basics. At the high school level, the emphasis is on college preparation, but general education is supplemented by athletics, computer classes, performing and visual arts, and numerous student-run activities.

Trends and Issues

~~Chart Table 9.2 shows enrollment data over time, starting in 1995-1996 in 2022, at which time 2,353 students were enrolled. Enrollment Historically, enrollment has fluctuated between 2,550 and 2,700 students during that time, with a peak in 1998-1999. Total enrollment declined slightly between 1999 and 2002, rose until 2005, and has declined again through 2007-2022. The margin of change is relatively small, however, with current enrollment about 6 percent lower than it was in 1998. By contrast, enrollment in 2008-2022 is one-third 23.5 percent higher than it was in 1984-85, when it dipped to 1,905 students. In 2008-2022, about 42.6 percent of the students were enrolled at the three elementary schools (K-5), 23-21.8 percent at the middle school (6-8), and 35.5 percent at the high school (9-12).~~

~~In Piedmont Currently, shifts in enrollment are principally due to demographic changes rather than residential development. The number of students in any given year depends on birth rates, trends in the general population, and who is moving in and out of the city. Enrollment is expected to be fairly constant to grow in the coming years, as household size in Piedmont is projected to be relatively stable the City adds approximately 600 to 1,700 new residents. Because Piedmont is built out, increases related to new housing are expected to be minimal.~~

One of the major physical planning issues facing the District is the modernization and upgrading of facilities. In 2000, PUSD began a comprehensive review of the seismic safety of its schools. In 2005, two independent structural engineering reports confirmed the potential for substantial earthquake-related safety risks. Common deficiencies included

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overstressed or insufficient shear walls, weak interior walls, and inadequate column beam joints and roof diaphragm connections.

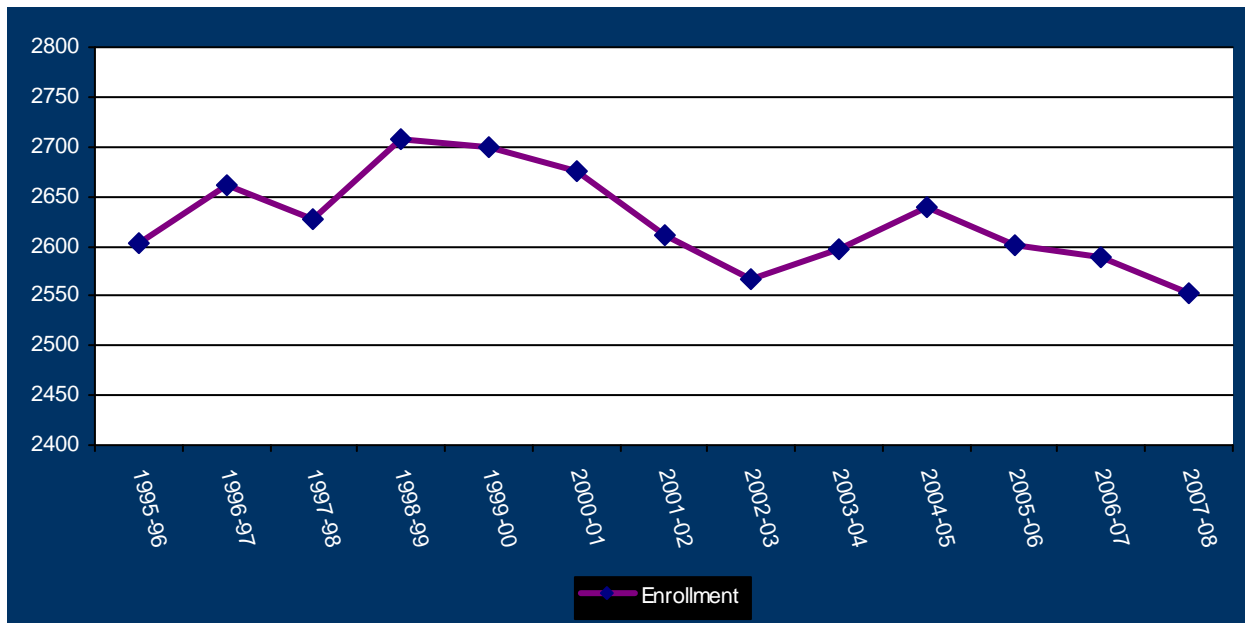
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Table 9.2 – Schools in Piedmont

School Name	Number of Classrooms	Building Square Footage (sf)	2022 Enrollment (Number of Students)	School Capacity (Number of Students)	Available Capacity (Number of Students)
Wildwood Elementary School	13	21,703	264	325	61
Havens Elementary School	22	35,260	450	550	100
Beach Elementary School	15	22,774	289	375	86
Piedmont Middle School	32	22,926	513	800	287
Piedmont High School	46	94,342	837	1,150	313
Total	128	197,005	2,353	3,200	847

Source: Ruth Alahydoian 2023. Enrollment numbers provided as of October 5, 2022.

Chart 9.2: School Enrollment in the Piedmont Unified School District, 1995-2008



Source: California Department of Education, Demographics Unit, 2008

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A \$56 million bond measure (Measure E) was approved by Piedmont voters in March 2006 to finance the repair, strengthening, and renovation of specific facilities on all five PUSD campuses. Subsequent evaluations were performed to prioritize improvements and develop a master construction schedule. Measure E included a series of general obligation bond issues, beginning in 2006 and ending in 2010. The School Board has formed a Measure E Steering Committee, a Technical Advisory Committee, and a Citizens Oversight Committee. Additionally, a public engagement effort has been set up to educate the community about the project (see text box in the Environmental Hazards element for additional information). In 2022, the District completed construction of a new STEAM (Science, Technology, Engineering, Arts, and Mathematics) building and the 22,700-square-foot Alan Harvey Theater at Piedmont High School.

Another major planning challenge is integrating technology into curriculum and facilities. In 2007, the District adopted a three-year technology plan to guide the acquisition of computers and the upgrade of telecommunication systems. The Plan recognizes the power of technology to solve problems and its importance in helping students communicate and learn.



Corpus Christi School

Despite historic resident support for parcel taxes, the PUSD operates in a fiscally constrained environment. Approximately 70 percent of its budget comes from state funding. Parcel taxes alone do not make up the shortfall required to fund school operations. Since 1975, the non-profit Piedmont Educational Foundation has provided supplemental funds for operations, and has offered grants and endowments for Piedmont students. The Foundation's focus is on educational enrichment, and maintaining standards of academic excellence in the Piedmont school system.

Please see the Parks, Recreation, and Open Space Element for a discussion of joint use agreements between the City and School District for park and school facilities.

Private Schools

In addition to Piedmont Unified School District facilities, there are two is a parochial schools in the city. Corpus Christi School on Park Boulevard enrolls approximately 275 students in Grades K-8. Also on Park Boulevard, Zion Lutheran School previously enrolls-enrolled about 170 K-8 students.

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Library Services

The City of Piedmont does not have its own public library. Piedmont contracts with the City of Oakland to provide library services through the Main Library in Downtown Oakland and various Oakland branches. The branches closest to Piedmont are on 41st Street (Piedmont Avenue) and on Mountain Boulevard (Montclair). Piedmont pays an annual fee to Oakland ~~that is approximately equal to the per capita cost paid by Oakland residents.~~

On several occasions, the City has formally studied the feasibility of creating its own municipal library. These studies have consistently resulted in the decision to continue the current arrangement with the City of Oakland, primarily because it was more economical. ~~The existing library contract has no term and can be canceled once a year.~~

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The demand for child care facilities is projected to continue to outpace supply.

SOCIAL SERVICES

Child Care

There is a chronic shortage of child care facilities in the Bay Area, with demand consistently exceeding supply. In Alameda County, a countywide effort is underway to plan for high quality early care and education for all children five years and under. This effort has included an assessment of needs in the City of Piedmont.

Alameda County's *Early Care and Education for All Needs Assessment Report* (2006) reported that the city had a deficit of 35 child care slots for infants and toddlers (under 2), a deficit of 70 slots for 2-4 year olds, and a deficit of 180 slots for 5-12 year olds. The Report acknowledges that these estimates are based on countywide multipliers, and that there may be factors in Piedmont that reduce the magnitude (such as in-home child care providers). Nonetheless, a slight increase in the number of infants, toddlers, and pre-schoolers in Piedmont is projected during the coming years, potentially leading to further increases in demand.

As noted in the Parks, Recreation, and Open Space Element, the Recreation Department offers a wide range of child care programs, serving targeted age groups ranging from infants to pre-teens. These programs meet an important need in the city and will be sustained in the [future-future as Piedmont's population grows](#).

There are also licensed private child care providers within Piedmont. The City allows small family child care homes with up to [6 to 8](#) children and large family child care homes with up to 14 children in any residence "by right."¹ Child care centers are permitted in all zoning districts in Piedmont, subject to a conditional use permit requirement. State law limits the extent to which the city can regulate child care facilities.

¹ Including the providers own children, up to 10 years of age.

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“I would like to see the City promote an agenda that addresses fundamental fairness and access to public services, taking into consideration the demographics of the population over the next 50 years--i.e., not just oriented to children and schools but to the aging population, and the current need to preserve scarce resources.”

- General Plan Survey Response

Senior Services

Persons over 65 are a large and growing demographic in Piedmont, encompassing more than one-quarter of the city’s adult residents. This percentage will increase in the future as baby boomers retire and life expectancy increases. The City has developed Recreation Department programs, public safety programs, and volunteer opportunities that are targeted towards its senior residents. For example, the Piedmont “Especially for Singles” program was established in 1997 to strengthen the emotional and social well-being of seniors and provide excursions and social events. Similarly, the Police Department’s “You Are Not Alone” program offers daily police check-ins for elderly residents.

While the emphasis has been on social and recreational programs, the City also recognizes that seniors have special housing, transportation, and health care needs. Seniors may also be on fixed incomes and may be especially burdened by [high rents](#), taxes, fees, and rising municipal service costs. The City will continue to explore ways to address these needs through new programs, [affordable housing options](#), coordination with other agencies to obtain grants (such as CDBG home repair funds), and tax relief measures. To achieve greater economies of scale, the City may explore partnerships with County agencies, the faith community, and non-profit social service providers to meet future service needs.

[Affordable Housing](#)

[Piedmont recognizes the critical importance of housing affordability to the functioning of a full-service city. Programs to affirmatively further fair housing are described in detail in the Housing Element of this General Plan. Many housing programs rely on private property owners to develop new ADUs, JADUs, duplexes, and other small apartments. In addition, some housing programs rely on land owned by the city and new development incentives. Funding for these city programs may be identified through Housing Element Policy 2.2: Public Funds for Housing Maintenance, and the following programs: 1.K: City Services Impact Fee for Multi-family Development; 1.N: Municipal Services Parcel Tax Study; 3.E: Affordable Housing Fund; and 4.D: Fee Review.](#)

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EBMUD's service area includes 1.3 million residents in a 331 square mile service area extending from Crockett to San Lorenzo, and from Oakland to Walnut Creek and the San Ramon Valley. Piedmont comprises just under one percent of the District's customer base.

INFRASTRUCTURE

Water

Piedmont receives its water from East Bay Municipal Utility District (EBMUD). EBMUD was created in 1923 to provide a reliable public water supply to East Bay cities and towns using the Mokelumne River basin in the Sierra Nevada. In 1929, the Pardee Dam was built in the Sierra foothills and a 90-mile aqueduct was constructed to convey water to the East Bay. Five terminal reservoirs were located in the East Bay Hills and a network of filtration plants, treatment plants, pumping stations, and storage tanks was constructed throughout the service area. Approximately 90 percent of the District's water originates from melting snowpack; the other 10 percent consists of runoff to local reservoirs.

Today, EBMUD's service area includes 1.31.4 million residents in a 331-332 square mile service area extending from Crockett to San Lorenzo and portions of Hayward, and eastward from Oakland-the San Francisco Bay shoreline to Walnut Creek (encompassing the cities of Oakland and Berkeley), and southward through the San Ramon Valley (including Alamo, Danville, and San Ramon). Piedmont comprises just under one percent of the District's customer base.

EBMUD delivers approximately 220 million gallons per day (MGD) to its customers systemwide. The majority of the system's water requires only minimal treatment to meet federal health standards. After treatment, water is conveyed throughout the service area, which is divided into more than 120 pressure zones ranging from sea level to 1,450 feet. The distribution network includes 4,100 miles of pipe, 140 pumping plants, and 170 storage reservoirs with a capacity of 830 million gallons.

EBMUD owns and maintains the water distribution system in Piedmont. The City is supplied by a network of 6-inch to 8-inch diameter steel pipes which are underground and generally located in street rights of way. Until recently Historically, the City's primary local water supply was the Piedmont Reservoir located at the top of Blair Avenue along the Oakland/Piedmont city line. The reservoir has a capacity of 60 acre-feet and occupies a 9-acre site. This facility has been drained due to seismic stability concerns, and the City now relies on other storage facilities in the Piedmont Pressure Zone and

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water regulated down from the higher Dingee Pressure Zone via the Estates Reservoir. EBMUD's Estates Reservoir Replacement Project in Oakland will include the storage needed for the northern portion of the Piedmont Pressure Zone.

Every Drop Counts



Conservation remains the most effective way to manage California's water resources. Substantial reductions in per capita use have been achieved as a result of customer behavior, repair of leaks, and more efficient water use. Major conservation activities include water use surveys, water-saving devices (low flow toilets, showers, etc.), financial incentives, and education and outreach. There are also regulatory prohibitions on water waste. Between 1995 and 2005, EBMUD estimates that about 18 million gallons per day was conserved.

When the District began supplying water in 1929, per capita daily water use in the service area was approximately 60 gallons. By 1970, per capita daily use was 189 gallons. Today, per capita daily use is about 162 gallons. Total water use has not reached its 1976 peak level in more than 30 years, although the service area population has increased substantially.

Adequacy of the Water Supply

Northern California's water resources, including EBMUD's supplies, have been stressed by periodic drought cycles. Historical multi-year droughts have significantly diminished the supplies of water available to EBMUD's customers. During the early stages of a drought and throughout a drought period, EBMUD imposes drought management programs to reduce customer demands, thereby saving water for the following year in case drought conditions continue. EBMUD has established a goal of reducing water use by 20 percent district-wide (EBMUD 2020).

EBMUD completed development of a revised Water Supply Management Program (WSMP) 2040 in April of 2012, which is the District's plan for providing water to its customers through 2040. According to the WSMP, EBMUD's water supplies are estimated to be sufficient during the planning period (2010-2040) in normal and single dry years. The WSMP 2040 emphasizes maximum conservation and recycling, with a total of 50 mgd of future supply to be provided from those two strategies. EBMUD's 2020 Urban Water Management Plan (UWMP), which is required to be updated every five years, concludes that EBMUD has, and will have, adequate water supplies to serve existing and projected demand within the Ultimate Service Boundary during normal and wet years, but that deficits are projected for multi-year droughts. During multi-year droughts, EBMUD may require significant customer water use reductions and may also need to acquire supplemental supplies to meet customer demand. However, potential supplemental water supply projects that could be implemented to meet projected long-term water supplemental need during multi-year drought periods are also in the planning phases. Supplemental supply will also be needed to reduce the degree of rationing and to meet the need for water in drought years.

The EBMUD service area is expected to gain 218,000 residents between 2010 and 2030. While less than one-tenth of one percent of this growth will occur in Piedmont, Piedmont's population is expected to grow by 600 to 1,700 residents by 2031, ~~it still~~ which has implications for the city's long-term water supply.

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Despite conservation efforts (see text box at left), increased population in Piedmont and in the EBMUD service area will trigger increases in demand. At the same time, the District must contend with water supply shortages triggered by drought, climate change and reduced snowpack, water rights issues, and mandatory releases to sustain fish populations in the Mokelumne River. Since the mid-1980s, EBMUD has maintained an Urban Water Management Plan that addresses the efficient use of available supplies, and provisions to meet projected demand. EBMUD's most recent plan was adopted in 2005.

EBMUD has water rights which allow for delivery of up to 325 million gallons a year from the Mokelumne River, subject to the availability of runoff and the senior water rights of other users. It also has access to watersheds in the East Bay Hills, which supply an estimated 15-25 million gallons a year. The District has entered into water supply agreements with other Bay Area water districts in the event that service is interrupted. Some of these agreements could conceivably be expanded to allow sharing of water during non-emergency times.

~~EBMUD is exploring additional water sources to reduce the need for rationing and provide customers with greater assurance during emergencies. In 1970, EBMUD signed a contract with the Federal government for a supplemental water supply from the Central Valley Project (CVP). In 2001, their entitlement to CVP water was reduced to 133,000 acre feet (AF)/year in any one year, not to exceed 165,000 AF over any three consecutive years.~~

~~In 2001, the District began pursuing a regional water supply project with Sacramento County, the City of Sacramento, and the US Bureau of Reclamation to divert water from the Sacramento River near the town of Freeport to serve EBMUD customers during dry years. The Final EIR for this project was certified in April 2004, and approvals have been obtained. The Freeport project will have the ability to divert up to 185 million gallons per day (MGD), including 100 MGD for EBMUD customers during drought years. A new pipeline will link this source with the Mokelumne Aqueduct.~~

The District is also exploring storage of potable water in groundwater basins (aquifers). Treated water from the distribution system would be injected into the East Bay aquifer during wet years and then extracted for future use during droughts. The extracted water would require treatment before it is redistributed.

The City of Piedmont owns and maintains its own sewage collection system. The system was originally developed by the Piedmont Sanitary District shortly after the City's incorporation, and was completed in 1941. There are 47 miles of collection pipes, ranging in size from six inches to 15 inches in diameter.

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In addition, EBMUD is collaborating with the San Francisco PUC, the Contra Costa Water District, and the Santa Clara Valley Water District to explore the feasibility of a regional desalination facility. Such a facility would remove salt from seawater or brackish water using reverse osmosis, and conceivably could produce 20-80 million gallons per day for municipal and industrial use.

There are also programs to improve the ability of the water storage and distribution system to withstand a major earthquake. Between 1995 and 2007, EBMUD invested over \$200 million in a system-wide Seismic Improvement Program. The District is the first water agency in the country to retrofit its facilities on such a comprehensive scale. Major upgrades have included completion of an 11-mile southern “loop” pipeline through the East Bay Hills, upgrades or decommissioning of over 70 potable water reservoirs, flexible pipe connections and shutoff valves at 125 seismically vulnerable fault crossings, and an upgrade of the Claremont Tunnel between the Orinda treatment plant and the Oakland-Berkeley Hills. The program has also included upgrades to pumping plants, treatment plants, and EBMUD buildings.

Sanitary Sewer

The City of Piedmont owns and maintains its own sewage collection system. The system was originally developed by the Piedmont Sanitary District shortly after the City’s incorporation, and was completed in 1941. There are 47 miles of collection pipes, ranging in size from six inches to 15-21 inches in diameter. Because some of the lines are nearly a century old, the City has a program for their systematic replacement to address corrosion and associated problems such as infiltration and inflow. All lines are to be replaced by 2016. The City has a preventative maintenance program that includes periodic cleaning, manhole inspection, and inspection of sewer pipes with remote camera equipment. The City’s sewer rates are periodically adjusted to ensure that revenues are sufficient to cover replacement and repair.

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Clarifier at the EBMUD Wastewater Treatment Plant in Oakland

Sewage is conveyed from the City's system through the City of Oakland to an East Bay Municipal Utility District (EBMUD) interceptor sewer, and then transported to a wastewater treatment plant near the foot of the Bay Bridge. The average flow into the plant from throughout the service area is about 75 million gallons per day (MGD). Piedmont's projected growth is expected to generate 58,688 gallons per day at maximum build out. The plant is designed for a secondary treatment capacity of 168 MGD during wet weather events.

Primary treatment at the EBMUD plant removes floating material, oil and grease, sand and silt, and heavy organic solids using pre-chlorination, screening, grit removal, and primary sedimentation. Secondary treatment then biologically removes most of the suspended and dissolved organic and chemical impurities through processes including oxygen activation, final clarification, sludge digestion, and dewatering. Treated effluent is disinfected, dechlorinated and discharged one mile off the East Bay shore through a deepwater outfall into San Francisco Bay. Biosolids residuals (sludge) from the treatment process are reused as a soil amendment and for landfill cover.

Dry weather wastewater flows into the EBMUD treatment plant are projected to remain relatively constant over the next two decades. Population gains in the service area will be offset by increased water conservation and efficiency. In fact, the District projects that the volume of effluent discharged to the Bay will actually decrease in the coming decades due to increased use of recycled wastewater.

For almost 30 years, EBMUD has been implementing a joint powers agreement with the communities in its service area to rehabilitate sanitary sewers and reduce wet weather overflows. Since 1986, the District has constructed more than \$300 million in improvements, including new wet weather treatment plants, expansion of the main plant, storage basins, and interceptors. The District also works with Piedmont and other cities in the service area to address pollution sources and reduce the flow of heavy metals and other pollutants into the system.

EBMUD has also initiated the recycling of highly treated wastewater for irrigation of golf courses, parks, cemeteries, industrial processes, and equipment washdown. Although recycled water system installation is not planned for Piedmont at this time, it could be explored in the future. If drought conditions continue, the city could explore using a tanker truck to

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apply reclaimed water to landscaped medians or developing a reclaimed water storage tank.

Storm Drainage

Piedmont's storm drainage system is owned and maintained by the City. Prior to the 1940s, Piedmont had a combined storm sewer and sanitary sewer system. With the completion of the EBMUD treatment plant, all cities were required to separate the two systems. Although this was accomplished over 50 years ago, there are still some resident storm drains that are illegally connected to the sanitary system. Any remaining illegal connections are being removed as the sanitary sewers are being replaced.

Because of Piedmont's hilly terrain, the storm sewer system relies on curbs, gutters, and natural drainage to augment the piped system. Runoff generally flows toward the city's swales and creeks, ultimately reaching Lake Merritt, the Tidal Channel, the Oakland Estuary, and San Francisco Bay.

Surface drainage has a number of negative impacts, including soil erosion and water pollution associated with oil, grease, and other materials picked up by runoff. The City participates in the County Clean Water Program to mitigate these impacts and to meet Regional Water Quality Control Board requirements. The City also works with the Lake Merritt Institute to address stormwater runoff from Piedmont and Oakland.

Because flood hazards in Piedmont are minimal, the city is not part of the Alameda County Flood Control and Water Conservation District. During very heavy rains, localized street flooding may occur where storm drainage flows exceed the capacity of an inlet or pipe. The City maintains these facilities regularly and performs street sweeping to minimize such incidents.

Please see the Natural Resources and Sustainability Element for a discussion of the Clean Water (stormwater quality) program, and the Environmental Hazards Element for a discussion of flood hazards.

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Keeping Pace With Technology

Over the last 30 years, Piedmont has accommodated new types of infrastructure as communication and information technology has evolved. Today, internet and mobile telephone use are integral to the lives of most Piedmont residents. These services require fiber optic cables, wireless communication antennae, pole-mounted equipment boxes, and other facilities.

Wireless communication facilities are permitted on publicly-owned property in Zone B (the Public Facilities zone). The City Council has adopted development standards for such facilities that seek to minimize their visual impact, encourage co-location, avoid the proliferation of antennae and towers, and ensure proper screening. The Municipal Code includes provisions to site wireless facilities in other zones in the event there are no feasible sites in Zone B. In such cases, Zone D (the Commercial zone) is preferred and the same design standards apply.

Energy Facilities

Electricity and natural gas are provided to Piedmont by Pacific Gas & Electric (PG&E), a private investor-owned utility which generates and distributes electricity and procures and distributes natural gas to most of Northern and Central California. PG&E serves a 70,000 square mile service area with approximately 15 million residents. The City of Piedmont has a franchise agreement with PG&E that requires the utility to meet the needs of all Piedmont residents and businesses. Ava (formerly titled “East Bay Community Energy” or “EBCE”), a public agency, generates electricity for most of Piedmont’s public facilities, residents, and businesses. Ava member cities also include Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Pleasanton, San Leandro, Tracy, and Union City, as well as unincorporated areas of Alameda County.

Power is generated from various sources, including fossil fuel, hydroelectric, nuclear, wind, and geothermal plants primarily from renewable energy sources, such as wind, solar, and hydropower. Electric power generated at each plant is transported to customers by PG&E through an interconnected grid of high voltage transmission lines that extends across the Western United States. In Piedmont, a 115 kV transmission line crosses the eastern edge of the city along Park Boulevard, reaching a sub-station in the Trestle Glen area of Oakland. At that point—and at other substations along the lines—power is transformed to lower voltages and conveyed via distribution lines. Additional substations and transformers convert electricity to voltages which can be used by residential, commercial, industrial, and municipal customers.

Because of the age of construction in Piedmont, most distribution lines are above ground and are supported by power poles. Electric lines have been placed underground in several Piedmont neighborhoods. The procedure for undergrounding is covered in the Design and Preservation Element.

Natural gas is provided through an interconnected network of underground pipelines and distribution mains. Gas is provided from sources throughout California, the Southwest, the Rocky Mountains, and Canada. In Piedmont, the distribution system consists of a looped network of underground lines varying from two to 10 inches in diameter. Lines into individual homes are typically ¾ inch, although some may be larger. PG&E is implementing a gas line replacement program designed to improve reliability and reduce maintenance needs in selected parts of its service area.

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~~As in other cities in the Bay Area, Piedmonsters still depend on fossil fuels as their primary energy source for cars and trucks. Such fuels are finite in quantity and their combustion results in greenhouse gas emissions that contribute to global climate change. PG&E has promoted energy conservation as a means of reducing fossil fuel consumption for more than three decades. More recently, the utility has combined its conservation efforts with a shift to “greener” energy sources.~~

COMMUNITY SERVICES AND FACILITIES ELEMENT

GOALS, POLICIES, AND ACTIONS

Goal 33: Municipal Facilities and Governance

Provide and maintain high-quality community facilities that allow the efficient delivery of City services.

Policies and Actions

Policy 33.1: Municipal Real Estate

Ensure that the City of Piedmont owns and retains a sufficient amount of land to meet the long-term operational needs of municipal government.

[Consider transfer of possible surplus lands under the California Surplus Public Lands Act to support the development of affordable housing and the modernization and repair of City facilities.](#)

Policy 33.2: Co-location

When constructing any new public facility or remodeling an existing facility, explore opportunities to co-locate multiple community services in that facility, provided the uses are functionally compatible. Given Piedmont's small size and limited capital budget, this may increase the feasibility of particular types of facilities, such as a teen center or senior center.

Policy 33.3: Sharing Municipal Services

Where economies of scale and substantial cost savings are possible, partner with the City of Oakland or other nearby cities to provide services and address community needs.

Policy 33.4: Operation and Maintenance of City Facilities

To the greatest extent feasible, ensure that adequate funds are provided in the annual budget for the operation and maintenance of community facilities and infrastructure.

Policy 33.5: Capital Improvement Revenue

Consider the use of special elections for parcel taxes, bond measures, or other assessments necessary to generate revenue to improve public facilities.

Policy 33.6: Customer Service

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Deliver city services in a manner that creates and reinforces positive relationships between City employees, residents, businesses, and other stakeholders.

See also Policy 17.4 on “Greening the Government.”

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Piedmont Corporation Yard,
Moraga Avenue

Policy 33.7: Mitigating Development Impacts

Ensure that major development plans are reviewed by appropriate City agencies, including Police, Fire, and Public Works. Consult with other affected agencies such as the School District, EBMUD, [Ava](#), and PG&E as needed. Recommendations for additional equipment, facilities, and improvements may be incorporated as conditions of approval based on this review.

- **Action 33.A: Annual Capital Improvement Program**
Prepare and adopt an annual capital improvement program in which potential public facility, transportation, recreation and infrastructure improvements are evaluated, prioritized, and funded as appropriate. Continue to convene a Capital Improvement Program committee comprised of Piedmont residents to provide oversight and direction in this process. [Coordinate CIP planning and funding to support place-based improvements that support affordable housing in Piedmont. See goal 4, Elimination of Housing Constraints, and program 4.F, and others, of the Housing Element.](#)
- **Action 33.B: Service Evaluations**
On an ongoing basis, evaluate the delivery of City services to identify opportunities for improved customer service and efficiency.
- **Action 33.C: Grant Applications**
Regularly identify and, where appropriate, apply for grants to improve community facilities and provide community services.
- **Action 33.D: Meeting City Space Needs**
Periodically explore ways to meet Piedmont's municipal space needs more efficiently, including the reconfiguration or addition of floor space within the Civic Center area. This should include long-term plans for storage space for blueprints and other archived City records.
- **Action 33.E: Corporation Yard Study**
Study the Corporation Yard property to determine its long-term use potential and ensure that its activities are arranged as efficiently as possible. [See Housing Element program 1.L, Specific Plan.](#)
- **Action 34.D: Prepare for Increased Demand**
[Study the nexus between the impacts of new multifamily development on City services and infrastructure and the costs to provide the services and](#)

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infrastructure (see Housing Element program 4.D). Enact a new city services impact fee levied against new multifamily development to address the additional costs (see Housing Element program 1.K). Study the local municipal services tax to determine if the tax could be structured to collect annual tax from each new housing unit built in Piedmont (see Housing Element program 1.N). Establish a Piedmont Affordable Housing fund (see Housing Element programs 3.E).

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“The best part of living in Piedmont is that there is a certain amount of tranquility and a feeling of personal safety. The area is small, but that is a good thing because we are able to get to know our law enforcement officers, firemen, ambulance and paramedics—always ready to help in an emergency of any kind.”

- General Plan Survey Response

Goal 34: Public Safety Services

Maintain high-quality law enforcement, fire protection, and emergency medical services.

Policies and Actions

Policy 34.1: Public Safety Levels of Service

Ensure the efficient organization, administration, funding, and delivery of police, fire, and emergency medical services to the residents of Piedmont. The City will strive to maintain its response time of three minutes or less for 90 percent of its emergency police, fire, and medical calls, and a Fire Department Insurance Service Office (ISO) rating of 3 or better.

Policy 34.2: Community-Based Approach

Support a community-based approach to providing police and fire services. This approach should emphasize neighborhood watch programs, public education on crime prevention, and a high level of interaction between officers, residents, and community organizations.

Policy 34.3: Intergovernmental Coordination

Cooperate and coordinate with the City of Oakland and the Alameda County Sheriff's Department, ~~and Fire Department~~ and other regional partners to respond to crime and enhance the ability to respond to fires, disasters, and medical emergencies.

Policy 34.4: Relationship with Youth

Develop and maintain a positive relationship between law enforcement officers and local youth. Support programs such as Explorers, ~~Character Counts,~~ and the assignment of ~~student resource officers~~ a Juvenile Officer to the schools to encourage communication between police and students.

Policy 34.5: Fire Protection Facilities

Regularly inspect fire protection facilities ~~(such as hydrants)~~ and monitor water pressure, fire flow, and supply to ensure that the system is adequate to meet City needs.

Policy 34.6: City Codes

Periodically update City codes, including the building code, to incorporate new technology, best practices in fire prevention, and mandatory fire safety standards.

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Piedmont Fire Station
Public Education Tour

Policy 34.7: Defensible Space, Evacuation Planning, and Emergency Access

Encourage new development (including additions and alterations) to incorporate lighting, landscaping, and design features that reduce the potential for crime, ~~and that~~ facilitate rapid response to emergency calls, and facilitate evacuation in event of an emergency. Prohibit new development and home alterations that would impede emergency access. See Policy 19.23: Evaluate Evacuation Route Capacity of the Piedmont Hazards Element in accordance Government Code Section 65302.15 (as amended by AB 747) and design requirements developed in implementing policy 19.23.

Policy 34.8: Public Safety Data

Maintain and monitor data on police, fire and EMS response times; criminal activity and locations; traffic accidents; annual losses due to structure fires; and other attributes of the City's public safety programs that help inform policy, budgeting, and capital improvement decisions.

Policy 34.9: Training

Encourage and, where appropriate, require public safety personnel to participate in training and continuing education activities.

Policy 34.10: Volunteerism

Maintain volunteer opportunities for Piedmont civilians to assist the Police and Fire Departments.

See the Transportation Element for additional policies on traffic safety.

See the Environmental Hazards Element for additional policies on fire safety (wildland fires), emergency preparedness and hazardous materials response.

- **Action 34.A: Fire Flow Improvements**
Identify needed improvements to the water distribution system to eliminate the remaining water main "dead ends" and ensure that water pressure and fire flow are sufficient in all locations.
- **Action 34.B: Facility Constraints**
Explore alternative ways to meet the growing floor space and technology needs of the Police and Fire Departments, including remodeling and reconfiguration of existing space.

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- ***Action 34.C: Residential Inspection Program***
Promote the availability of the Piedmont Fire Department's residential inspection program to Piedmont residents.

- ***Action 34.D: Develop Design Requirements for New Development***
Establish development standards for defensible space, emergency evacuation, public safety radio communications, and emergency access for new development and for alterations and additions to pre-existing development.

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“Our daughters attended Piedmont schools from K-12. We feel the education they received here gave them an excellent start on life. They have now turned out to be outstanding citizens in the communities in which they now live.”

- General Plan Survey Response

Goal 35: Education and Lifelong Learning
Encourage and support an exceptional school system and life-long learning opportunities for all Piedmont residents.

Policies and Actions

Policy 35.1: City-School Partnerships

Promote coordination and partnerships between the City of Piedmont and the Piedmont Unified School District (PUSD) which enhance the quality of education and the contribution of Piedmont schools to the quality of life. Continue to identify City Council and School District liaisons to ensure ongoing coordination and communication between the two governing bodies.

Policy 35.2: Development Impacts on Schools

Involve PUSD in the review of development proposals with the potential to generate new students. Conversely, stay abreast of PUSD enrollment trends and projections so that the potential impacts of student forecasts on land use and transportation can be evaluated.

Policy 35.3: School Impacts on Land Use

Work with PUSD to mitigate the traffic impacts of school facilities, particularly congestion and traffic safety hazards associated with student drop-off and pick-up, and overflow parking on residential streets in the vicinity of schools. The safety of students walking or bicycling to and from schools should be ensured.

Policy 35.4: Technology and Public Facilities

Support the use of emerging technology by the School District and the City of Piedmont, and the integration of state-of-the art technology in new or refurbished public facilities.

Policy 35.5: Private Schools

Recognize Piedmont’s private schools as an important educational and community resource. Work with these institutions to mitigate impacts on surrounding uses and encourage their involvement in City programs.

Policy 35.6: Life-long Learning

Encourage life-long learning opportunities for Piedmont adults, both locally at the Piedmont Adult School, and elsewhere in Alameda County through the Peralta Community College system and other programs.

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Use the internet and cable television as a means of encouraging civic engagement and distributing information about the City, its commissions and Council, and its events, programs, and resources.

Policy 35.7: Library Services

Continue the agreement with the City of Oakland for public library services. The City will work with Oakland to support library improvements that keep pace with American Library Association standards and respond to the changing needs of Piedmont residents.

Policy 35.8: Telecommunication Services

Collaborate with telecommunication service providers to foster access to emerging communication and information technology for Piedmont residents.

Policy 35.9: Technology and Civic Engagement

Use the internet and cable television as a means of encouraging civic engagement and distributing information about the City, its commissions and Council, and its events, programs, and resources.

See the Parks, Recreation and Open Space Element (Goal 26) for a discussion of joint use of School District and City facilities.

- **Action 35.A: Shared City-School Facilities**
Consider opportunities to develop shared facilities with the Piedmont Unified School District as school facilities are reconstructed or seismically retrofitted.
- **Action 35.B: Library Contract**
Periodically re-evaluate and renegotiate the city's contract with the City of Oakland for library services.
- **Action 35.C: Media Facilities**
In the event new City facilities are constructed in the Civic Center area, consider including a "media room/computer lab" for Piedmont residents without computers.
- **Action 35.D: Wireless Internet Service**
Investigate the cost and feasibility of providing citywide wireless internet service.

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"We need a place for the youth to hang out other than the streets or parks and a place where all the community--especially seniors--can meet."

- General Plan Survey Response

Goal 36: Social Services

Improve resources for Piedmont residents with special needs, particularly children and seniors.

Policies and Actions

Policy 36.1: Child Care Services

Facilitate the provision of safe, affordable child care for Piedmont families, including programs for infants and toddlers, and after-school activities for Piedmont students.

Policy 36.2: Youth Programs

Encourage the development of local youth programs, including those emphasizing recreation and athletics, arts and culture, technology and science, civics and community stewardship, and skill development.

Policy 36.3: Senior Services

Provide a safe and healthy environment for Piedmont's senior (over 65) residents. Because of the City's small size, the City should coordinate as needed with County social service agencies, other local governments, the faith community, and non-profits to deliver a range of services that respond to the recreational, transportation, housing, health care, and social needs of seniors. Additionally, consider measures that alleviate the fiscal burden of increased taxes and fees on lower income senior residents.

Policy 36.4: Intergenerational Activities

Encourage intergenerational activities which allow youth and adults to work together, including mentoring and tutoring programs for youth, and in-home care and assistance programs for seniors.

Policy 36.5: An Inclusive City

Strive to more fully involve all Piedmont residents in community life, including residents with disabilities, persons with limited English proficiency, and others with special needs.

- *Action 36.A: Teen/ Senior/ Arts Multi-Purpose Center*
Explore opportunities to develop a new multi-purpose facility meeting the needs of seniors, youth, and the local arts community in the Civic Center area. This could include adaptive reuse of the former Christian Scientist Church at 801 Magnolia. A variety of approaches for financing this project should be considered.

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▪ Action 36.B: Establish New Social Services

Develop new social services for the community's most vulnerable residents including extremely low-income people and families and people with disabilities. Work with housing and services providers such as Bay Area Community Services (BACS) to provide information, resources, housing, and assistance. See Housing Element goal 4, Elimination of Housing Constraints, and goal 5, Special Needs Populations, and their implementing programs.

Provide sustained capital investment in Piedmont's sewer and storm drainage facilities to replace deteriorated components, enhance system performance and efficiency, ensure public safety, and improve environmental quality.

Goal 37: Infrastructure

Provide water, sewer, storm drainage, energy, and telecommunication services in the most efficient, cost-effective, and environmentally sound manner possible.

Policies and Actions

Policy 37.1: Water and Sewer Investments

Provide sustained capital investment in Piedmont's water, sewer and storm drainage facilities to replace deteriorated components, enhance system performance and efficiency, ensure public safety, and improve environmental quality.

Policy 37.2: Coordination With Other Utilities

Work with other infrastructure service providers, particularly EBMUD and PG&E, to ensure the adequacy and safety of all utility systems not under City control. This includes ensuring the long-term safety and adequacy of Piedmont's water supply and distribution system, and the safe treatment and disposal of the City's wastewater.

Policy 37.3: Coordination of Infrastructure Improvements

Coordinate the scheduling of road and infrastructure improvements and maintenance work to avoid repeated pavement cuts and accompanying disruption and expenses.

Policy 37.4: Siting and Design of Infrastructure

Ensure that the siting and design of infrastructure facilities, including water tanks and telecommunication towers, mitigates the potential for adverse visual impacts and is consistent with policies in the Design and Preservation Element.

Policy 37.5: Storm Drainage Improvements

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Monitor and assess the need for storm drainage improvements to ensure adequate system capacity and respond to Countywide Clean Water objectives.

See the Natural Resources and Sustainability Element for policies on water quality and water conservation, including Bay-friendly landscaping.

See the Design and Preservation Element for policies on undergrounding of electric utilities and street lighting.



EBMUD's Piedmont Reservoir

- **Action 37.A: Grant Applications**
Pursue state and federal grants to reduce the local cost of infrastructure improvements.
- **Action 37.B: Sewer Replacement Program**
Continue the ongoing program to replace antiquated sewer lines to reduce infiltration and inflow problems.
- **Action 37.C: Reclaimed Water Use**
Study options for using reclaimed water rather than potable water for irrigation of public landscaping, including parks and medians. Among the options to be considered could be a reclaimed water storage tank on EBMUD's Piedmont Reservoir site or using a tanker truck to deliver reclaimed water.
- **Action 37.D: Unauthorized Sewer Connections**
Continue efforts to disconnect and remedy any unauthorized connections to the sanitary sewer and storm drainage system.
- **Action 37.E: Sewer Fees**
Continue the sewer service tax and connection fees to pay for system maintenance.
- **Action 37.F: Infrastructure Prioritization for Lower Income Housing**
Consistent with Government Code section 65589.7 prioritize water and sewer services to lower income housing development to help meet Piedmont's share of the regional share of lower-income housing units. Work with EBMUD water service. See Housing Element policy 4.8.

See also Environmental Hazards Element Action 19.F on EBMUD's seismic rehabilitation program.

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