

Attachment A: Project Description

The Mosaic Project, the project applicant, proposes The Outdoor Project Camp (referred to herein as the “proposed project”), a camping facility in unincorporated Alameda County. This facility would provide a site in the San Francisco Bay Area for The Mosaic Project’s primary program, its Outdoor Project. The Mosaic Project’s mission with The Outdoor Project Camp is to work toward a peaceful future by uniting children of diverse backgrounds, providing them with community building skills, and empowering them to become peacemakers through a multi-day nature-oriented experience. The proposed project would consist of demolishing an existing 7,500-square-foot garage, improving an existing bridge to meet fire code access requirements, improving trails and miscellaneous dirt or gravel roads, and constructing components critical to the proposed project’s mission. These components include twelve 400-square-foot camping cabins; a two-story, 40-foot-high, 8,500-square-foot central meeting and dining hall; a 1,025-square-foot restroom/shower building; a two-story 2,600-square-foot staff housing building; a 1,200-square-foot caretaker’s unit; and sewer infrastructure that includes an on-site septic tank with a leach field dispersal system. The proposed project, including all recreational facilities and caretaker residences, would encompass an area totaling 2 acres. Water for the proposed project would be pumped from on-site groundwater wells to an above ground treatment system for contaminant removal. Two on-site wells would remain in use: one as the primary water well, and the other as the backup well. These two wells would be located nearby the cabins and kitchen, as shown on Figure 3-6, Site Plan.

This chapter provides a detailed description of the proposed project, including the location, setting, site characteristics, project objectives, principal features, and approximate construction phasing, as well as required permits and approvals. These activities and approvals collectively constitute a “project” under the California Environmental Quality Act (CEQA).

3.1 PROJECT SITE LOCATION AND CHARACTERISTICS

The proposed project is located on a 37-acre site at 17015 Cull Canyon Road near the unincorporated community of Castro Valley, in Alameda County, California, approximately three miles north of Interstate 580 (I- 580). The site is identified by the Alameda County Assessor’s Office as Assessor’s Parcel Number (APN) 085-1200-01-16.¹ The site is bounded by Cull Canyon Road to the east, Twining Vine Winery to the north, Cull Canyon Regional Recreational Area to the west, and residential property to the south. Figure 3-1, Regional Location, shows the location of the project site.

Views from Cull Canyon Road towards the project site are generally obstructed by vegetation and existing trees along the roadway. The property line extends to the edge of the two-lane roadway comprising Cull Canyon Road with minimal shoulder or bike and pedestrian path between the roadway and property. The

¹ Alameda County, 2020, Assessor’s Parcel Number, available online at http://gis.acgov.org/Html5Viewer/index.html?viewer=parcel_viewer, accessed January 20, 2021.

PROJECT DESCRIPTION

area of the site with existing structures is mostly flat and generally bisected by a bridge over Cull Canyon Creek. Medium to large trees, ranging from 30 to 100 years old, are scattered throughout the property, interspersed with areas dominated by grasses or bare ground. Tree species in this area include Sycamore, black walnut, various Oak species, and English walnut, among others. In addition, several redwoods are located near the proposed location of proposed leach fields. An existing internal concrete roadway is located on the project site, leading from the entrance of the property, over the bridge, and to the existing concrete building. Trees line the roadway on the Cull Canyon side. The internal roadway meanders at a slight upward slope after the bridge until it reaches the concrete building. Behind the concrete building, the property begins a sharp inclined slope estimated at 20 to 30 percent. This area includes a proposed multi-use trail that will ultimately connect to Juan Bautista De Anza Trail.

Existing structures on the 37-acre parcel include a residential home, a barn, a bridge, several wells, a septic system, an outdoor barbeque and spit, and a large concrete building with a slab foundation. Cull Creek runs through the eastern portion of the parcel. Buildable land on the parcel consists of approximately 7.8 acres.

3.1.1 REGIONAL LOCATION AND ACCESS

As shown on Figure 3-1, Regional Location, the proposed project is located in unincorporated Alameda County. The project site is accessible via Cull Canyon Road from the east by Interstate-680 at the Crow Canyon Road exit and from the west by Interstate 580 at the Grove Way exit. The site is not served by public transportation.

3.1.2 SURROUNDING LAND USES

Figure 3-2, Local Context, shows the immediate vicinity of the project site. As shown in this figure the project site is within a largely undeveloped area. Residential land uses are located east, south, and west of the project site; the Twining Vine Winery and Event Center is located to the north; and East Bay Regional Parkland is adjacent to the residential properties located along the western boundary. Within the East Bay Regional Parkland, and bordering the project site to the west, is the Juan Bautista de Anza Historic Trail that stretches from the San Francisco Bay Area to Nogales, Arizona.²

3.1.3 EXISTING SITE CONDITIONS

Elevation of the project site ranges from 500 to 900 feet above mean sea level, and slopes gradually down to the east towards Cull Creek.

The project site is developed and heavily vegetated. On the eastern portion of the site, Cull Creek runs north to south through the property, generally parallel and west of Cull Canyon Road. Existing structures on the property include a 1,200-square-foot mobile home, a 970-square-foot barn, and a paved parking area located adjacent to Cull Canyon Road. An existing 14-foot-wide bridge spans Cull Canyon Creek and

² National Park Service, 2020, Juan Bautista De Anza Trail, available online at <https://www.nps.gov/juba/index.htm>, accessed January 20, 2021.

PROJECT DESCRIPTION

leads to a developed area that includes a large 7,500-square-foot garage building, a paved patio, and driveways with drainage swales. There are large, semi-flat, open areas adjacent to the garage. The remainder of the site consists of steep bay and oak woodlands on an east-facing slope, with minor drainages.

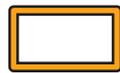
Prior County approvals involving the site include the following:

- February 17, 1993: Variance V-10452, that approved a boundary adjustment resulting in a property containing 37 acres where 100 acres is normally the minimum required.
- December 18, 1996: Conditional Use Permit C-6930 and Variance V-10880, that approved occupancy of a mobile home by an agricultural caretaker on a property containing 37 acres where 100 acres is the minimum in an "A" (Agricultural) District.
- January 26, 2000: Conditional Use Permit C-7540, and Variance V-11293, to allow continued occupancy of a mobile home by an agricultural caretaker on a property containing 37 acres in area where 100 acres is the minimum building site area required in an "A" (Agricultural) District.

PROJECT DESCRIPTION



Source: Google Earth, 2021. PlaceWorks, 2021.



Approximate Project Site Boundary

Figure 3-2
Local Context

PROJECT DESCRIPTION

3.1.4 GENERAL PLAN LAND USE DESIGNATION AND ZONING

The project site is in the unincorporated portion of Alameda County and within the Castro Valley General Plan 2012 area. The project site is designated Resource Management in the Castro Valley General Plan. The Resource Management designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses.³ The property is also subject to the provisions of Measure D of the East County Area Plan which established the Urban Growth Boundary that also applies to the Castro Valley Canyonlands.

The project site is located in the Agriculture (A) zoning district of Alameda County. This zoning district is established for agricultural and other nonurban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare.⁴ Permitted uses include crop, vine, or tree farm, plant nursery, apiary, raising or keeping of poultry or other similar animals, winery microbrewery or olive mill with visitor center, public or private riding or hiking trails, boarding stables and riding academics. Other uses, such as outdoor recreation facility, animal hospital, kennels, public or private hunting of wildlife or fishing, and public or private hunting clubs and accessory structures, radio and television transmission facilities, and administrative support and service facilities of a public recreation district are allowed with a Conditional Use Permit.

³ Alameda County, 2012, *Castro Valley General Plan*, Appendix A Measure D Excerpts Pertaining to the Castro Valley Canyonlands, page A-2.

⁴ Alameda County, 2020, Municipal Code, Section 17.06.010 – Agricultural districts – Intent, https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06ADI_17.06.030PEUS, accessed February 1, 2020.

3.2 PROJECT OBJECTIVES

The project applicant has developed the following project objectives:

- Provide state-of-the-art experiential educational programs.
- Develop a project focused site within 30 miles of the majority of the partner elementary schools. After two years of due diligence, it was determined that this is the unique property that can meet this need.
- Provide chickens and goats as a learning experience for the youth in the program as well as natural maintenance of the property.
- Provide an organic garden for the site and program. Produce from the garden would be used in student meals and sold to the community. Students would learn about the history of cultivation in the area and the growing of produce.
- Provide improved pedestrian trail and site maintenance. Dirt roads and trails exist on the property and extend within the bay/oak woodland habitat that covers the slopes on the western side of the project site. These existing roads/trails would be repurposed to serve as a recreational pedestrian trail system, with undergrowth maintained by the goats housed on the property.
- Provide a caretaker's residence to watch over the facilities and animals when not in session.
- Meet the development standards of the Alameda County Castro Valley Jurisdiction, including fire access, storm water management, and site development restrictions.
- Provide parking to meet Alameda County's standards.
- Replace existing utilities to accommodate the proposed project including a small public water system and expanded wastewater system.
- Provide a greywater irrigation system that can be used as a test project for Alameda County Environmental Health.

3.3 PROPOSED PROJECT

The Outdoor Project Camp would facilitate several classes of 4th- or 5th-grade students, approximately 75-95 students total (not to exceed 95), who will be transported by bus to the project site from their schools for a five-day, four-night camp program in nature. Students would typically arrive on Monday morning and depart on Friday afternoon. The Outdoor Project Camp would initially operate seasonally during the school year with six camp sessions in the fall (September to October) and six camp sessions in the spring (April to May). The programs would be spaced out so that there would never be more than two consecutive five-day, four-night programs. The goal would be to eventually operate year-round, including summer sessions and occasional weekend programs. Under the year-round schedule, weekend programs would also never fall next to a weekday program. This would allow for the following:

- 18 five-day/four-night sessions (10 in the winter/spring and 8 in the fall)
- Five (5) five-day/four-night summer sessions
- 12 weekend programs

PROJECT DESCRIPTION

3.3.1 PROPOSED SITE IMPROVEMENTS

The proposed project would include the construction and operation of an outdoor camping facility consisting of cabins, a meeting and dining hall, a restroom and shower building, a family building, a caretaker's unit, agricultural activities, a garden, and trails, with associated infrastructure, amenities, septic and leach field areas, parking, and vehicular circulation. Figure 3-3 shows the existing conditions on the site and identifies features to be demolished or removed. Figure 3-4 shows the conceptual site plan for the proposed project. The buildout projections for the proposed new buildings are summarized in Table 3-1, Proposed Project Buildout by Land Use, and are described below. In total, the proposed project would involve approximately 18,173 square feet of building area, a net 8,274 square foot increase over existing conditions. Figures 3-8 through 3-13 include the building layouts and elevation drawings.

Demolition of Garage

The existing 7,500-square-foot garage building on the southwestern portion of the project site was determined to be out of compliance with current code regulations after review by a structural engineer. Due to the high cost to bring the building up to code it was decided to remove the existing structure and redesign the project within its footprint. Demolition of the existing garage will require a Demolition Permit from Alameda County. As much as possible, materials from the demolition will be reused on site.

Camping Cabins

Twelve 400-square-foot non-permanent camping cabins are proposed to be placed within the footprint of the existing garage building on the southwestern portion of the site. These cabins, shown on Figure 3-5, would be simple, light-footprint construction with access from a 20-foot-wide fire road in compliance with the cabin code section of the California Code of Regulations (CCR) Title 25, Div 1, Chapter 2.2.⁵

Central Meeting and Dining Hall

The proposed central meeting and dining hall (Figure 3-6) would consist of an 8,500 square foot multi-purpose building and would be constructed southeast of the cabins on the southern portion of the project site. It would be used for camp indoor activities and would contain a medic room, kitchen, pantry, dining area, meeting space, laundry room, as well as restrooms, showers, and offices.

Counsel Ring

A gathering space with benches and a large outdoor natural gas/propane fire pit would be located within close proximity to the multi-use building. The camps meet at this space as a gathering spot, for group presentations, and singing. The Counsel Ring is shared for one hour three nights a week and occasionally to start the day.

⁵ West Law, 2021, California Code of Regulations, available online at [https://govt.westlaw.com/calregs/Document/IA1D5D8C082C911E2BD79AA7206D382EB?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IA1D5D8C082C911E2BD79AA7206D382EB?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)), accessed January 20, 2021.

PROJECT DESCRIPTION

Restroom and Shower Building

A 1,025-square-foot restroom and shower building would be constructed just north of the camping cabins on the western portion of the project site.

Family Dwelling

A 2,600-square-foot staff “family” dwelling (Figure 3-7) would be constructed to the north of the cabins on the western portion of the project site to serve as the project staff’s permanent home.

Caretakers Unit

The existing 1,200-square-foot residence on the northern portion of the project site adjacent to Cull Canyon Road would remain as a caretaker’s dwelling.

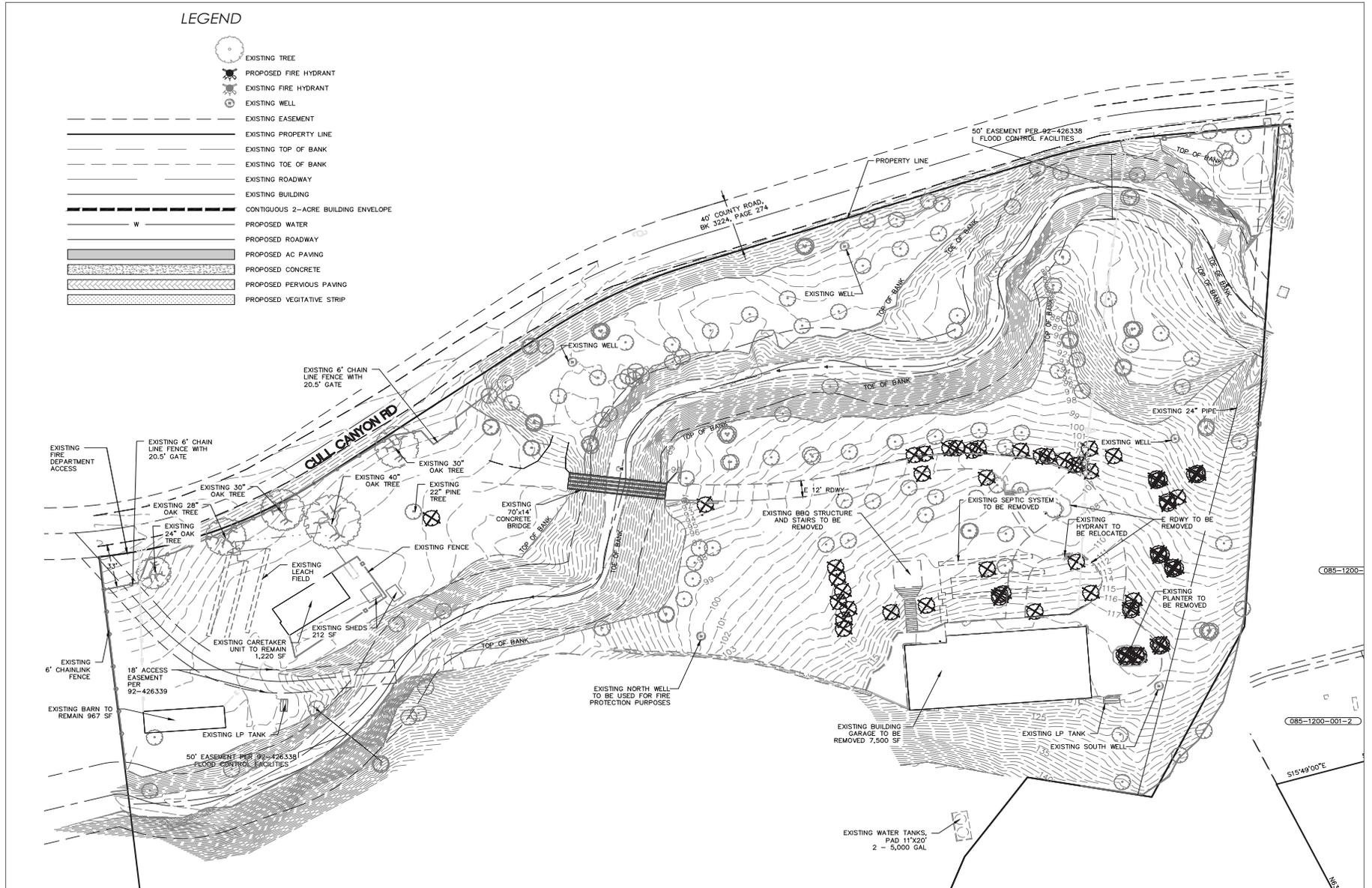
Bridge Improvements

The Alameda County Fire Department has noted that the existing bridge may remain at its current width as a single land access per Title 14. Fire Department regulations would be maintained without construction within Cull Canyon Creek as discussed with the Alameda County Fire Department. Improvements to the Bridge may be proposed to ensure that it is up to code.

Agricultural and Farming Activities

Farm animals consisting of up to five pigmy goats and forty chickens, would be kept on-site with a proposed yard on the northern portion of the project site adjacent to Cull Canyon Road. The animals would be used for natural property maintenance, food, and as an educational experience for the campers. The animals would graze on the property with the main purpose of understory vegetation maintenance. An additional goal of the agricultural and farming activities is for The Mosaic Project to earn income to support its activities from selling goat’s milk and eggs as well as from renting out the goats for grazing for fuel reduction and fire abatement.

The proposed project would incorporate an organic garden site. Produce grown from the garden would be used in student meals and sold to the community. Through gardening activities, students would learn about the growing of produce. Operational agricultural and farming equipment proposed for use on-site include tractors, loaders, and off-road vehicles.



Source: NorthStar, 2021.

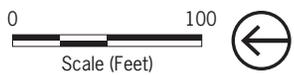
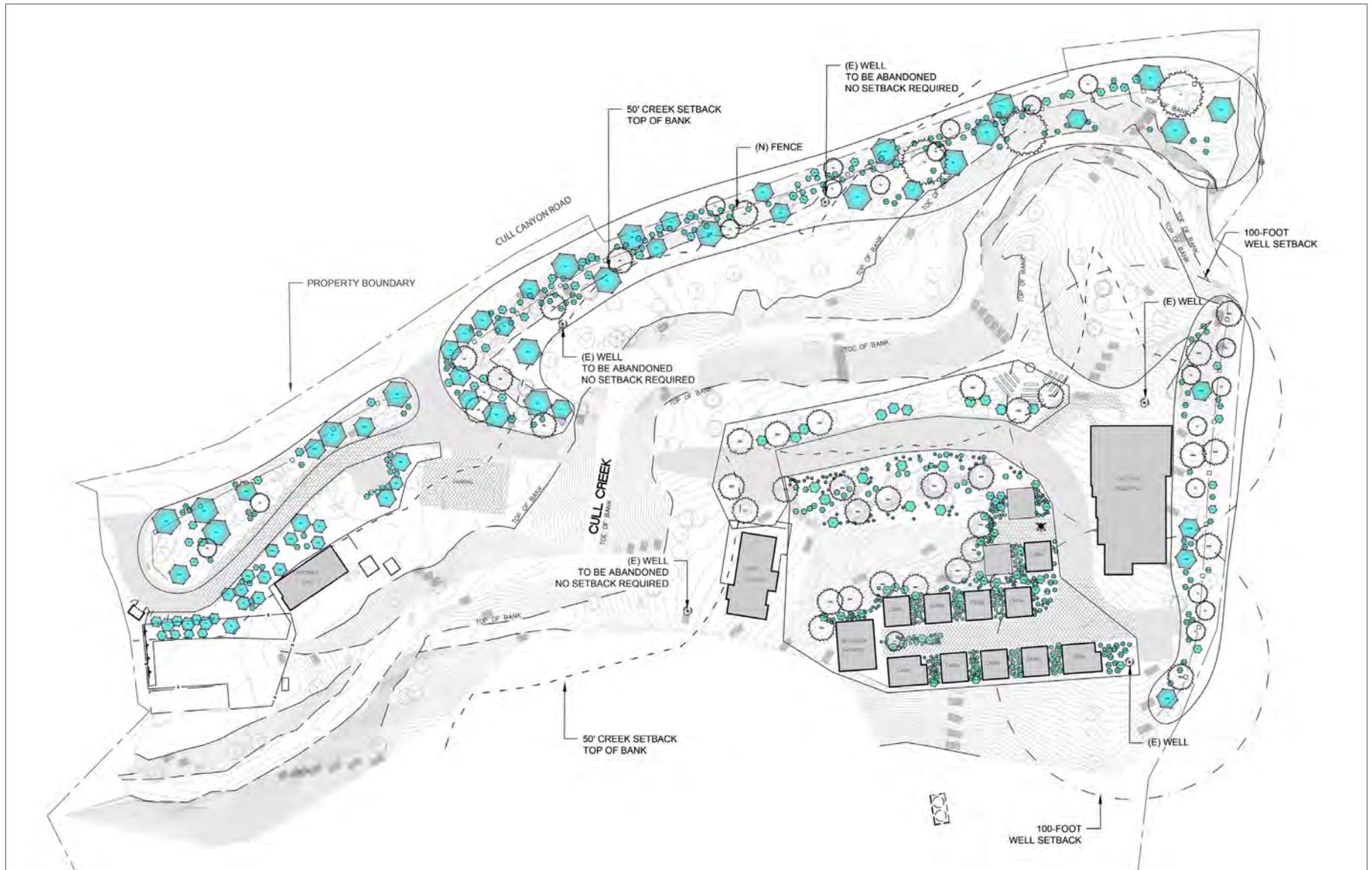


Figure 3-3
Existing Site Plan

NOTICE OF PREPARATION



Source: Watershed Progressive, 2020.

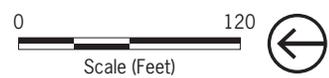


Figure 3-4
Proposed Project Site Plan

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-5
Camping Cabins

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-6
Central Meeting & Dining Hall

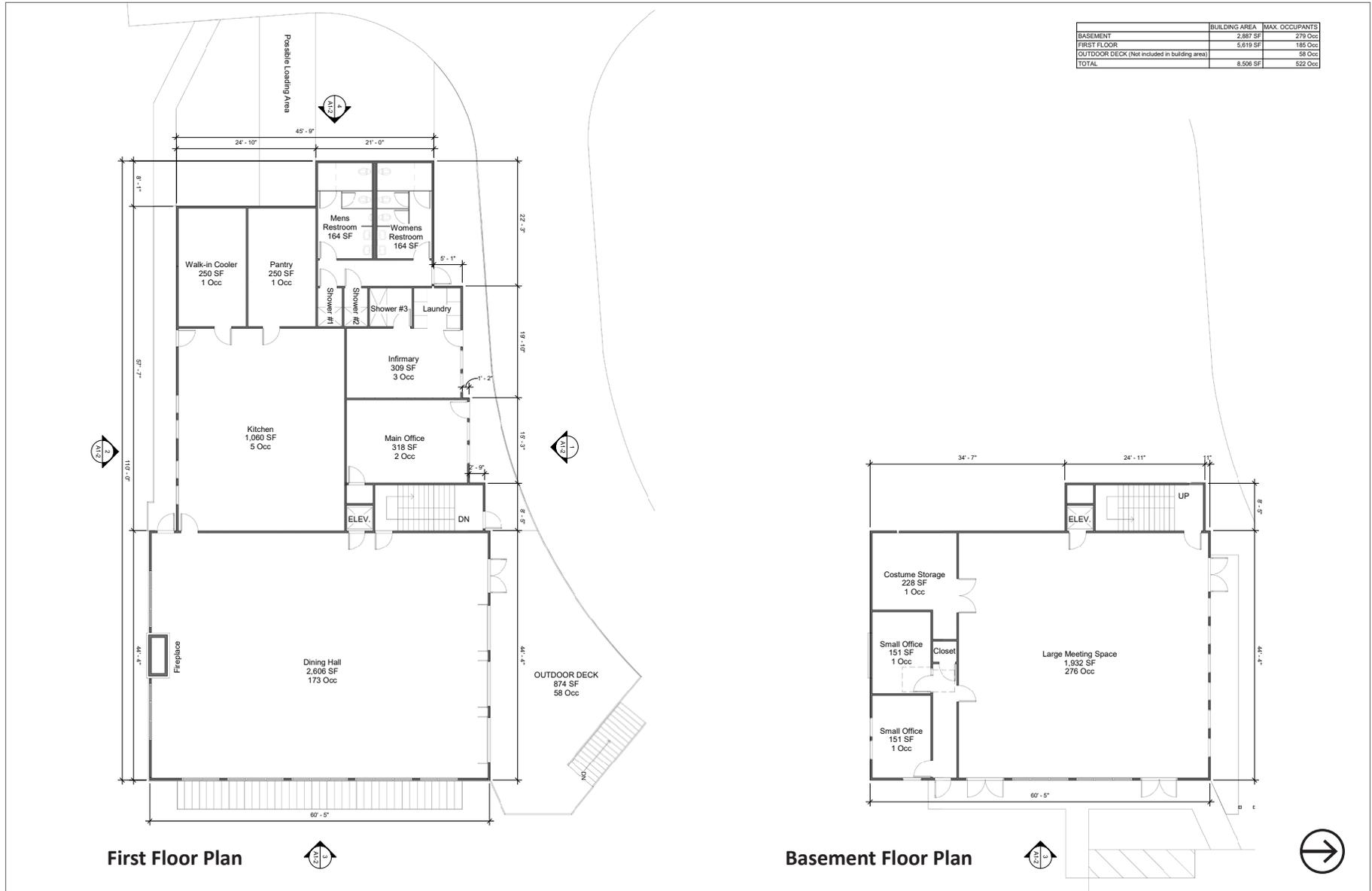
PROJECT DESCRIPTION



Source: NorthStar Engineers, 2021.

Figure 3-7
Staff Family Building

PROJECT DESCRIPTION



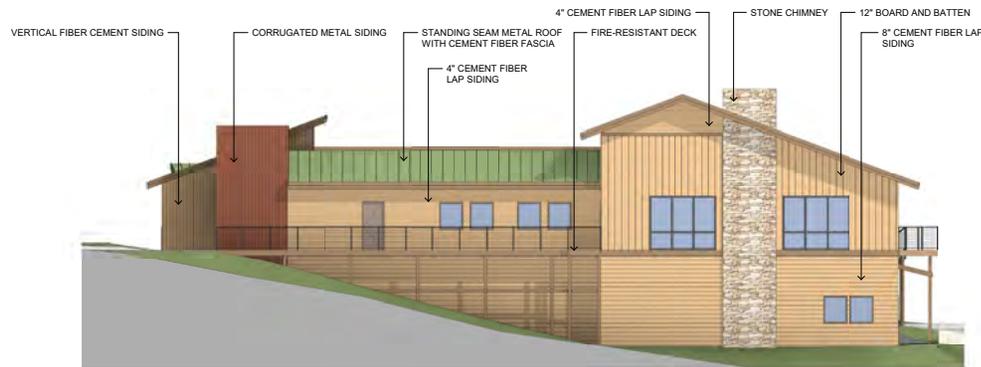
Source: NorthStar, 2021.

Figure 3-8
Main Building - Floor Plans

PROJECT DESCRIPTION



Main Building - North Elevation



Main Building - South Elevation



Main Building - East Elevation

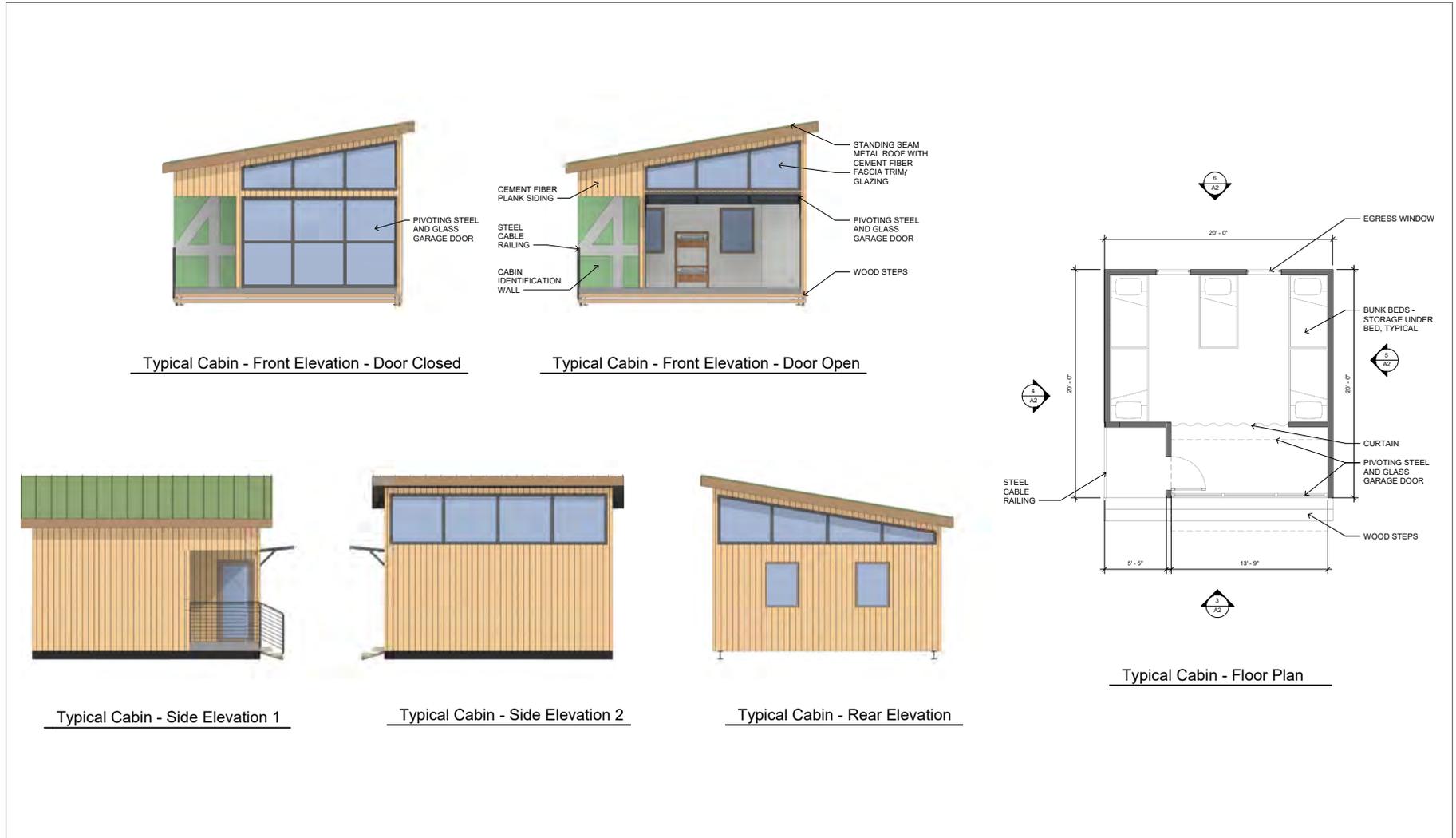


Main Building - West Elevation

Source: NorthStar, 2021.

Figure 3-9
Main Building - Elevations

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-10
Typical Cabin - Floor Plan and Elevations

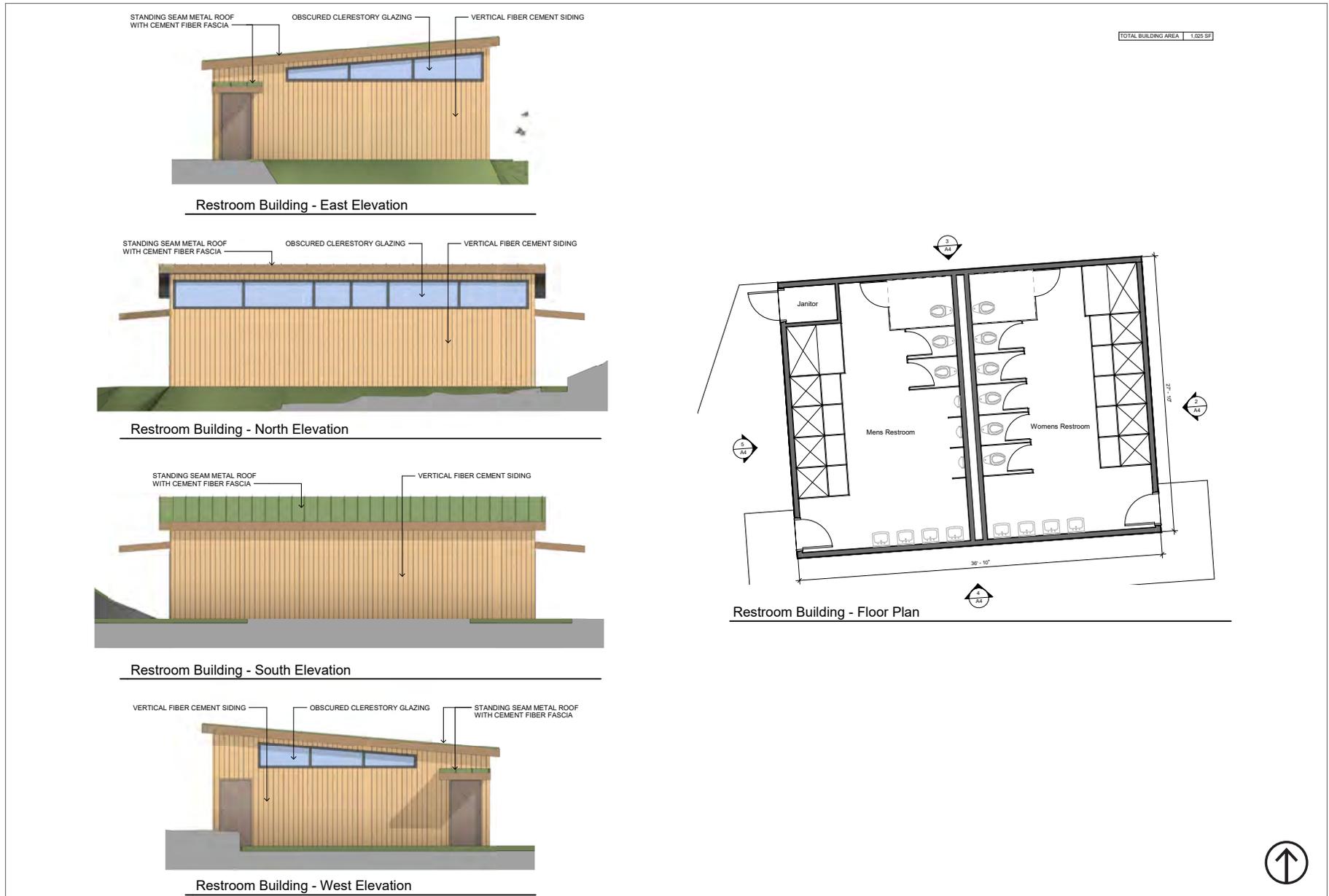
PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-11
Staff Housing - Floor Plans and Elevations

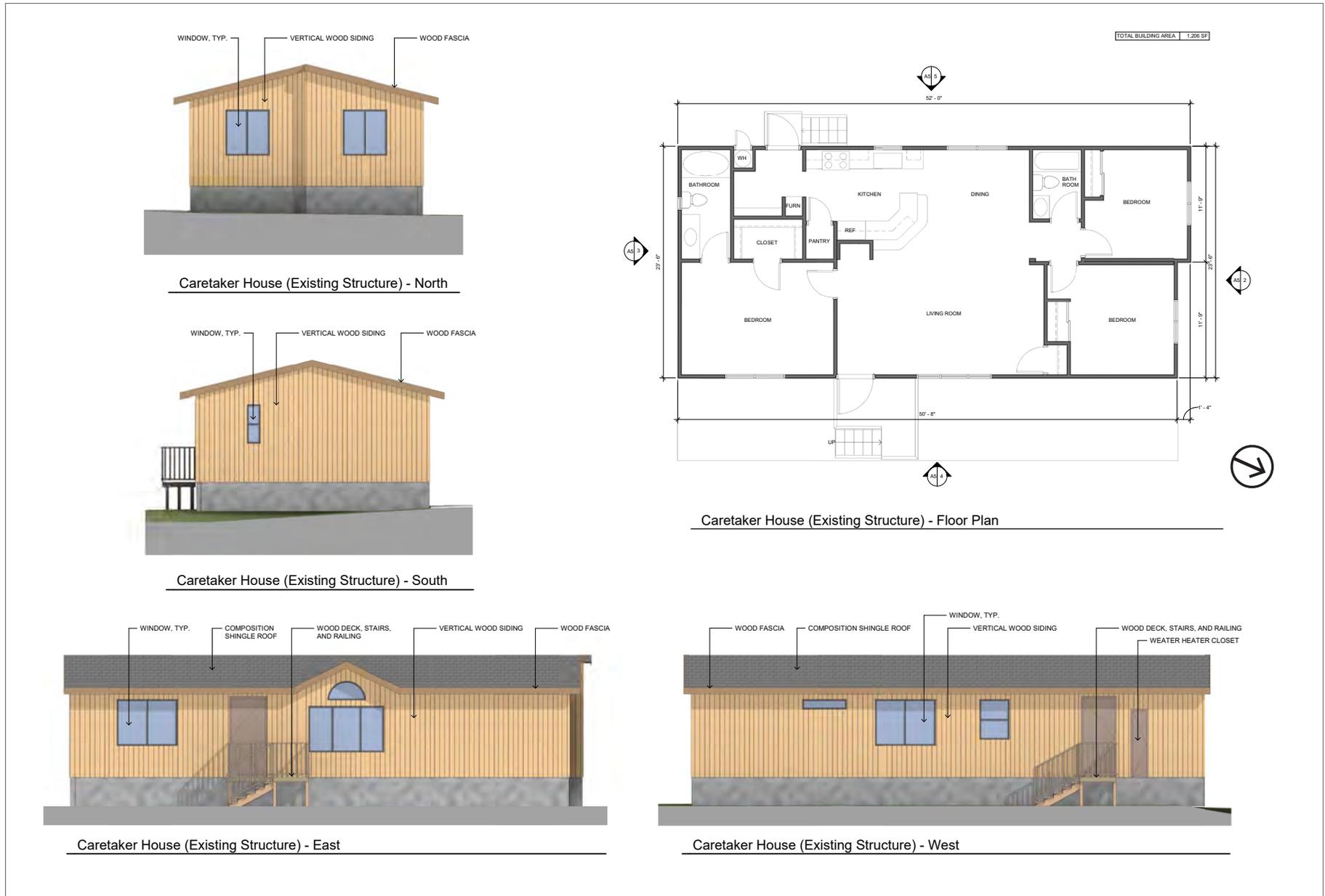
PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-12
Restroom Building – Floor Plan and Elevations

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-13
Caretaker House (Existing Structure) - Floor Plan and Elevations

PROJECT DESCRIPTION

TABLE 3-1 PROPOSED PROJECT BUILDOUT

	Number of Units	Floors	Total Square Footage
Recreational Vehicle (RV) Classification (Mobile Homes)			
Cabins	12	1	400
	<i>Subtotal – Cabins</i>		<i>4,800</i>
Staff House	1	1	2,636
	<i>Subtotal – Family Dwelling</i>		<i>2,636</i>
Caretaker’s Unit	1	1	1,206
	<i>Subtotal – Caretakers Unit</i>		<i>1,206</i>
	Total RV		8,642
Unit Type		Floors	Total Square Footage
Non-Residential			
Central Meeting and Dining Hall	1	2	8,506
	<i>Subtotal – Central Meeting and Dining Hall</i>		<i>8,506</i>
Restroom and Shower Building	1	1	1,025
	<i>Subtotal – Restroom and Shower Building</i>		<i>1,025</i>
	Total Non-Residential		9,531
Total Square Footage (RV + Non-Residential)			18,173

Source: NorthStar, 2021.

3.3.2 OPEN SPACE AND AMENITIES

Dirt roads and trails exist on the property and extend within the bay and oak woodland habitat that covers the slopes on the western side of the property. These existing roads and trails would be repurposed to serve as a recreational pedestrian trail system under the proposed project.

3.3.3 PARKING AND ACCESS

The property has two existing driveways on Cull Canyon Road. A gravel parking area also exists adjacent to the driveway on the northern portion of the project site.

As shown on Figure 3-6, Proposed Project Site Plan, buses and other vehicles would enter the site via the northerly driveway and exit the site from the southerly driveway. Vehicles would park in the gravel area adjacent to these driveways, with a few parking spaces, including ADA parking spaces, located near the

PROJECT DESCRIPTION

caretaker's unit, the proposed staff lodging house, and the proposed cabins. Students would board or disembark buses from the driveway area and walk across the bridge. Only staff service vehicles would use the bridge to access the multipurpose building and facilities on the east side of Cull Creek.

Bicycle parking would be provided in the northern portion of the project site. Most bicycle parking would either be covered or secure. Bicycle parking would also be provided along the length of the multi-use trail.

In total, the proposed project would include construction of 15 surface vehicular parking spaces on the project site to serve the proposed staff and bus uses.

3.3.4 UTILITIES AND SERVICE CONNECTIONS

3.3.4.1 STORMWATER

Pursuant to the Stormwater Control Plan prepared for the proposed project, stormwater runoff will be conveyed to vegetated areas for infiltration. The project site currently drains toward Cull Creek and would continue to do so under the proposed project. Stormwater runoff from Cull Creek flows into San Lorenzo Creek, which discharges eventually into the San Francisco Bay.

The proposed project would be required to comply with Provision C.3 of the Municipal Regional Stormwater Permit in order to reduce post-construction stormwater pollutants.⁶ Compliance with Provision C.3 could include, but is not limited to, incorporation of Low Impact Development practices, such as the use of bioswales, infiltration trenches, media filtration devices, pervious surface treatments, and bioretention areas to treat stormwater runoff from the project site.

3.3.4.2 POTABLE WATER SUPPLY

The proposed project would rely on groundwater obtained on-site to supply potable water. The project site currently has four groundwater wells. One well located adjacent to the west side of Cull Creek has been deemed inadequate as a potable water source. However, this well has two 5,000-gallon water storage facilities on-site that will be upgraded to serve the proposed project. The other existing groundwater wells would continue to provide potable water services for the proposed project, including water for fire suppression and irrigation. None of the wells are shared with neighbors or nearby residences. A new water supply and delivery system would be developed to connect to the facilities for the proposed project and sized to meet the proposed project's domestic and firefighting water needs. The piping network would be installed underground in trenches and sized to supply adequate flow and pressure.

⁶ San Francisco Regional Water Quality Control Board (Region 2) Municipal Regional Stormwater Permit (Order No. R2-2009-0074) and NPDES Permit No. CAS612008, as amended by Order No. R2-2011-0083.

PROJECT DESCRIPTION

3.3.4.3 SANITARY SEWER SERVICE

An on-site wastewater system sized to serve the proposed project, including a leach field dispersal system, would be installed on the southern portion of the project site to the east of the cabins, where an existing septic system is located. The proposed septic area would be approximately 9,435 square feet. The system would employ a chamber system for blackwater treatment to reduce the area needed for effluent treatment. In addition, a greywater dispersal system would be utilized during dry months to reduce the hydraulic load going to the wastewater system. An estimated 30 percent of the total wastewater generated on-site would be greywater, reducing the blackwater flows by approximately 1,058 gallons per day. The greywater system would disperse filtered greywater to flow through tree basins located within the greywater dispersal area. The existing septic system at the caretaker site will not be modified.

3.3.4.4 ENERGY

Buildings would be sited to maximize natural lighting, use high-performance glazing, incorporate passive heating and cooling strategies, and employ low-flow fixtures to minimize energy consumption and exceed Title 24 energy requirements.

The project site currently includes two 499-gallon liquid propane tanks to serve existing facilities. One tank, located at the existing mobile home, will remain to serve the caretaker's unit under the proposed project, and the other tank, located behind the existing garage building, would be upgraded to serve the new multi-use building and shower building under the proposed project.

The project site includes existing overhead electrical lines connected to electrical poles and lines along Cull Canyon Road that serve the existing buildings on-site and neighboring properties. Electricity use for the proposed project would come from this existing service.

3.3.5 LANDSCAPING

The project site is relatively hilly with a downward slope to the east. The site is covered with vegetation, wild grasses, and bay and oak woodlands. All grass, brush, roots, and other organic matter would be cleared from areas where development is planned. Vegetation scrapings would be stockpiled for re-use in landscape areas or removed from the site.

The proposed project would include several landscaped outdoor spaces, including between the proposed cabins and at the counsel ring. Landscaping would consist of trees, shrubs, and groundcover, and plant material would be chosen for its compatibility with the regional climate and landscape conditions, drought tolerance, longevity, screening capabilities, and overall attractiveness.

3.3.6 LIGHTING

Exterior lighting would be provided within the parking lots on the project site and around the cabins and buildings. Proposed lighting would be designed so that the lights are shielded or directed in such a way that there would be no impact on the adjacent land uses or nearby residences. In addition to the exterior lighting fixtures, the project site would include low-level lighting for security and identification purposes.

PROJECT DESCRIPTION

3.4 REQUIRED PERMITS AND APPROVALS

The project will require the following permits and approvals for construction:

- Conditional Use Permit
- Site Development Review for Agricultural Caretaker's Dwelling
- Williamson Act Compatibility Review
- Demolition Permit
- Alameda County Building Permits
- Alameda County Environmental Health Permits
- Alameda County Fire Department Permits

In addition to the above, other permits or approvals that may be required for the proposed Project include:

- National Pollutant Discharge Elimination System (NPDES) Construction General Permits for grading activities of 1-acre or larger.
- Clean Water Act Section 404 Nationwide Permit from the U.S. Army Corps of Engineers
- Clean Water Act Section 401 Water Quality Certification from the Regional Water Quality Control Board
- Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from California Department of Fish and Game