Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: MA Center Conditional Use Permit

Lead Agency: County of Alameda — Contact Person: Damien Curry
Mailing Address: 224 W. Winton Ave — Phone: 510-670-6684
City: Hayward — Zip: 94544 — County: Alameda

Project Location: County: Alameda — City/Nearest Community: Castro Valley
Cross Streets: 10200 Crow Canyon Rd — Zip Code: 94552
Longitude/Latitude (degrees, minutes and seconds): 122 ° 1.44 ′ 96 ″ N / 37 ° 45.2 ′ 42 ″ W Total Acres: 167
Assessor's Parcel No.: 085-1950-6-3, 6-4, 085-1901-2-1, 2-2 Section: S12 Twp.: T2S Range: R2W Base:
Within 2 Miles: State Hwy #: n/a Waterways: n/a
Airports: n/a Railways: n/a Schools: n/a

Document Type:

CEQA: ☐ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Community Facility (Religious)

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Resource Management (General Plan Land Use); "A" (Agricultural) and "R-1-L-BE" (Limited Ag, 5 acre MBSA) Zoning

Project Description: *(please use a separate page if necessary)*

The MA Center is a religious use and presently operates under Conditional Use Permit No. C-6227. The project would renew and modify the Conditional Use Permit to: (1) Consolidate all daily spiritual activities, classes and workshops, and special events under a single permit; (2) Authorize an increase to the floor area of the main worship space; (3) Approve conversion of an existing temporary kitchen to one that is permanent; and (4) Incorporate the land and existing buildings at abutting Assessor's Parcel Numbers 085-1901-2-1 and 085-1901-2-2.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 2
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date February 23, 2018 Ending Date March 26, 2018

Lead Agency (Complete if applicable):

Consulting Firm: Metropolitan Planning Group
Address: 499 Humboldt Street
City/State/Zip: Santa Rosa, CA 95404
Contact: Kevin Colin, Principal Planner
Phone: 707-540-0723

Applicant: MA Center (Ram Ganapathi)
Address: 10200 Crow Canyon Road
City/State/Zip: Castro Valley, CA 94552
Phone: 925-5490663

Signature of Lead Agency Representative: For Albert Lopez **Date:** 2·21·2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

M.A. CENTER CONDITIONAL USE PERMIT

MITIGATED NEGATIVE DECLARATION & INITIAL STUDY

PREPARED FOR:

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT
224 W. WINTON AVE, RM 111
HAYWARD, CA 95444

PREPARED BY:

METROPOLITAN PLANNING GROUP
499 HUMBOLDT STREET
SANTA ROSA, CA 95404

February 21, 2018

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INITIAL STUDY – OVERVIEW AND BACKGROUND	
Lead agency name and address:	County of Alameda Community Development Agency 224 West Winton Avenue Hayward, CA
Contact person and phone number:	Damien Curry, Alameda County Planning (510) 670-6684 or damien.curry@acgov.org
Project Location:	10200 Crow Canyon Road, Castro Valley, CA APN 085-1950-6-3, 085-1950-6-4, 085-1901-2-1, 085-1901-2-2
Project sponsor's name and address:	Ram Ganapathi Mata Amritanandamayi Center (M.A. Center) 10200 Crow Canyon Road, Castro Valley, CA
Property Owners:	Same as project sponsor
General Plan Designation:	Resource Management
Zoning:	"A" Agricultural; "R1-L-BE" Single-Family Residential
Description of project:	The M.A. Center is a religious use and presently operates under Conditional Use Permit No. C- 6227. The project would renew and modify the Conditional Use Permit to: (1) Consolidate all daily spiritual activities, classes and workshops, and special events under a single permit; (2) Authorize an increase to the floor area of the main worship space; (3) Approve conversion of an existing temporary kitchen to one that is permanent; and (4) Incorporate the land and existing buildings at abutting Assessor's Parcel Numbers 085-1901-2-1 and 085-1901-2-2.
Surrounding land uses and setting; briefly describe the project's surroundings:	The MA Center is located in the rural foothills of western Alameda County, about 4 miles to the northeast of the urban area of Castro Valley, at 10200 Crow Canyon Road. These foothills are referred to in local planning documents as the Canyonlands, located outside the Urban Growth Boundary established by Measure D. Crow Canyon Road provides access to the MA Center north from Castro Valley and south from San Ramon. Crow Canyon Road intersects I-680 approximately 3.5 miles to the north and I-580 approximately 5.8 miles to the south. The MA Center is situated in a small, confined valley that

	extends about 1.25 miles west from Crow Canyon Road. Access to the valley is provided by a private access road shared by three (3) separate landowners, including the MA Center.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	Regional Water Quality Control Board

M.A. CENTER PROJECT

TABLE OF CONTENTS **PAGE #**

TABLE OF FIGURES

LIST OF TABLES

1. INTRODUCTION

This document serves as the Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed M.A. Center Conditional Use Permit project ("MA Center Project"). CEQA Guidelines §15070 provides that a Mitigated Negative Declaration can be prepared to meet the requirements of CEQA when the Initial Study identifies potentially significant environmental effects but revisions in the project would avoid the effects or mitigate the effects to a less than significant level.

This document is organized in three sections as follows:

- Introduction and Project Description. This section introduces the document and discusses the project description including location, setting, and lead agency contact info.
- Mitigated Negative Declaration. This section lists the impacts and mitigation measures identified in the Initial Study and proposes findings that would allow adoption of this CEQA review document for the MA Center Project.
- Initial Study. This section addresses each environmental topic at Appendix G of the CEQA Guidelines and evaluates the MA Center Project's potential environmental effects.

2. PUBLIC REVIEW

The Initial Study and proposed Mitigated Negative Declaration will be circulated for a 30-day public review period. Written comments may be submitted to the following address:

Damien Curry, Planner
Alameda County Planning Department
224 W. Winton Avenue, Room 111
Hayward, CA 94544
Telephone: (510) 670-6684
Email: damien.curry@acgov.org

Adoption of the Mitigated Negative Declaration does not constitute approval of the MA Center Project itself, which would be separate action to be taken by the Board of Zoning Adjustments. Approval of the project can take place only after the Mitigated Negative Declaration has been adopted.

3. PROJECT LOCATION

The project site is located at 10200 Crow Canyon Road, Castro Valley. The Assessor Parcel Numbers are 085-1950-6-3, 085-1950-6-4, 085-1901-2-1, and 085-1901-2-2. **Figure 1** below illustrates the project site location.

4. ENVIRONMENTAL SETTING

Existing Site Characteristics & Uses: The project site is situated in a small, confined valley that extends approximately 1.25 miles back from Crow Canyon Road. Existing uses at the project site include open space, agriculture and the MA Center, a community facility defined by Zoning Ordinance §17.04.010.

a) Open Space

A substantial portion of the project site consists of natural open space. An ephemeral stream (unnamed tributary to Crow Creek) roughly bisects the small valley within which the project site is located. On the west side of the stream, a north-facing slope includes oak riparian woodland, coastal scrub and grassland vegetation. On the east side, the opposing south-facing slope consists primarily of grassland vegetation.

Source: Google Earth (Imagery Date: September 3, 2012)

Figure 1 – Project Location

b) Agriculture

The agricultural portion of the site includes moderate to steeply sloping land. Soils are mapped as non-

prime grazing land. These qualities apply to agricultural land, in general, throughout the Canyonlands (referenced in the Castro Valley General Plan). To the west, outside of the developed portion of the site, the oak riparian woodland/scrub and grassland on both sides of the stream have been intermittently used, on a contractual basis by farmers in the local area, for livestock grazing.

On the east side of the ephemeral stream, at the south portion of the grassland area, lies an orchard of fruit trees interlaced with herbs. This orchard was established in the Spring of 2009 with the goal to plant one thousand trees. At present, the orchard fulfills approximately two-thirds of this goal. Planting continues as funding and volunteer availability ~~enables~~allows.

Outside of the agricultural area (within the existing development envelope), the MA Center also includes two (2) orchards of approximately one-hundred (100) fruit trees. Additionally, one large vegetable garden and a flower garden are located adjacent to existing buildings.

All agricultural activities are carried out by onsite resident guests of the MA Center; including visitors participating in charitable and educational programs. Organic methods are employed in all cultivation. Irrigation, where occurring, is provided by water collected on-site during the rainy season and retained in the on-site pond.

c) Community Facility

The MA Center conducts spiritual and charitable activities involving different levels of participation (i.e., number of persons on-site) both within and outside of structures and at differing dates and times (including time of year). These activities, described below, occur under Conditional Use Permit No. C-6227, as approved by the Zoning Administrator on June 9, 1993 under Resolution No. Z-7828.

Existing Buildings: The project site includes a total of eight (8) permanent buildings equating to a combined floor area of approximately 28,540 square feet. These buildings are clustered, with one exception, within a development envelope of approximately 6.5 acres. The floor area, habitability status, height, and use of each structure are described below. **Figure 2** below illustrates the location of each building.

a) Prayer Hall

This approximately 10,118 square foot habitable structure is utilized for spiritual and charitable activities open to the public. The hall includes two (2) floors; a large open floor plan on the first floor which is ringed by a mezzanine above.

The Prayer Hall also includes, at mezzanine level, five (5) rooms utilized for office space by volunteer staff, and a library open to the public. Near the rear of the Prayer Hall is an approximate 512 square foot single-story structure including bathroom facilities.

b) Main Residence

This approximately 5,100 square foot habitable structure includes two (2) floors housing nine (9) long-term resident guests involved in daily onsite spiritual and charitable activities. The Main Residence includes: eight (8) bedrooms, three (3) offices, one (1) prayer room, four (4) bathrooms, and one (1) kitchen.

c) White Barn

This approximately 3,716 square foot non-habitable structure includes a single-story open floor plan that is flexibly used for agricultural support activities (e.g., storage of tools, materials), charitable activities (e.g., temporary storage of medical supplies, food, books, clothing), and trash/recycling sorting.

d) Tin Barn

This approximately 1,680 non-habitable structure is used as a wood-working shop and to store agricultural equipment and materials (e.g., canopies, tents) used during Special Events. There are two (2) covered sheds on concrete foundations abutting the Tin Barn that house landscape maintenance equipment.

e) Cottage

This approximately 1,100 square foot, habitable, single-story structure includes three (3) bedrooms, one (1) kitchen and one (1) bathroom. It houses five (5) long-term resident guests involved in daily on-site spiritual and charitable activities.

f) Metal Building

This approximately 6,100 square foot non-habitable structure is flexibly utilized in support of spiritual and charitable activities. During Daily Spiritual Activities, it is used to collect, sort and pack clothing, food and medical supplies for donation. During Special Events, it is used to serve vegetarian meals. Due to the rural nature of the MA Center and its single point of ingress/egress for emergency vehicles, the Metal Building also serves, as required by the Alameda County Fire Department, as an area of refuge in the event of emergencies (e.g., wildfire).

g) Ag Shed

This approximately 1,300 square foot, non-habitable single-story structure provides storage space for agricultural supplies and equipment. This is the sole building located outside of the development envelope.

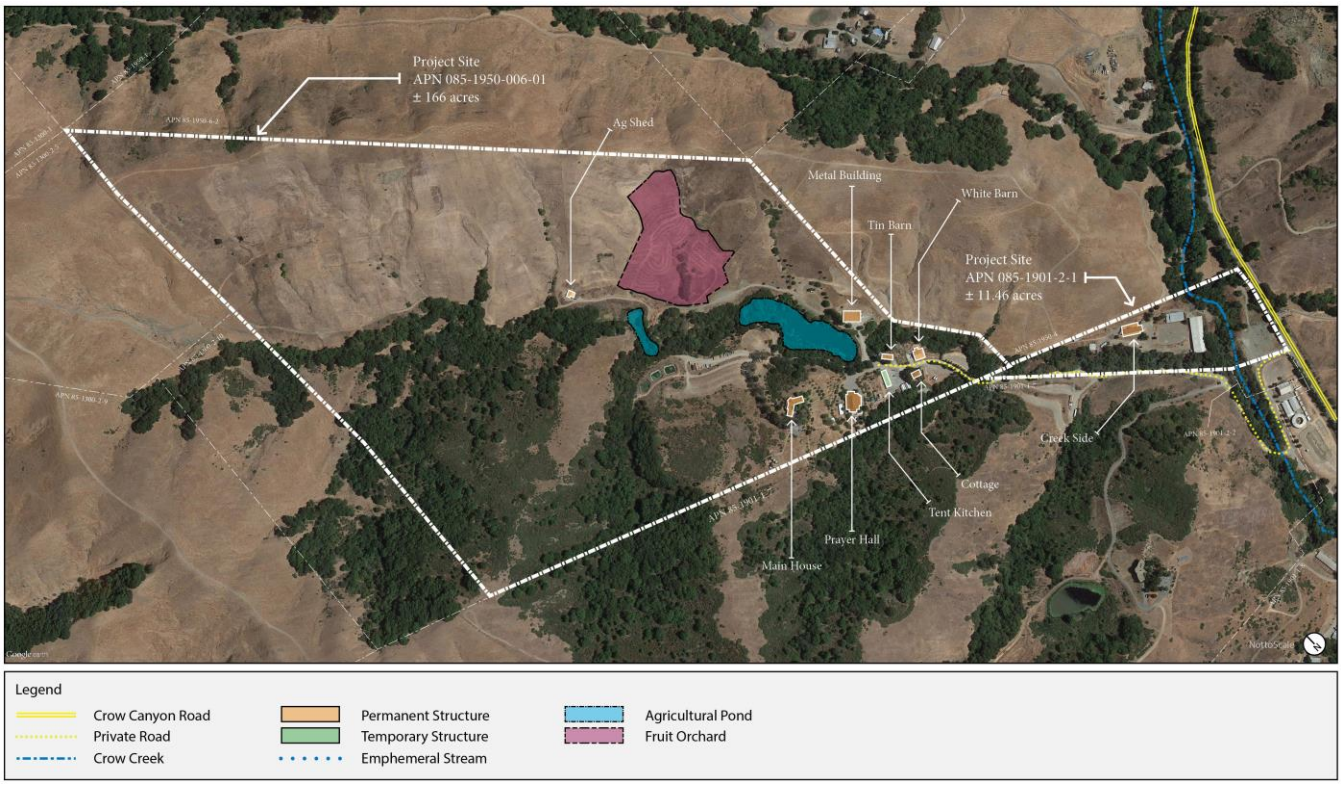

Figure 2 – Existing Buildings.

Non-Permanent Structures: There are a number of existing, non-permanent structures supporting spiritual activities and agricultural operations at the MA Center. Three (3) small wooden structures are situated at the base of the drive aisle leading to the Prayer Hall. Each is used to dispense food snacks and beverages during Special Events.

Access: Access to the valley is provided from Crow Canyon Road by a private access road (Amrita Lane) shared by three (3) separate landowners, including the MA Center. Existing access easements accommodate the MA Center's present activities, including those proposed under the project.

Parking: Approximately three hundred eight (308) parking spaces are provided on-site in a series of paved and unpaved areas (i.e., Assessor Parcel Number 085-1950-6-3). An additional one hundred seventy four on-site (174) parking spaces are available at the Creekside and Overflow Parking parcels. A combined total of four hundred eighty two (482) parking spaces are available on-site on land owned by the MA Center. **Figure 3** below illustrates the location of existing parking areas.

The MA center also utilizes existing parking areas at adjacent properties during Special Events (as defined below) when demand cannot be met on-site. These off-site parking areas are described below.

a) APN 085-1901-1-7

   The MA Center has a license agreement with an abutting landowner that accommodates one hundred nine (109) off-site parking spaces at the abutting Assessor Parcel Number 085-1901-1-7; 10312 Crow Canyon Road (see "C4" at **Figure 3**). These off-site spaces are accessible from the shared drive aisle serving the MA Center and would continue to be utilized for activities not able to be accommodated on-site. Pedestrian access from these off-site parking spaces to the MA Center is also provided by a trail separated from drive aisles.

b) APN 085-1901-2-2

   The MA Center also has additional offsite parking at the abutting Assessor Parcel Number 085-1901-2-2; 10320 Crow Canyon Road (see "C6" at **Figure 3**). This vacant parcel accommodates approximately sixty (60) parking spaces.

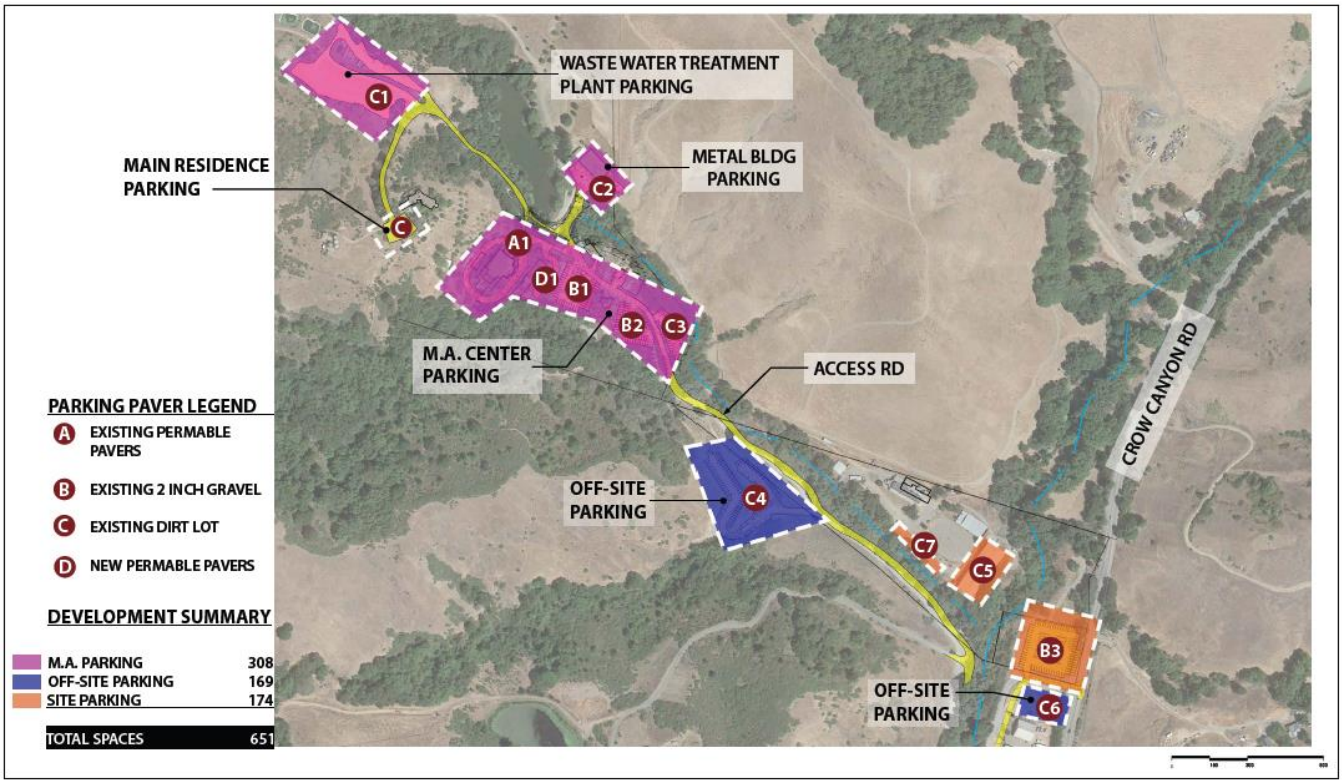

Figure 3 – Existing Parking Areas

Existing Operational Characteristics: Existing daily spiritual and charitable activities occur under Conditional Use Permit No. C-6227. Twice a year, the County of Alameda also issues Administrative Conditional Use Permits for a special, multi-day event involving the stay of the MA Center's spiritual inspiration – Amma. All activities at the MA Center exclude the use of alcohol, omit on-site accommodations for visitors and instead direct them to off-site lodging, and exclude the use of for-profit commercial activities. A summary of all existing operational characteristics is provided below.

a) Daily Activities

For the majority of the year, those living on-site along with visitors to the MA Center participate in a wide range of spiritual and charitable activities. Generally, these occur in the Prayer Hall.

Existing spiritual activities on weekdays are organized into one (1) early morning event and one (1) evening event. These spiritual activities begin/end outside of peak commuter time periods (i.e., 7:00 AM to 9:00 AM; 4:00 PM to 6:00 PM). Spiritual activities on weekends include an early morning event and often include an afternoon event on Saturday and an evening event on Sunday.

The MA Center also conducts charitable activities (e.g., receiving, dispensing, and organizing food, clothing, and medical supplies) intermittently throughout the week. These activities are organized by those who live on-site and are frequently assisted by a small number of volunteers.

The MA Center intermittently offers classes and workshops on spiritual and environmental-based matters throughout the week. These occur outside of daily spiritual activities described above; often on Saturdays.

a) Special Events

For two (2), two-week periods per year, Amma visits the MA Center. Generally, this occurs during the first weeks of June and November. During Amma's visits, the MA Center experiences a significantly

increased number of visitors over daily spiritual activities or classes and workshops. In addition to Amma's twice-annual visit, the MA Center also occasionally conducts other special events attracting a high level of participation.

All special events involving high levels of participation require a high degree of organization and active site management, primarily for parking and vehicular circulation.

5. PROJECT DESCRIPTION

5.1. OPERATIONAL CHARACTERISTICS

The proposed Conditional Use Permit would establish three (3) categories of use, calibrated to the levels of participation and dates/times, to properly categorize when increased organization and active site management are necessary to ensure protection of the public's health, safety and welfare. These categories include: Daily Spiritual Activities, Classes and Workshops, and Special Events. Before describing each category in detail, a list of uniformly applied operational parameters with which the project would adhere to is provided below.

All Aspects of Operation

The project would, at all times, conduct activities that:

- Exclude the use of alcohol;
- Comply with the Countywide Noise Element and County Noise Ordinance (Chapter 6.60 of the General Ordinance Code);
- Include the use of lighting that: (a) is downward facing, (b) does not cross any property line, and (c) when used to illuminate parking areas, is utilized only when such parking spaces are in use;
- Omit on-site accommodations for visitors and instead direct them to off-site lodging; and
- Exclude the use of for-profit commercial activities. All goods offered for sale will be directly related to the MA Center's nonprofit spiritual and charitable activities.

The project site has and will continue to provide long term housing for fourteen (14) persons involved in staffing of programs that further Amma's spiritual and charitable mission. On-site housing is also provided for those who provide leadership and hands-on service to the agricultural activities. These persons reside in the Main Residence and Cottage.

Daily Spiritual Activities

Spiritual activities would continue on weekdays unchanged and as described above. They would be organized into one (1) early morning event and one (1) evening event. They would begin/end outside of peak commuter time periods (i.e., 7:00 AM to 9:00 AM; 4:00 PM to 6:00 PM). On weekends they would include an early morning event and often include an afternoon event on Saturday and an evening event on Sunday. Charitable activities (e.g., receiving, dispensing, and organizing food, clothing, and medical supplies) would also continue intermittently throughout the week.

For purposes of this analysis, Daily Spiritual Activities are defined as any activity involving the participation of less than nine-hundred (900) persons and occurring seven (7) days per week between 5 AM and 10 PM. This level of participation reflects the highest intensity of potential use associated within scheduled morning or evening programs. Daily participation is often considerably less but may increase, subject to the participant number limitation described above.

Classes and Workshops

Classes and workshops on spiritual and environmental-based matters would continue unchanged throughout the week, as described above. They would occur outside of Daily Spiritual Activities; often on Saturdays. For purposes of this analysis, Classes and Workshops are defined as any activity involving the participation of less than two-hundred (200) persons on-site, either within a building or outside, during any twenty-four (24) hour period.

Special Events

For two (2), two-week periods per year, Amma would continue to visit the MA Center. Generally, this would occur during the first weeks of June and November. In addition to Amma's twice-annual visit, the MA Center would also occasionally conduct other Special Events attracting a high level of participation.

For purposes of this analysis, a Special Event is defined as any activity involving the participation of greater than nine-hundred (900) persons on-site during any twenty-four (24) hour period of time. The MA Center Project consists of a number and duration of Special Events adhering to the following parameters:

- A maximum of four (4) per calendar year;
- At least sixty (60) days shall occur between each Special Event;
- Each Special Event shall last no longer than fourteen (14) days; and
- A log book shall be maintained on site, be available for County inspection at all times, and document the dates, times and estimated number of participants of each Special Event.

Prior to any Special Event, the MA Center would complete the following:

- Obtain prior approval from the Alameda County Fire Department and Environmental Health Services Agency approval, including any required field inspections;
- Install chemical toilets at a minimum rate of one (1) per three hundred (300) men and one (1) per two hundred (200) women and remove them at the conclusion of each Special Event; and
- During and at the conclusion of each Special Event, all litter and garbage both on-site, along the access drive aisle and at the access drive aisle's intersection with Crow Canyon Road shall be collected and disposed of or recycled.

5.2. PRAYER HALL ADDITION

The project would result in an addition of 7,804 square feet to the existing Prayer Hall. This proposal essentially extend the existing building footprint to the east and west, provides a new emergency vehicle access/passenger drop-off drive aisle, and vehicle parking for disabled persons. The new floor area would be contiguous to the existing building footprint and consist of a height no greater than the existing building. At the ground level, the new floor area accommodates increased attendance, a raised dais, and three (3) back-of-house rooms. At the second level, mezzanine areas are expanded and access to new egress stairs is provided. **Figure 4** and **5** below illustrate the Prayer Hall addition.

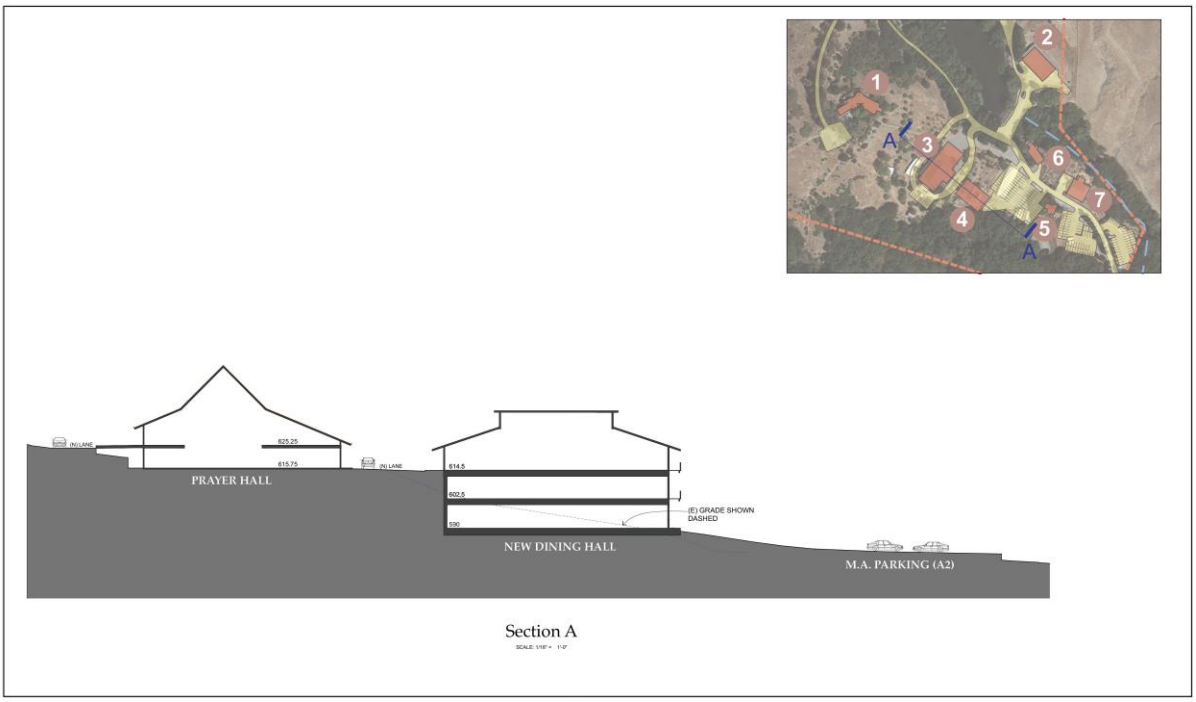

Figure 4 – Location of Prayer Hall Addition & New Kitchen Building

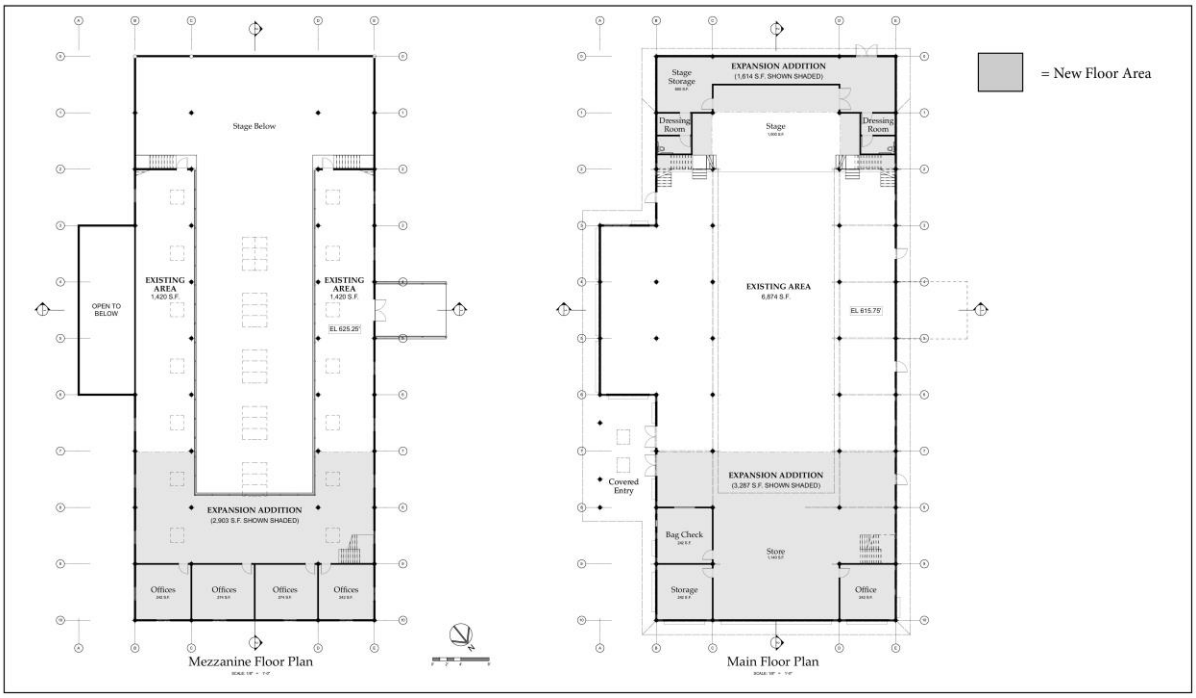

Figure 5 –Prayer Hall Addition (First and Second Floor)

5.3. NEW DINING HALL

Presently, the MA Center utilizes a large tent to prepare meals for Special Events and to process agricultural products. The tent is placed upon an existing concrete foundation within the gravel parking lot immediately west (downslope) of the Prayer Hall. The project would replace the Kitchen Tent with a new three-story permanent structure including a commercial kitchen and with an approximate floor area of 18,408 square feet. This proposed structure would be located easterly and opposite an access road from the existing Prayer Hall. This building would provide improved fire safety and sanitation for cooking facilities while negating the need for labor to set up and decommission the temporary structures and cooking facilities for Special Events. This is also accomplished by consolidating the dining areas and bathrooms into a single building. **Figure 6** below illustrates the proposed new kitchen building.

5.4. EXPANDED PERMIT AREA

In addition to the parcel already included in the existing Conditional Use Permit, the project would add the land and existing buildings located on Assessor's Parcel Numbers 085-1901-2-1 and 085-1901-2-2 to the existing Conditional Use Permit.

a) Creekside Parcel

The "Creekside" parcel (APN 085-1901-2-1), acquired by the MA Center in July 2011, is approximately 10 acres, borders an unnamed tributary to Crow Creek, and is accessible from the shared private access road extending to Crow Canyon Road. The Creekside parcel is developed with one, two-story structure including habitable floor area at the second floor and former horse stalls at the ground floor. A horse training arena is located at the eastern portion of the parcel. Remaining structures consist of unenclosed but roofed horse stables.

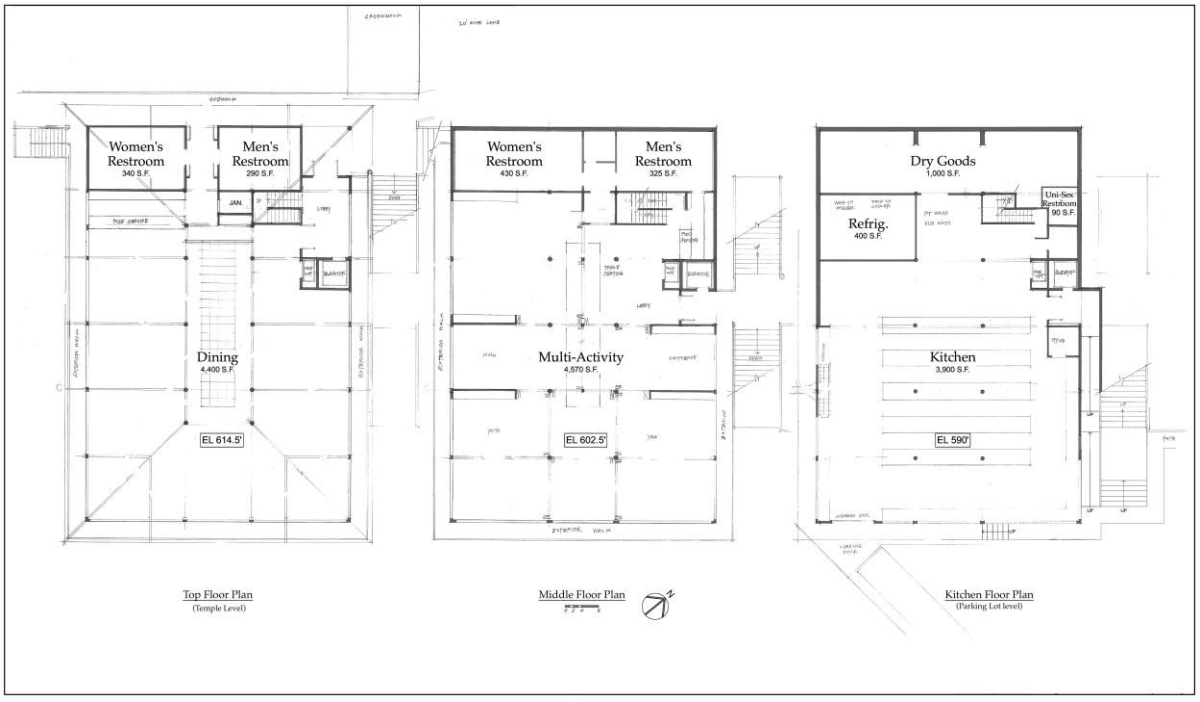

Figure 6 – New Dining Hall Floor Plan

b) Overflow Parking Parcel

The "Overflow Parking" parcel (APN 085-1901-2-2), acquired by the MA Center in May 2011, is approximately 1.32 acres and located at the intersection of Crow Canyon Road and the shared private access road. The proposed purpose of this parcel, under the project, is to provide for: (a) vehicle queuing to prevent back-up onto Crow Canyon Road; and (b) overflow parking when all other on- and off-site parking lots are full. This parcel is presently covered with gravel and includes no buildings or other improvements. No changes to its physical condition are proposed.

5.5. ACCESS MANAGEMENT PLAN

Special Events at the MA Center require a high level of site management to ensure visitors efficiently utilize parking spaces and circulate vehicles in a safe manner. Daily Spiritual Activities and Classes and Workshops, however, require very little parking and circulation management.

Therefore, acknowledging that unmanaged parking and circulation may present adverse effects to neighboring properties or introduce unsafe but preventable situations, the project includes a proposed Access Management Plan calibrated to the differing levels of participation described above (i.e., Daily Spiritual Activities, Classes and Workshops, Special Events). The Access Management Plan would utilize the on-site and off-site parking areas mentioned above.

a) All Aspects of Operation

Though the MA Center's location is not conducive to pedestrian and bicycle access, it does and would continue to employ a range of transportation demand management measures to reduce vehicular trips. The MA Center would, at all times (except where noted), employ the following transportation demand management measures:

- Provide and maintain an internet-based source of information (e.g., website, Facebook) on transportation and parking choices for the MA Center;
- Encourage all visitors to carpool through in-person announcements, paper mail-outs, email and the internet;
- Provide shuttle services during all Special Events to the Castro Valley BART station, local hotels (for out-of-town visitors), and, when necessary, other off-site parking lots; and
- Begin and end Special Events outside of peak travel periods (i.e., 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM; Monday through Friday).

Additionally, the MA Center would, at all times, employ the following parking control measures:

- Daily Spiritual Activities will utilize on-site parking spaces;
- Visitors will be prohibited from parking along Crow Canyon Road;
- Parking for Special Events involving the use of on-site and off-site parking spaces shall be actively coordinated by field personnel able to communicate in real-time through walkie-talkie or other comparable radio communication technology;
- Prior to the commencement of each Special Event (i.e., when visitors arrive), at least one (1) traffic control person shall be present near the drive aisle's intersection with Crow Canyon Road;
- All traffic control personnel shall be readily identifiable through apparel (e.g., labeled "parking" or neon colored vests) or equipment (e.g., sign, baton) making evident their purpose and role;

- Crow Canyon Road shall be monitored to inform visitors of the no-parking requirement; and
- All parking areas shall be actively managed by field personnel to orient and direct visitors to available parking spaces and appropriate ingress and egress routes.

6. MITIGATED NEGATIVE DECLARATION

Project Description: This Mitigated Negative Declaration (MND), supported by the attached Initial Study (IS) enclosed herein, evaluates the environmental effects of proposed changes to an existing religious use at a developed property at 10200 Crow Canyon Road in Alameda County, California. The applicant, M.A. Center, is proposing to consolidate all daily spiritual activities under a single permit, authorize an increase to the floor area of the main worship space, approve conversion of an existing temporary kitchen to one that is permanent, and incorporate adjacent land into the permit area.

This MND was prepared on behalf of the County of Alameda, which is the lead agency for this project.

Findings: An Initial Study has been prepared to assess the projects potential effects on the environment and the significance of those effects. Based on the Initial Study, it has been determined that the proposed project would not have any significant effects on the environment once mitigation measures are implemented. This conclusion is supported by the following findings:

1. The proposed project would have no impact related to aesthetics, agricultural and forest resources, land use, mineral resources, population and housing, and recreation.

2. The proposed project would have a less-than-significant impact on air quality, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, noise, public services.

3. Mitigation is required to reduce potentially significant impacts related to biological resources, cultural resources, transportation, and utilities/service systems.

Mitigation measures would clearly reduce all significant impacts to a less-than-significant level. The applicant has agreed to implement all required mitigation. The following are the mitigation measures that will be imposed as though conditions of approval and implemented by the applicant to avoid or minimize environmental impacts:

Mitigation Measure BIO-1: The following measures shall be carried out during construction to protect dispersing frogs which may stray into the work area:

1. Ground disturbance and vegetation removal should be conducted during the dry season (June to November) when frogs are not likely to migrate through the work zone;

2. Construction work outside the new building structure should be avoided within 48 hours following a rain event;

3. If it is not feasible for ground disturbance or vegetation removal to be conducted during the dry season, or if it is not feasible to avoid work within 48 hours following a rain event, the work area should have a silt exclusion fence installed which encompasses the north, west and southern edges of the construction area. The fence should be buried at least 6 inches into the substrate and should stand at least 2.5 feet tall. Once installed, the fence should be maintained until the project is completed;

4. Prior to the initiation of construction, all construction personnel should receive training in the identification and regulatory protection of red-legged frogs, as well as where and

when they are likely to be found in the work area. They should be instructed to stop work in the vicinity of a red-legged frog (if found), and let it leave the area of its own volition; frogs should not be handled or moved as this is considered "take" by the US Fish and Wildlife Service; and

5. Any erosion control materials used on site should not contain monofilament materials.

Mitigation Measure BIO-2: A roosting bat survey should occur within 14 days prior to the initiation of construction work within buildings to be modified. If roosting bats are observed, it may be possible to determine whether or not there are any special-status bats present, and if so, CDFW should be contacted for guidance concerning the exclusion of bats. If it can be determined that only common (not special-status) bats are present, seasonal restrictions or additional options for bat exclusion may apply.

Mitigation Measure BIO-3: Construction activities shall be carried out according to the following timeframes and practices:

1. Construction should be initiated between September 1 and January 31 to avoid disturbance during the nesting bird season.

2. If construction is initiated during the non-nesting season and continues into the nesting season (February 1 to August 31), lapses in construction activities for longer than 14 days should be avoided to prevent occupation by nesting birds.

3. If construction occurs during the nesting bird season (February 1 to August 31) and there is a lapse of more than 14 days in construction activities, or if construction is newly initiated within the nesting bird season, a nesting bird survey should be conducted by a qualified biologist within the proposed construction zone and the surrounding 500-foot area within 14 days of the start of construction. Additionally, the biologist should establish suitable buffer areas around active nests (generally 50 feet for non-listed passerines and 200 feet for non-listed raptors. White-tailed kite may require a 500-foot exclusion buffer as this species is a California fully-protected species). The biologist may monitor the nest while work is conducted within the buffer area to determine whether or not the buffer area may be reduced, or work can be avoided in the buffer area entirely until the biologist determines that the nest has fledged or failed.

Mitigation Measure CUL-1: If during the course of ground disturbing activities, including but not limited to excavation, grading, and construction, a potentially significant prehistoric or historic archeological resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for a qualified and county-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified, a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.

Mitigation Measure CUL-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt in the immediate vicinity of where the resources are located and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

Mitigation Measure CUL-3: In the event human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended in the immediate vicinity of where the human remains are located and the following measures shall be undertaken:

a. The Alameda County Coroner shall be contacted to determine that no investigation of the

cause of death is required.

b. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

c. The applicant shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.

d. It shall be the responsibility of the Native American Heritage Commission rather than the applicant or the City to identify the person or persons it believes to be the most likely descended from the deceased Native American, and to contact such descendant in accordance with state law.

e. The applicant shall be responsible for discussing and conferring with Native American descendants all reasonable options regarding the descendants' preferences for treatment, as provided in Public Resources Code Section 5097.98(b), and for carrying out all obligations of the applicant as provided at Public Resources Code Section 5097.98.

Mitigation Measure TRANS-1: At all times, landscaping shall be kept trimmed back along the west side of Crow Canyon Road north of Amrita Lane for a distance of at least 500 feet in order to maintain sight lines for drivers.

Mitigation Measure UTIL-1: Prior to building permit issuance, evidence of Regional Water Quality Control Board approval shall be provided for all wastewater treatment system modifications necessary to serve the project.

Mitigation Measure UTIL-2: Prior to occupancy, wastewater treatment system modifications required by the Regional Water Quality Control Board shall be installed and functional.

Agreement by Project Sponsor: Applicant, whose name is undersigned, understands the mitigation measures set forth above and agrees to be bound by them if they are adopted as a result of project approval

Applicant's Signature: 2/6/18 **Date**

RAM GANAPATHI

Applicant's Printed Name: 2/6/18 **Date**

7. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

Aesthetics	☐	**Land Use/Planning**	☐
Agricultural & Forestry Resources	☐	**Mineral Resources**	☐
Air Quality	☐	**Noise**	☐
Biological Resources	☒	**Population/Housing**	☐
Cultural Resources	☒	**Public Services**	☐
Geology/Soils	☐	**Recreation**	☐
Greenhouse Gas Emissions	☐	**Transportation**	☒
Hazards/Hazardous Materials	☐	**Utilities/Service Systems**	☒
Hydrology/Water Quality	☐	**Mandatory Findings**	☐

8. ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.	☐
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.	☒
I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	☐
I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

For Albert Lopez
Signature:

2·21·2018
Date

9. EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relating to each aspect of the environment.

9.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Sources: google.com/maps (aerial and street view) – accessed July 2016.

Setting:

Aesthetic resources are generally defined as both the natural and built features of the landscape that contribute to the public's experience and appreciation of the environment. Depending on the extent to which a project's presence would alter the perceived visual character and quality of the environment, aesthetic impacts may occur. For the project site and surrounding environs, aesthetic resources consist of natural features and not built features (e.g., urban buildings).

The project site is situated in a small, confined valley that extends approximately 1.25 miles back from Crow Canyon Road. Existing uses at the project site include open space, agriculture and the MA Center, a community facility defined by Zoning Ordinance §17.04.010. In the nearby area and generally along Crow Canyon Road, between Castro Valley and San Ramon, the existing setting consists of a rural landscape with low density development generally consisting of agricultural and residential uses.

A substantial portion of the project site consists of natural open space and agricultural uses. Within an approximate 6.5-acre development envelope, the project site consists of buildings and grounds providing for spiritual and charitable activities. The project site includes a total of eight (8) permanent buildings though only the roof ridge of the Prayer Hall is visible when standing in place on Crow Canyon Road.

Figure 7 below provides an aerial photograph of the project site and the topography and rural nature of surrounding properties. **Figure 8** provide a pedestrian view of the project site from Crow Canyon Road.

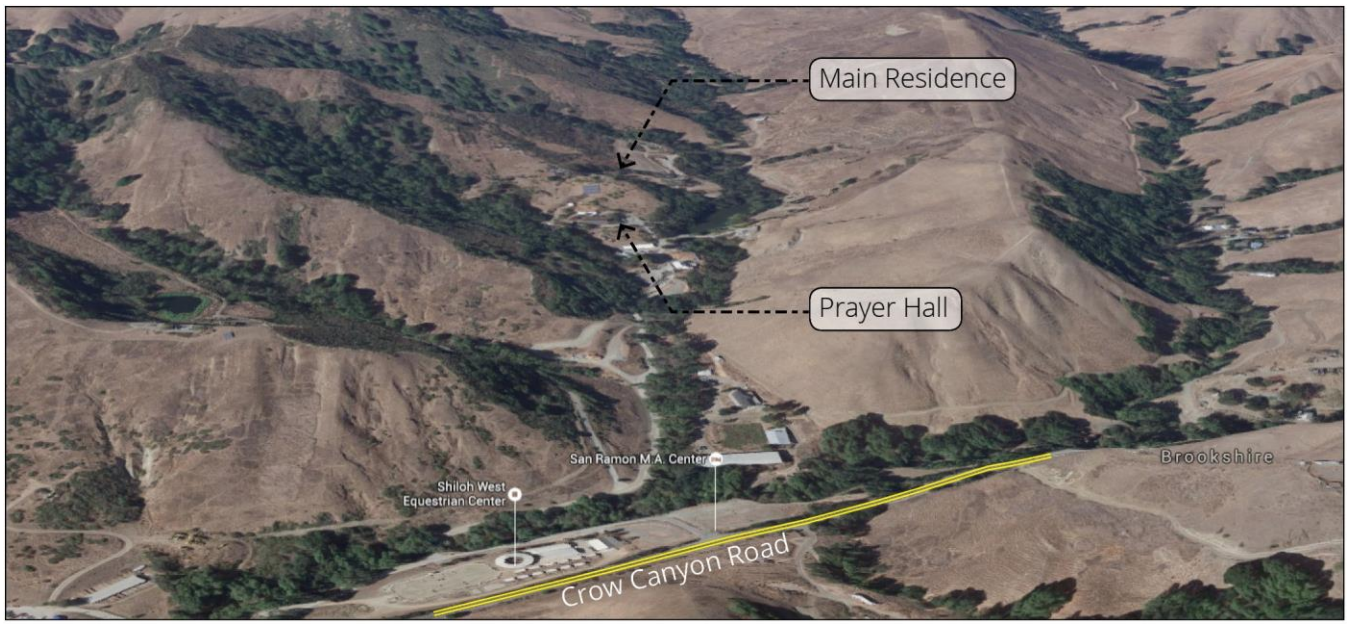

Figure 7 – Aerial View of Project Site Looking North

Figure 8 – View of Project Site from Crow Canyon Road Looking North

Impact Discussion:

8.1 (a): Would the project have a substantial adverse effect on a scenic vista? (No Impact)

The only public vantage point from which the project site is visible consists of Crow Canyon Road. Views from that roadway would be taken from moving vehicles and bicyclists. The speed limit of Crow Canyon Road at this location is 45 miles per hour. There are no public pedestrian facilities on Crow Canyon Road.

At Page 4-61, the Castro Valley General Plan defines a Crow Canyon Road Special Planning Area and states, "Crow Canyon Road is a scenic corridor through Crow Canyon and is a gateway to the community that functions as an alternate route for commuters from the San Ramon area. Development of the remaining larger parcels must be sensitive to the area's biological resources as well as the corridor's visual character. The oak riparian

woodland along Crow Creek serves as an important migration route and natural habitat. Development will also be constrained by the steep terrain and susceptibility to landslides and wildfires."

As shown at **Figure 8** above, the roof of the Main Residence is marginally visible from Crow Canyon Road. From that vantage, the Prayer Hall is approximately 2,500 feet to the north and at a lower elevation than the Main Residence. The proposed project would result in an addition of the Prayer Hall that minimally visible from Crow Canyon Road due to view obstruction from existing vegetation and topography. The proposed new kitchen building also would not be visible from Crow Canyon Road since it is not taller than the Prayer Hall and because it is placed at the south elevation (between the Prayer Hall and view perspective from Crow Canyon Road).

The project site has no existing or proposed structures which are visible from any Scenic Route Corridor enumerated at Zoning Ordinance §17.104 (i.e., Redwood Road, I-238, I-580).

For all the reasons above, the project would have no impact relative to a substantial adverse effect on a scenic vista.

Mitigation Measures: None Required

8.1 (b): Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (No Impact)

Physical changes resulting from the project are limited to an additions to the front and rear of the existing Prayer Hall and adjacent construction of a new three-story kitchen building. Though some existing trees would be removed in the location of new building area, existing riparian vegetation evident in **Figure 7** and **8** above would remain. The project site excludes rock outcroppings and historic buildings. Crow Canyon Road is not a state scenic highway. For all these reasons, the project would have no impact with regard to substantial damage to a scenic resource.

Mitigation Measures: None Required

8.1 (c): Substantially degrade the existing visual character or quality of the site and its surroundings? (No Impact)

As mentioned, physical changes resulting from the project are limited to an addition to the front and rear of the existing Prayer Hall and adjacent construction of a new three-story kitchen building. As shown at **Figure 8** above, the roof of the Prayer Hall is marginally visible from Crow Canyon Road. From that vantage, the Prayer Hall is approximately 2,500 feet to the north. The proposed project would result in an addition of the Prayer Hall that would be minimally visible from Crow Canyon Road due to view obstruction from existing vegetation. The proposed new kitchen may be visible from Crow Canyon Road but not more so than the existing Prayer Hall since it is not taller and because it is placed at the south elevation (between the Prayer Hall and view perspective from Crow Canyon Road). For all these reasons, the project would have no impact relative to a substantial degradation of visual character or quality.

Mitigation Measures: None Required

8.1 (d): Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (No Impact)

The project proposes the use lighting that: (a) is downward facing, (b) does not cross any property line, and (c) when used to illuminate parking areas, is utilized only when such parking spaces are in use. Based on submitted plans, pole-mounted lighting is excluded from parking areas at this time. However, building-mounted lighting, conforming to the above-listed specification, is assumed in this analysis for the Prayer Hall and new kitchen building. Therefore, the project would have no impact with regard to substantial light or glare either during the day or nighttime.

Mitigation Measures: None Required

9.2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
Sources: Department of Conservation, Alameda County Important Farmland Map, 2010.				

Setting:

The project site is situated in a small, confined valley that extends approximately 1.25 miles back from Crow Canyon Road. Existing uses at the project site include open space, agriculture and the MA Center, a community facility consistent with the definition at Zoning Ordinance §17.04.010. In the nearby area and generally along Crow Canyon Road, between Castro Valley and San Ramon, the existing setting consists of a rural landscape with low density development generally consisting of agricultural and residential uses.

Impact Discussion:

3.2 (a): Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No Impact)

The project site includes moderate to steeply sloping land. Soils are mapped as non-prime grazing land. These qualities apply to agricultural land, in general, throughout the Canyonlands (referenced in the Castro Valley General Plan). Therefore, the project would have no impact under this criterion.

Mitigation Measures: None Required

3.2 (b): Conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)

The project site is subject to Williamson Act Contract No. 1969-45 though, as authorized by the Board of

Supervisors on September 15, 2015, the project's community facility use and physical changes are located in an area of non-renewal. The project site is located in the Agriculture (A) zoning district. The project would not institute a new land use on-site. The existing uses of agriculture and community facility are permitted by Zoning Ordinance §17.06.030 and 17.06.040. The existing community facility use has and currently operates under a valid conditional use permit granted by the County of Alameda. Therefore, the project would result in no impact under these criteria.

Mitigation Measures: None Required

3.2 (c-d): Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) (or) Result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)

The project site excludes forest land and timberland. Therefore, the project would have no impact with regard to such areas.

Mitigation Measures: None Required

3.2 (e): Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (No Impact)

The community facility aspect of the project has been carried out since 1993 under a valid conditional use permit and on land also subject to a Williamson Act Contract. Since beginning operation, the community facility aspect of the project site has not resulted in the loss of farmland either on- or off-site. As mentioned above, the project's community facility use and proposed physical changes to the site are located in an area of non-renewal which generally consists of buildings, parking areas and unpaved drive aisles. The requested conditional use permit amendment would allow for the continuation of operations in a manner substantially similar to how they are conducted today. With regard to the addition of the Creekside Parcel and Overflow Parking Parcel to the conditional use permit area, neither consists of farmland. As mentioned above, the project site excludes forestland. For all these reasons, the project would have no impact with regard to the conversion of farmland or forestland.

Mitigation Measures: None Required

9.3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Sources: Bay Area Air Quality Management District (BAAQMD), January 2010. Air Toxics NSR Program Health Risk Screening Analysis (HRSA) Guidelines; BAAQMD 2017, Bay Area 2017 Clean Air Plan, September; BAAQMD 2017, California Environmental Quality Act Air Quality Guidelines, May 2017.

Setting:

Several air quality components, known as criteria pollutants are used as indicators of air quality. Each has a designated maximum concentration above which adverse effects on human health may occur. These include ozone (O3) precursors, carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), particulate matter of two size values, designated as respirable and fine (PM_{10} and PM2.5 respectively), and lead (Pb). Other chemical compounds that are regulated for being potentially harmful are known as toxic air contaminants (TACs). The most important and abundant TAC in the Bay Area is particulate matter emitted from diesel-fueled engines. It is estimated that about 80% of TACs emitted in the Bay Area come from these sources.

Children are especially sensitive to high concentrations of air pollutants because they inhale more air per pound of body weight than adults, and the elderly are susceptible to heath complications from air pollution generally due to preexisting ailments. Children, elderly and athletes are considered sensitive receptors that are particularly susceptible to health risks due to poor air quality.

The Project is located within the San Francisco Bay Area Air Basin and therefore subject to the Ambient Air Quality Standards (AAQS) established by the Bay Area Air Quality Management District (BAAQMD), the California Resources Board (CARB), and the U.S. Environmental Protection Agency. The BAAQMD has adopted rules and regulations that limit the emissions that can be generated by various uses and activities including construction activities and development projects.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin, including Alameda County. The Bay Area Air Basin is currently designated as non-attainment for both the one-hour and eight-hour state and national ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Basin is also in non-attainment for the PM10 and PM2.5 state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m3 for PM10 and less than 12 µg/m3 for PM2.5. In addition,

the Bay Area Air Basin is designated as non-attainment for the national 24-hour PM2.5 standard. All other state and national ambient air quality standards within the Bay Area Air Basin are in attainment.

Air quality within the Bay Area Air Basin is influenced by natural, geographical, and meteorological conditions as well as human activities including construction and development, operation of vehicles, and industry and manufacturing. Contributors to PM concentrations primarily include urban sources, vehicular traffic, and secondary aerosols from atmospheric reactions. Pollutant concentrations tend to be higher in winter when weather conditions prevent the dispersion of emissions, especially near residential areas operating fireplaces or agricultural areas during burn-offs. Eastern Alameda County currently has the highest ozone levels in the Bay Area.

Table 1: Air Quality Significance Thresholds

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82	82	15
$PM_{2.5}$	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Cumulative Health Risks and Hazards for Sensitive Receptors			
Excess Cancer Risk	> 100.0 per one million		
Chronic Hazard Index	> 10.0		
Annual Average $PM_{2.5}$	> 0.8 µg/m^3		
Greenhouse Gas Emissions			
GHG Annual Emissions	Compliance with a Qualified GHG Reduction Strategy or 1,100 metric tons or 4.6 metric tons per capita		

Source: BAAQMD's 2017 CEQA Air Quality Guidelines

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.

The BAAQMD does not currently operate monitoring stations within the vicinity of the project but instead infers to air quality measurements gathered by the nearby San Leandro and La Mesa Stations. The BAAQMD Compliance and Enforcement Division routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable Federal, State and BAAQMD regulations.

Pursuant to the passing of the California Clean Air Act in 1988 and requirements of the Federal Clean Air Act, the BAAQMD first adopted the Bay Area Clean Air Plan in 1991. Clean Air Plans are created to demonstrate how Air Districts will improve air quality and achieve attainment levels. The most recent 2017 Clean Air Plan provides

strategies to reduce ozone, particulate matter, toxic air contaminants and greenhouse gases (GHGs). Also included are measures to reduce air contaminants in the near-term as well as a Regional Climate Protection Strategy aimed at significant long-term GHG emission reductions.

Comparison of the project's emissions against the BAAQMD thresholds provides a conservative assessment as the basis for a determination of significance. The significance thresholds identified by BAAQMD and used in this analysis are summarized in **Table 1** above.

Impact Discussion:

3.3 (a): Would the project conflict with or obstruct implementation of the applicable air quality plan? (No Impact)

The BAAQMD adopted the Bay Area 2017 Clean Air Plan (Plan) in April 2017 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2010 Plan serves to update the 2005 Ozone Strategy and provides control strategies to address air quality pollutants including ozone (O_3), Particulate Matter (PM), toxic air contaminants (TACs), and greenhouse gases (GHGs). A total of 55 control strategies have been developed as part of the Plan for land use, energy and climate, stationary sources, transportation, and mobile sources.

The project does not propose any elements that would conflict with any of the Plan's 55 Control Strategies. The project's proposed additional building area and continued operation of a community facility use would not significantly affect housing, employment, transportation or population projections within the Bay Area Air Basin. Furthermore, implementation of the proposed Access Management Plan component of the CUP will likely reduce vehicular trips (and therefore emissions) by implementing the following transportation measures:

- Provide and maintain an internet-based source of information (e.g., website, Facebook) on transportation and parking choices for the MA Center;
- Encourage all visitors to carpool through in-person announcements, paper mail-outs, email and the internet;
- Provide shuttle services during all Special Events to the Castro Valley BART station, local hotels (for out-of-town visitors), and, when necessary, other off-site parking lots; and
- Begin and end Special Events outside of peak travel periods (i.e., 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM; Monday through Friday).

Due to consistency with applicable plans and policies, continuation of its existing use, and the above transportation demand management measures, the proposed project will not present a conflict or obstruction to an air quality plan. Therefore, no impact would occur under this criterion.

Mitigation Measures: None Required

3.3 (b-c): Violate any air quality standard or contribute substantially to an existing or projected air quality violation or **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?** (Less than Significant)

Air quality emissions associated with the project would result from short-term construction activities and on-going operation. The BAAQMD CEQA Guidelines contain construction and operational emission thresholds to determine whether a proposed project could result in potentially significant air quality impacts at both the construction period and operation (i.e. post-construction).

The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to estimate construction and

operation emissions typical of a 7,804 square foot "Place of Worship" and a 18,408 square foot kitchen facility with ancillary uses. This represents an approximately 0.34 acre improvement area. Readers note: estimate emissions address only the increment of change resulting from the project; existing operations are excluded.

CalEEMod is a statewide air quality model developed in cooperation with air districts in order to estimate air quality and GHG emissions associated with the construction and operation of various land use projects within California. Outputs are provided in tons per year, which were then converted into pounds per day assuming a total of 113 days for construction period emissions and 365 days for operational emissions. Construction was presumed to begin in 2018 and be completed by 2019. The "Quality Restaurant" land use type was selected for use in the model to best represent the proposed kitchen that would be ancillary to the place of worship[1]. Off-site and on-site parking used to accommodate the facility do not have any associated improvements proposed nor will their use change, therefore the parking land-use was not included in the model.

Construction Activities

On-site activities that will generate air quality emissions during various construction stages primarily include construction equipment (tractors, loaders, graders, etc.), while off-site activity includes worker, hauling, and vendor vehicle trips. As construction will occur either in place of existing temporary structures or as an expansion of an existing building, grading and grubbing activities will be minimal. Demolition will only consist of the removal of one small outside restroom building in order to make room for the prayer hall expansion. **Table 2** shows total and average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust from construction of the Proposed Project.

Table 2: Construction Period Emissions

	ROG	**NO_x**	**PM_{10} Exhaust**	**$PM_{2.5}$ Exhaust**
Construction emissions (tons)	0.199 tons	0.621 tons	0.045 tons	0.037 tons
Average daily emissions (pounds)	3.52 lbs.	10.99 lbs.	0.80 lbs.	0.65 lbs.
BAAQMD Thresholds (pounds per day)	*54* lbs.	*54* lbs.	*82* lbs.	*54* lbs.
Exceed Threshold?	**No**	**No**	**No**	**No**

As demonstrated above, construction period emissions are well below the BAAQMD significance thresholds. Nonetheless, construction activities would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust include disturbed soils at the construction site and site preparation. Vehicles leaving the site could deposit dirt or mud on local streets, which could become an additional source of airborne dust. Since the Basin is already in non-attainment for these pollutants, contributions from the project could result in potentially significant impacts if not properly controlled.

Pursuant to Action 12.1-4 of the Castro Valley General Plan, the project will also be subject to "basic" dust abatement control measures as a standard condition of approval, including the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day using recycled water.

2. All haul trucks transporting soil, sand, or other loose material shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum

[1] As the kitchen will be accessory to the "Place of Worship", the defaults trips rates were adjusted to remove vehicle trip generation associated with a quality restaurant. The application of the Quality Restaurant land use is intended to capture area and energy source emission from a kitchen including heating, HVAC, gas stove, etc.

street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.

8. Construction equipment staging shall occur as far as possible from existing sensitive receptors.

9. The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the County prior to issuance of grading permits. A publicly posted and readily visible sign, facing both street frontages, with the telephone number of the designated contact person at the Lead Agency regarding dust complaints shall be located onsite. In the event that a complaint is filed, the designated contact person shall immediately notice the County and corrective action shall be taken within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The project is required to implement the above measures as standard conditions of approval. These "basic" Best Management Practices (BMP) have been identified by BAAQMD and will be implemented during all construction activities. With the above, the project's emissions would be below levels of significance.

Operation Emissions

CalEEMod was also used to predict emissions from operation of the Proposed Project assuming full build-out and operation. **Table 3** reports the estimated air pollutant emission in terms of annual emissions in tons and average daily operational emissions in pounds per day. As shown in **Table 3** average daily and annual emissions of ROG, NO_x, PM_{10}, or $PM_{2.5}$ emissions associated with operation would not exceed the BAAQMD significance thresholds. Therefore, impacts due to the project air quality emission contributions at operation would be below levels of significance.

Table 3: Project Operational Emissions

Scenario	ROG	NO_x	PM_{10}	$PM_{2.5}$
Annual Project Operation (tons)	0.162 tons	0.031 tons	0.073 tons	0.031 tons
BAAQMD Thresholds (tons per year)	*10 tons*	*10 tons*	*15 tons*	*10 tons*
Exceed Threshold?	***No***	***No***	***No***	***No***
Average daily emissions (pounds/day)	0.89 lbs.	0.17 lbs.	0.40 lbs.	0.17 lbs.
BAAQMD Thresholds (pounds per day)	*54* lbs.	*54* lbs.	*82* lbs.	*54* lbs.
Exceed Threshold?	***No***	***No***	***No***	***No***

Carbon Monoxide (CO)

Air pollutant monitoring data indicate that carbon monoxide levels have been at acceptable levels (i.e., below State and federal standards) in the Bay Area since the early 1990s. As a result, the region has been designated as attainment for CO. The highest measured level over any 8-hour averaging period during the last three years in the Bay Area is less than 3.0 parts per million (ppm), compared to the ambient air quality standard of 9.0 ppm. The BAAQMD provides guidance on preliminary carbon monoxide screening methodology within their CEQA Guidelines document. A proposed project is determined to have a less than significant impact to localized CO concentrations if the following criteria are met:

1. Project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans.
2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

The project does not contain elements that would violate the Alameda County Transportation Commission's Congestion Management Program and, as discussed in the transportation section below, the project would have vehicular traffic characteristics that are substantially similar in both with existing and proposed situations. Therefore, the project would not result in a significant effect with regard to CO emissions.

Emissions Summary

As demonstrated above, the project's construction and operational emissions are well below the BAAQMD significance thresholds that determine whether or not a project would result in an individually significant increase of any criteria pollutant. The standard BMPs described above will ensure that the project's contribution to criteria pollutants are minimized during construction. At operation, annual emissions are well below established criteria pollutant thresholds. Thus, the project will have less than significant impact to air quality at operation. The project will not generate emissions that contribute substantially to an air quality violation. Therefore, impacts to air quality will be less than significant.

Mitigation Measures: None

3.3 (d): Exposure of sensitive receptors to substantial pollutant concentrations? (Less Than Significant)

Toxic air contaminants (TAC) are a defined set of airborne pollutants that may pose a present or potential hazard to human health. A wide range of sources, from industrial plants to motor vehicles, emit TACs. Like PM2.5, TAC can be emitted directly and can also be formed in the atmosphere through reactions among different pollutants.

Ambient (TAC) concentrations produced by a project and other significant local TAC sources within 1,000 feet of a project site are considered "substantial" if they exceed the CEQA health risk thresholds at sensitive receptors within this zone (See **Table 1**). The project site is relatively secluded, in the hills between Castro Valley and the City of San Ramon and no sensitive receptors or TAC emitters exist within the 1,000 foot zone. As such, off-site receptors will not be exposed to TAC risk levels that exceed BAAQMD's thresholds of significance as a result of the proposed project.

Nevertheless, for information purposes, a screening analysis was conducted at Crow Canyon Road (i.e., the nearest emission source to the project site) in order to quantify potential risk. As indicated in Figure 6-3 of Castro Valley's General Plan, Crow Canyon Road experiences average daily traffic volumes of approximately 26,700. This would qualify Crow Canyon Road as a "Major Roadway" as defined by the BAAQMD's recommended screening methods because it exceeds the 10,000 average annual daily traffic benchmark. As further recommended, an

initial conservative screening was conducted using the BAAQMD's County-Specific Roadway Screening Analysis Calculator. **Table 4** below indicates the inputs and outputs acquired from the tool.

Table 4: Roadway Screening Analysis Results

	$PM_{2.5}$ (ug/m^3)	Cancer Risk (per million)
Results	.352	19.61
BAAQMD Thresholds	>0.8	100.0
Exceed Threshold?	***No***	***No***

Outputs were then compared to health risk thresholds identified in **Table 1 Air Quality Significance Thresholds,** above. As demonstrated by the analysis results, Crow Canyon Road will not create a significant hazard exceeding the PM2.5 threshold of 0.8 ug/m^3 nor will it exceed Cancer Risk thresholds of 100.0 parts per million. It should also be pointed out that the results at Table 4 are at a conservative distance of 10 feet from Crow Canyon Road. Persons living and visiting the project site would congregate, at the closest points, at locations between 500 and 2,000 feet from Crow Canyon Road. According to recommendations set forth by BAAQMD, no further screening or analysis is necessary. Impacts relating to exposure of sensitive receptors to pollutants is therefore less than significant.

Mitigation Measures: None Required

3.3 (e): Create objectionable odors affecting a substantial number of people? (Less than Significant)

There may occasionally be localized odors during site development associated with construction equipment, paving and the application of architectural coatings. Any odors generated during construction would be temporary and not noticeable beyond the immediate construction zone. As a religious land use, the operation of the project will not create objectionable odors affecting a substantial number of people. Therefore, the project will have less than significant impacts to air quality due to objectionable odors.

Mitigation Measures: None Required

9.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Sources**:** Biological Resource Reconnaissance Review of the MA Center Expansion Project in Castro Valley, California by WRA, dated April 11, 2016; Email communication from WRA dated February 16, 2017

Setting:

The overall project site consists of a series of parking lots, buildings and garden covering approximately 6.5 acres. It is bounded to the southeast by Crow Canyon Road and in all other directions by undeveloped land as well as rural residential and grazing pasture. The surrounding areas are primarily used for grazing cattle or remain as undeveloped land dominated by chaparral.

A biological resource reconnaissance was prepared for the project and evaluated a study area consisting of a portion of the MA Center (including existing parking lots proposed for inclusion in the Conditional Use Permit application) and an area surrounding the existing prayer hall that is proposed for expansion and implementation of various improvements.

On March 18, 2016, WRA biologists traversed the study area on foot to evaluate the potential presence of sensitive vegetation communities, and aquatic features, as well as to evaluate on-site habitat to determine the potential for occurrence of special-status plant and wildlife species. Observed plant communities, aquatic features, as well as plant and wildlife species were recorded. Site conditions were recorded as they relate to habitat requirements of special-status plant and wildlife species known to occur in the vicinity as determined by the background literature research.

The study area includes actively-used parking lots and developed areas with landscaped features dominated by non-native herbaceous and ornamental vegetation. Vegetation adjacent to the study area is composed of coast live oak woodland, non-native annual grassland, and coyote brush scrub (CNPS 2016). No special-status plant species were observed. Wildlife species observed during the site visit by WRA biologists include mourning dove (Zenaida macroura), rock pigeon (Columba livia), European starling (Sturnus vulgaris), Anna's hummingbird (Calypte anna), northern flicker (Colaptes auratus), red-tailed hawk (Buteo jamaicensis), black phoebe (Sayornis nigricans), bobcat (lynx rufus) and western fence lizard (Sceloporus occidentalis). Each of these species is common and adapted to living in disturbed environments. No special-status species were observed.

Impact Discussion:

3.4 (a): Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service? (Less Than Significant Impact with Mitigation)

Special-status Plant Species

Six special-status plant species are known to occur in the vicinity (within a 5-mile radius) of the study area (CDFW 2016). Considering the range of species known in the area and available habitat on site, 31 special-status plants have the potential to occur in or around the study area. No special-status plant species were observed in the study area during the site visit. In addition, current conditions in the study area do not provide suitable habitat for these or other special-status plant species known to occur in the vicinity. Based on the lack of appropriate habitat and the developed condition of the site, there are no special-status plant species that have potential to occur in the study area.

Special-Status Wildlife Species with Potential to Occur in Construction Area

Thirteen special-status wildlife species have the potential to occur in the vicinity of the study area, and seven of these species have been recorded within 5 miles of the study area (CDFW 2016). Special-status species that have potential to occur in the vicinity of the study area include: California red-legged frog (Rana dratonii), Pacific pond turtle (Actinemys marmorata), Alameda whipsnake (Masticophis lateralis), San Francisco dusky-footed woodrat (Neotoma fuscipes annectens), Townsend's big-eared bat (Plecotus townsendii), pallid bat (Antrozous pallidus), white-tailed kite (Elanus leucurus), long-eared owl (Asio otus), loggerhead shrike (Lanius ludovicianus), grasshopper sparrow (Ammodramus savannarum), Nuttall's woodpecker (Picoides nuttallii), oak titmouse (Baeolophus inornatus) and olive-sided flycatcher (Contopus cooperi). Of these species, only California-red legged frog, roosting bats and nesting birds have the potential to be disturbed by any existing or proposed activity within the study area, and the area where they may be disturbed is limited to the proposed construction zone; no impacts to special-status wildlife resulting from continued use of existing parking areas is anticipated. The potential for all of these species to occur within the study area is described in more detail below.

California Red-Legged Frog

California red-legged frogs may use the pond to the northeast of the proposed construction zone for reproduction, and the ephemeral creek located to the southwest may be used for dispersal. Within the proposed construction zone there is a lack of burrows or estivation habitat, primary ground cover is pavement or gravel, there is a lack of aquatic habitat, and the level of disturbance from visitors to the prayer hall is high. Based on the lack of suitable habitat features, it is unlikely that the species would be found within the proposed construction zone. However, frogs may use the ephemeral creek which borders the southwest edge of the proposed

construction zone to disperse into adjacent suitable habitats. During this process frogs may incidentally stray into the proposed construction zone. Therefore, Mitigation Measure BIO-1 is necessary to protect dispersing frogs which may stray into the work area.

Townsend's Big-Eared Bat and Pallid Bat

Townsend's big-eared bat and pallid bat may utilize buildings and large trees in and adjacent to the Study Area as roost habitat; however, no suitable roost trees occur within the proposed construction zone. Trees within the proposed construction zone are small, ornamental, and lack cavities making them unsuitable for roosting bats. Bats may roost within the attic spaces, within eves or in roof openings of the prayer hall. If construction were initiated while bats were present in the building, bats may be injured, killed, or maternity roosts may be abandoned. To avoid these potential impacts to roosting bats, Mitigation Measure BIO-2 is necessary.

Species Unlikely to Occur within the Construction Area

Pacific Pond Turtle

Pacific pond turtle has been recorded within 0.5 mile of the study area on Bolinas Creek. This species primarily utilizes ponds and other deep water bodies for most of its life stages. Approximately 175 feet northeast of the proposed construction zone is a pond which may provide suitable habitat to support the species. However, no pond habitat or suitable friable soils for nesting occur within the proposed construction zone. Therefore, although the species is potentially present within the pond, it is unlikely to enter the proposed construction zone for any reason, and will remain unaffected by the proposed project.

Alameda Whipsnake

Alameda whipsnake is known to occur in the vicinity of the study area. Critical habitat for this species is located 0.8 mile north of the proposed construction zone. The CNDDB database returned 50 occurrences of whipsnake within the surrounding USGS quadrangles. The exact locations of observations for this species are kept confidential by CDFW and require written permission to obtain the observation locations. Exact locations were not obtained for biological resource reconnaissance prepared for the project because the species was deemed unlikely to occur within the proposed construction zone. The proposed construction zone neither contains nor borders any of the primary habitat types used by the species including: chaparral scrub, rock outcrops, grassland, open woodland or areas with extensive numbers of rodent burrows. It should be noted that this finding was only for the proposed construction zone. Due to the diversity of habitat adjacent to the study area, the species may have the potential for occurrence within more natural sections of the overall MA Center property. Future projects outside the study area would require additional evaluation, studies or surveys specific to the area being considered. However, Alameda whipsnake is unlikely to be present within the proposed construction zone and no construction-related impacts due to the project or the continued use of existing parking areas are anticipated.

San Francisco Dusky-Footed Woodrat

San Francisco dusky-footed woodrat is known to occur in the area, and during the site visit by WRA biologists, multiple woodrat nests which may be occupied by this species were observed. Nests were observed in vegetation and within the roof supports of the horse training arena (i.e., Creekside Parcel). No woodrat nests were observed within or adjacent to the proposed construction zone. The area within the proposed construction zone is unsuitable for nest construction by the species due to both high levels of disturbance from visitors to the prayer hall, and to a lack of building materials and structures for woodrat nests. Because this species is absent from the proposed construction zone, no construction-related impacts are anticipated. If additional projects are scheduled in the future, a new assessment may be required in those areas to quantify impacts or recommend avoidance measures specific to that project.

Mitigation Measures:

Mitigation Measure BIO-1: The following measures shall be carried out during construction to protect dispersing frogs which may stray into the work area:

1. Ground disturbance and vegetation removal should be conducted during the dry season (June to November) when frogs are not likely to migrate through the work zone;

2. Construction work outside the new building structure should be avoided within 48 hours following a rain event;

3. If it is not feasible for ground disturbance or vegetation removal to be conducted during the dry season, or if it is not feasible to avoid work within 48 hours following a rain event, the work area should have a silt exclusion fence installed which encompasses the north, west and southern edges of the construction area. The fence should be buried at least 6 inches into the substrate and should stand at least 2.5 feet tall. Once installed, the fence should be maintained until the project is completed.

4. Prior to the initiation of construction, all construction personnel should receive training in the identification and regulatory protection of red-legged frogs, as well as where and when they are likely to be found in the work area. They should be instructed to stop work in the vicinity of a red-legged frog (if found), and let it leave the area of its own volition; frogs should not be handled or moved as this is considered "take" by the US Fish and Wildlife Service.

5. Any erosion control materials used on site should not contain monofilament materials.

Mitigation Measure BIO-2: A roosting bat survey should occur within 14 days prior to the initiation of construction work within buildings to be modified. If roosting bats are observed, it may be possible to determine whether or not there are any special-status bats present, and if so, CDFW should be contacted for guidance concerning the exclusion of bats. If it can be determined that only common (not special-status) bats are present, seasonal restrictions or additional options for bat exclusion may apply.

3.4 (b): Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service? (No Impact)

The study area does not contain sensitive vegetation communities. It includes actively-used herbaceous and ornamental vegetation. Vegetation adjacent to the study area is composed of coast live oak woodland, non-native annual grassland, and coyote brush scrub (CNPS 2016). As such, the project would have no impact under this criterion.

Mitigation Measures: None Required

3.4 (c): Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (No Impact)

Based on a site visit by WRA biologists and review of background literature and databases, the study area does not support communities that would meet the definition of "Waters of the US" or "Waters of the State". The study area is developed/disturbed and contains gravel covered parking areas, nonnative annual grassland, and ornamental vegetation. No indicators of wetland hydrology or vegetation were present and the soils are composed of the Los Gatos-Los Osos complex and Danville silty clay loam (California Soil Resource Lab 2016), which are not classified as hydric soils. Therefore, the project would have no impact under this criterion.

Mitigation Measures: None Required

3.4 (d): Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Less Than Significant Impact with Mitigation)

No Federal or State listed bird species were determined to have potential to nest within the study area. Water features within and nearby the project do not accommodate migratory fish. Non-listed special-status bird species

which have potential to nest within vegetation or on structures within the study area include: white-tailed kite, long-eared owl, loggerhead shrike, grasshopper sparrow, Nuttall's woodpecker, oak titmouse, and olive-sided flycatcher. In addition, non-special-status, native species protected by California Fish and Game Code and the Migratory Bird Treaty Act may nest within vegetation and on buildings within the Study Area. Noise disturbance from construction activities or removal of vegetation may impact nesting birds if no avoidance measures are implemented. Mitigation Measure BIO-2 below is recommended to avoid impacts to nesting birds.

The majority of the riparian corridor southwest of the proposed construction zone is located greater than 50 feet from project construction activities and thus there is a very limited chance that the presence of passerine nests in the riparian area would limit work activities. If raptors are found nesting within 200 feet of project activities, work may be limited while the nest is active, unless the biologist determines that a buffer reduction is appropriate. A buffer reduction may be appropriate if the biologist determines in the field that the bird(s) and their nesting behavior are not affected by project activities up to the edge of the buffer area.

Mitigation Measures:

Mitigation Measure BIO-3: Construction activities shall be carried out according to the following timeframes and practices:

1. Construction should be initiated between September 1 and January 31 to avoid disturbance during the nesting bird season.

2. If construction is initiated during the non-nesting season and continues into the nesting season (February 1 to August 31), lapses in construction activities for longer than 14 days should be avoided to prevent occupation by nesting birds.

3. If construction occurs during the nesting bird season (February 1 to August 31) and there is a lapse of more than 14 days in construction activities, or if construction is newly initiated within the nesting bird season, a nesting bird survey should be conducted by a qualified biologist within the proposed construction zone and the surrounding 500-foot area within 14 days of the start of construction. Additionally, the biologist should establish suitable buffer areas around active nests (generally 50 feet for non-listed passerines and 200 feet for non-listed raptors. White-tailed kite may require a 500-foot exclusion buffer as this species is a California fully-protected species). The biologist may monitor the nest while work is conducted within the buffer area to determine whether or not the buffer area may be reduced, or work can be avoided in the buffer area entirely until the biologist determines that the nest has fledged or failed.

3.4 (e): Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)

The project does not include removal of any trees pursuant to Alameda County Ordinance No 0-2004-23, which regulates trees within County right-of-ways with a single trunk or multiple trunks at least 10 feet high, with one major trunk at least two inches in diameter at 4.5 feet above grade. Removal of such trees would not be congruous with Alameda County Ordinance and would be considered significant. Therefore, because no trees would be removed by the project, the project would have no impact related to a conflict with any local policies or ordinances protecting biological resources.

Mitigation Measures: None Required

3.4 (f): Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No Impact)

There are no approved Habitat Conservation Plans (HCP) or Natural Community Conservation Plans in place for the project area. Therefore, there would be no impact from the project related to the provisions of an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plan.

The East Alameda County Conservation Strategy (ACCS) is only in Final Draft form and has not been formally

adopted. As a draft plan, consistency with this strategy or lack thereof cannot be considered an impact under CEQA. Furthermore, this is not an HCP or Natural Community Conservation Plan and thus does not meet the significance criteria noted above.

Mitigation Measures: None Required

9.5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Sources: California Health and Safety Code; California Public Resources Code; Castro Valley General Plan and EIR; Alameda County Planning Department, Archaeology in Alameda County: A Handbook for Planners, October 1976, Map; Alameda County Planning Department, Archaeology in Alameda County: A Handbook for Planners, October 1976, Map.

Setting:

Alameda County and the greater Bay Area have been inhabited by Native Americans for the last 10,000 years. Native Americans within the Castro Valley area belonged to a group known as the Coastanoans. Several archaeological resources have been found within the Castro Valley Planning Area, including one prehistoric archaeological site. Native American resources in the Castro Valley are most likely to be found on ridges, terraces, and along seasonal and perennial watercourses. According to a sensitivity map included in the 1976 publication *Archaeology in Alameda County,* the project site has a low to moderate potential for archaeological resources.

Historic Resources are defined as standing structures of historic or aesthetic significance that are generally 50 years of age or older. In California, this generally defines the period of time starting with the Spanish Period and continuing through the Depression Era. The proposed project site contains existing buildings developed circa 1980s.

Impact Discussion:

3.5 (a): Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (No Impact)

There are no historical structures on the subject property. The project will not negatively affect or otherwise impact the interconnectedness of buildings, structures, and landscape features that make up a historically significant landscape. No demolition or alteration of a historic resource is proposed. Furthermore, no historic buildings or structures listed by the State Office of Historic Preservation' California Register or the National Register of Historic Places are located within the project footprint or in close proximity. Therefore, no impacts to historical resources will occur from the project.

Mitigation Measures: None Required

3.5 (b-c): Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 (or) Directly or indirectly destroy a unique paleontological resource or site or

unique geologic feature? (Less than Significant Impact)

The project requires minor soil disturbance (including vegetation removal, demolition, grading, excavating, etc.) for preparation and construction along the expansion of the Prayer Hall and foundation for the kitchen, dining hall, and offices. The north end of the proposed kitchen / dining center is about 200 feet southwest of an unnamed ephemeral stream that flows into Crow Creek, located along Crow Canyon Road.

Although the project site is located near an ephemeral stream, there is no evidence indicating the potential presence of archeological and/or paleontological resources. Given that ground disturbing activities will occur in an already developed area and that no past archeological or paleontological discoveries have occurred onsite, there is limited potential that archeological resources will be encountered. Nevertheless, because the project will include some minor ground disturbing activities, and previously undiscovered resources may be unearthed, Sections 21083.2 and 21084.1 of the California Public Resources Code apply. Mitigation Measure CUL-1 and CUL-2 below will ensure that construction activity halts in the event of accidental discovery during grading activities. Should any cultural features be identified during construction, compliance with the Public Resources Code and Mitigation Measure CUL-1 and CUL-2 ensures that unearthed resources are properly managed.

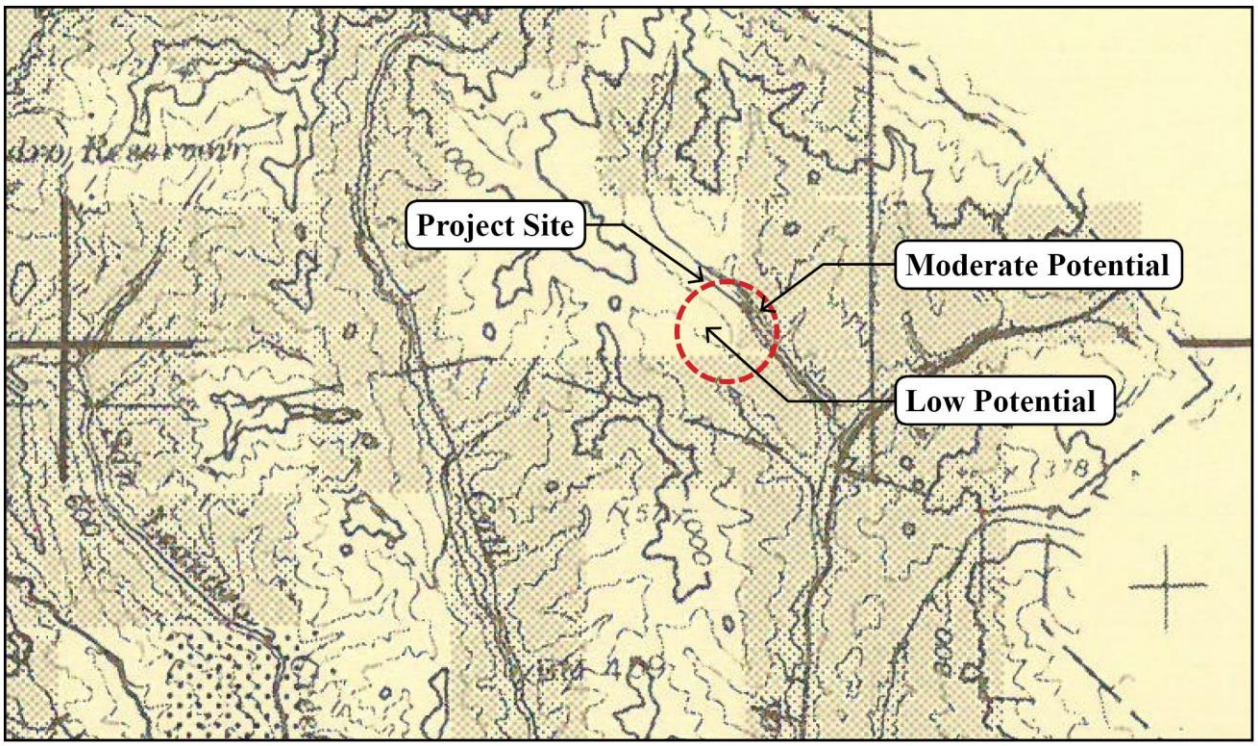

Figure 9 - Archaeological Sensitivity Map (Alameda County Planning Department, 1976)

Given the project's location, minimal ground disturbing activities, and application of the condition of approval addressing accidental discovery, the project will not result in an adverse change to archaeological resources. Therefore, impacts to cultural and paleontological resources as a result of project development will be less than significant.

Mitigation Measures:

Mitigation Measure CUL-1: If during the course of ground disturbing activities, including but not limited to excavation, grading, and construction, a potentially significant prehistoric or historic archeological resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for a qualified and county-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified, a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried

out during all construction activities.

Mitigation Measure CUL-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt in the immediate vicinity of where the resources are located and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

3.5 (d): Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant Impact)

No known human remains exist on the project site, nor is there any evidence that human remains have been interred within the boundaries of the project site. Because the areas where improvements are proposed have already been disturbed previously, it is unlikely that human remains will be uncovered. However, in the event that during ground disturbing activities, human remains are discovered, all requirements of state law shall be duly complied with including the immediate cessation of ground disturbing activities, as provided at Mitigation Measure CUL-3.

Mitigation Measure CUL-3 also requires the project to comply with the regulations set forth in Section 5097.98 and the California Native American Graves Protection Act (NAGPRA) of the Public Resources Code, in the event that Native American remains are exposed. If the remains are determined to not be Native American, Section 7050.5 of the Health and Safety Code applies. These regulations provide guidance for project managers on how to proceed in the event of accidental discovery of human remains. Compliance with Mitigation Measure CUL-3 and these applicable regulations ensures that impacts due to the disturbance of human remains are less than significant.

Mitigation Measures:

Mitigation Measure CULT-3: In the event human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended in the immediate vicinity of where the human remains are located and the following measures shall be undertaken:

a. The Alameda County Coroner shall be contacted to determine that no investigation of the cause of death is required.

b. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

c. The applicant shall retain a County-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.

d. It shall be the responsibility of the Native American Heritage Commission rather than the applicant or the County to identify the person or persons it believes to be the most likely descended from the deceased Native American, and to contact such descendant in accordance with state law.

e. The applicant shall be responsible for discussing and conferring with Native American descendants all reasonable options regarding the descendants' preferences for treatment, as provided in Public Resources Code Section 5097.98(b), and for carrying out all obligations of the applicant as provided at Public Resources Code Section 5097.98.

9.6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	☐	☐	☒	☐
ii. Strong Seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Sources: Geotechnical Study – Proposed Additions/Renovations for M.A. Center, 10200 Crow Canyon Road, Castro Valley, California, Project No. 13-353/7686-01, by Purcell, Rhoades & Associates, dated April 22, 2016; Geotechnical Grading Plan Review, Proposed Additions/Renovations, M.A. Center, Castro Valley, California, by Purcell, Rhoades & Associates, dated October 25, 2017.

Setting:

The project site is developed with an existing two-story height Prayer Hall constructed upon a flat pad, and several smaller wood-framed structures and temporary tented facilities. The site lies upon a topographic ridge area that has been terraced through grading to provide level pads for construction and parking areas. This ridge area is flanked by drainage gullies that direct surface runoff south to the main Crow Creek that flows north of Crow Canyon Road.

Bay Area

The geologic structure of the Bay Area is complex and has been molded by numerous mountain building events,

particularly during the late Tertiary (about 25 million to 2 million years ago). This produced a series of northwest-trending valleys and mountain ranges, including the Berkeley Hills, the San Francisco Peninsula, and the intervening San Francisco Bay. Uplifted areas were eroded and as a result, Pleistocene and recent marine sediments were deposited in the San Francisco Bay, and stream and marshland sediments were deposited in low-lying areas adjacent to the Bay. The oldest geologic formations in the Bay Area are probably of Jurassic age, 138-205 million years ago, (Keith, et al. 1988). By comparison, the youngest formations (Quaternary age - last 2 million years) have been only mildly flexed.

Project Site

The geotechnical report prepared for the project documents field exploration of the site, conducted on March 7, 2016, which consisted of the drilling of 6 exploratory borings, with the maximum depth explored of approximately 26-1/2 feet below existing grade. In general, Borings B-1 through B-5 encountered a stiff to very stiff, medium brown sandy clay of low to moderate plasticity to a depth of approximately 5 feet below existing grade, where a deeply weathered, gray brown pebbly sandstone, sandstone, mudstone, and siltstone was encountered to a depth of approximately 10 feet below grade. Below 10 feet the bedrock became medium dense to very dense.

Laboratory tests determined that subsurface materials encountered had a dry density that ranged from approximately 98 to 120 pounds per cubic foot (pct), and a moisture content ranging from approximately 11 to 21 percent. Unconfined compressive strength test results ranged from 2,800 to 12,240 pounds per square foot (psf), with the majority on the order of 3,500 psf. A surface bulk sample from Boring B-2 in the area of the proposed prayer hall addition was tested for Atterberg Limits and was determined to have a Plasticity Index of 15, which is low to moderate in plasticity and expansion potential.

Initial free water was encountered in Boring B-1 and the bottom of the hole at 26-1/2-feet below grade, with the level rising to a depth of 24-1/2-feet below grade at the conclusion of drilling. Ground water was not encountered in the remainder of the exploratory borings. Groundwater levels would be expected to fluctuate due to variations in rainfall and site conditions.

Impact Discussion:

8.6 (a): Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42; (ii) Strong Seismic ground shaking; (iii) Seismic-related ground failure, including liquefaction?; or (iv) Landslides ? (Less than Significant Impact)

The project site is not located nearby a known earthquake fault. Ground rupture tends to occur along lines of previous fault rupture or tectonic creep. Because no known faults (active or otherwise) cross the site, this hazard is low. However, like all properties in the San Francisco Bay Area, the project site is situated in a very seismically active region. The following summarizes the potential impacts of the seismic setting upon the project.

Based on an analysis of the historic earthquake records of the active faults, published and unpublished data on potentially active faults and the geographic relationship between the subject property and the faults of the San Francisco Bay region, it is reasonable to conclude that the major Bay area fault systems have the greatest potential for adversely impacting the proposed development.

The nearest feature that is assigned a Special Studies Zone for a potentially active fault is approximately 3 miles northeast of the site. This zone is associated with the active Calaveras fault zone. The specific hazards associated with active faults are related to ground shaking and ground failure due to earthquakes. Since there is no mapped active fault crossing the site, the hazard for surface rupture through the subject site is unlikely from known active faults of the region. The site lies within the San Francisco Bay Area, a region of high seismic activity. The probability is very high for a major earthquake to occur in the Bay Area within the economic lifetime of the proposed structures.

The project site would be susceptible to ground shaking and ground failure during a major earthquake. The seismic risk to a structure depends on the distance from the epicenter; the characteristics of the earthquake; the geologic, groundwater, and soil conditions underlying the structure and its vicinity; and the nature of the construction. Ground shaking at the site is likely to occur during the life of the project.

The effects of seismically-induced ground shaking at the subject property resulting from a large magnitude (6.0 or greater) earthquake on any major fault within the San Francisco Bay region can be estimated from accounts of the effects which were described shortly after the 1906 earthquake, magnitude 8.3 with an epicenter located between San Francisco and Marin Counties. Studies by Lawson (1908) and Borcherdt, et al (1975) indicate that the highest ground shaking intensities (i.e., very violent) occur within 1500 to 2000 feet of the master trace of the San Andreas fault, and that violent ground shaking generally occurs at sites that are within 1 mile of the master trace. Furthermore, sites situated between 1 and 3 miles of the master trace would likely experience very strong ground shaking intensities. Therefore, in the event of a large magnitude earthquake, it is reasonable to assume that the subject property will experience strong to very strong ground shaking.

Since these are estimates, and they are based on a small amount of data, they should be used as a general guide to reflect future ground shaking intensities. Nevertheless, we believe that it is reasonable to conclude that any structures constructed on the subject property should be expected to experience very strong ground shaking in the event of a major earthquake on active faults within the San Francisco Bay region.

Rather rough quantitative measurement of the dynamic characteristics of an earthquake can be estimated for the proposed structure. This estimate is based upon the attenuation method advanced by Boore, Joyner and Fumal (1997) for estimates of ground motion characteristics expressed in terms of acceleration of gravity. Based upon this attenuation relationship, a maximum moment magnitude on the either the Calaveras or Hayward fault zones would result in an estimated mean peak acceleration of approximately 0.33g. For comparison, the interactive website of probabilistic seismic hazards prepared by the U. S. Geological Survey indicates that the peak acceleration value that would have a 2 percent chance of being exceeded in a 50 year period is approximately 0.96g. The peak values of ground acceleration represent a single moment acceleration. Ploessel and Slosson (1974) indicate that the repeatable high ground acceleration value would be approximately 65 percent of the peak value shown above for earthquake epicenters within 20 miles of the project site.

The local building codes and current California Building Code recommendations reflect the design parameters for mitigation of earthquake conditions. The appropriate code would be utilized for minimum design standards based upon the particular features of the structure and the recommended minimum seismic load factors. Compliance with building code standards is mandatory and considered adequate to cause the potential impacts related to seismicity to be less than significant. Additionally, the condition of the existing building and the results of the exploratory borings indicates that the subsoils will likely have adequate bearing capacity to support the proposed construction.

Mitigation Measures: None Required

8.6 (b): Result in substantial soil erosion or the loss of topsoil? (Less than Significant Impact)

As proposed, the project would create more than 10,000 square feet of impervious surface and, therefore, would be subject to the mandatory standards of the NPDES permit, including best management practices. The stormwater plan prepared for the project demonstrates how compliance with the County's C.3 best practices is proposed. The plan's overall objective is to use non-mechanical means to capture, control, detain and ultimately release stormwater in an amount and at a rate no greater than the amounts and rates of stormwater runoff in the project site's existing undeveloped condition. Given the above, it can be concluded the project would result in a less than significant impact relative to soil erosion and loss of topsoil.

Mitigation Measures: None Required

8.6 (c-d): Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or **Be located on expansive soil, as defined in Table 18-1-B of the Uniform**

Building Code (1994), creating substantial risks to life or property? (Less than Significant Impact)

Based upon the nature of the subsurface soils and bedrock encountered, there is a low potential for ground disturbance due to the effects of liquefaction. Additionally, the condition of the existing building and the results of the exploratory borings indicates that the subsoils will likely have adequate bearing capacity to support the proposed construction. Therefore, the project would result in a less than significant impact under this topic.

Mitigation Measures: None Required

8.6 (e): Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (No Impact)

As mentioned in the project description, the project site includes an on-site waste disposal system in operation and permitted by the Regional Water Quality Control Board (RWQCB). As the system is operational and would not be modified in a manner that relates to supporting soils, the project would have no impact under this criterion.

Mitigation Measures: None Required

9.7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Sources: BAAQMD 2017, California Environmental Quality Act Air Quality Guidelines, May 2017.

Setting:

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs). These gases play a crucial role in determining the Earth's surface temperature. GHGs are generated both from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. Other than water vapor, the GHGs contributing to global climate change include carbon dioxide, nitrous oxide, methane, chlorofluorocarbons, hydrofluorocarbons and perfluorocarbons. In the United States, carbon dioxide emissions account for about 85% of the GHG emissions. The residential population and employees of the unincorporated areas of Alameda County emit approximately 930,000 tonnes of CO2e each year. The majority of greenhouse gas emissions in the Castro Valley come from vehicular traffic, particularly along Interstate 580.

In the U.S., GHGs are regulated in the U.S. under the Clean Air Act. To address GHG's at the State level the California legislature passed Assembly Bill 32 in 2006, which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled. The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine-county San Francisco Bay Area Air Basin.

Community Climate Action Plan

On February 4, 2014, the Alameda County Board of Supervisors adopted a Climate Action Plan (CAP) as an Element of the Alameda County General Plan. The CAP incorporates all required components and elements identified for a "qualified Greenhouse Gas Reduction Strategy" as described in the Bay Area Air Quality Management District's Air Quality Guidelines. This includes a course of action to reduce GHG emissions 15% below 2005 levels by the year 2020 and goals to continue towards reducing emissions to 80% below 1990 levels by 2050. The CAP provides guidance to County staff regarding when and how to implement key provisions and demonstrates Alameda County's commitment to comply with State GHG reduction efforts. The intent of the CAP regionally is to inspire residents and businesses to participate in community efforts to reduce GHG emissions through six action areas of transportation, land use, building energy, water, waste, and green infrastructure.

Measure E-8 of the CAP outlines the County's plan to renew its existing Green Building Ordinance. This Ordinance will also be updated along with future California Green Building Code (CAL Green) updates. As such, new development is expected to be more energy efficient, use fewer resources and emit fewer GHGs. In addition to the CAP and Green Building Ordinance, the County has also introduced several activities to reduce emissions including the Alameda County Green Business Program and increased use of alternative fuels for County vehicles.

Bay Area Air Quality Management District

The BAAQMD has adopted CEQA Guidelines that include thresholds of significance for greenhouse gas emissions. The Guidelines were subsequently updated in May 2017. Based on the BAAQMD Guidelines, a project is

considered to have a less-than-significant impact due to GHG emissions if it:

1. Complies with an adopted Qualified GHG Reduction Strategy;

2. Emits less than 1,100 metric tons (MT) CO_2e per year; or

3. Emits less than 4.6 MT CO_2e per service population per year (residents and employees).

The Alameda County CAP is considered a Qualified GHG Reduction Strategy because it contains a baseline inventory of greenhouse gas emissions from all sources, sets forth greenhouse gas emission reduction targets that are consistent with the goals of AB 32, and identifies enforceable GHG emission reduction strategies and performance measures as shown in Appendix E of the CAP.

Pursuant to the BAAQMD Qualification Standards (Appendix E of the CAP), a project is considered to be consistent under the following parameters:

- The extent to which the project supports or includes applicable strategies and measures, or advances the actions identified in the CAP

- The consistency of the project with ABAG population growth projections, which are the basis of the GHG emissions inventory's projections

- The extent to which the project would interfere with implementation of CAP strategies, measures, or actions

Accordingly, the subject MA Center project is analyzed for consistency with the CAP in order to assess level of significance for GHG emissions.

Impact Discussion:

3.7 (a): Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Less than Significant Impact)

Construction of the project will result in GHG emissions from heavy-duty construction equipment, worker trips, and material delivery and hauling. Construction GHG emissions are short-term and will cease once construction is complete. The BAAQMD has not established thresholds of significance for GHG emissions resulting from construction activities, so estimates are presented below for informative purposes. BAAQMD's screening threshold of 1,100 metric tons (MT) of carbon dioxide equivalents per year (CO_2e/yr) is used to evaluate the significance of operational emissions.

As described in **Section 8.3** (Air Quality) of this document, CalEEMod was used to model construction and operational emissions of GHGs for the proposed project. Parameters for GHG emissions estimation were the same as those used for the Air Quality analysis above. The results of the GHG modeling projections are shown in **Table 5** below.

Construction of the Project will generate an estimated 62.5 metric tons of CO_2e and operation would generate approximately 205 metric tons per year of CO_2e emissions, which is substantially below BAAQMD thresholds. Therefore impacts due to GHG emissions will be less than significant.

Mitigation Measures: None Required

Table 5: Project Greenhouse Gas Emissions

Source Category	Project CO_2e Emissions in Metric Tons (MT) per Year*
Construction	
Total	66.84
Operations	
Area	2.80
Energy Consumption	216.81
Mobile	66.22
Solid Waste Generation	17.92
Water Usage	4.33
Total	**308.08**
BAAQMD Threshold	**1,100**
Significant?	**No**
* Assumed to be constructed and operating in 2019.	

3.7 (b): Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Less than Significant Impact)

The project is subject to local policies related to GHG emissions including the County's CAP and the most recent General Plan update, which has integrated the CAP. As proposed, the project is consistent with all the applicable local plans, policies, and regulation and does not conflict with the stipulations of AB 32, the applicable air quality plan, or any other State or regional plan, policy, or regulation of an agency for the purpose of reducing greenhouse gas emissions.

Currently, the MA Center contains a photovoltaic (pv) system that is capable of generating enough electricity to meet 100% of the onsite energy demand for current uses and is also expected to serve the proposed project. The onsite pv system is consistent with General Plan Policy 12.2-3, in that it provides a local renewable energy source.

The MA Center provides shuttle services during all special events and actively encourages guests to carpool through in-person announcements, paper mail-outs, email and website reminders. Reducing the number of single occupancy vehicles and promoting ride shares, shuttles is in line with the intent of Policy 12.1-1 to encourage alternative modes of transit.

The project's consistency with the local CAP was assessed using Appendix E of the CAP, outlined in the discussion above. As demonstrated, the project furthers the goals identified in the CAP by actively reducing GHG emissions participating in General Plan Policies 12.2-3 and 12.1-1 as well as CAP Measure E-8. The project is consistent with ABAG population growth projections since no additional population growth will occur through the implementation of the proposed expanded prayer hall and permanent dining hall. Finally, the project cannot conceivably interfere with the implementation of the strategies, measures, or actions identified through the CAP. The facility has established itself as an entity dedicated to the fulfillment of many similar goals as those outlined in the CAP. Emissions caused by the continued operation of the M.A. Center have been and will continue to be greatly reduced by the transportation demand management measures and accompanied pv system described above. Therefore impacts due to a conflict with the County's CAP would be less than significant.

Mitigation Measures: None Required

9.8. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Sources: Safety Element of the Alameda County General Plan, Amended February 2014; "Taming Natural Disasters: Multi-Jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area," prepared by the Association of Bay Area Governments, 2010 Update; County of Alameda 2016 Local Hazard Mitigation Plan, Public Review Draft, December 2015; and Alameda County Community Wildfire Protection Plan Update, prepared by the Diablo Fire Safe Council January 2015; GeoTracker Inquiry, California State Resources Control Board, Accessed April 8th, 2016.

Setting:

The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: "a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed." Regulations governing the use, management, handling, transportation and disposal of hazardous waste and

materials are administered by Federal, State and local governmental agencies. Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the "Cortese List."

The Alameda County Annex to the Association of Bay Area Government's (ABAG) Local Hazard Mitigation Plan (LHMP), adopted in 2012 and subsequently approved by the Federal Emergency Management Agency (FEMA), establishes emergency planning, policies, procedures, and resources. The plan identifies the appropriate actions to take when an event occurs due to a major earthquake, hazardous materials incident, flood, wildfire, landslide, and other events and incorporates them into existing planning mechanisms. The County of Alameda adopted the 2016 Draft LHMP and is currently undergoing review with the State and FEMA. The Alameda County Department of Environmental Health (ACDEH) Certified Unified Program Agency (CUPA) acts as the administrative agency that enforces various local, state, and federal hazardous materials management programs in the County.

The Alameda County Fire Department (ACFD) provides emergency fire, medical, and hazardous material spill response to all unincorporated areas of Alameda County. The Department's service area consists of approximately 508 square miles and serves a population of approximately 394,000. First responder services are available 24 hours a day, 365 days a year throughout the entire ACFD service area. The ACFD is part of several mutual aid agreements with other nearby agencies, including the San Ramon Valley Fire Protection District, in order to guarantee fire and medical services throughout the unincorporated areas of Alameda County.

The nearest Alameda County Fire Station is Station 7, located approximately 2.8 miles geodetically south of the project site. The nearest San Ramon Valley Fire Protection District station is approximately 2.1 miles northeast on Crow Canyon Road. Per Figure S-5 of the County's Safety Element, the M.A. Center is located in a "High Fire Hazard Severity Zone" in a State Responsibility Area (SRA). Because the M.A. Center has only one point of vehicular ingress/egress, the ACFD has required that the on-site Flex Building serve as a designated area of refuge in the event of a natural disaster.

Impact Discussion:

8.6 (a-b): **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (or) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?** (Less than Significant Impact)

The proposed project will involve the construction of a new building including a kitchen, dining area, and office space as well as an addition to the existing prayer center. Site preparation and construction activities will result in the temporary presence of potentially hazardous materials including, but not limited to fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials onsite. However, prior to the commencement of site preparation a Stormwater Pollution Prevention Plan (SWPPP) that includes Best Management Practices (BMPs) will be prepared and implemented during all construction activities. This includes good housekeeping of construction equipment, stockpiles and active construction areas, ensures that spill and leak prevention procedures are established, and that clean up kits and materials are readily available for use. Therefore, potential impacts related to construction activities would be less than significant.

At operation the project would create a significant hazard to the public as it is a religious use excluding the storage and/or use of hazardous materials in significant quantities. Compliance with all existing Federal, State, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials ensure that impacts will be less than significant.

Mitigation Measures: None Required

8.6 (c): Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (No Impact)

The project site is located in a rural setting far removed (i.e., miles) from existing or proposed schools. Additionally, the project consists of a religious use and not one that emits hazardous emissions or involves the handling of hazardous waste. Therefore, no impacts would occur to any schools due to hazardous material

emission or handling onsite.

Mitigation Measures: None Required

8.6 (d): Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? (Less than Significant Impact)

A government database search was performed in order to identify any known hazardous material onsite and in the project vicinity. The project site is not listed as a Cortese site nor as a hazardous materials site.

The GeoTracker database identifies an open "Land Disposal Site" (Global ID: T10000002058) at the Shiloh West Equestrian Center abutting the M.A. Center property to the south, indicating a waste pile, surface impoundment, or landfill currently operating there. Based on field observations of that site, the site does not operate as a landfill and there is no evidence of above-ground waste piles. This site has been listed as open since 1965 and is assumed to be supplementary to or a predecessor land use to the equestrian center. There is no indication that potential contamination from this open case has or would affect the M.A. Center project site as it is located at a lower elevation and not within the valley where the religious use conducts activities. The GeoTracker also lists two sites at the Shiloh West Equestrian Center but each is identified as closed (i.e., appropriately remediated). Hence, neither presents risk of hazardous material exposure to the public.

The project site is not included on a list of hazardous material sites nor are there any other listed sites in the project vicinity that would affect the project site based on distance, media affected, direction relative to groundwater gradient, or case status. The project will not create a significant hazard to the public or the environment by virtue of it being located on an identified Cortese site or identified as a hazardous materials site. Therefore, impacts due to presence of hazardous materials will be less than significant.

Mitigation Measures: None Required

8.6 (e-f): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area (or) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (No impact)

The project vicinity does not contain any airports or private airstrips and does not overlap with any airport influence areas. The closest airport to the project site is the Hayward Executive Airport, located about 8 miles southwest. The closest private airstrip, Little Hands, is located approximately 3 miles north of the project site. Therefore, the project is not located within the boundaries of an airport land use plan or located in direct proximity to a private airstrip. As such, no impacts associated with airport-related hazards would occur.

Mitigation Measures: None Required

8.8 (g): Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No Impact)

No aspect of the project would impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Rather, the project would create a new looped driveway around the Prayer Hall and, in doing so, provide improved access for emergency response. The existing primary access driveway, off of Crow Canyon Road, is currently fully accessible to ACFD fire engines, ambulances and other emergency vehicles. The proposed project would not alter the access driveway or otherwise interfere with emergency vehicle access at the property or surrounding land. The proposed project will retain sufficient emergency vehicle access throughout all phases of construction. There are no new facilities that will interfere with the County's emergency response plan or emergency evacuation plan. Therefore, no impacts to the emergency response plan will occur as a result of the proposed project.

8.8 (h): Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Less than Significant Impact)

The project is located within a "State Responsibility Area" (SRA) with respect to fire protection, meaning that the California Department of Forestry has financial responsibility for wildfire protection, prevention, and suppression for the region. As stated in the setting above, the M.A. Center is located in a High Fire Hazard Severity Zone.

The project is subject to the mandatory requirements of Section 6.04 of the County Ordinance Code and the Title 15 Building and Construction "Fire Prevention Code" which prescribe fire prevention standards. As a matter of demonstrating compliance with those codes, development plans would be submitted to the ACFD for compliance review. The project site is also required to maintain sufficient on-site water available for fire suppression purposes. Water for fire suppression is provided by the main on-site pond which is also used to fill several above-ground water storage tanks onsite. Three of these storage tanks have a capacity of 10,000 gallons and are specifically assigned for fire suppression. An additional 10,500 gallon tank, similarly charged by the pond, is dedicated to the fire sprinkler system for the Prayer Hall.

As mentioned above, the Metal Building has been designated as an area of refuge by the ACFD. The Flex Building has obvious signage conveying this purpose and will continue to serve this purpose after implementing the proposed project. Continued compliance with ACFD requirements from previous administrative conditional use permits will ensure consistency with Castro Valley General Plan Actions 10.1-2 through 10.1-5 concerning fire safety.

Additionally, the project includes a proposal to authorize the temporary use of tents and canopies under the proposed Conditional Use Permit rather than on an ad-hoc basis for each special event. Included in the proposal are parameters that will ensure compliance with applicable Zoning Ordinances set forth to reduce risk of loss, injury, or death by fire including but not limited to: twenty (20) foot clearances between any tent and building, combustible vegetation removed within thirty (30) feet of tents, and exclusion of the storage of propane tanks.

The project includes the replacement of an existing temporary structure with a permanent dining hall, kitchen, and office facility with a comparable building footprint, as well as an expansion to the existing Prayer Hall. These improvements will not expose people or structures to an increase risk of loss, injury, or death beyond what currently exists at the site presently. Adherence to the building material requirements and fire preventative measures outlined in the aforementioned codes will ensure that the proposed improvements are in compliance with ACFD standards for hillside development. Therefore, potential impact related to wildfire risks will be less than significant.

Mitigation Measures: None Required.

9.9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Sources: Preliminary Stormwater Plan by Diablo Engineering Group, dated August 31, 2017.

Setting:

Climate

The project site is located in Castro Valley within Alameda County at the foot of the East Bay Hills. Castro Valley is approximately 5-6 miles inland from the San Francisco Bay shoreline. The Castro Valley area has a Mediterranean climate, moderated by the marine conditions associated with San Francisco Bay. The climate is characterized by warm, dry summers and cool, wet winters. The mean annual precipitation is 20 inches, most of which falls in the period between October and April.

Surface Water

Lakes and reservoirs are common within the region. Alameda County has several man-made lakes, including Lake Chabot that lies east of San Leandro and north of Castro Valley. Cull Canyon and Don Castro reservoirs are downstream from the project site to the south. These reservoirs are used for both water storage and recreation. Dams and reservoirs in the Castro Valley area (on Cull and San Lorenzo Creeks) are relatively small and pose less extensive safety hazards than larger dams in the County.

The project site is northeast of Castro Valley, a local plain that carries a system of coalescing streams that drain westerly to San Francisco Bay. The parcel is at an elevation of about 400-520 feet mean sea level (msl) on the upper, northern edge of the East Bay Hills, a system of northwest-trending ridges and valleys on the eastern side of San Francisco Bay. San Lorenzo Creek departs from a steep-sided valley on the western edge of the hills and drains onto the plain of Castro Valley. Crow Creek which runs along the project site frontage at Crow Canyon Road is a tributary to San Lorenzo Creek. With the exception of minor drainage to San Leandro Creek and Lake Chabot, all streams and surface runoff from the Castro Valley area converge and flow into San Lorenzo Creek and then to San Francisco Bay.

The Alameda County Flood Control and Water Conservation District is responsible for resolving flood, drainage, and water supply problems. Castro Valley is within the District's Zone 2, consisting of the drainage basin and alluvial plain of San Lorenzo Creek. Portions of Castro Valley are within flood hazard areas (areas subject to inundation by a 100 year flood) mapped under provisions of the U.S. National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973.

Groundwater

Castro Valley, Crow Canyon and Cull Canyon are free groundwater areas, replenished by direct infiltration and percolation of rainfall and stream flow excesses of applied irrigation water, and by subsurface inflow from adjacent, non-water bearing foothills. Free groundwater is unconfined groundwater whose upper surface is a free water table (University of Arizona 2003). These free groundwater areas are upstream from, and comprise the principal source of recharge for the confined groundwater area of the East Bay Plain. Data is limited with respect to the number and yield of wells in the Castro Valley area; the very few existing wells are principally domestic. However, it is known that the project site relies upon well water for domestic purposes.

Topography and Existing Drainage Patterns

The project site is located in an isolated valley and falls in elevation from its northwesterly terminus (i.e., high point) towards Crow Canyon Road to the southeast. Stormwater on the project site generally falls from vegetated rolling hill topography towards the valley floor before being collected either in a manmade agricultural pond or an unnamed creek which flows southeasterly towards Crow Creek. Stormwater runoff from Crow Creek ultimately flows into the San Lorenzo Creek, which flows generally in a westerly direction until it discharges into San Francisco Bay.

Impact Discussion:

8.9 (a & f): Violate any water quality standards or waste discharge requirements; or **otherwise substantially degrade water quality?** (Less Than Significant Impact)

Stormwater Discharge

The project is subject to review under the Alameda County Municipal Regional Stormwater NPDES Permit (MRP) (RWQCB Order R2-2009-0074; NPDES Permit No. CAS612008) for Alameda County. That permit incorporates updated state and federal requirements related to the quantity and quality of post-construction stormwater discharges from development projects. Provision C.3 of the NPDES permit governs storm drain systems and regulates post-construction stormwater runoff.

Provision C.3 of the NPDES permit requires the flow of stormwater and stormwater pollutants to be controlled

from new development sites. Current NPDES permit requirements include implementation of source control and site design measures and stormwater treatment measures by projects that create or replace 10,000 square feet or more of impervious surface. In addition to incorporating treatment controls, projects must also provide flow control so that post-project runoff does not exceed estimated pre-project rates and durations. As proposed, the project would create more than 10,000 square feet of impervious surface and, therefore, would be subject to the mandatory standards of the NPDES permit, including best management practices.

The stormwater plan prepared for the project demonstrates how compliance with the County's C.3 best practices is proposed. The plan's overall objective is to use non-mechanical means to capture, control, detain and ultimately release stormwater in an amount and at a rate no greater than the amounts and rates of stormwater runoff in the project site's existing undeveloped condition. Given the above, it can be concluded the project would result in a less than significant impact relative to stormwater quality.

Mitigation Measures: None Required

8.9 (b): Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Less Than Significant Impact)

The project site is not located in an area designated for groundwater recharge.[2] The project site presently relies on groundwater for domestic purposes. The proposed expansion of the existing prayer hall and construction of a new kitchen building will result in an incremental increase in groundwater use without substantial effect on nearby wells. Therefore, the project would result in a less than significant impact related to groundwater recharge and supplies.

Mitigation Measures: None Required

8.9 (c-d): Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site or **Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?** (Less Than Significant Impact)

Project-related grading is confined to an area abutting the existing prayer hall building. The project would not alter a stream or river. Relative to drainage patterns, the proposed new kitchen building would alter flows at the slope to the west of the prayer hall. However, that alteration would maintain the existing drainage pattern that channels stormwater through vegetated areas on its way to the unnamed tributary running northwest/southeast through the project site. Given these facts, the project would have a less than significant impact related to drainage patterns and substantial erosion or flooding.

Mitigation Measures: None Required

8.9 (e): Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less Than Significant Impact)

As mentioned, the project would create new impervious surface area and be regulated by the County's NPDES permit. The preliminary stormwater treatment plan prepared for the project directs net new flows to vegetated areas for infiltration. At the project site and at downstream locations, stormwater drainage systems consist of unlined natural channels (e.g., Crow Creek). Mandatory compliance with NPDES permit requirements ensures the project will not generate substantial sources of polluted runoff nor exceed the capacity of downstream drainage

[2] East Bay Municipal Utility District, Draft Urban Water Management Plan, 2015.

systems. The project's negligible increase in runoff water and mandatory implementation of BMPs ensures it would result in a less than significant impact under this criterion.

Mitigation Measures: None Required

8.9 (g-h): Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or **Place within a 100-year flood hazard area structures that would impede or redirect flood flows?** (No Impact)

The project site is not located in a mapped flood hazard area (FEMA Map #06013C0445F; Effective Jun 16, 2009). Therefore, no impact would result with regard to these criteria.

Mitigation Measures: None Required

8.9 (i-j): Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or **Inundation by seiche, tsunami, or mudflow?** (No Impact)

The project site is not located in an area subject inundation by levee or dam failure. No impact would result under this criterion.

Mitigation Measures: None Required

9.10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Sources: Save Agriculture and Open Space Lands Initiative (Measure D; effective date of December 22, 2000), Alameda County General Plan, Alameda County Zoning Ordinance.

Impact Discussion:

3.10 (a): Would the project physically divide an established community? (No Impact)

As mentioned in the project description, the project site is located in a valley isolated from other land uses and development. Proposed changes to the existing use would, similarly, be located within the subject valley. Therefore, the project would have no impact with regard to physically dividing an established community.

Mitigation Measures: None Required

3.10 (b): Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (No Impact)

Measure D

Seven (7) years after the County approved the original Conditional Use Permit (C-6227) for the MA Center, Ballot Initiative Measure D was approved by Alameda County voters. The passage of Measure D resulted in amendments to the General Plan that designated the MA Center property and the surrounding area as Resource Management and, in doing so, imposed the following development standards:

> "Resource Management requires a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR, but not less than 20,000 square feet. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 14A, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasipublic 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. Sand and gravel quarries allow a range of uses including sand and gravel

processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use."

The following analysis compares the project to applicable Measure D and Resource Management criteria.

Parcel Size

The MA Center is located on a single parcel approximately one-hundred sixty-seven (167) acres in area, with two Assessor's Parcel Numbers, 085-1950-6-3 and 085-1950-6-4 These two parcel numbers result from the Williamson Act nonrenewal process for a portion (18.6 acres) of the parcel. The parcel remains whole and indivisible, and no change to the parcel size is proposed. As proposed, the MA Center would utilize Assessor's Parcel Numbers 085-1901-2-1 (Creekside Parcel) (10.14 acres) and 085-1901-2-2 (Overflow Parking Parcel) (1.32 acres). Although these parcels are smaller less than the one hundred acre minimum parcel size required by the standards of the Zoning District, and affirmed by Measure D, each parcel is described on a separate deed, and would be considered legal nonconforming. No building, development, or changes affecting boundaries or area are proposed for either parcel.

Given the above acreages and legal non-conforming status, the application complies with the minimum parcel size requirement.

Floor Area Ratio (FAR)

The maximum permitted FAR of 0.01 for the parcel with Assessor's Parcel Numbers 085-1950-6-3 and 085-1950-6-4 equates to 72,745.2 square feet. The combined floor area of existing permanent structures at the existing MA Center is 28,540 square feet or approximately 40% of the maximum permitted by Measure D.

The proposed addition to the Prayer Hall and new Kitchen would add a total of 35,926 square feet; bringing the total FAR to 0.007. Thus, the application complies with the FAR criterion of 0.01. At the Creekside Parcel (APN 085-1901-2-1; 10.14 acres), the existing building area is 7,280 square feet. With its 10.14 acre lot size, the existing FAR equates to 0.016. The existing floor area is compliant with Measure D's FAR maximum since the proposed use is non-residential and less than 20,000 square feet.

Since no building area exists or is proposed at the Over Flow Parking Parcel, the FAR criterion is not applicable for parcel 085-1901-2-2.

Number of Residences

The MA Center includes two (2) structures (i.e., Main Residence, Cottage) used for purposes of dwelling. These structures are integral to the spiritual activities undertaken at the MA Center and are properly considered a component of the Community Facility and Public/Quasi-Public land use categories discussed above and not subject to the dwelling number limitations of Measure D.

Zoning Ordinance §17.04.010 defines "Community facility" as meaning, "any of the following buildings or uses: (1) Church or rectory or convent, when constructed of frame or more lasting materials." Though this definition includes the use of Judeo-Christian centered terms of "rectory" and "convent," the provision of dwelling(s) at other non-Judeo-Christian religious institutions, including that of the MA Center, is equally permitted.

Even if a contrary interpretation of the dwelling limitations of Measure D is taken, the dwellings at the MA Center would constitute legal nonconforming residences. Each residence at the MA Center was constructed and occupied prior to the passage of Measure D. Also, no change to either residence is proposed under this application.

Under the above-described conditions, the existing residences at the MA Center remain consistent with Measure D and the Resource Management Development Standards.

Development Envelope

Existing buildings at the MA Center are contained within a development envelope of approximately 6.5 acres. This envelope predates the passage of Measure D and, consequently, is also considered a legal non-conforming feature. As no building addition or new building is proposed outside of this development envelope, and since all other evaluation criteria are adhered to, the application is considered not inconsistent with this criterion.

Land Uses

As mentioned above, the MA Center includes land uses of open space, agricultural and public/quasi-public[3]. Therefore, the application is consistent with the types of land uses permitted by Measure D.

View Corridors

The MA Center has no existing or proposed structures which are visible from any Scenic Route Corridor enumerated at Zoning Ordinance §17.104 (i.e., Redwood Road, I-238, I-580). However, the MA Center property is visible from a single, public vantage point at Crow Canyon Road. Due to existing topography and vegetation, the vantage point is confined to an approximate eighty (80) foot span of Crown Canyon Road for only eastbound vehicular traffic.

Only the existing Main Residence is visible from the public vantage point at Crown Canyon Road. Aside from the brief period of time (i.e., about two (2) seconds) that motorist might notice the existing Main Residence, no proposed building addition or new structure would be visible.

Consequently, the Conditional Use Permit would not result in the disruption of views of natural areas, as addressed in Castro Valley General Plan Action 5.1-1 or Policy 107A and 113A of Appendix A (Measure D Excerpts Pertaining to Castro Valley Canyonlands).

Zoning Ordinance

This analysis compares the Conditional Use Permit application against applicable provisions of the Alameda County Zoning Ordinance.

Agriculture (A) District (Chapter 17.06)

The project includes land uses permitted by Zoning Ordinance §17.06.030 and 17.06.040. The MA Center is located upon a parcel exceeding the minimum one-hundred (100) acre size requirement of Zoning Ordinance §17.06.060. Other existing parcels proposed for inclusion under the project, though smaller than one-hundred (100) acres, are legally non-conforming.

All buildings at the project site are situated far from property lines and, as a result, adhere to the yard requirements of Zoning Ordinance §17.06.070. As required by Zoning Ordinance §17.06.080, no illuminated sign exists or is proposed at the MA Center.

Single Family (R1) District (Chapter 17.08)

A parcel designated by the project for overflow parking (i.e., APN 085-1901-2-2; "C6" at Figure 3), is zoned Single Family Residential with Combining Districts of "L" and "BE." No improvements are proposed at this parcel. The project consists of a land use (i.e., community meeting facility) which is conditionally permitted in this zone.

[3] Though Measure D and the East County Area Plan do not define "Public/Quasi-Public," the Castro Valley General Plan describes the term as including schools, libraries and churches (see Page 4-2 and 4-5). This description comports with Zoning Ordinance §17.04.010 stating "Community facility" means any of the following buildings or uses: (1) Church or rectory or convent, when constructed of frame or more lasting materials.

Conclusion

The proposed land use is compatible with the site's General Plan land use designation, complies with Measure D, and the zoning classification allows for a variety of uses including the project as proposed. The project would be limited by conditions of Conditional Use Permit approval and therefore there result in no impact in this regard.

Mitigation Measures: None Required

3.10 (c): Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? (No Impact)

The project site is not subject to a habitat conservation plan or natural community conservation plan. Therefore, there would be no impact under this criterion.

Mitigation Measures: None Required

9.11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: Castro Valley General Plan and EIR; Conservation Element of the Alameda County General Plan, Adopted November, 1976 and Amended May, 1994.

Impact Discussion:

3.11 (a-b): Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state (or) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)

According to the Castro Valley General Plan, there are no known mineral resources in the Planning Area. The Castro Valley General Plan EIR screened out mineral resources from the impact analysis since there were no identified mineral resources that would be affected. The project site is not located within a state mapped mineral resource zone and it has not been included as a locally important mineral resource recovery site. Therefore, no impacts relating to mineral resources would occur.

Mitigation Measures: None Required

9.12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: Castro Valley General Plan And EIR; Alameda County Code Of Ordinances, Chapter 6.60 – Noise; and Noise Element of the Alameda County General Plan, Adopted January 1976 and Amended May 1994.

Setting:

Noise is generally characterized as "unwanted sound." Noise sources within the Canyonlands, unincorporated areas of Alameda County, and Castro Valley primarily include vehicular traffic along Interstate 580 and arterial roadways (i.e., Crow Canyon Road), construction activities, and mechanical equipment. The project site is located in an isolated valley in the Canyonlands off of Crow Canyon Road, which acts as an alternate thoroughfare for commuters; connecting Castro Valley with San Ramon. Land use activities at the project site are and would continue under the project to be located 2,000 feet or more from Crow Canyon Road. The project site has one neighbor at 10250 Crow Canyon Road which consists of a single dwelling and accompanying equestrian facility. Operating activities at the MA Center are separated from this neighbor by between 500 and 2,000 feet.

Impact Discussion:

3.12 (a): Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (No Impact)

The only permanent noise source affecting the project site is vehicular traffic at Crown Canyon Road. Along major thoroughfares such as Crown Canyon Road, roadside noise levels are typically between 65 and 75 dBA Ldn. As

proposed, the project would conduct activities within buildings at distances of 2,000 feet or more from Crow Canyon Road. That distance would result in adequate sound attenuation to levels below the 45 dBA considered acceptable by the Alameda County Noise Element. In addition to the significant distance between source and receptor, intervening topography would result in further sound attenuation. Given these facts, the project would not expose persons to excessive noise levels and no impact would result.

Mitigation Measures: None Required

3.12 (b): Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Less than Significant Impact)

The project will not generate excessive groundborne vibrations or noise levels. At operation, the existing use onsite will continue to function in a similar manner as current activities. There are no aspects of the project that will generate ongoing groundborne vibration or noise.

Construction activities may generate temporary groundborne vibration or noise during operation of heavy-duty equipment. Due to the scale of the improvements proposed which are limited to development of the kitchen and expansion of the Prayer Hall, groundborne vibration will not be excessive. No other activities or equipment capable of generating significant or excessive groundborne vibrations will occur as part of the project. The nearest receptor in the project vicinity is the Shiloh West Equestrian Facility and associate single family home located over 2,000 feet southeast from the edge of where construction activities will occur. Therefore, impacts relating to groundborne vibrations will be less than significant.

Mitigation Measures: None Required

3.12 (c): A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than Significant Impact)

Operation of the facility will not result in a permanent increase to the ambient noise environment including noise levels at surrounding properties. The proposed kitchen facility will be a permanent enclosed structure, which will ensure that noise generating activities associated with food production and service are interior. As such, noise level from the kitchen will be reduced relative to the existing kitchen, which is contained within an open-air structure. Thus, the new kitchen facility will generate lower noise levels relative to the temporary tent currently in use.

Expansion of the Prayer Hall will be contiguous to the existing building footprint and would accommodate the same use of the existing building while providing for a slightly increased occupancy. This increase in service will not generate a significant amount of exterior noise that would impact the surrounding land uses. At operation the expanded Prayer Hall will have a negligible impact on exterior noise level since all activities will occur indoors.

The project will not result in a substantial permanent increase to exterior noise levels. Current exterior noise levels include activities at the parking areas from vehicles, people talking, operation of mechanical and heating ventilation and air conditions systems, as well as periodic events where large groups of people congregate. Parking lots will continue to be utilized in the same matter in which they currently operate. The expanded facilities will not substantially increase exterior noise levels beyond what is currently generated at the project site.

The project formalizes the periodic occurrence of Special Events including a maximum of four times a year with at least sixty (60) days between each event, lasting no longer than fourteen (14) days. These Special Events result in a temporary increase in activity onsite and an associated marginal increase in noise level. The project is located in a secluded valley between San Ramon and Castro Valley, where the nearest neighbor consists of a single family home and equestrian center between 500 and 2,000 feet from the M.A. Center property line. Noise levels at these events may result in a noticeable increased noise level in the project vicinity that otherwise might not occur. However, these events have been included as part of the standard operation procedures of the facility through other conditional use permits and would not constitute a new source of permanent noise to the surrounding area. Therefore the area around the project vicinity will not be significantly impacted by new permanently elevated noise levels. Therefore, impacts due to a permanent increase in the ambient noise

environment will be less than significant.

Mitigation Measures: None Required

3.12 (d): A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than Significant Impact)

Construction and building activities where impact tools and heavy-duty equipment would be used will generate a temporary increase in noise levels. Construction activities are limited to the development of the kitchen and expansion of the Prayer Hall and will end once improvements are completed. Under the Alameda County Code of Ordinances Section 6.60.070(E) of Special Provisions or Exceptions, noise sources associated with construction are exempt from the Noise Ordinance thresholds provided they are limited to the hours between 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 5 p.m. Saturday and Sunday. Adherence to the standards established by the Noise Ordinance for hours of construction activities will ensure that temporary construction noise levels do not result in excessive noise levels. Additionally, the nearest off-site receptors are over 2,000 feet from the construction site and will not be significantly affected from the temporary elevation in ambient noise levels. Impacts relating to a temporary increase in ambient noise from construction will therefore be less than significant.

Mitigation Measures: None Required

3.12 (e-f): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels (or) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)

The project vicinity does not contain any public or private use airports. The closest airport to the project is the Hayward Executive Airport, located about 8 miles southwest. The closest private airstrip, Little Hands, is located approximately 3 miles north of the project. The project will therefore not introduce people to excessive noise levels due to proximity to an existing airport or airstrip. As such, no impacts associated with airport-related noise will occur.

Mitigation Measures: None Required

9.13. POPULATION AND HOUSING:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Sources: Castro Valley General Plan; and County of Alameda Housing Element (2009-2014).

Setting:

The M.A. Center includes two on-site structures that are used for the purposed of dwelling. These structures are allowed as a necessary component of the Community Facility and Public/Quasi-Public land use categories and are therefore not subject to the housing limitations implemented by Measure D. The Main Residence provides housing for nine (9) long-term resident guests and the Cottage provides housing for five (5) additional guests.

Impact Discussion:

3.13 (a): Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (No Impact)

The project would result in the construction of a permanent kitchen, office, and dining hall facility to replace a temporary structure providing similar services as well as the expansion of an existing Prayer Hall. These facilities may increase patrons served at the project site but will not increase permanent residence in the area or otherwise induce growth. Aside from the residents currently living at the two existing dwelling structures onsite, visitation to the project site is and would continue to be temporary. There are no aspects of the project that would directly or indirectly induce growth. No infrastructure or other growth inducing improvements are proposed. Therefore, the project will have no impact, directly or indirectly, related to growth inducement.

Mitigation Measures: None Required

3.13 (b-c): Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (or) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No Impact)

The project would not result in the removal of any housing. Therefore, the project will result in no impacts due to the displacement of people or existing housing.

Mitigation Measures: None Required

9.14. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Sources: Castro Valley General Plan and EIR; and Safety Element of the Alameda County General Plan, Amended February 2014.

Setting:

The project site is located in the rural foothills of western Alameda County, about 4 miles northeast of the urban area of Castro Valley. These foothills are referred to as the Canyonlands, located outside the UGB established by Measure D. The site is currently in operation and is sufficiently served by public services.

The Alameda County Fire Department (ACFD) has 30 fire stations that provide fire services to the unincorporated areas of the Alameda County with an approximately 508 square mile area of service and daytime population of 394,000 people. The nearest fire station that provides service to the project site is Fire Station #7 (6901 Villareal Avenue, Castro Valley 94552), which is located approximately 2.8 miles south of the project site.

Police services are provided by the Alameda County Sherriff's office's San Leandro substation located at 15001 Foothill Boulevard in San Leandro, about 6 miles southwest from the project site. The Alameda County Sheriff's Office is served by over 2,500 sworn members, 5 stations, and 2 jails throughout the county.

Four school districts serve the Castro Valley planning area. The project site lies within the boundaries of the Castro Valley Unified School District (CVUSD), which serves most of the Castro Valley area and land within the bounds of Measure D. The CVUSD oversees the operation of 15 schools throughout their service area, offering education at pre-school through adult levels.

Castro Valley contained about 325 acres owned and maintained by the Hayward Area Recreation and Park District in 2008, who operates a 64 square mile service area. Residents of the area also enjoy roughly 5,600 acres of regional parks within or adjacent to the community, courtesy of the East Bay Regional Park District. No parks exist within the immediate vicinity of the project site.

Impact Discussion:

3.14 (a-e): Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, Police protection, Schools, Parks, or other public facilities? (No Impact)

The project site is within an area that is already well served by existing public services. The proposed project will not generate employment or introduce new residential units that would increase demands for public services. No new or expanded public services or facilities would be required by the proposed expansion project. While the average number of patrons served per day may increase slightly due to the additional Prayer Hall and Dining Hall space, the project will not generate a substantial increase in demands that warrant the expansion or construction of new public facilities in order to maintain service ratios, response times, or other service objectives. Therefore, no impacts related to other public facilities will occur.

Mitigation Measures: None Required

9.15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
Sources: Castro Valley General Plan and EIR.				

Setting:

Several regional parks and preserves exist within a 5 mile radius of the project property, including Bishop Ranch to the east, Dublin Hills Regional Park to the southeast, and Cull Canyon Regional Recreation Area to the southwest. However, there are no parks or recreational facilities within the immediate vicinity to the project site (within 2 miles).

Impact Discussion:

3.15 (a-b): Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (or) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (No Impact)

There are no parks or recreational facilities within the immediate vicinity of the project, nor does the project propose or require any new recreational facilities. No permanent housing or employment opportunities that may promote an increased use at nearby recreational facilities are proposed as part of the project. Therefore, no impacts associated with recreational facilities will occur.

Mitigation Measures: None Required

9.16. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Sources: Traffic Analysis for the Mata Amritanandamayi Center Project by W-Trans, dated July 6, 2016.

Setting:

Roadways

Crow Canyon Road is a winding roadway that traverses the San Leandro Hills, generally running in the north-south directions and connecting the Castro Valley in Alameda County with San Ramon in Contra Costa County, with a posted speed limit of 40 miles per hour. The project site is accessed by Amrita Lane (a private drive aisle) which intersects Crow Canyon Road. In the vicinity of Amrita Lane, Crow Canyon Road generally has one 12-foot travel lane and one six-foot shoulder in each direction. Amrita Lane is approximately 21 feet wide at its intersection with Crow Canyon Road.

Crow Canyon Road/Amrita Lane is an un-signalized intersection with the eastbound Amrita Lane approach unsigned, though effectively functioning as a stop-controlled approach. The shoulder widens from six feet to 14 feet on the west side of the roadway as it approaches its intersection with Amrita Lane. The southbound shoulder is between nine feet and 14 feet wide for a distance of 75 feet, which provides a de facto southbound right-turn lane for drivers making a right turn onto Amrita Lane.

Trip Generation

The project would add additional area to the Prayer Hall, create a permanent kitchen on-site, incorporate the additional adjacent parcels, and allow special events to occur on-site four times per year. The expansion of the worship area could result in an increase in guests accessing the site. The site currently has a temporary kitchen set up for use during special events, and the project would build a three-story building containing a permanent kitchen and a dining area; therefore, no increase in trips is expected over existing conditions. No changes to the physical condition of the adjacent "Creekside" parcels are proposed; the parcels would be utilized for on-site vehicle queues in order to prevent spillback onto Crow Canyon Road and function as an additional overflow parking area.

Trip generation may increase over existing conditions during special events. More than 900 attendees per day would access the site; therefore, the number of trips generated by the site is expected to be equivalent or greater than current special events. Trips generated during the four annual events may worsen traffic conditions along Crow Canyon Road over current conditions. However, no travel to and from the site would occur during the weekday a.m. and p.m. peak hours.

Existing Operations

At Crow Canyon Road, most vehicles were observed during a field visit to be travelling at speeds slightly higher than the posted speed limit of 45 miles per hour. Crow Canyon Road is commonly used as a "cut-through" by vehicles to bypass congestion at the I-680/I-580 interchange. Vehicles generally travel in platoons along Crow Canyon Road, resulting in gaps in traffic where vehicles have an opportunity to turn from Amrita Lane onto Crow Canyon Road.

Volumes along Crow Canyon Road during the weekday peak commute periods are higher than during off-peak periods. However, the project proposes special event programs that would take place outside of the a.m. and p.m. peak periods on weekdays. No time restrictions are proposed on weekend days.

Patrons currently and would continue to access the project site located on Amrita Lane via the Crow Canyon Road/Amrita Lane intersection. Vehicles travelling southbound on Crow Canyon Road would continue to make a right-turn onto Amrita Lane while northbound vehicles would make a left-turn onto Amrita Lane.

Sight Distance

Vehicles travelling southbound along Crow Canyon Road approach its intersection with Amrita Lane on a downward grade. Sight lines are limited to approximately 500 feet to the north and 700 feet to the south of the Crow Canyon Road/Amrita Lane intersection due to trees and other landscaping as well as the change in grade and horizontal curves.

Impact Discussion:

3.16 (a-b): Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit or **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Operating conditions during the weekday a.m. and p.m. peak periods capture the highest potential impacts for the proposed project as well as the highest volumes on the local transportation network. The morning peak hour occurs between 7:00 and 9:00 a.m. and reflects conditions during the home to work or school commute, while the p.m. peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute. Since the project would conduct daily and special events outside of peak

weekday commute periods, there would be a less than significant impact relative to the performance of the circulation system. This impact level would be further reduced through the implementation the transportation demand management portions of the project's access management plan (e.g., carpools, shuttle service).

Mitigation Measures: None Required

3.16 (c): Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

This topic is not applicable to the project. Therefore, no impact would result.

Mitigation Measures: None Required

3.16 (d): Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potential design feature hazards of the project are related to vehicle turn movements to and from Amrita Lane and Crow Canyon Road, the sole point of access for the site, and potential project-related pedestrian traffic along Crown Canyon Road.

As mentioned in the setting discussion above, sight lines are limited to approximately 500 feet to the north and 700 feet to the south of the Crow Canyon Road/Amrita Lane intersection due to trees and other landscaping as well as the change in grade and horizontal curves. Therefore, in order to maintain adequate sight lines and reduce this potential design feature hazard to a less than significant level, Mitigation Measure TRANS-1 is recommended.

As mentioned in the project description, existing operations for Special Events involve a high degree of coordination to ensure visitors are properly oriented and guided to available parking spaces. Daily Spiritual Activities and Classes and Workshops, however, require very little parking and circulation management. For all events, the project's access management plan would institute a series of measures to assist with circulation, including:

- Daily Spiritual Activities will utilize on-site parking spaces;
- Visitors will be prohibited from parking along Crow Canyon Road;
- Parking for Special Events involving the use of on-site and off-site parking spaces shall be actively coordinated by field personnel able to communicate in real-time through walkie-talkie or other comparable radio communication technology;
- Prior to the commencement of each Special Event (i.e., when visitors arrive), at least two (2) traffic control persons shall be present near the drive aisle's intersection with Crow Canyon Road;
- All traffic control personnel shall be readily identifiable through apparel (e.g., labeled "parking" or neon colored vests) or equipment (e.g., sign, baton) making evident their purpose and role;
- Crow Canyon Road shall be monitored to inform visitors of the no-parking requirement; and
- All parking areas shall be actively managed by field personnel to orient and direct visitors to available parking spaces and appropriate ingress and egress routes.

With the implementation of these measures, the project would preclude the ability and/or need for visitors to the project site from parking along Crow Canyon Road. Similarly, although adequate vehicle queueing space is available at Amrita Lane, the presence of on-site personnel directing traffic flow will prevent back-up onto Crow Canyon Road.

Given the above facts, the project would result in a less than significant impact concerning design feature hazards

with the implementation of Mitigation Measure TRANS-1.

Mitigation Measures:

Mitigation Measure TRANS-1: At all times, landscaping shall be kept trimmed back along the west side of Crow Canyon Road north of Amrita Lane for a distance of at least 500 feet in order to maintain sight lines for drivers.

3.16 (e): Result in inadequate emergency access?

Access to the project site is provided from Crow Canyon Road by a private access road (Amrita Lane) shared by three (3) separate landowners, including the MA Center. Existing access easements accommodate the MA Center's present activities, including those proposed under the project. Amrita Lane is at least twenty (20) feet in width from Crow Canyon Road to existing buildings, and includes turnarounds in proximity to the Prayer Hall and Metal Buildings. No-parking signage is already installed in locates approved by the Alameda County Fire Department. All of these access features comply with Appendix D of the California Fire Code and would remain unchanged under the project. Given the facts, the project would have a less than significant impact relative to emergency access.

Mitigation Measures: None Required

3.16 (f): Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project is not located in proximity to any public transit, bicycle or pedestrian facility. Crow Canyon Road consists of a two-lane roadway at the project site and which lacks sidewalks or bike lanes. There is no public transit service along Crow Canyon Road. Therefore, the project would have no impact under this criterion.

Mitigation Measures: None Required

9.17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☒	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Sources: Technical Letter Report of Wastewater System to Serve Expansion and Modification of Building and Facilities at the M.A. Center prepared by Kennedy Jenks Engineers and Scientists, dated March 22, 2016; August 11, 2017 Email from Kennedy Jenks Engineers and Scientists.

Setting:

All wastewater generated at the project site is treated on-site by a custom designed treatment plant authorized by the Regional Water Quality Control Board (RWQCB) under Order No. 93-090. Treated wastewater is reclaimed for on-site use (e.g., irrigation). The RWQCB retains oversight for the treatment facility through a monitoring program and sampling schedule. Since commencing operation in 1993, the wastewater facility has operated without incident or violation of applicable water quality standards.

Castro Valley, Crow Canyon and Cull Canyon are free groundwater areas, replenished by direct infiltration and percolation of rainfall and stream flow excesses of applied irrigation water, and by subsurface inflow from adjacent, non-water bearing foothills. Free groundwater is unconfined groundwater whose upper surface is a free water table (University of Arizona 2003). These free groundwater areas are upstream from, and comprise the principal source of recharge for the confined groundwater area of the East Bay Plain. Data is limited with respect to the number and yield of wells in the Castro Valley area; the very few existing wells are principally domestic. However, it is known that the project site relies upon well water for domestic purposes.

Impact Discussion:

3.17(a-b, d): Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects** or **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?** (Less Than Significant Impact with Mitigation)

An engineering analysis of the wastewater treatment system's ability to accommodate the prayer hall expansion and new kitchen building was prepared for the project. The results of that analysis show that the only additional features needed to treat the projected additional flows resulting from the project are an additional 1-hp aerator to be located in Pond 1 of the existing treatment facility for both aeration odor control and possible reduction of ponded wastewater by increased evaporation and drift from the sprayed wastewater. Mitigation Measure UTIL-1 and UTIL-2 below requires the installation of those features under a modification to the existing discharge permit. With the implementation of Mitigation Measure UTIL-1 and UTIL-2, the project would have a less than significant impact related to water quality standards for wastewater discharge.

The project's Prayer Hall expansion would not result in increased water use and the new Kitchen Building would replace a temporary kitchen set up for Special Events. The installation in new permanent plumbing fixtures in the Kitchen Building would result in a negligible increase use of on-site well water for domestic potable purposes. Hence, no new water wells are anticipated or proposed; thereby, resulting in a less than significant impact for this topic.

Mitigation Measures:

Mitigation Measure UTIL-1: Prior to building permit issuance, evidence of Regional Water Quality Control Board approval shall be provided for all wastewater treatment system modifications necessary to serve the project.

Mitigation Measure UTIL-2: Prior to occupancy, wastewater treatment system modifications required by the Regional Water Quality Control Board shall be installed and functional.

3.17(c): Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (No Impact)

The project excludes the construction of new or expanded stormwater drainage facilities. Therefore, the project would have no impact under this criterion.

Mitigation Measures: None Required

3.17(e): Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project site is not served by a wastewater treatment provider. Therefore, no impact would result under this topic.

Mitigation Measures: None Required

3.17 (f-g): Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs or **Comply with federal, state, and local statutes and regulations related to solid waste?**

Waste Management is the primary waste contractor for recycling and waste services in Alameda County. The project site is currently being serviced by Waste Management for solid waste disposal and this service will continue in the

future. At operation, the project would contribute solid waste material to the Altamont landfill in Livermore. The project's increase in solid waste generated would be negligible and considered a less than significant impact.

Project construction activities would generate minimal solid waste related to excess construction materials and material removed during site clearing. The quantity of solid waste is not anticipated to affect the capacity of local landfills, and disposal of all waste would comply with applicable regulations (i.e., Green Building Ordinance). As a result, landfill and solid waste impacts related to construction would be less than significant.

Mitigation Measures: None Required

9.18. MANDATORY FINDINGS OF SIGNIFICANCE (CAL. PUB. RES. CODE §15065)

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Discussion:

3.18 (a): Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As indicated in the body of this initial Study, the Project involves changes to an existing religious use, primarily to minimally increase attendance within the existing Prayer Hall and provide permanent kitchen facilities which are safer and more hygienic. The Project does not have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause fish or wildlife population to drop, threaten to eliminate a plant or animal community or reduce the number of restrict the range of rare or endangered plant or animals or have any effect on periods of California history or prehistory. All potential project-related impacts would be less than significant, with or without mitigation measures.

3.18 (b): Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The project would have no cumulative impacts.

3.18 (c): Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The Project would not cause substantial adverse effects on human beings, either directly or indirectly. As demonstrated by the analysis above, the project site excludes the use, transport or handling of hazardous materials and is also not subject to excessive noise levels. All potential project-related impacts would be less than significant, with or without mitigation measures.

10. REFERENCE DOCUMENTS

Alameda County, 2002. Alameda County General Plan East County Area Plan (ECAP) as amended by Measure D

Alameda County Code of Ordinances, Title 17, Zoning Ordinance

Alameda County (December 22, 2000) Alameda County East County Area Plan (ECAP) as amended by Measure D

Alameda County Planning Department, Archaeology in Alameda County: A Handbook for Planners, October 1976, Map

California Department of Transportation, State Scenic Highway Program, available on line at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

Bay Area Air Quality Management District (BAAQMD), January 2010. Air Toxics NSR Program Health Risk Screening Analysis (HRSA) Guidelines

BAAQMD 2017, Bay Area 2017 Clean Air Plan, September. Available at: http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans/Clean-Air-Plans.aspx. Accessed February 2017

BAAQMD 2017, California Environmental Quality Act Air Quality Guidelines, May 2017

BAAQMD Air Quality Standards and Attainment Status (online), available at: http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed July 2016

Kennedy/Jenks Consultants, March 22, 2016, Technical Letter Report of Wastewater System to Serve Expansion and Modification of Building and Facilities at the M.A. Center

Kennedy/Jenks Consultants, August 11, 2017, Email Concerning Architectural Plans by Jarvis and Associates.

Purcell, Rhoades & Associates, Inc., April 22, 2016, Geotechnical Study Proposed Additions/Renovation for M.A. Center, 10200 Crow Canyon Road, Castro Valley, California

Purcell, Rhoades & Associates, Inc., October 25, 2017, Geotechnical Grading Plan Review – Proposed Additions/Renovations, M.A. Center, Castro Valley, California

Quincy Engineering, May 2016, Private Access Road Bridge: 2016 Bridge Inspection Report

WRA: Environmental Consultants, April 11, 2016, Biological Reconnaissance of the MA Center Expansion Project in Castro Valley, California

WRA: Environmental Consultants, February 16, 2017, Email Concerning Architectural Plans by Jarvis and Associates.

W-Trans, July 6, 2016, Traffic Analysis for the Mata Amritanandamayi Center Project

Technical Appendices: The following resources were prepared in order to further identify project specific parameters. Copies of these technical documents are incorporated herein by reference are available for review during normal business hours at the Alameda County Planning Department, 224 W. Winton Avenue, Room 111, Hayward, CA 94544