

A P P E N D I X A

N O T I C E O F P R E P A R A T I O N







ALAMEDA COUNTY  
**Community Development Agency**

## **NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT**

**PROJECT NAME:** THE OUTDOOR PROJECT CAMP, PLN2020-00093  
**PROJECT LOCATION:** 17015 CULL CANYON ROAD, CASTRO VALLEY CA  
APN 85-1200-1-16  
**PROJECT APPLICANT:** THE MOSAIC PROJECT, 478 Santa Clara Avenue, Suite 200,  
Oakland, CA 94610

The County of Alameda, Planning Department, (County), as lead agency, is issuing this Notice of Preparation (NOP) to advise other agencies and the public that the County will be preparing an Environmental Impact Report (EIR) for the Outdoor Project Camp (herein referred to as the “proposed project”) within unincorporated Alameda County. The EIR will be prepared in compliance with the California Environmental Quality Act (CEQA) and all relevant state and Federal laws. The County will serve as the CEQA lead agency for preparation of the EIR.

The County is issuing this NOP to alert interested parties and solicit agency and public input regarding the scope and content of the environmental analysis. It is also intended to advise the public that outreach activities conducted by the County and its representatives will be considered in the preparation of the EIR.

The County invites all interested individuals, organizations, public agencies, and Native American Tribes to comment on the scope of the EIR, including the project objectives, the alternatives to be studied, the impacts to be evaluated and the evaluation methods to be used. Comments pertaining to alternatives should focus on alternatives that may have fewer environmental impacts while achieving similar objectives and the identification of any significant social, economic, or environmental issues related to alternatives.

All materials related to this project can be found on the Alameda County Planning Website: [www.acgov.org/cda/planning/landuseprojects/currentprojects.htm](http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm). Written comments on the scope of the Outdoor Project Camp EIR, including the project objectives, impacts to be evaluated, methodologies to be used in the evaluations, and the alternatives to be considered, should be provided to the County by December 19, 2021. Comments on the project scope should be sent via email with the subject line “The Outdoor Project Camp EIR” to: [sonia.urzua@acgov.org](mailto:sonia.urzua@acgov.org) or by regular mail to:

Alameda County Planning Department  
ATTN: Sonia Urzua, Senior Planner  
224 W. Winton Avenue, Suite 111  
Hayward, CA 94544

In addition, comments can be made during a Scoping Meeting to be held on Tuesday, November 30 at 10:30am. Due to the COVID-19 pandemic, the scoping meeting will be held via Zoom Webinar will be The Webinar information is below:

<https://us06web.zoom.us/j/89938939951>

Or by Phone [1 (669) 900 9128 or 1 (346) 248 7799] Webinar ID: [899 3893 9951]

### **THE EIR PROCESS AND THE ROLE OF PARTICIPATING AGENCIES AND THE PUBLIC:**

The County encourages broad participation in the EIR process during scoping and review of the resulting environmental documents. Comments and suggestions are invited from all interested agencies and the and the public at large so that the full range of issues related to the proposed project and all reasonable feasible alternatives are addressed, and that all potentially significant issues are identified. In particular, the County is interested in learning whether there are areas of environmental concern whether there might be a potential for significant impacts. For all potentially significant impacts, the EIR will identify mitigation measures, where feasible, to reduce the impacts to a level below significance.

Public agencies with jurisdiction are requested to advise the County of their applicable permit and environmental review requirements, and the scope and content of the environmental information that is germane to the agency's statutory responsibilities in connection to the proposed project. Public agencies are requested to advise the County if they anticipate taking a major action in connection with the proposed project and if they wish to cooperate in the preparation of the EIR.

### **PROJECT LOCATION AND EXISTING USES:**

The proposed project is located on an approximately 37-acre site at 17015 Cull Canyon Road near the unincorporated community of Castro Valley, in Alameda County, California, approximately three miles north of Interstate 580 (I- 580). The site is identified by the Alameda County Assessor's Office as Assessor's Parcel Number (APN) 85-1200-1-16. The site is bounded by Cull Canyon Road to the east, Twining Vine Winery to the north, Cull Canyon Regional Recreational Area to the west, and residential property to the south. The project site is accessible via Cull Canyon Road from the east by Interstate-680 at the Crow Canyon Road exit and from the west by Interstate 580 at the Grove Way exit.

The project site is currently developed and heavily vegetated. On the eastern portion of the site, Cull Creek runs north to south through the property, generally parallel and west of Cull Canyon Road. Existing structures on the property include a 1,200-square-foot mobile home, a 970-square-foot barn, and a paved parking area located adjacent to Cull Canyon Road. An existing 14-foot-wide bridge spans Cull Canyon Creek and leads to a developed area that includes a large 7,500-square-foot garage building, a paved patio, and driveways with drainage swales. There are large, semi-flat, open areas adjacent to the garage. The remainder of the site consists of steep bay and oak woodlands on an east-facing slope, with minor drainages.

## **PROPOSED PROJECT:**

This proposed project would provide a camping facility for The Mosaic Project's primary program, its Outdoor Project. The Mosaic Project's mission with The Outdoor Project Camp is to work toward a peaceful future by uniting children of diverse backgrounds, providing them with community building skills, and empowering them to become peacemakers through a multi-day nature-oriented experience. The proposed project would consist of demolishing an existing 7,500-square-foot garage, improving trails and miscellaneous dirt or gravel roads, and constructing components critical to the proposed project's mission. These components include twelve 400-square-foot camping cabins; a two-story, 40-foot-high, 8,500-square-foot central meeting and dining hall; a 1,025-square-foot restroom/shower building; a two-story 2,600-square-foot staff housing building; use of an existing 1,200-square-foot caretaker's unit; and sewer infrastructure that includes an on-site septic tank with a leach field dispersal system.

The proposed project, including all recreational facilities and caretaker residences, would encompass an area totaling 2 acres. Water for the proposed project would be pumped from on-site groundwater wells to an above ground treatment system for contaminant removal. A detailed Project Description is included as Attachment A.

## **KEY ENVIRONMENTAL ISSUES:**

Key issues that will be evaluated in the EIR include:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services (Fire Protection and Police Services)
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Other CEQA topics scoped out of the EIR include:

- Aesthetics
- Energy
- Mineral Resources
- Population and Housing
- Recreation

These topics were addressed separately in an Initial Study Document, included as Attachment B.

**ATTACHMENTS:**

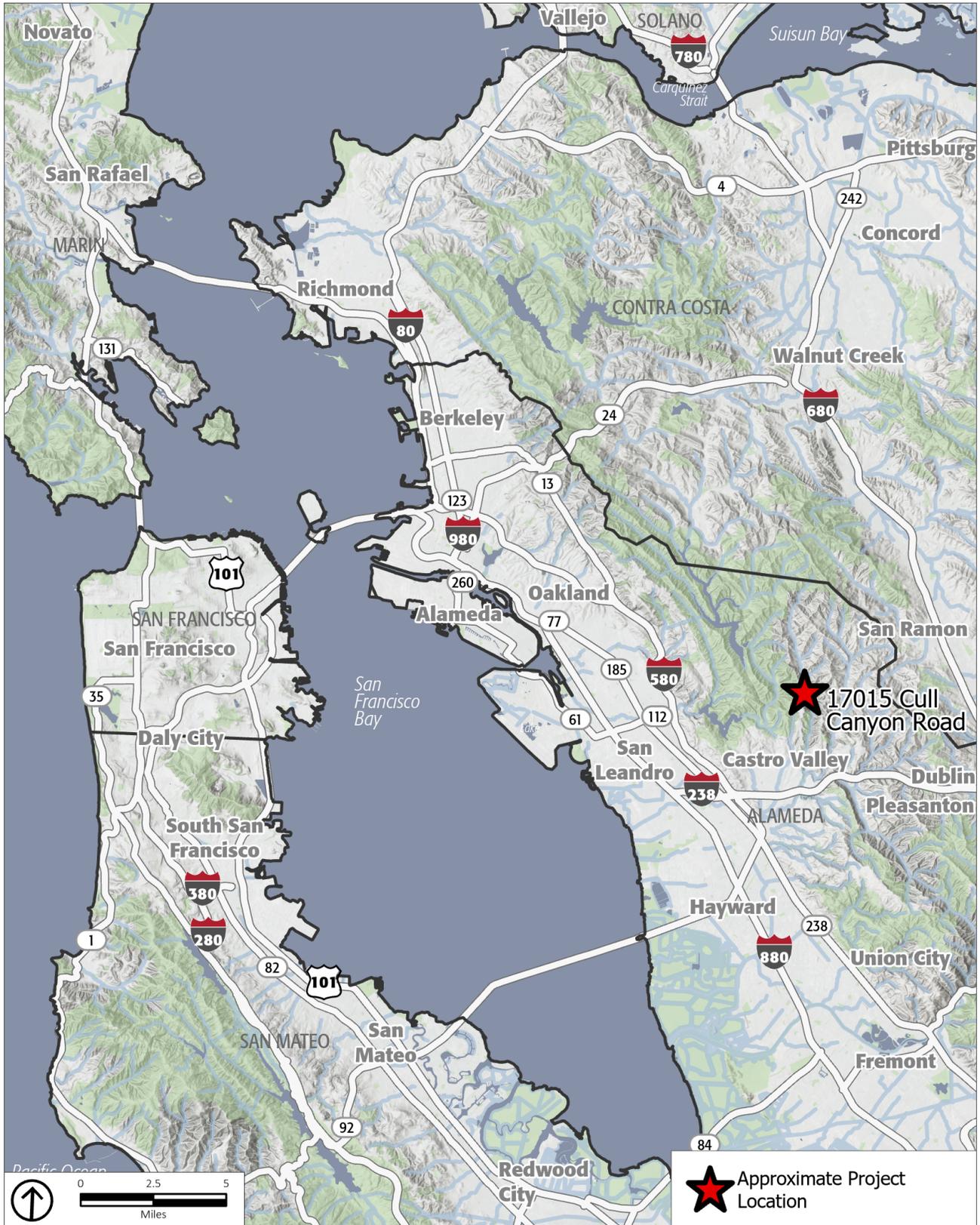
Figure 1 Regional Location

Figure 2 Project Site Plan

Attachment A: Project Description

Attachment B: Initial Study

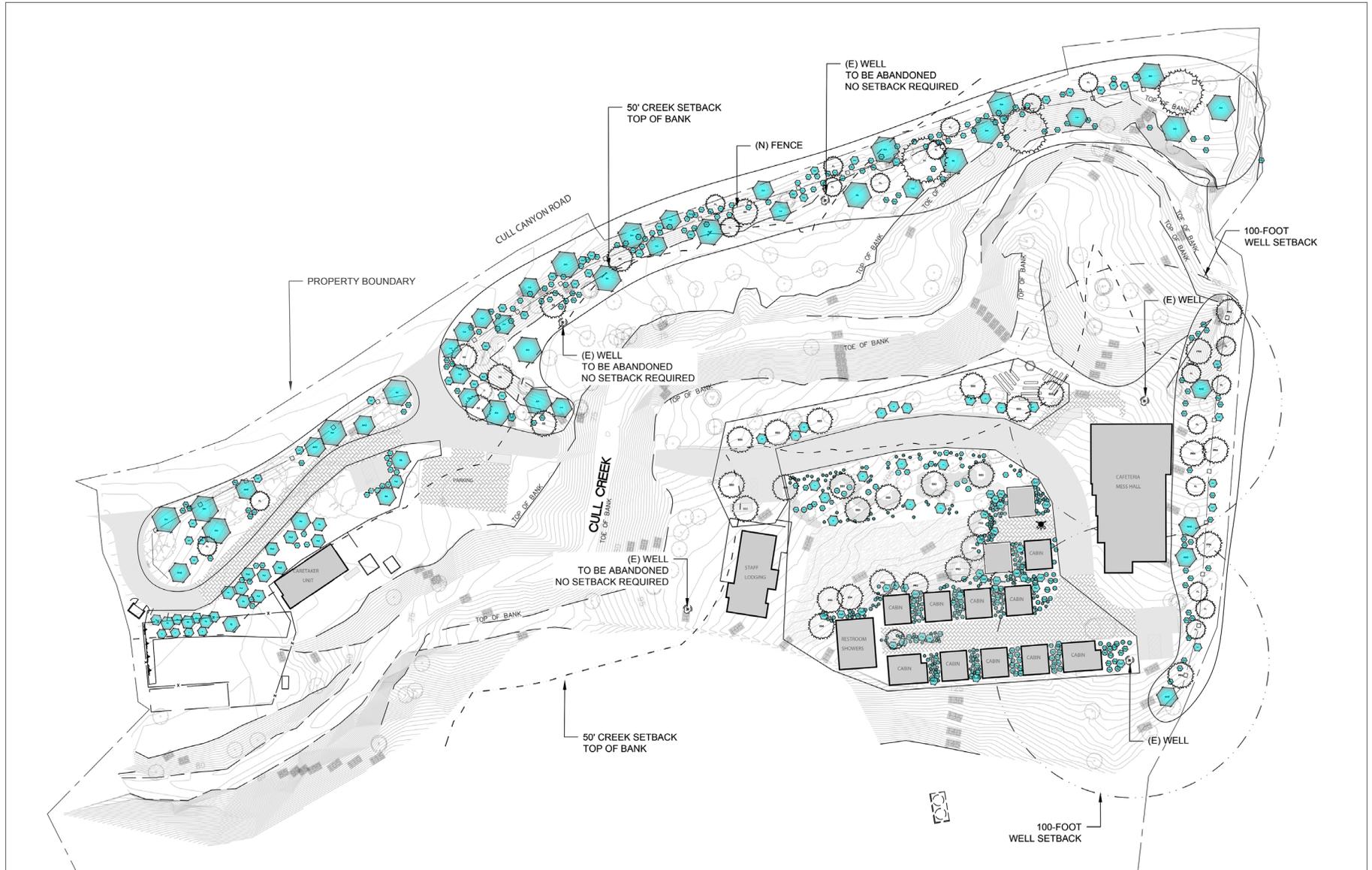
# NOTICE OF PREPARATION



Source: Esri, 2021; PlaceWorks, 2021.

Figure 1  
Regional Location

# NOTICE OF PREPARATION



Source: Watershed Progressive, 2020.

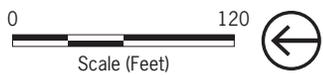


Figure 2  
Proposed Project Site Plan

# Attachment A: Project Description

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

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

## 3.1 PROJECT SITE LOCATION AND CHARACTERISTICS

The proposed project is located on a 37-acre site at 17015 Cull Canyon Road near the unincorporated community of Castro Valley, in Alameda County, California, approximately three miles north of Interstate 580 (I- 580). The site is identified by the Alameda County Assessor’s Office as Assessor’s Parcel Number (APN) 085-1200-01-16.<sup>1</sup> The site is bounded by Cull Canyon Road to the east, Twining Vine Winery to the north, Cull Canyon Regional Recreational Area to the west, and residential property to the south. Figure 3-1, Regional Location, shows the location of the project site.

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

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<sup>1</sup> Alameda County, 2020, Assessor’s Parcel Number, available online at [http://gis.acgov.org/Html5Viewer/index.html?viewer=parcel\\_viewer](http://gis.acgov.org/Html5Viewer/index.html?viewer=parcel_viewer), accessed January 20, 2021.

## PROJECT DESCRIPTION

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

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

### 3.1.1 REGIONAL LOCATION AND ACCESS

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

### 3.1.2 SURROUNDING LAND USES

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

### 3.1.3 EXISTING SITE CONDITIONS

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

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

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

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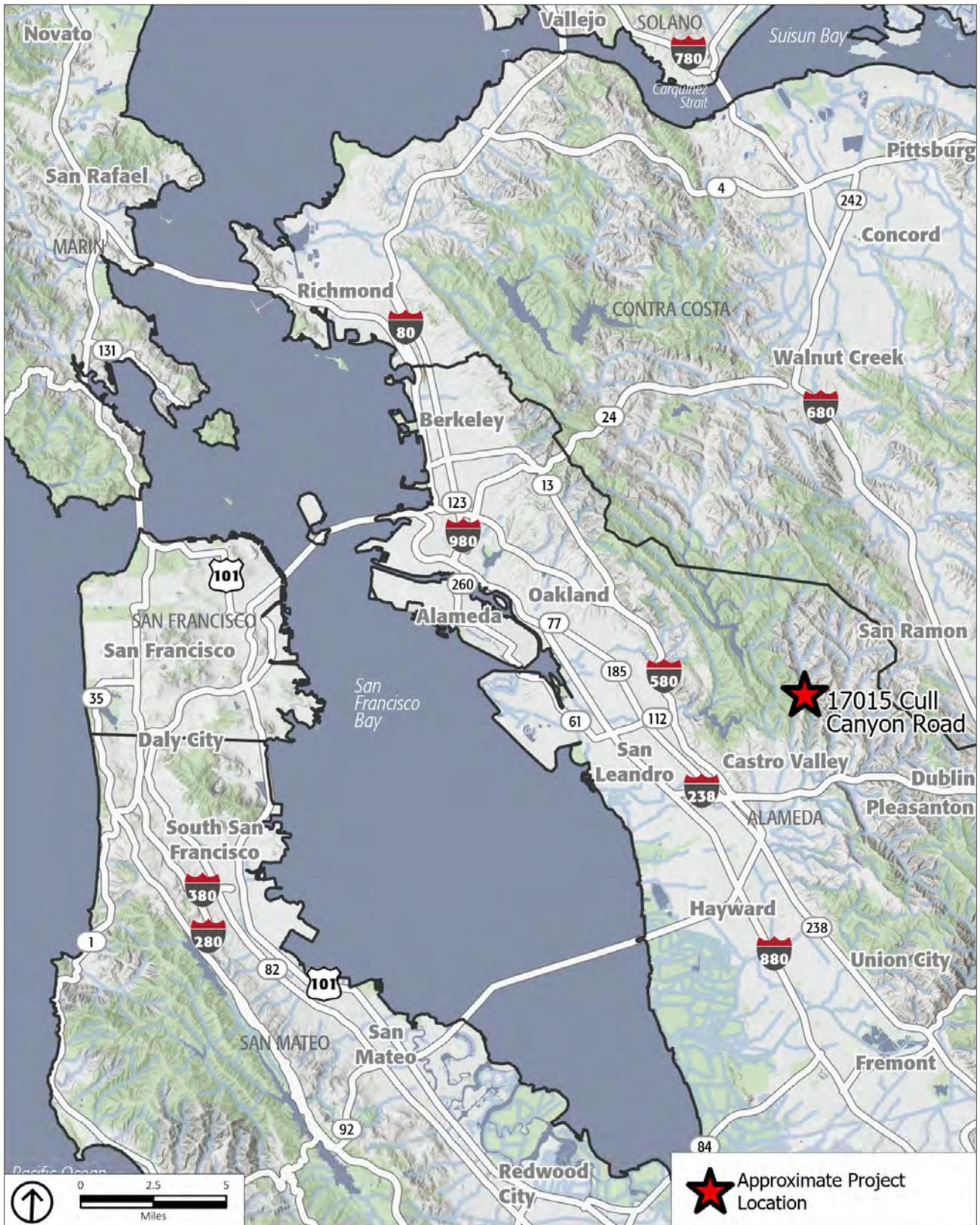
## PROJECT DESCRIPTION

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

Prior County approvals involving the site include the following:

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

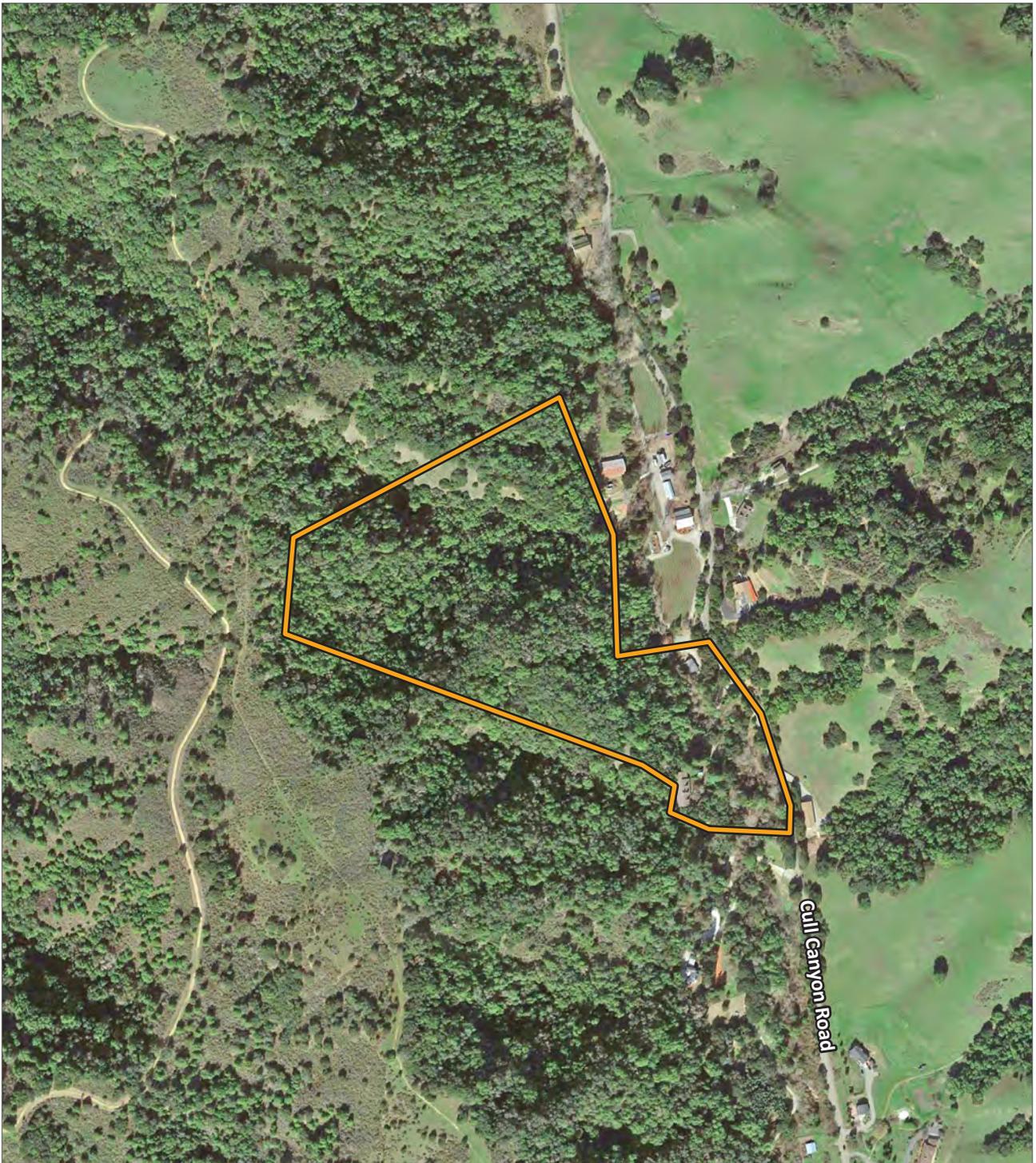
PROJECT DESCRIPTION



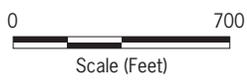
Source: Esri, 2021; PlaceWorks, 2021.

Figure 3-1  
Regional Location

PROJECT DESCRIPTION



Source: Google Earth, 2021. PlaceWorks, 2021.



Approximate Project Site Boundary

Figure 3-2  
Local Context

## PROJECT DESCRIPTION

### 3.1.4 GENERAL PLAN LAND USE DESIGNATION AND ZONING

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

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

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

<sup>4</sup> Alameda County, 2020, Municipal Code, Section 17.06.010 – Agricultural districts – Intent, [https://library.municode.com/ca/alameda\\_county/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.06ADI\\_17.06.030PEUS](https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06ADI_17.06.030PEUS), accessed February 1, 2020.

## 3.2 PROJECT OBJECTIVES

The project applicant has developed the following project objectives:

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

## 3.3 PROPOSED PROJECT

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

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

## PROJECT DESCRIPTION

### 3.3.1 PROPOSED SITE IMPROVEMENTS

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

#### Demolition of Garage

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

#### Camping Cabins

Twelve 400-square-foot non-permanent camping cabins are proposed to be placed within the footprint of the existing garage building on the southwestern portion of the site. These cabins, shown on Figure 3-5, would be simple, light-footprint construction with access from a 20-foot-wide fire road in compliance with the cabin code section of the California Code of Regulations (CCR) Title 25, Div 1, Chapter 2.2.<sup>5</sup>

#### Central Meeting and Dining Hall

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

#### Counsel Ring

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

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

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## PROJECT DESCRIPTION

### Restroom and Shower Building

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

### Family Dwelling

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

### Caretakers Unit

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

### Bridge Improvements

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

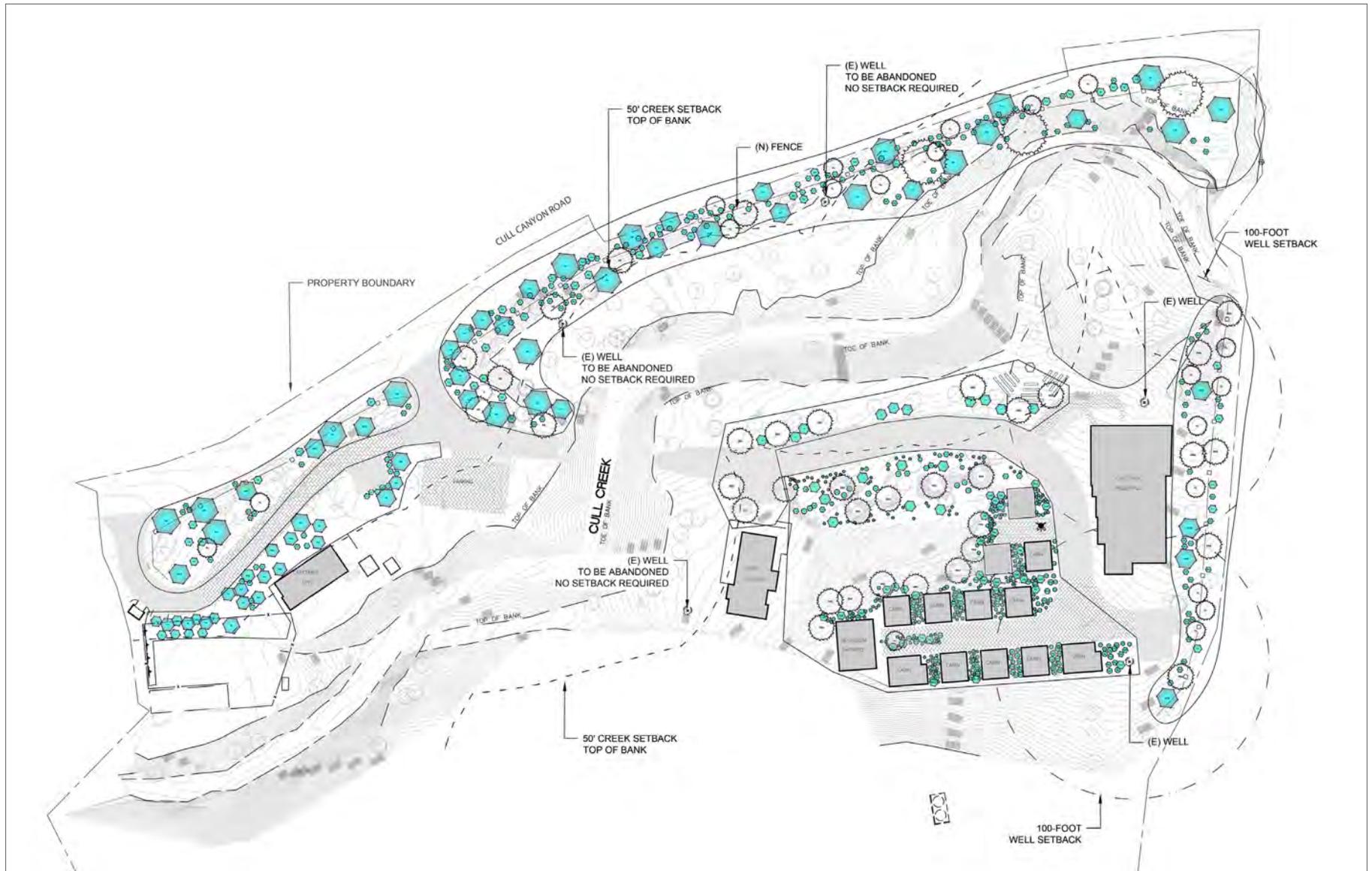
### Agricultural and Farming Activities

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

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



# NOTICE OF PREPARATION



Source: Watershed Progressive, 2020.

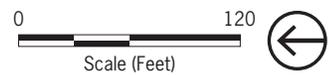


Figure 3-4  
Proposed Project Site Plan

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-5  
Camping Cabins

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-6  
Central Meeting & Dining Hall

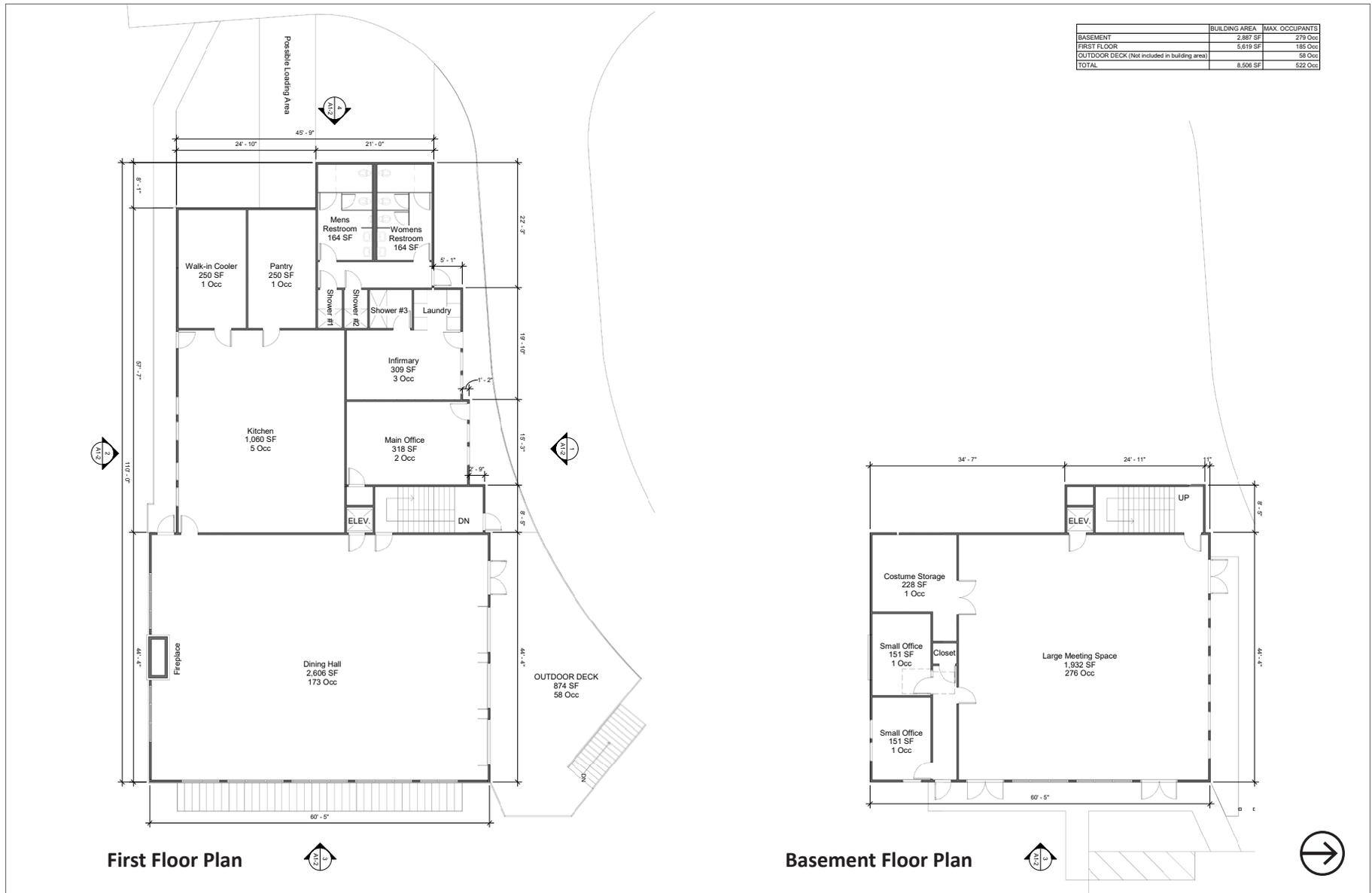
PROJECT DESCRIPTION



Source: NorthStar Engineers, 2021.

Figure 3-7  
Staff Family Building

PROJECT DESCRIPTION



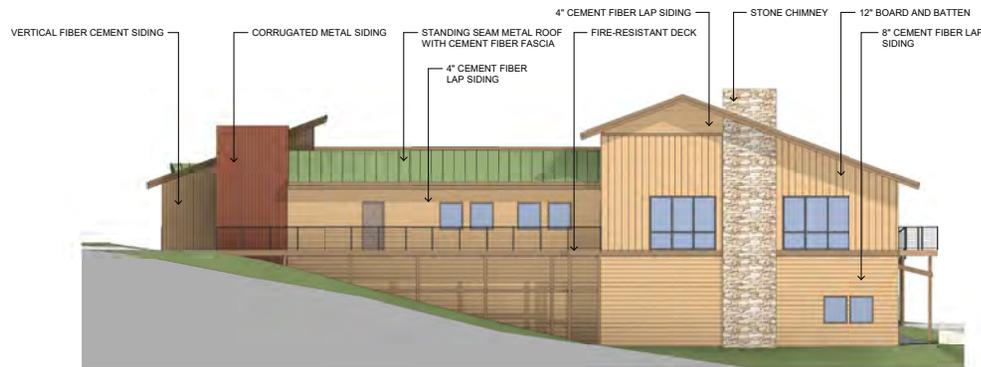
Source: NorthStar, 2021.

Figure 3-8  
Main Building - Floor Plans

PROJECT DESCRIPTION



Main Building - North Elevation



Main Building - South Elevation



Main Building - East Elevation

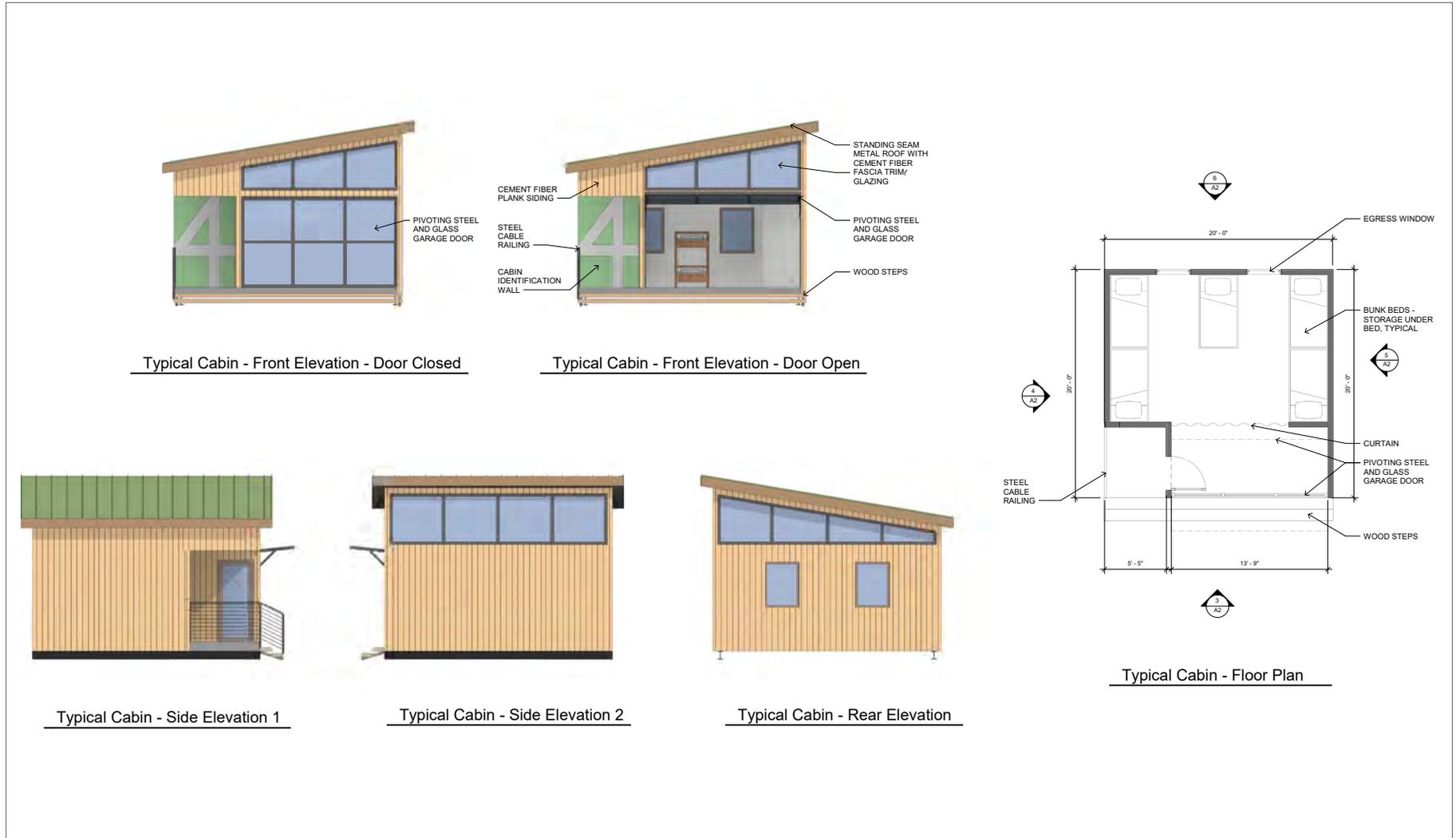


Main Building - West Elevation

Source: NorthStar, 2021.

Figure 3-9  
Main Building - Elevations

PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-10  
Typical Cabin - Floor Plan and Elevations

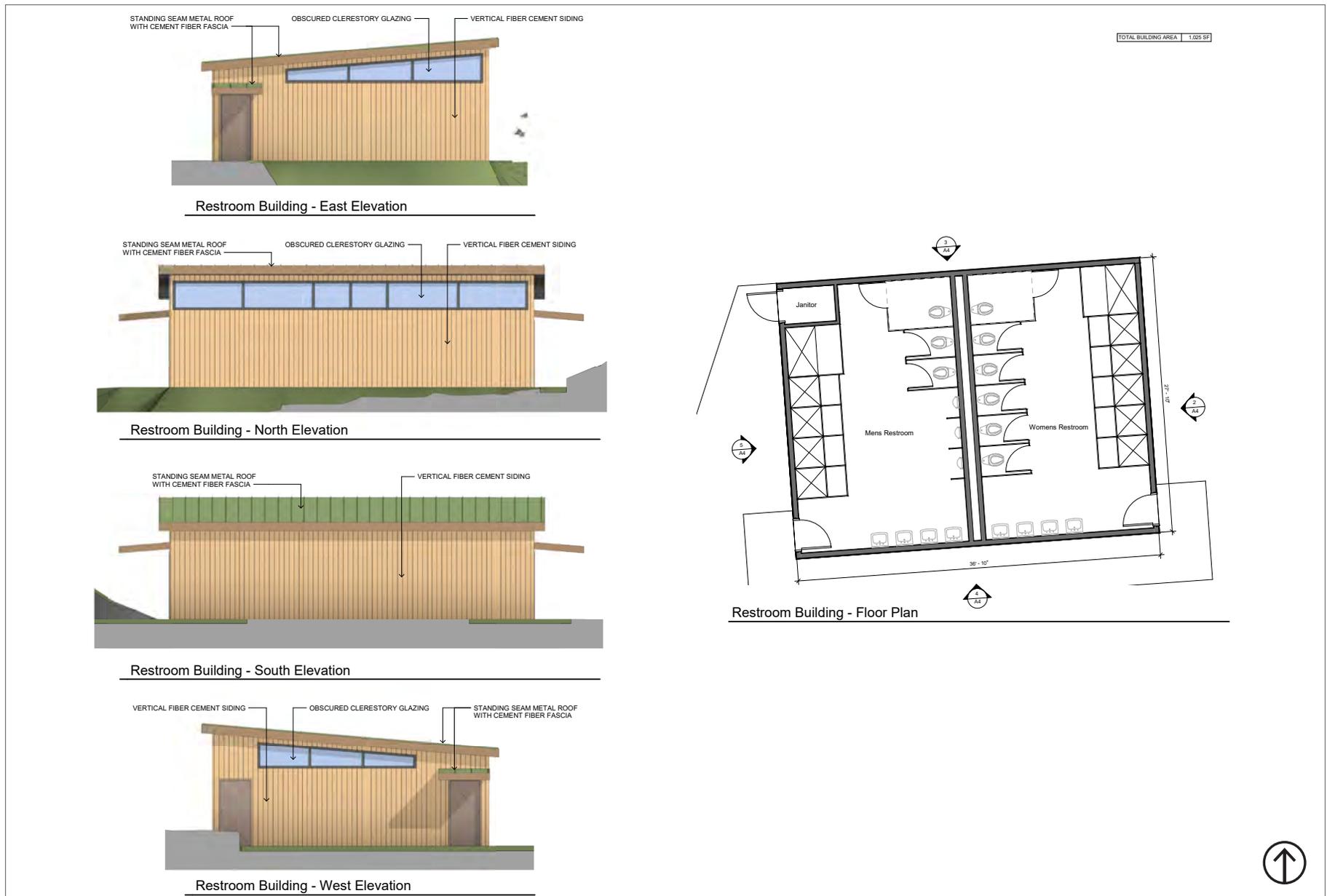
PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-11  
Staff Housing - Floor Plans and Elevations

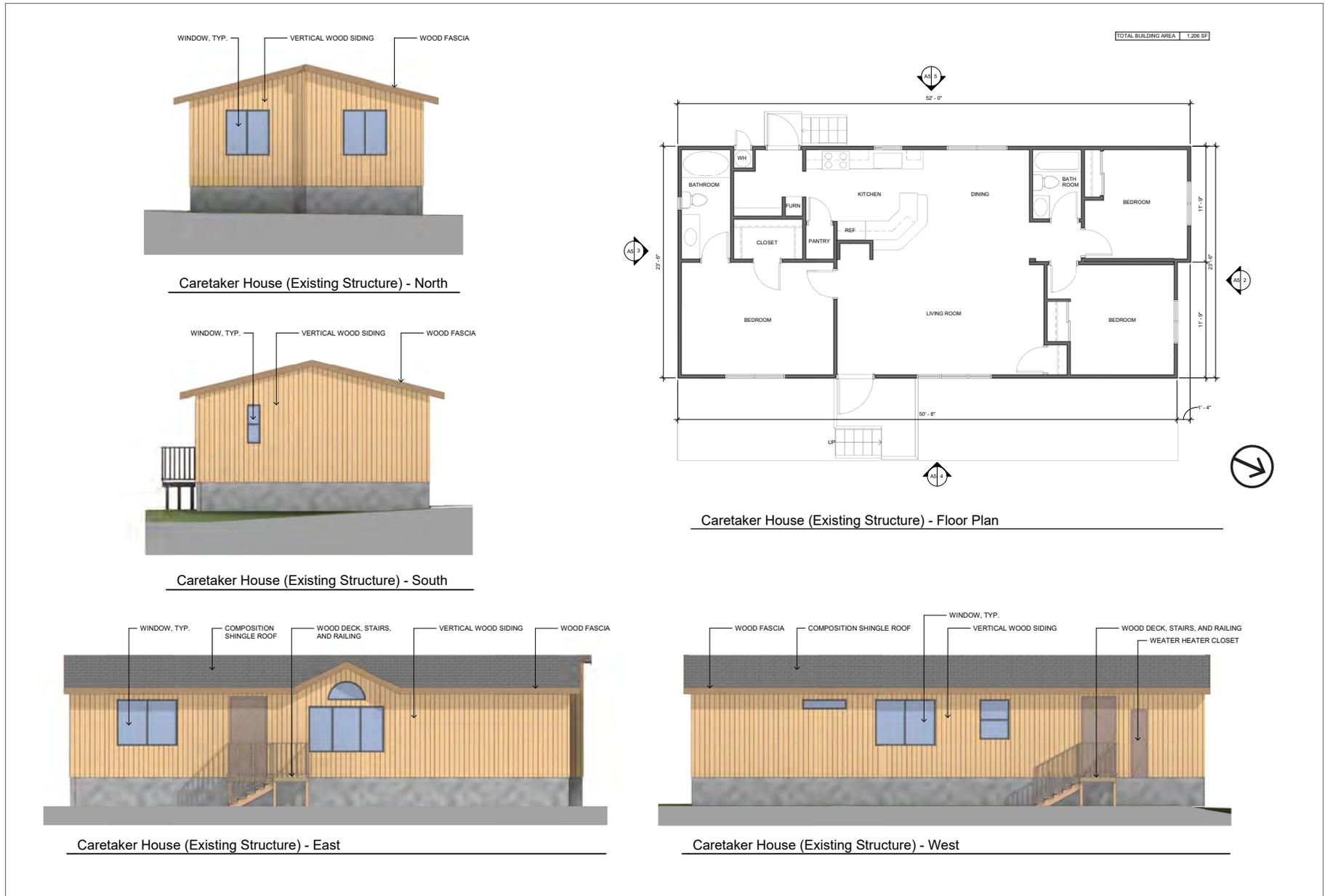
PROJECT DESCRIPTION



Source: NorthStar, 2021.

Figure 3-12  
Restroom Building – Floor Plan and Elevations

PROJECT DESCRIPTION



Source: NorthStar, 2021.

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

**PROJECT DESCRIPTION**

**TABLE 3-1 PROPOSED PROJECT BUILDOUT**

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

Source: NorthStar, 2021.

### 3.3.2 OPEN SPACE AND AMENITIES

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

### 3.3.3 PARKING AND ACCESS

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

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

## PROJECT DESCRIPTION

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

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

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

### 3.3.4 UTILITIES AND SERVICE CONNECTIONS

#### 3.3.4.1 STORMWATER

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

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

#### 3.3.4.2 POTABLE WATER SUPPLY

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

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

## PROJECT DESCRIPTION

### 3.3.4.3 SANITARY SEWER SERVICE

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

### 3.3.4.4 ENERGY

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

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

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

### 3.3.5 LANDSCAPING

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

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

### 3.3.6 LIGHTING

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

## PROJECT DESCRIPTION

### 3.4 REQUIRED PERMITS AND APPROVALS

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

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

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

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

**ENVIRONMENTAL ANALYSIS**

# Attachment B: INITIAL STUDY

## DISCUSSION OF ENVIRONMENTAL EVALUATION

This Initial Study Checklist was prepared to identify thresholds within the CEQA Checklist topics that will not be affected by the proposed project. For these topics, the impact conclusion boxes are checked. The remaining thresholds within the CEQA Checklist topics will be addressed in the project Environmental Impact Report (EIR). The checklist boxes for these topics are blank, pending analysis and conclusions in the EIR.

### I. AESTHETICS

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

- a) As described in Chapter 3, Project Description, the project site is bounded by Cull Canyon Road to the east, Twining Vine Winery to the north, Cull Canyon Regional Recreational Area to the west, and residential property to the south. Figure 3-1, Regional Location, shows the location of the project site.

Public views from Cull Canyon Road towards the project site are generally obstructed by existing ground vegetation and trees along the roadway. Within the boundaries of the project site, the area with existing structures is mostly flat and generally bisected by the bridge over Cull Canyon Creek which connects to an internal north – south concrete roadway ending at a large existing concrete building. The project site slopes sharply to the west where it is heavily vegetated and obstructs views extending beyond the site. Existing structures on the 37-acre parcel include a residential home, a

## ENVIRONMENTAL ANALYSIS

barn, a bridge, several wells, a septic system, an outdoor barbeque and spit, and a large concrete building with a slab foundation. Cull Creek also runs through the eastern portion of the parcel.

Structures included as part of the proposed development include twelve- 400 square foot cabins, an 8,500 square foot meeting and dining hall, a 1,025 square foot restroom and shower building, a 2,600 square foot family dwelling, and the existing 1,200 square foot caretaker's unit. As shown on Figures 3-7 through 3-15 in Chapter 3, Project Description, the meeting/dining hall and family dwelling buildings are two stories in height while all the other buildings are one story.

Due to the site's location between a public roadway obstructed by large, existing trees and vegetation and the sloped hills to the west, as well the low one- and two-story building heights, scenic vistas of the adjoining hillsides would not be blocked by construction of the project. Therefore, this impact would be less than significant.

- b) Cull Canyon is not a State Scenic Highway. The nearest scenic corridor is located approximately 1.25 miles east along Crow Canyon Road.<sup>1</sup> Therefore, there would be *no impact*.
- c) Public views from Cull Canyon Road towards the project site are generally obstructed by vegetation and existing trees along the roadway. The property line extends to the edge of the two-lane roadway comprising Cull Canyon Road with minimal shoulder or bike and pedestrian path between the roadway and property. As described in the Chapter 3, Project Description, the proposed project would include development and facilities appurtenant to periodic recreational camping. The design of the proposed buildings as well as the scale and massing, would be consistent with the adjoining development including one- and two-story homes and supporting buildings. Therefore, there would *no impact*.
- d) As described in Section 3.3.6 of the Project Description, exterior lighting would be provided within the parking lots on the project. Proposed lighting would be designed so that the lights are shielded or directed in such a way that there would be no impact on the adjacent land uses or nearby residences. Therefore, new sources of light installed for the proposed project would have *no impact* on day or nighttime views in the area.

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<sup>1</sup>Alameda County, 2012, Castro Valley General Plan, [https://www.acgov.org/cda/planning/generalplans/documents/CastroValleyGeneralPlan\\_2012\\_FINAL.pdf](https://www.acgov.org/cda/planning/generalplans/documents/CastroValleyGeneralPlan_2012_FINAL.pdf), accessed May 11, 2021.

**ENVIRONMENTAL ANALYSIS**

**II. AGRICULTURE AND FORESTRY RESOURCES**

<b>Would the proposed project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) The project site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance.<sup>2</sup> Therefore, there would be *no impact*.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.
- e) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

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<sup>2</sup> California Department of Conservation, 2021, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed May 11, 2021.

## ENVIRONMENTAL ANALYSIS

### III. AIR QUALITY

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or State ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**IV. BIOLOGICAL RESOURCES**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	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 plan, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.
- e) This threshold will be assessed within the full project EIR.
- f) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

## ENVIRONMENTAL ANALYSIS

### V. CULTURAL RESOURCES

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**VI. ENERGY**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
<b>Would the proposed project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

- a) The proposed project would be designed to maximize natural lighting, use high-performance glazing, incorporate passive heating and cooling strategies, and employ low-flow fixtures to minimize energy consumption and exceed Title 24 energy requirements. The proposed project would connect to existing electrical utilities and would continue to use one of the two 499-gallon liquid propane tanks currently on-site to serve existing facilities, while upgrading the other existing tank to serve the new multi-use building and shower building.

Construction of the proposed project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions and would result in short-term transportation-related energy use. Electricity use during construction would vary during different phases, and electricity would not be required to power most construction equipment. Most of the construction equipment during demolition and grading would be gas- or diesel-powered, and the later construction phases would require electricity-powered equipment for interior construction and architectural coatings. Overall, the use of electricity would be temporary and would fluctuate according to the phase of construction. Additionally, it is anticipated that most of the electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. It is not anticipated that construction equipment used for the proposed project would be powered by natural gas, and no natural gas demand is anticipated during construction.

Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. It is anticipated that most of the off-road construction equipment, such as those used during grading, would be gas- or diesel-powered. All construction-equipment would cease upon completion of project construction. Thus, transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Furthermore, to limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction, in accordance with Section 2449 of the California Code

## ENVIRONMENTAL ANALYSIS

of Regulations, Title 13, Article 4.8, Chapter 9. In addition, it is anticipated that the construction equipment would be well maintained and meet the appropriate tier ratings per CALGreen or EPA emissions standards, so that adequate energy efficiency level is achieved.

Operation of the proposed project would create additional energy demands compared to existing conditions and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, use of on-site equipment and appliances; and indoor and outdoor lighting. Due to increased population on-site and use of the site, the proposed project would increase energy demand at the site compared to existing conditions. However, because the proposed project would be built to meet the Building Energy Efficiency Standards, it would not result in wasteful or unnecessary natural gas demands. Therefore, the proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and there would be *no impact*.

- b) The proposed project would be required to comply with all applicable energy regulations, including, for example, the Building Energy Efficient Standards, and CALGreen, which would contribute to minimizing wasteful energy consumption and promoting renewable energy sources. The proposed project would connect to existing electrical infrastructure and use two liquid propane tanks on-site for additional energy needs. As described under discussion (a), the proposed project would be designed to maximize natural lighting, use high-performance glazing, incorporate passive heating and cooling strategies, and employ low-flow fixtures to minimize energy consumption and exceed Title 24 energy requirements. Therefore, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and there would be *no impact*.

## MITIGATION MEASURES

None required.

**ENVIRONMENTAL ANALYSIS**

**VII. GEOLOGY AND SOILS**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Directly or indirectly cause 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 Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined by Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.
- e) This threshold will be assessed within the full project EIR.
- f) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

## ENVIRONMENTAL ANALYSIS

### VIII. GREENHOUSE GAS EMISSIONS

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) The proposed project would not involve the routine transport of hazardous waste, thus, no impacts to the public or the environment would occur. Potential impacts during construction of the proposed project could include potential spills associated with the use of fuels and lubricants in construction equipment. These potential impacts would be short-term in nature and would be reduced to less-than-significant levels through compliance with applicable local, State, and federal regulations, as well as the use of standard equipment operating practices by experienced, trained personnel. Additionally, during the operation phase of the proposed project, common cleaning substances, facility maintenance products, and similar items could be used on the project site. These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Compliance with the applicable laws, regulations, and conditions of approval, would minimize hazards associated with the routine transport, use, or disposal of hazardous materials to the maximum extent practicable. Therefore, impacts would be *less than significant*.
- b) As discussed in Criterion (a) of this section, the operation phase of the proposed project could involve the use of common cleaning substances and facility maintenance products; however, these potentially

## ENVIRONMENTAL ANALYSIS

hazardous substances would not be of a type or occur in sufficient quantities on-site to pose a significant hazard to public health and safety or the environment. The use of these materials would be subject to existing federal and State regulations. Compliance with these regulations would ensure that the risk of accidents and spills are minimized to the maximum extent practicable. Therefore, impacts related to accidental release of hazardous materials would be *less than significant*.

- c) The project site is not located within 0.25 miles of a school. The closest schools, Proctor Elementary School and Vannoy Elementary School, are located approximately 2 miles and 2.5 miles south of the project site, respectively. Therefore, there would be *no impact*.
- d) Based on information gathered from a review of the applicable regulatory databases, including EnviroStor and the GeoTracker, to identify known or suspected sources of contamination, it was determined that the project site does not contain any known hazardous materials spills or storage sites.<sup>3,4</sup> Therefore, there would be *no impact*.
- e) The project site is not located within 2 miles of a public airport or public use airport. The closest airport to the project site is Oakland International Airport, located 8.5 miles west of the project site in the City of Oakland. Therefore, there would be *no impact*.
- f) This threshold will be assessed within the full project EIR.
- g) This threshold will be assessed within the full project EIR.

## MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

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<sup>3</sup> Department of Toxic Substances Control, 2021, EnviroStor, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=map>, accessed August 23, 2021.

<sup>4</sup> California State Water Resources Control Board, 2021, GeoTracker, <https://geotracker.waterboards.ca.gov/map/>, accessed August 23, 2021.

**ENVIRONMENTAL ANALYSIS**

**X. HYDROLOGY AND WATER QUALITY**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) Impede or redirect flood flows?				
d) In a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.
- e) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

## ENVIRONMENTAL ANALYSIS

### XI. LAND USE AND PLANNING

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) The proposed project would develop the site with a recreational camping facility. The proposed project would retain the existing roadway patterns and would not introduce any new major roadways or other physical features through existing residential neighborhoods or other communities that would create new barriers. Therefore, the proposed project would not divide any established community there would be *no impact*.
- b) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**XII. MINERAL RESOURCES**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

a) The California Geological Survey (CGS), formerly the California Division of Mines and Geology, classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act (SMARA) of 1975 and assists in the designation of lands containing significant aggregate resources. CSG’s Mineral Land Classification (MLC) Project provides objective economic-geologic expertise to assist in the protection and development of mineral resources through the land-use planning process. Since its inception in 1978, the MLC Project has completed 97 classification studies covering about 34% of the state.<sup>5</sup> The SMARA classification for the area encompassing the project area is MRZ-4 on the Special Report 146 Plate 2.10 map.<sup>6</sup> The MRZ-4 category denotes areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. The MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather that there is a lack of knowledge regarding mineral occurrences. Further exploration of the area could result in the reclassification of MRZ-4 areas.<sup>7</sup> No minerals are currently mined within the project site and no known mineral resources occur in the project vicinity. Therefore, the proposed project would not result in the loss of or access to mineral resources and there would be *no impact*.

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<sup>5</sup> California Geologic Survey (CGS), 2017, Mineral Resources and Mineral Hazards Mapping Program, California Department of Conservation, <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>, accessed August 10, 2021.

<sup>6</sup> California Department of Conservation, 1983, Special Report 146 Plate 2.10, <https://filerequest.conservation.ca.gov/>, accessed August 24, 2021.

<sup>7</sup> California Department of Conservation, 2003, Mineral Land Classification of Granite Construction Inc.’s Handley Ranch Site, Monterey County, California, for Construction Aggregate Resources, [https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR\\_180-MLC-Report.pdf](https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR_180-MLC-Report.pdf), accessed August 24, 2021.

## **ENVIRONMENTAL ANALYSIS**

- b) The project site has not been classified or nominated as a locally important mineral resource recovery site, according to the CGS Generalized Aggregate Resource Classification Map.<sup>8</sup> Therefore, no impact would result.

## **MITIGATION MEASURES**

None required.

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<sup>8</sup> California Department of Conservation, 1983, Special Report 146 Plate 2.10, <https://filerequest.conservation.ca.gov/>, accessed August 24, 2021.

**ENVIRONMENTAL ANALYSIS**

**XIII. NOISE**

<b>Would the proposed project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

## ENVIRONMENTAL ANALYSIS

### XIV. POPULATION AND HOUSING

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial unplanned population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

- a) The proposed project, a recreation camping facility, would not involve new housing or employment centers; thus, the proposed project would not induce substantial population growth in the area. Furthermore, the proposed project does not have a long-term new housing component and would only be used intermittently by groups in a recreational capacity. Therefore, there would be *no impact*.
- b) The existing caretaker home would remain on-site, and no additional long-term housing is proposed as part of the project. Therefore, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there would be *no impact*.

### MITIGATION MEASURES

None required.

**ENVIRONMENTAL ANALYSIS**

**XV. PUBLIC SERVICES**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e., construction, renovation or expansion) as demand for service increases. Increased demand is typically driven by increases in population. The proposed project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve residents, thereby requiring construction of new facilities or modification of existing facilities. As discussed above in Section XIV, Population and Housing, the proposed project would not result in a net increase of residents at the project site or elsewhere in the region because it does not propose housing and is not a major regional employer. Nevertheless, due to the location of the proposed project, within a rural area and a Wildfire Urban Interface, fire and police services are addressed in more detail within the EIR.

a) i) Fire Protection: This threshold will be assessed within the full project EIR.

b) ii) Police Protection: This threshold will be assessed within the full project EIR.

a) iii) Schools:

No schools exist within two miles of the project area. No changes would occur that would affect existing schools or require additional schools or school personnel. Therefore, there would be *no impact*.

## ENVIRONMENTAL ANALYSIS

### iv) Parks:

The proposed project consists of recreational camping facility that would serve disadvantaged youth throughout the region. All proposed visitor activities would occur on-site and would not involve the use of public parks. Although the multi-use trail on the western portion of the project site would ultimately lead to the Juan Bautista De Anza Trail, the connection is not intended to increase use of the regional trail because all activities are limited to the boundaries of the camping site. Other nearby parks include Deerview Park, Greenridge Park, the Columbia Trail, and the Cull Canyon Regional Recreation Area. These parks are located more than 0.5 miles away from the project site and would not be visited or used by visitors to the proposed project. Therefore, there would be *no impact* to parks.

### v) Libraries:

The proposed project is more than two miles away from the nearest libraries. Due to the nature of the proposed project, a recreational camping facility with no increase in permanent residents, student visitors to the camping facility would not use regional libraries. Therefore, there would be *no impact* to libraries.

## MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**XVI. RECREATION**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

a), b) Increased demand for existing neighborhood and regional parks or other recreational facilities is typically driven by increases in population. The proposed project, a recreational camping facility, would not result in a net increase of permanent residents at the project site or elsewhere in the region because it does not include permanent housing. Furthermore, all activities during the operation of the recreational camping facility would be restricted to the facility itself and would not require the construction or expansion of recreational facilities. Therefore, the proposed project would not contribute to the deterioration of existing facilities nor require the construction or expansion of existing recreational facilities. Accordingly, there would be *no impact* with respect to parks and recreation.

**MITIGATION MEASURES**

None required.

## ENVIRONMENTAL ANALYSIS

### XVII. TRANSPORTATION

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency will consider the significance to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

CEQA Guidelines Section 15064.5(b)(1), defines a substantial adverse change in the significance of a historical resource (defined as historical resource, archaeological resource, or tribal cultural resource) involves the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical would be materially impaired.”

- a) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

## ENVIRONMENTAL ANALYSIS

### XIX. UTILITIES AND SERVICE SYSTEMS

Would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) The closest wastewater treatment provider is the Castro Valley Sanitation District (CVSD) in Castro Valley. The project is outside the service area boundaries of the CVSD which end before the Cull Canyon Regional Recreation area. Therefore, there is *no impact*.
- d) This threshold will be assessed within the full project EIR.
- e) This threshold will be assessed within the full project EIR.

### MITIGATION MEASURES

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This threshold will be assessed within the full project EIR.
- b) This threshold will be assessed within the full project EIR.
- c) This threshold will be assessed within the full project EIR.
- d) This threshold will be assessed within the full project EIR.

**MITIGATION MEASURES**

Any necessary mitigation measures will be included in the project EIR.

**ENVIRONMENTAL ANALYSIS**

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a) This finding will be addressed within the full project EIR.
- b) This finding will be addressed within the full project EIR.
- c) This finding will be addressed within the full project EIR.

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## ***Organizations and Persons Consulted***

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This Initial Study was prepared by the following consultants and individuals:

### **LEAD AGENCY**

#### **Alameda County**

Sonia Urzua, Senior Planner

### **REPORT PREPARERS**

#### **LEAD CONSULTANT**

##### **PlaceWorks**

Steve Noack, Principal, Principal-in-Charge

Allison Dagg, Associate, Project Manager

December 9, 2021

Alameda County  
Attn: Sonia Urzua  
224 W. Winton Avenue, Suite 111  
Hayward, CA 94544

ALAMEDA COUNTY, NOTICE OF PREPARATION (NOP) FOR ENVIRONMENTAL IMPACT REPORT (EIR); FOR THE MOSAIC PROJECT (PROJECT); SCH # 2021110301

Dear Ms.Sonia Urzua:

Thank you for the opportunity to review the NOP for the EIR for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits administered under the Safe Drinking Water Act and will require a new or amended water supply permit for the above referenced Project. A project requires a permit if it includes water system consolidation or changes to a water supply source, storage, or treatment or a waiver or alternative from Waterworks Standards (California Code of Regulations title 22, chapter 16 et. seq).

The State Water Board, DDW, as a responsible agency under CEQA, would like to see the following addressed in the EIR.

- The NOP indicates one of the goals of the Project is to “Replace existing utilities to accommodate the proposed project including a small public water system” (PDF page 13 of 57). The State Water Board, DDW regulates public water systems in Alameda County. Health and Safety Code (HSC), division 104, part 12, chapter 4, article 1, section 116275 (h) defines a public water system as, “a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Project as proposed would involve the creation of a new public water system that would need a water supply permit from the State Water Board, DDW, San Francisco District office. Please add the State Water Board, DDW water supply permit to the list of required permits and approvals needed for the Project.
- Please describe all proposed drinking water infrastructure (wells, tanks, treatment, etc.), the capacity of the components, and depict the proposed water system on a site map.

The State Water Board, DDW will need the following submitted to the San Francisco District Office:

- California Health and Safety Code 116525 states “No person shall operate a public water system unless he or she first submits an application to the department and receives a permit...” Please have the water system submit a permit application to the DDW San Francisco District office prior to construction.

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

Ms. Sonia Urzua

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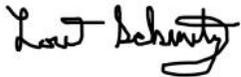
December 9, 2021

- The Project will involve a septic tank and leach-field dispersal system. California Waterworks Standards (CWS), title 22, division 4, chapter 16, article 4, section 64572 and title 22, division 4 chapter 16, article 6, section 64560 require separation of water service lines and domestic supply wells from sources of potential contamination. Projects that install multiple public services may require alternatives to the separation standards in the CWS. If the Project will include implementing an alternative to section 64551.0 of the CWS, this must also be approved by the DDW San Francisco District office.

Once the EIR is ready to be circulated for public review, please ensure the State Water Board, Division of Drinking Water, San Francisco District Office is notified. The State Water Board staff will review the draft EIR and provide additional comments, if necessary.

Please contact Marco Pancheco of the San Francisco District Office, at (510) 620-3454 or [Marco.Pancheco@waterboards.ca.gov](mailto:Marco.Pancheco@waterboards.ca.gov) if you have any questions regarding permitting requirements.

Sincerely,



Lori Schmitz  
Environmental Scientist  
Division of Financial Assistance  
Special Project Review Unit  
1001 I Street, 16<sup>th</sup> floor  
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Marco Pancheco  
District Engineer  
San Francisco District

Carolyn Millen – request continuance of this meeting until Feb 2022, as community has not had many days to consider this initial EIR report. Concern with **safety** of proposed students. Concern of **wildfire** in the canyon. No way to ensure long term that there will be underground water in terms of forest fire. School needs to provide proof of **water for firefighting and for shelter in place**. Request for **hazards** section to be expanded – **concerned about flooding in riparian edge where septic system** will be. Speaking to **liquefaction zone, there are mudslides** in the canyon. Concern about students smoking behind buildings and being truant, requiring intervention from **law enforcement**. Requests school find another location in East Bay area with city water and fire hydrants, that is not on riparian edge, more space for wildfire shelter in place, ensured drinking water in emergency.

Upon the plans it looks like they are proposed connecting to the Juan De Bautista trail at the top, and they would need to cross private property to do this. The report that is given now is very different from proposed report before. Feels there is lack of transparency. Takes a lot of water to farm, property does not have a lot of sunshine. How many staff, counselors, caretakers will be living onsite. Thinks this is reserved for elementary school students and then will be expanded after approved to allow older students.

Linda and Bob Fusinati – issue with **aesthetics** being dismissed. Right now, the 24-foot barn is not very visible, but as trees are removed this building will become visible, and the proposed building will be the tallest building in Castro Valley. All neighbors will see the building and be affected by the **light** from the building. There are about 140 people currently in the canyon. Unclear **how many people** will be in the school, it states 95 students. Drilled multiple **wells**, within area of creek; thinks there is conflict with municipal code, and **unclear if there is enough water**. Neighbors have run out of water before. Canyon acts as sound bowl, so can hear people talking (**noise concern**). Also concern of frequent **fires**. Final comment – pushes for independent look at **where creek riparian truly is and correct** offsets.

Keith Seibert – Size of several buildings have stated occupancy that is bigger than what is claimed there will be. Concern population on site will actually be greater than 95. This property **is zoned ag and is in the Williamson act, and schools are not allowed** or supposed to be part of ag land or Williamson act land. Supposed to be some sort of ag commerce on this property. **Conflicts with existing zoning and act rules**. High probability that what the site will do will impact the ag use next door, i.e. the winery. The winery sells alcohol and sprays pesticides, both contradictory to school facility next door. **Hydrology and water – concerns of waste discharge from septic facilities and supply of groundwater**. Concerns sewage will not be properly disposed, and dramatically underestimate what wastewater will be.

Concern that granting something along this nature would open the door to additional uses that do not conform to Williamson Act or ag use.

Bruce King – with **Friends of San Lorenzo Creek**. Regarding scope of project, not sure that we have the current project plans; proposed scope of project some of the drawings are different than what was seen a year ago. Concern about **pumping of well water, and how this impacts stream flows**. Thinks the buildings will be within the creek setbacks. Issues with existing buildings being within creek setbacks. Issue with **propane tanks**, and maybe we should be switching to electric. Regarding goats, they will eat a lot of vegetation – **impact to natural habitat**. Regarding **light** – tighten up the aesthetics and say that light will be directed downward and maybe adopt dark lighting standards.

Jon Koski –Goat/chicken/garden areas on plans partially cover **septic area**, and also encroaches on the **creek**. Pervious areas subject to high traffic – this will cause compaction and contamination issues that will not allow water to filter through as designed. Project is not appropriate for this site due to size. Length of creek bank is **steep and hazardous** – life **safety** issue for the children. Fragile creek bank environment will be affected by site visitors. Will there be buses and vans parked on site for potential **evacuation** purposes and will they be required to park on concrete as ag equipment is required to. Why so many **wells**? Residents are having to truck water in. Likely that well labeled for fire/landscaping is inadequate. Only two storage tanks on-site. How will steep site not create risk of slides? Concerns of **mudslides** into sleeping cabins; common in the area with the type of soil. Fire pit – within the creek bank setback without any fencing or protection along steep slope. **Fire pits** are also dangerous and a concern in the canyon. Only open area for kids to play is within septic field and greywater area. Project will be highest density development in Cull Canyon. Mosaic population will significantly increase population of the canyon. Main building will be **tallest** inhabitable building on Cull Canyon Rd. Where does caretaker's animal garden obtain water. Concerns with **code and life safety issues**.

Jim Panecko (sp?) –lives directly across street from proposed project – it is currently 1 acre per 1 resident. This project proposes 50 to 1 acre for the building site. This project is an urban use in a rural area and is not permitted. Will send in further comments to the County. Cull Canyon Road will be highly impacted – in case of **emergency** it is pitch black at night, there are no street lights. If they had to **evacuate**, it would be chaos.

Kathy Hunt – one of the newest land-owners in the Canyon. The water within 2 weeks of moving, their well dried up. When they drained Cull Canyon Reservoir, since then the residents have struggled with **water supply**. Cull Canyon is a road many bicyclists use on the weekends. Each **animal** that is native to the area needs to be well studied.

May not be included in environmental impact – their insurance has been cancelled; she wonders if this camp can get fire insurance.

Teddy Seibert – is at the vineyard immediately north of the school. Has gone through an EIR with the County for the CUP. They are allowed 12-day use venues, from hours of 11 am to 9 pm with all noise stopping at 8 pm. Would imagine that these same restrictions would apply to this project. Project is proposing 140 events 24 hours a day, does not see how this will follow with the CUP that the vineyard has to follow. The proposed animal habitat is on an easement so that will have to be addressed as well.

Bon and Linda Fusinati – wants comments incorporated in the proper sections, and that all the comments be addressed in the EIR. Thinks there is conflict with **Measure D and allowed use on property size**.

***Sonia mentions topics people being concerned about that were scoped out will be brought back in.***

Dick Schneider – Typo in the initial study – hydrology and water quality has an asterisk but IS shows they will be studied in the EIR. Does not think the project is well specified. Detailed list of activities on-site needs to be described.

**From:** [Sean Anayah](#)  
**To:** [Steve Noack](#); [Allison Dagg](#)  
**Subject:** NOP Public Comments at Scoping Meeting for The Mosaic Project EIR  
**Date:** Tuesday, November 30, 2021 12:04:26 PM

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Notes from Commenters at the Scoping Meeting. The recording is being processed right now and I will share it when it's done (in the cloud of Steve's zoom account).

### **Carolyn Millen**

- Request to extend the comment period to February 22nd.
- Safety of students.
- Wildfire risk.
- Sewage, hazardous waste concerns.
- Liquefaction Zone.
- Wildfire danger zone.
- Smoking.
- This is not an outdoor camp.
- Find another location with City water hydrants.
- Connect to Juan Bautista Trail would require crossing private property. The report is different than the report shared before.
- Address with a more expansive plan. How will they farm below trees that would provide enough food for the students and to sell in the community?
- Farming would require water and sun; and there is not enough located on this property to be sufficient for the proposed project activities.
- How many people will be living in the residence, caretakers building, and other facilities at all times.
- The proposed project description is not transparent enough.
- Concern about future expansion of the project (more students, etc.).

### **Bob Fusinati**

- 24 foot barn - when the trees are removed the structures on-site would be visitable. There will be aesthetic impacts and this should be assessed in the EIR.
- What about the light source? Height of building and the number of people will cause light impacts.
- Water issues, is there enough water? Double the amount of people, and the water associated with all of them will be too much.
- We live in a Canyon and that acts as a sound bowl. How can this be mitigated?
- Fire occurs every year. No stopping fire once it climbs hill.
- Have you been in contact with the Applicant/Mosaic Project?
- Drawings are not accurate about the Creek and other features on-site.
- Bob wrote a paper a year ago that was not responded to. All written comments should be incorporated into the EIR and responded to.
- Measure D says that there should not be an exceedance of 1,200 square feet, but why is it 1,800 square feet?
- Can we respond with our comments after the Public Comment period date (December 19th).

### **Keith Seibert**

- Disappointed in County's ability to communicate.
- No response from the County.
- No delay in time.
- If we can take Mosaic for the word about what they state - why is the maximum occupancy so high in the buildings?
- This property is Zoned Ag and is in the Williamson Act Land and schools should not be allowed. Should not be converted to other uses. Definitely schools.
- High probability that the proposed project would impact the Ag next door.
- Winery reserves the right to spray pesticides and sell alcohol.
- The Ag use on the winery could be impacted by the facts that students would be present nearby - how would this be mitigated?
- Waste discharge from septic facilities. Hydrological Impacts. USGS has identified that the area is on a recharge basin and has been heavily impacted by the existing population for its existing groundwater. If we double the population of the Canyon, then the water would be tapped to a greater degree. How would this be mitigated. This needs to be studied in an extensive manner. Close to 100 - 120 people would be excessive and would impact the entire Canyon.
- Significant issue with what is being disclosed about solids/waste and what will be consumed. How will this impact the Creek below? Does not site well with locals as far as environmental concerns.
- The Mosaic Project is proposing to use an excessive amount of water.
- Opening up the site for this project would open the Canyon to other uses out of compliance with the Williamson Act.

### **Bruce King**

- Regarding the Scope of the Project - we do not have the current plans. What is the 50-foot setback?
- Pumping of well water? Screen needs water too. How will this impact stream flows? What about the impacts of Climate Change?
- Regarding the development and setbacks in the Creek, where are they in the Plans?
- There appear to be existing structures in the Creek and Creek setbacks.
- Water protection ordinance.
- 500 gallon propane tanks. We should switch to electric heat pumps and other modern facilities.
- If you have goats, they will eat a lot of vegetation. Can't destroy the natural vegetation.
- Light will not be allowed to go on adjacent people's property. "Light should be directed downwards". Dark lighting standard.

### **Jon Koski**

- Canyon residents - 10 years in the Canyon. Contractor since 1992 in the area.
- Project site plan lacks details. Previous site plan had more details. The new site plans has no detail as well.
- We appreciate the program, but we do not believe that this is the right location.
- Mesasure D requires rectangular shape, however this is not.
- Creek can flow quickly - this is a hazard for children.
- Wildlife will be impacted negatively by 95 children.
- Will buses and vans be parked on-site for potential evacuation services? Will they park on concrete? 5 wells are shown on site - with 3 recently drilled - why so many?

- Residents are trucking water in, even after all the rain.
- This is not a project that is appropriate for this site.
- Well location is inadequate for fire protection and
- Severe upslope on Western side, how will this area be accessed? Will they be ADA accessible? What about mud-slides? Especially with this type of soil.
- Fire pit are within the Creek area without any setback. Fire pits are dangerous and an accident may happen.
- Children will need to play in septic area and greywater area.
- Largest development in the surrounding area.
- 50 trees will be removed.
- 40 feet in height is the highest building in the whole Canyon.
- Is there a well in the setback area?
- Where does the caretaker obtain there water?
- How can a school/camp be built next to a winery? Only one entrance and exit, this is a significant concern to myself.
- Project should consider the childrens safety first, and should also consider the environment.

### **Jim Panico**

- Lives across the street from the project and winery.
- Retired general contractor.
- Based on the building sites in the Canyon it should be one acre per one building site. This is proposing 50 buildings per 1 acre, and is excessive.
- Redwood Christians project was turned down and they had better emergency access, City hook-up.
- This is an urban project in a rural environment.
- Cull Canyon Road will be heavily impacted. The Road is pitch dark. Access is not adequate.

### **Kathy Hunt**

- New resident to the Canyon. Within two weeks, the well dried up. Please consider the water situation.
- Reservoir was drained at the East Bay Regional Community Park and since then there has not been adequate water.
- Road access is inadequate. There is erosion at access.
- Recreational road, one of the few places used for bicycle rides. Check use on the weekend.
- Animals that are native to the area need to be studied. Impacts to Mountain Lions, Deer, etc.
- Purchased an existing property with large defensible space. Fire insurance was canceled due to fire risk. Will camping facility be able to get fire insurance?

### **Teddy Seibert**

- Property immediately north.
- Gone through an EIR for the CUP.
- Granted a CUP based on what the impacts were.
- Allowed 12 day use venues with all noise stopping at 8 pm. The Mosaic Project should follow the same requirements.
- Concern about the animals located on-site.

**Dick Schneider**

- Typo for Hydrological Impacts - this was included in the Initial Study.
- Need to understand more thoroughly what the impacts are.

