



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**. 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 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:

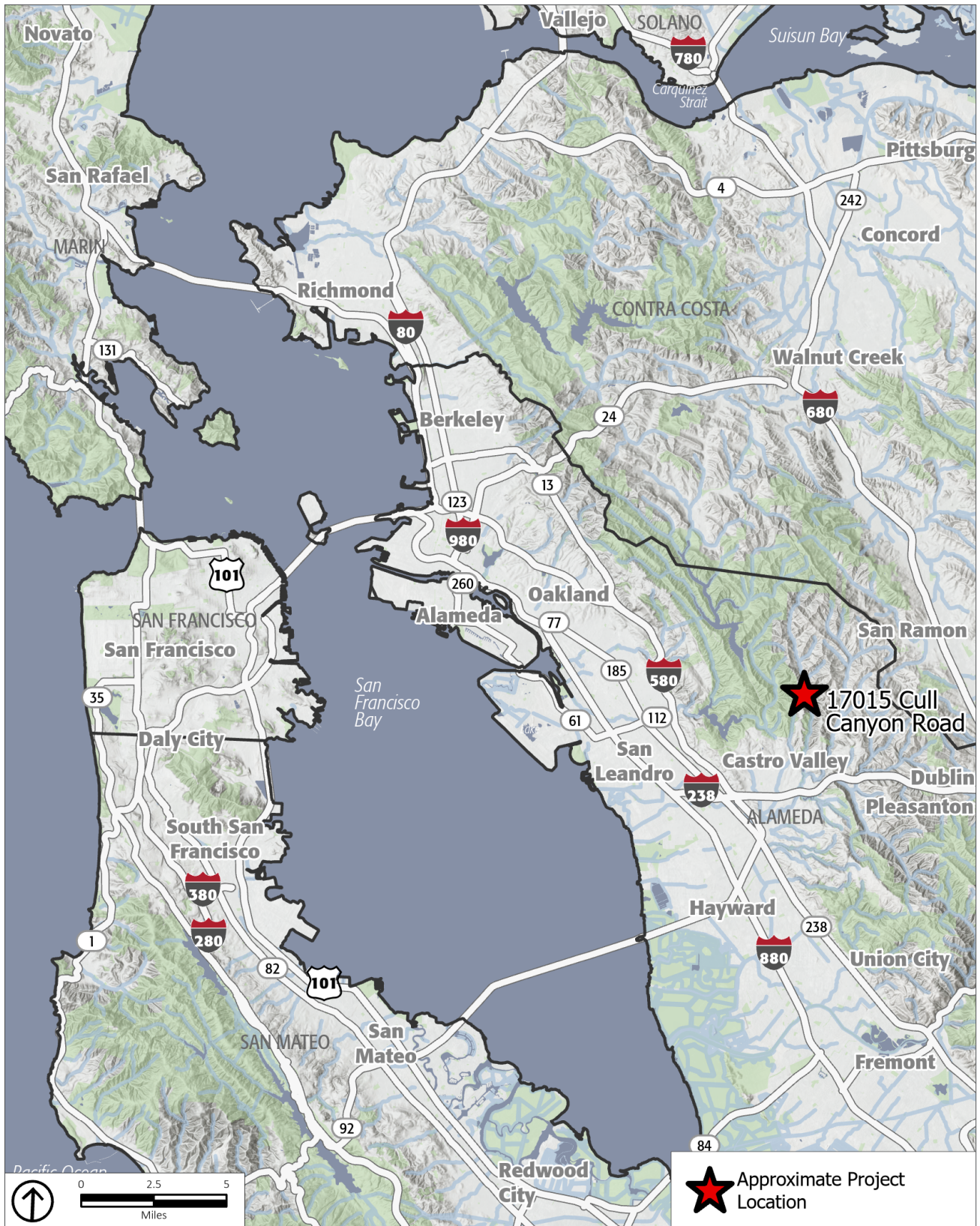
Figure 1 Regional Location

Figure 2 Project Site Plan

Attachment A: Project Description

Attachment B: Initial Study

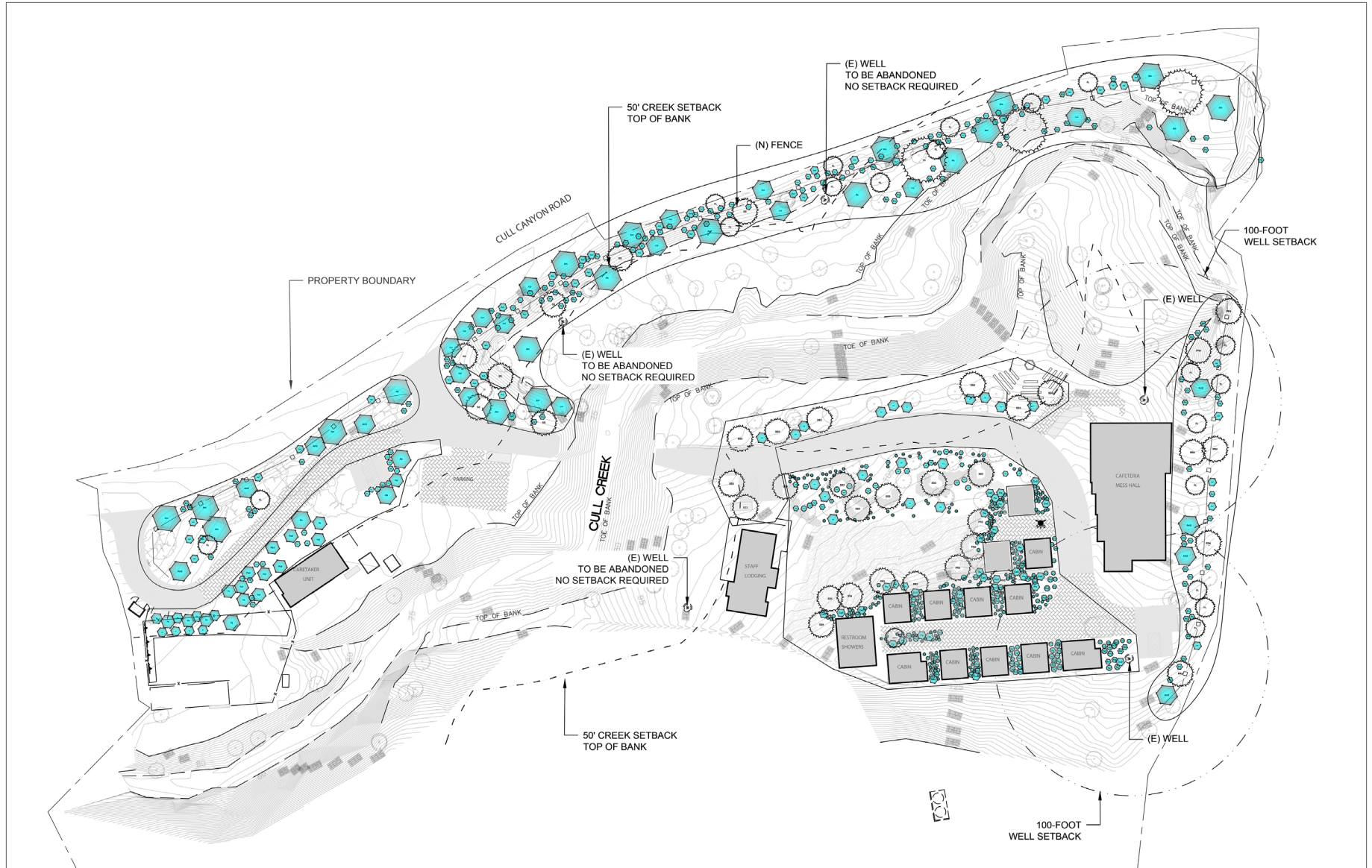
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Source: Esri, 2021; PlaceWorks, 2021.

Figure 1
Regional Location

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Source: Watershed Progressive, 2020.

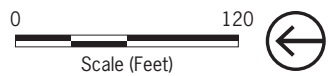


Figure 2
Proposed Project Site Plan