



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

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October 5, 2022

FROM: Sonia Urzua, Senior Planner

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, and Interested Organizations and Parties.

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (Draft EIR) for the **Mosaic Project** in compliance with California Code of Regulations, Title 14, Section 15087.

SUMMARY:

NOTICE IS HEREBY GIVEN that the Alameda County Planning Department (County), as lead agency for the proposed project, has completed a Draft EIR in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on October 5, 2022, and ending at 5:00 p.m. on November 21, 2022, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the West County Board of Zoning Adjustments in its consideration of approval of the proposed Mosaic Project.

PROJECT LOCATION AND ZONING:

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. The project site is zoned as Agricultural District (A) with the General Plan land use designation Resource Management.

PROJECT DESCRIPTION:

The Mosaic Project, the project applicant, proposes The Outdoor Project Camp (“proposed project”) to develop an outdoor recreation facility in unincorporated Alameda County for The Mosaic Project’s primary program, its Outdoor Project Camp. 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; an 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; and sewer infrastructure that includes an on-site septic tank with a leach field dispersal system. An existing 1,200-square-foot caretaker’s unit would

continue to be utilized, as well as on-site groundwater wells. The proposed project, including all recreational facilities and caretaker residences, would encompass an area totaling 2 acres.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The proposed project would have significant impacts in the following environmental areas: air quality, biological resources, cultural and tribal cultural resources, paleontological resources, greenhouse gas emissions, and wildfire. All of these impacts can be reduced to less than significant levels after mitigation is implemented.

PUBLIC REVIEW AND DOCUMENT AVAILABILITY:

The 45-day public review period for the Draft EIR is from **October 5, 2022, to November 21, 2022**. The Draft EIR will be available for review at following location:

Alameda County Community Development Department
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Or, electronically on the County's website:

<http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>

Written comments on the Draft EIR should be sent, no later than November 21, 2022, at 5:00 p.m., to:

Sonia Urzua, Senior Planner
ATTN: The Mosaic Project EIR
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Or, via email with the subject line "**The Mosaic Project EIR**" to: Sonia.urzua@acgov.org

BOARD HEARING:

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The County, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2021110301) for the proposed project on November 19, 2021. The NOP was distributed for a 30-day comment period that ended on December 19, 2021. In addition, the County held a public scoping meeting on November 30, 2021, to solicit input on the scope and focus of the EIR. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of

the State CEQA Guidelines, the County has scheduled a 45-day public review period for the Draft EIR. Within that 45-day period, the County will hold one public hearing to request comments on the Draft EIR. The public hearing will be held via Zoom Webinar during a **Castro Valley Municipal Advisory Council** on **November 14**, 2022, at 6:00 p.m. The link to the webinar is below:

<https://us02web.zoom.us/j/94808181055>

Following the close of the public review period for the Draft EIR, the County will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the West County Board of Zoning Adjustments, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.