



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

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December 1, 2023

FROM: Albert Lopez, Planning Director

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

SUBJECT: **Notice of Availability** of a Recirculated Draft Environmental Impact Report (EIR) for **The Mosaic Project (PLN2020-00093)** 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 Recirculated 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 Recirculated Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Recirculated Draft EIR for a 50-day period, commencing on December 1, 2023, and ending at 5:00 p.m. on January 19, 2024, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Recirculated Draft EIR, will form the Final EIR. The Final EIR will be used by the West County Board of Zoning Adjustments (WCBZA) in its consideration of approval of the proposed Mosaic Project.

BACKGROUND:

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.

Like the NOP, the Draft EIR was 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 NOA was published on October 5, 2022, initiating the 45-day public review period for the Draft EIR, which closed on November 21, 2022. A public hearing was held on November 9, 2022, to receive public comments on the Draft EIR.

Based on comments received on the Draft EIR, Alameda County has revised and is recirculating the Draft EIR prepared for the proposed Outdoor Project Camp. Pursuant to CEQA Guidelines Section 15088.5, a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under CEQA Guidelines Section 15087 but before certification.

The Draft EIR is recirculated pursuant to CEQA Guidelines Section 15088.5(f)(1). The entire document is recirculated and the County, as the lead agency, is requesting that reviewers submit new comments. Although part of the administrative record, responses to comments on the October 2022 Draft EIR will not be provided in the Final EIR. New comments on the recirculated Draft EIR must be submitted to be responded to in the Final EIR. Those who previously submitted comments on the October 2022 Draft EIR are encouraged to resubmit their comments.

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 sponsor, proposes to develop The Outdoor Project Camp (proposed project PLN2020-00093), an outdoor educational facility in unincorporated Alameda County. 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. The remaining 35 acres of the project site would remain undeveloped, aside for existing trails that would be maintained.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

Construction and operation of the proposed project was found to result in significant impacts in the following environmental areas: air quality, biological resources, cultural and tribal cultural resources, paleontological resources, greenhouse gas emissions, and wildfire. As described in the Recirculated Draft EIR, all of these impacts would be reduced to less than significant levels after mitigation is implemented.

PUBLIC REVIEW AND DOCUMENT AVAILABILITY:

The 50-day public review period for the Recirculated Draft EIR is from **December 1, 2023, to January 19, 2024**. The Recirculated 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:

<https://www.acgov.org/cda/planning/ceqa-projects/index.htm>

Written comments on the Recirculated Draft EIR should be sent, no later than 5:00 p.m. on January 5, 2024, to:

Albert Lopez, Planning Director
ATTN: The Mosaic Project Recirculated Draft EIR (PLN2020-00093)
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Or, via email with the subject line "**The Mosaic Project Recirculated Draft EIR (PLN2020-00093)**" to:
albert.lopez@acgov.org

Following the close of the public review period for the Recirculated Draft EIR, the County will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the WCBZA, 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.