

2. Introduction

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations, Title 14, Section 15378[a], The Outdoor Project Camp is considered a “project” subject to environmental review because its implementation is “an action [undertaken by a public agency] which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The assessment in this Final Environmental Impact Report (EIR) is intended to inform the County’s decision-makers, other responsible agencies, and the public-at-large of the nature of the proposed project and its effect on the environment.

2.1 PROPOSED PROJECT

The Mosaic Project, the project applicant, proposes The Outdoor Project Camp to develop an outdoor recreation facility in unincorporated Alameda County that would consist of demolishing an existing 7,500-square-foot garage, improving trails and miscellaneous dirt or gravel roads, and constructing the following components: 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; and a two-story, 2,600-square-foot dwelling. A 1,200-square-foot caretaker’s unit would remain from existing conditions. The project also includes water storage and treatment tanks along with sewer infrastructure that includes an on-site wastewater system with a leach field dispersal system. Refer to Figure 3-4, *Proposed Project Site Plan*, in Chapter 3, *Project Description*, of the Revised Draft EIR for the proposed project’s site plan.

2.2 EIR SCOPE

This Final EIR identifies and analyzes site-specific potential impacts of the project which were determined in the Revised Draft EIR. The analysis of the Revised Draft EIR discloses the specific short-term impacts (construction) and long-term impacts (operation) that would occur as a result of project approval and implementation.

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2.3 ENVIRONMENTAL REVIEW PROCESS

2.3.1 DRAFT EIR

Pursuant to CEQA Section 21080(d)¹ and CEQA Guidelines Section 15063,² the County determined that the proposed project could result in potentially significant environmental impacts and that an EIR would be required. In compliance with CEQA Section 21080.4, the County circulated the Notice of Preparation (NOP) of an EIR for the proposed project to the Office of Planning and Research State Clearinghouse and interested agencies and persons on November 19, 2021, for a 30-day review period. A public Scoping Meeting was held via remote broadcast on November 30, 2021, at 10:30 a.m., with the meeting-specific link to the Zoom meeting included on the project web page on the County of Alameda's website. The NOP and scoping process solicited comments from responsible and trustee agencies as well as interested parties regarding the scope of the Draft EIR. Appendix A, *Notice of Preparation*, of the Revised Draft EIR contains the NOP, which includes an Initial Study for the project and the comments received by the County in response to the NOP.

The scope of this EIR was established by the County of Alameda through the EIR scoping process and includes an analysis of both the proposed project's impacts and cumulative impacts in the following areas:

- Aesthetics
- 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
- Transportation
- Utilities and Service Systems
- CEQA- Mandated Assessment Conclusions:
 - Impacts Found Not to Be Significant
 - Significant Unavoidable Impacts
 - Growth-Inducing Impacts
 - Significant Irreversible Changes

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 Notice of Availability 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 recirculated the Revised Draft EIR prepared for the proposed Outdoor Project Camp. The following summarizes the revisions made to the October 2022 Draft EIR:

- **Chapter 1, *Executive Summary*.** This chapter was revised to include the provisions of the CEQA Guidelines related to recirculating a Draft EIR prior to certification, and a summary of the revisions made to the Draft EIR.

¹ The CEQA Statute is found at California Public Resources Code, Division 13, Sections 21000 to 21177.

² The CEQA Guidelines are found at California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 to 15387.

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- **Chapter 2, *Introduction*.** This chapter was revised to include the provisions of the CEQA Guidelines related to recirculating a Draft EIR prior to certification, and a summary of the revisions made to the Draft EIR.
- **Chapter 3, *Project Description*.** This chapter was revised to reference the properties along the western boundary of the project site as agricultural instead of residential, and include an additional required permit for the project.
- **Chapter 4.1, *Agriculture and Forestry Resources*.** This chapter was revised to provide additional details regarding Williamson Act compliance and include reference to Appendix J, *Williamson Act Compatibility Plan*, of the Revised Draft EIR.
- **Chapter 4.4, *Cultural Resources*.** This chapter was revised to include reference Appendix K, *Cultural and Tribal Resources*, of the Revised Draft EIR.
- **Chapter 4.8, *Hydrology and Water Quality*.** This chapter was revised to replace Figure 4.8-4, *Proposed Septic Layout*, of the Draft EIR with an updated figure that would not relocate the culvert and update references to the renamed Appendix G, *Hydrology Reports*, of the Revised Draft EIR.
- **Chapter 4.13, *Tribal Cultural Resources*.** This chapter was revised to include reference Appendix K, *Cultural and Tribal Resources*, of the Revised Draft EIR.
- **Chapter 4.14, *Utilities and Service Systems*.** This chapter was revised to update references to the renamed Appendix G, *Hydrology Reports*, of the Revised Draft EIR.
- **Chapter 5, *Alternatives to the Proposed Project*.** This chapter was revised to rename the “Reduced Development Alternative” to the “Reduced Capacity Alternative” and include analysis of the newly added “Reduced Building Footprint Alternative.”
- **Appendix A, *Notice of Preparation*.** This appendix was revised to include comments received during the scoping process.
- **Appendix E, *Geotechnical Engineering Investigation Report*.** This appendix was revised to include Appendix C, *Exploratory Trench Logs*, of the Geotechnical Engineering Investigation Report.
- **Appendix G, *Hydrology Reports*.** This appendix was renamed from “Wastewater Basis of Design” to “Hydrology Reports” and was revised to include the reports referenced in Chapter 4.8, *Hydrology and Water Quality*, and Chapter 4.14, *Utilities and Service Systems*, of the Draft EIR.
- **Appendix J, *Cultural and Tribal Cultural Resources*.** This appendix was added to include the Cultural Resources Study and Tribal Outreach Letters.
- **Appendix K, *Williamson Act Compatibility Plan*.** This appendix was added to include the Williamson Act Compatibility Plan.

The Revised Draft EIR was available for review by the public and interested parties, agencies, and organizations for a 50-day comment period starting on December 1, 2023, and ending on January 19, 2024. During the comment period, the public was invited to submit written comments via mail or e-mail on the Revised Draft EIR to the County of Alameda Planning Department.

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The Revised Draft EIR was recirculated pursuant to CEQA Guidelines Section 15088.5(f)(1). The entire document was recirculated, and the County of Alameda, as the lead agency, requested that reviewers submit new comments. Responses to comments on the October 2022 Draft EIR, although part of the administrative record, will not be provided in this Final EIR. New comments on the recirculated Revised Draft EIR were required to be submitted for response in this Final EIR. Those who previously submitted comments on the October 2022 Draft EIR were encouraged to resubmit their comments.

2.3.2 FINAL EIR

Upon completion of the 50-day review period for the Revised Draft EIR, the County reviewed all comments received and prepared written responses for each comment. These letters are included in Appendix L, *Comment Letters*, of this Final EIR. This Final EIR includes written responses for each comment received during the public review period. This Final EIR consists of the Revised Draft EIR, the comments received on the Revised Draft EIR, and the responses to those comments, and describes any changes to the Revised Draft EIR that have resulted from the comments received.

The Final EIR will be presented at a Castro Valley Municipal Advisory Council (MAC) hearing at which the Council will provide a recommendation to the West County Board of Zoning Adjustments (WCBZA) on certification of the EIR and approval of the proposed project. However, the Castro Valley MAC will not take final action on the EIR or the proposed project. Instead, the WCBZA will consider the Castro Valley MAC's recommendations on the Final EIR and the proposed project during a noticed public hearing and will take the final action with regard to certification of the Final EIR and approval of the proposed project.

If the WCBZA determines that the project can be approved, it will certify this Final EIR and adopt and incorporate into the project all feasible mitigation measures identified in the EIR and may also require other feasible mitigation measures as conditions of approval.

However, the WCBZA may also find that the project does not satisfy the required findings for approval and decide to reject the project on that basis. In that case, the WCBZA is not required to certify the EIR.

The decisions regarding the EIR and project approval would be appealable to the Alameda County Board of Supervisors, an elected body, which would then decide on both the EIR and project.

2.3.3 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that the lead agency adopt a monitoring or reporting program for any project for which it has made mitigation findings pursuant to Public Resources Code 21081. Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR. The Mitigation Monitoring and Reporting Program for the proposed project will be completed and available to the public prior to certification of this EIR.