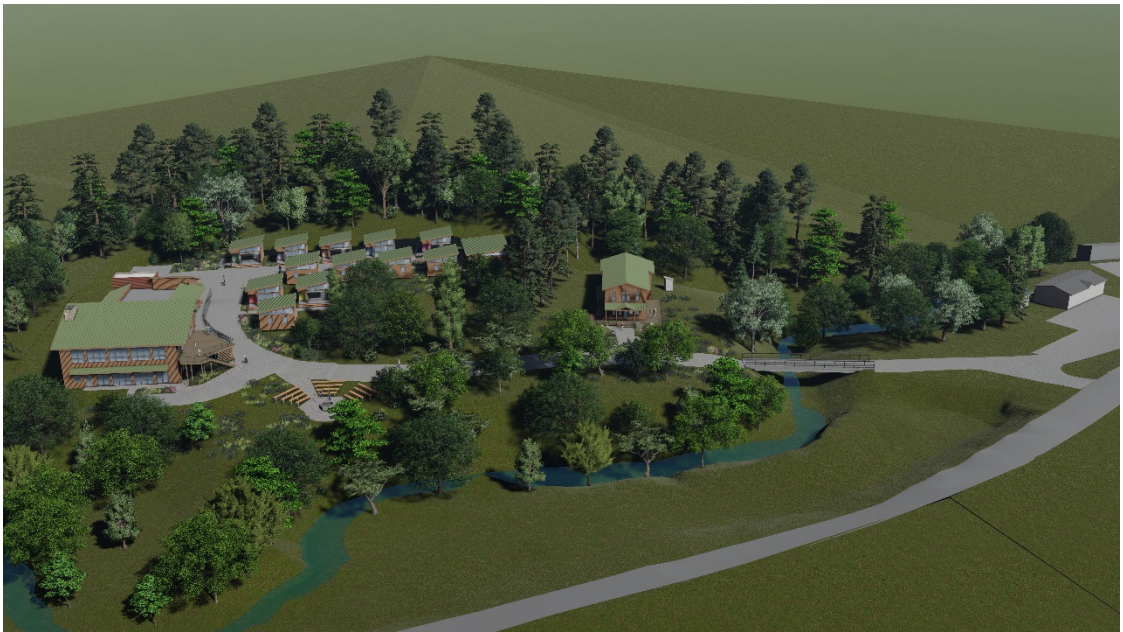


Conditional Use Permit for

# The Mosaic Project

Project Description – Proposed 17015 Cull Canyon Road Project Site



4-1-2020

## 1 PROJECT LOCATION

The Mosaic Project (Project) is located on an approximately 37-acre site, at 17015 Cull Canyon Road in the unincorporated portion of Alameda County, California, approximately 3 miles North of Interstate 580 (I-580). 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. Refer to **Figure 1 – Vicinity and Location Map**.

The existing residential home and barn occupies a single parcel divided by Cull Creek totaling 36.96 acres with approximately 7.8 acres of buildable area. The project including all recreational facilities and caretaker residence will encompass an area totaling 2.0 acres. Refer to **Figure 2 – Parcel Numbers**.

The site is centered at about 37°44'33.83"N latitude and 122° 3'18.85"W longitude. The site is located in Section 23, Range 02W, Township 2S, Hayward USGS 7.5' Quad.

## 2 PROJECT OBJECTIVES

The Mosaic Project's mission is to work toward a peaceful future by uniting children of diverse backgrounds, providing them with essential community building skills, and empowering them to become peacemakers. Since our founding in 2000, we have delivered our unique immersive experiential education programs to nearly 60,000 individuals.

Our primary program is our Outdoor Project which brings together 4th and 5th grade classes from markedly different backgrounds for a profound weeklong experience in nature. Together, in a beautiful camp setting, the children begin to recognize their commonalities and gain respect and appreciation for the uniqueness of all individuals, including themselves. Our curriculum, based on proven research in social-emotional learning, builds the children's connection to one another, as well to their natural environment.

We are now at a critical juncture both in society and at The Mosaic Project. To ensure that future generations have access to our transformative work, we need our own permanent site in the San Francisco Bay Area where we can create an environmentally sustainable center for diversity, empathy, and effective communication across lines of difference.

The objectives of the proposed Project are:

1. Provide state-of-the-art experiential educational programs.
2. Develop a project focused site within 30 miles of the majority of the partner elementary schools. After two years of due diligence, we determined that this is the unique property that can meet our needs.
3. To provide chickens and goats as a learning experience for the youth in the program as well as natural maintenance of the property.
4. To provide an organic garden for the site and program. Produce grown 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.
5. To provide pedestrian trail and improved 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

property. 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.

- 6. To provide a caretaker’s residence to continue to watch over the facilities and animals when not in session.
- 7. To meet the development standards of the Alameda County Castro Valley Jurisdiction. Including fire access, storm water management, and site development restrictions.
- 8. To provide additional parking to meet the County of Alameda’s developed standards.
- 9. To replace existing utilities to accommodate the development including a Public Water System and expanded wastewater system.
- 10. To provide a greywater irrigation system that can be used as a test project for Alameda County Environmental Health.

**3 EXISTING PROJECT SITE**

**3.1 JURISDICTION AND ZONING DESIGNATIONS**

Parcel Number	Jurisdiction	Zoning Classification
85-1200-1-16	Castro Valley General Plan 2012	Resource Management

**3.1.1 Jurisdiction**

The project site is in the unincorporated portion of Alameda County and within the Castro Valley General Plan 2012 area. The site is also within the Measure D planning area. Measure D uses the same restrictions with respect to minimum parcel size, amount and nature of development, development envelopes, floor area ratios and maximum floor areas, and permissible uses as are imposed in the Resource Management Description of Land Use Designations in the East County Area Plan. **Figure 3 – Planning.**

**3.2 EXISTING PROJECT SITE**

**3.2.1 Existing Facilities**

The project site is both developed and heavily vegetated. Cull Creek runs through property, generally parallel and west of Cull Canyon Road. An existing 1,200 sf mobile home, 970 sf barn, and paved parking area is located adjacent to Cull Canyon Road. An existing 14’ wide bridge spans Cull Canyon Creek and leads to a developed area. This developed area includes a large 7,500 sq.ft. garage building, paved patio, and driveways with drainage swales. The garage was built to house the former owner’s classic car collection. There are large, semi flat open areas adjacent to the garage. Remainder of site is steep bay/oak woodlands east-facing slope, with minor drainages.

**3.2.2 Surrounding Land Uses**

The land designation for land surrounding the project site is also Resource Management (Measure D) Residential land uses are located west, east, and south of the project site; the Twining Vine Winery/Event Center is located to the north; the Eastbay Regional Parkland is adjacent to the residential properties located along the western boundary.

### 3.2.3 History

February 17, 1993, Variance V-10452, approved a boundary adjustment resulting in a property containing 37 acres where 100 acres is the minimum required.

December 18, 1996, Conditional Use Permit C-6930 and Variance V-10880, approved occupancy of a mobile home by an agricultural caretaker on a property containing 36.96 acres where 100 acres is the minimum in an "A" (Agricultural) District.

January 26, 2000, Conditional Use Permit C-7540, & Variance V-11293, to allow continued occupancy of a mobile home by an agricultural caretaker on a property containing 36.96 acres in area where 100 acres is the minimum building site area required in an "A" (Agricultural) District.

## 4 PROJECT DESCRIPTION

### 4.1 OVERVIEW

The Outdoor Project facilitates three classes of 4th or 5th grade students (approximately 75-95 students) that are bussed to the project site from their schools for a 5-day, 4-night camp program in nature. Students arrive by bus +/- 11am Monday morning and depart +/- 1:30pm Friday afternoon. The Outdoor Project currently operates seasonally during the school year with six consecutive camp sessions in the fall [September-October] and six consecutive camp sessions in the spring [April-May]. The goal is eventually to operate year-round, including summer sessions and occasional weekend programs. The programs would be spaced out so that there would never be more than two consecutive 5-day, 4-night programs. Likewise, weekend programs would never fall next to a weekday program. This will allow for the following:

- 18 Outdoor Project 5-day/4-night sessions (10 in the winter/spring and 8 in the fall)
- 4 5-day/4-night summer sessions
- 12 weekend programs

### Project Features

- **Demolition of existing 7,500 sf building:** The existing 7,500 sf garage building was reviewed by a structural engineer and determined to be far outside current code regulations. The cost to bring the building up to code prompted the Mosaic team to decide to remove the existing structure and redesign the project within its footprint.  
*(Subject to Demolition Permit)*
- **Camping Cabins:** Twelve 400 sq. non-permanent camping cabins would be placed within the footprint of the existing 7,500 sf building. Cabins will be simple, light-footprint construction with access off a 20-foot fire access road in compliance with the Cabin code section CCR Title 25, Div 1, Chapter 2.2.  
*(Conditional Use - Subject to Conditional Use Permit per 17.06.040)*

## PROJECT DESCRIPTION

- **Central Meeting & Dining Hall:** This 8,500 sf multi-purpose building would be constructed southeast of the cabins. It will be used for camp indoor activities and would contain restrooms, a medic room, kitchen, pantry, dining area, meeting space, laundry, restrooms, showers, and offices.  
*(Conditional Use - Subject to Conditional Use Permit per 17.06.040)*
- **Restroom/Shower Building:** A 1,025 sf restroom/shower building would be constructed near the camping cabins.  
*(Conditional Use - Subject to Conditional Use Permit per 17.06.040)*
- **Family Dwelling:** A 2,600 sf staff dwelling would be constructed to serve as Mosaic staff's permanent home.  
*(Permitted Use)*
- **Caretakers Unit:** The existing 1,200 sf structure will remain as a caretaker's dwelling.  
*(Permitted Use – Subject to Site Development Review for Agricultural Caretaker Dwelling per 147.06.090)*
- **Widening of Existing Bridge:** We have performed a structural analysis of the existing bridge and will widen the existing facility to bring it up to current fire access codes.
- **Goats/Chickens:** Farm animals (goats and chickens) would be kept on-site. The animals would be used for natural property maintenance, food, and as an educational experience for the campers. The animals will graze on the property with the main purpose of understory maintenance. We also intend to earn income from selling goat's milk and eggs as well as from renting out our goats for grazing for fuel reduction and fire abatement.  
*(Permitted Use – Williamson Act)*
- **Gardens:** An organic garden is envisioned for the project site. Produce grown from the garden would be used in student meals and also sold to the community. Students would learn about the growing of produce.  
*(Permitted Use – Williamson Act)*
- **Trails / Misc. Improvements:** 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 property. These existing roads/trails would be repurposed to serve as a recreational pedestrian trail system.
- **Vehicle Circulation and Parking:** The property has two driveways on Cull Canyon Road. A gravel parking area also exists adjacent to the driveway. 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. Students would board/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.
- **Sewer Service:** An onsite wastewater system, including a leach field dispersal system, would be installed.

- **Public Water System:** There are currently 4 wells on the property to supply the program with potable water as well as water for fire suppression and irrigation. The water system would be regulated by the State of California.

## 4.2 PROJECT CHARACTERISTICS

### 4.2.1 Williamson Act Compatible Use

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents.

The project site is subject to Williamson Act Contract No. 2016-56, as authorized by the Board of Supervisors on May 3, 2016. The project site is located in the Agriculture (A) zoning district. The project would institute a new land use on-site. The proposed uses of agriculture and recreational facilities are permitted by Zoning Ordinance §17.06.030 and 17.06.040 and will require a compatible use designation. The site will be developed under the regulations of Uniform Rule 2 and falls under the passive recreation guidelines.

The project will have goats and chickens grazing on at least 50% of land and will also include an organic garden. Goat milk, cheese, chicken eggs, and produce will be sold to the community to generate income. In addition, the goats will be rented out to graze for fire abatement. Finally, the produce, milk and eggs will be used to provide meals for the campers.

### 4.2.2 Site Development Permit

To accommodate the existing residential unit as an agricultural caretaker dwelling a Site Development Review is required. The existing home will serve as a permanent dwelling for those caring for the property and animals.

### 4.2.3 Conditional Use Permit

#### 4.2.3.1 Site Plan

The new recreational development will replace the existing 7,500 sf building on the site. As proposed, the twelve (12) camping cabins and bathroom/shower facility will be placed on the area previously occupied by this large building. The cabins 400 sf each and the restroom is 1,025 sf. The proposed multi-use building is a 2-story rectilinear structure, approximately 8,500 sf in size and 40 feet in height. The multi-use building will serve as the kitchen, dining hall, and central meeting place for the site along with providing offices, restrooms, laundry, and medic spaces. A 2-story, 2,600 sf, 6-bedroom Staff House is also being constructed. This house will be home for camp employees.



Site access to the new recreational development will be provided from the existing access off Cull Canyon Road. The access will be upgraded to ensure the drive can support the turning movements and weight of emergency service vehicles. The existing bridge that crosses Cull Creek will be increase from 12 feet in width to 20 feet for emergency access. Parking will be added adjacent to the existing caretaker’s residence and accessible parking will also be added near the multiuse building. The Project is designed to minimize excavation and earthwork, it is assumed that no net export of fill from the site will be required.

**4.2.3.2 *Building Design***

All buildings on-site will be designed with a rustic mountain vernacular that includes stone, lap siding, and board and batten siding in materials that meet WUI standards. Buildings are sited to maximize natural lighting, use high-performance glazing, incorporate passive heating and cooling strategies, and employ low-flow fixtures, all to minimize energy consumption and to exceed Title 24 requirements.



**View Looking Southwest – Multi-Use Building**





View Looking North – Cabins



View Looking South – Staff House

Multi-Use Building



Occupancy

- Group A-2

Main Floor

- 5,620 sf
- Kitchen, Dining, Offices, Medic Room, Laundry and Restroom/Showers

Walk-out Basement

- 2,880 sf
- Gathering Space, Offices, Restroom, Storage

Roof

- Mechanical equipment in screened enclosure
- Metal roofing with fixed solar array

Non-permanent Camping Cabins

- Occupancy - Group C
- Twelve cabins – 400 sf ea.
- Site-built, light gauge construction
- House nine campers and one counselor

Restroom/Shower Building

- Occupancy - Group A-2
- 1,025 sf
- Multi-fixture, accessible stalls and showers

On-site Staff House (new)

- Occupancy - Residential
- 2,600 sf
- 6-bedroom
- Communal spaces include living and dining rooms

Caretaker Residence (existing)

- Occupancy - Residential
- 1,200 sf  
3-bedroom
- Private Residence for Caretaker

4.2.3.3 Landscaping

The Project includes several landscaped outdoor spaces, including between the proposed cabin and at the campfire ring.

Landscaping on the grounds and parking area would consist of trees, shrubs and groundcover. Plant material would be chosen for its compatibility with macro/microclimatic conditions of the region and site, tolerance of drought conditions, longevity, screening capabilities and overall attractiveness.

The project site will utilize a greywater system to reuse water as an irrigation source.

4.2.3.4 Internal Circulation

Cull Canyon Road will provide primary access to recreational development. Improvements to the two existing driveways on Cull Canyon Road would provide vehicular egress to the site. Access to the new recreational facilities will take place across the existing bridge that is modified for emergency access.

Parking facilities will be developed to support the functions of the recreational facility. The visitors to the site will mainly be transported via bus and the parking at the site will be for staff and accessible access. New parking will be provided at the project entrance and at the multiuse building. The proposed Project would provide a total of 14 parking spaces.

4.2.3.5 Lighting

Exterior lighting would be provided within the parking lots on the project site. 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 additional low-level lighting for security and identification purposes.

**4.2.4 Infrastructure and Utility Improvements**

4.2.4.1 Storm Drainage

The project site is within a storm drainage tributary basin that is adjacent to open channel flow in Cull Creek. The existing property drains toward Cull Creek and will continue to do so. Stormwater runoff from Cull Creek ultimately flows into the San Lorenzo Creek, which flows generally in a westerly direction until it discharges into San Francisco Bay.

The existing storm drain system on the site consists of valley gutters but no specific water quantity or quality treatment. As mentioned, the project would create new impervious surface area and be regulated by the County's NPDES permit. The preliminary stormwater treatment plan prepared for the project directs net new flows to vegetated areas for infiltration. At the project site and at downstream locations, stormwater drainage systems consist of unlined natural channels (e.g., Cull Creek). Mandatory compliance with NPDES permit requirements ensures the project will not generate substantial sources of polluted runoff nor exceed the capacity of downstream drainage.

4.2.4.2 Sanitary Sewer

The proposed onsite wastewater treatment system will treat and disperse the wastewater generated at the site. The current wastewater calculations show that an area of 10,575 sf is needed to disperse the treated effluent for a system utilizing a standard trench with flows at 3,525 gallons per day. That area is reduced to 7,403 sf if a chamber system is used. The site currently has approximately 7,817 sf of treatment area available. Given the area available for treatment, the system will employ the use of a chamber system for blackwater treatment.

In addition to the conventional wastewater treatment, a greywater dispersal system will be utilized during dry months to reduce the hydraulic load going to the wastewater system. It is assumed that 30% of the total wastewater generated at the site will be greywater which will reduce the blackwater flows by approximately 1,058 gallons per day. The greywater system will disperse filtered greywater to flow

though tree basins located within the greywater dispersal area. The site currently has approximately 8,360 sf of greywater dispersal area available.

Adequate replacement area has been identified on upper slope using drip application and secondary treatment.

#### 4.2.4.3 Water: Site Well System

The proposed water system at the project site will include a new water supply and delivery system to provide the facilities with potable water year-round, in compliance with the requirements of the State Water Resources Control Board (SWRCB) Division of Drinking Water (DDW) as well applicable Alameda County regulations.

#### Groundwater

Castro Valley, Crow Canyon, and Cull Canyon are free groundwater areas, replenished by direct infiltration and percolation of rainfall and stream flow excesses of applied irrigation water, and by subsurface inflow from adjacent, non-water bearing foothills. Free groundwater is unconfined groundwater whose upper surface is a free water table (University of Arizona 2003). These free groundwater areas are upstream from and comprise the principal source of recharge for the confined groundwater area of the East Bay Plain. Data is limited with respect to the number and yield of wells in the Castro Valley area; the very few existing wells are principally domestic. However, it is known that the project site relies upon well water for domestic purposes.

#### Existing Facilities

The site currently has 4-wells. The original well located adjacent to the west side of Cull Creek has been deemed inadequate as a potable water source. This existing well has two (2) 5,000-gallon water storage facilities located to the north of the existing garage building that will remain or be replaced with tanks to serve the proposed development. The remaining 3 wells have been drilled on the project site starting in 2017 to provide a potable water source for the development.

#### Community Water System

The water system will include the continued development of new groundwater sources able to supply the property's water demands. Wellhead disinfection equipment will be installed at the new groundwater wells, as well as wellhead treatment facilities, as needed, depending on the raw water quality of the new water supply sources. The new water system will also include water storage facilities sized to meet domestic and fire-fighting water needs. New distribution system main lines and laterals will be installed to connect all of the facilities to the system's supply sources and storage tanks. The piping network will be installed underground in trenches and be sized to supply adequate flow and pressures all of the water connections within the system.

#### 4.2.4.4 Gas Service

The project site currently contains two existing liquid propane tanks that serve existing facilities. The 499-gallon tank located at the existing mobile home will remain to serve the existing facility proposed to be the Caretaker's unit. On the other side of the creek behind the existing garage building is a second 499-gallon tank that will be upgraded to serve the new multi-use building and shower building.



#### 4.2.4.5 Electrical Service

Existing overhead electrical lines run through the property. An existing pole located at the north west corner of the property at the Cull Canyon Road frontage serves the facilities along Cull Canyon Road. The existing pole has a drop to the main power at the existing barn and then runs underground to of the existing mobile home. An existing pole located 120 feet from the south property line is served with overhead power from Cull Canyon Road and then a drop at this pole provides underground service to the existing garage building. Proposed future service for the multi-use building, cabins, bathroom building, and Staff house will come from the existing service.

#### 4.2.5 Environmental Conditions

On August 28, 2018, NorthStar biologists traversed the study area on foot to evaluate the potential presence of sensitive vegetation communities, and aquatic features, as well as to evaluate on-site habitat to determine the potential for occurrence of special-status plant and wildlife species. Observed plant communities, aquatic features, as well as plant and wildlife species were recorded. Site conditions were recorded as they relate to habitat requirements of special-status plant and wildlife species known to occur in the vicinity as determined by the background literature research.

The study area includes proposed development areas and extending west up into the adjacent hills. Habitat on-site is dominated by native tree species with coast live oak being the most commonly encountered species. Coast live oak is found near Cull Creek and continuing up the hills to the west before transitioning into mixed oak woodland. Vegetation within the study area is composed of coast live oak woodland, small openings of non-native annual grassland, and riparian habitat along Cull Creek. No special-status plant species were observed.

Several non-native tree species are present on-site as it has been previously developed. A number of English walnut (*Juglans regia*) have been planted on the south side of the bridge adjacent to the existing roadway and on the east side of Cull Creek between the creek and Cull Canyon Road. Small unidentified fruit trees are present near the existing house

Topography on-site is flat to gently sloping within the developed portions of the project site. The western portion of the property is steep as it moves upslope. An existing trail travels up the hill west of the existing garage building that generally travels north towards the property boundary. Temperate weather conditions predominate at the site, mean annual temperature is approximately 60 degrees with approximately 21 inches of rainfall on average.

Wildlife species observed during the site visit by NorthStar biologists include Stellar's jay (*Cyanocitta stelleri*), mourning dove (*Zenaidura macroura*), Nuttall's woodpecker (*Picoides nuttallii*), California towhee (*Melospiza crissalis*), Anna's hummingbird (*Calypte anna*), Hutton's vireo (*Vireo huttoni*), red-tailed hawk (*Buteo jamaicensis*), black phoebe (*Sayornis nigricans*). No special-status wildlife species were observed.

##### 4.2.5.1 Oak Woodland

Oak woodland habitat predominates the project site, especially on the hill sides found on the western portion of the property. Species composition includes coast live oak (*Quercus agrifolia*), blue oak (*Q. douglasii*), madrone (*Arbutus menziesii*), and California bay (*Umbellularia californica*). Canopy cover is

extremely high with very little shrub habitat present, when shrubs were encountered species consisted of coyote brush (*Baccharis pillularis*), toyon (*Heteromeles arbutifolia*), and poison oak (*Toxodendron diversilobium*). Herbaceous understory species are dominated by a wide variety of annual non-native grasses and forbs. Herbaceous understory species encountered included soap plant (*Chlorogalum pomeridianum*), and yerba santa (*Eriodictyon californicum*).

### 4.2.5.2 Riparian

Riparian habitat is present along the margins of Cull Creek within the project site consisting of a canopy of coast live oak, white alder (*Alnus rhombifolia*), western sycamore (*Platanus racemosa*), willow (*Salix* sp.), and box elder (*Acer negundo*). Subcanopy species present included blue elderberry (*Sambucus nigra* ssp. *caerulea*), chain fern (*Woodwardia fimbriata*), stinging nettle (*Urtica dioica*), scouring rush (*Equisetum hyemale*), and California blackberry (*Rubus ursinus*).

### 4.2.5.3 Riverine

#### Cull Creek

Cull Creek is present through the project site, near Cull Canyon Road. Cull Creek is a low gradient stream originating in the mountain's northeast of Castro Valley on the western flank of Rocky Ridge. It conveys water into the San Lorenzo Creek, which flows generally in a westerly direction until it discharges into San Francisco Bay. Cull Creek is an intermittent creek and water was not present during the site visit in August of 2018. The portion of Cull Creek within the project area is deeply incised with well-defined hydrogeomorphic indicators. The bed of the creek consists of cobble and gravel and is largely unvegetated.

### 4.2.5.4 Special Status Species

#### Alameda Whipsnake

The Alameda whipsnake (*Masticophis lateralis euryxanthus*) is a federally threatened reptile that occurs in a limited range in Alameda and Contra Costa counties. The species typically occurs in coastal scrub and chaparral habitats but can occur in grasslands, open woodlands, rocky slopes, and along streams near scrub and chaparral habitat. The snake commonly will shelter in rock piles, outcrops, or rodent burrows. Alameda whipsnakes preferred prey item are lizards particularly western fence lizard (*Sceloporus occidentalis*) but they are capable of taking a variety of prey including snakes, frogs, and nestling birds. The nearest known occurrence is found approximately 1.10 miles northwest of the project site. The species was not observed on-site in August 2018. However, the species has the potential to occur on-site.

#### Migratory Birds

Migratory birds are protected in various manners by both federal and state regulations. Specifically, the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and the state Fish and Game Code Section 3503. Numerous species that would fall under protections of one or all of the previously mentioned regulations were observed on-site in August 2018.

## Bats

Woodland habitats within the project site could provide suitable roosting habitat for several species of bats. No roosts were observed. Non-game mammals, which includes all the commonly occurring species of bats, in California are protected by Fish and Game Code Sections 4150-4154.

### 4.3 PROJECT PHASES

The Project is a single-phase project with preparatory efforts preceding the recreational development as follows:

Make-ready activities:

- Occupancy of caretaker's dwelling
- Existing building demolition
- Installation of new driveways as required to maintain fire access
- Construct new recreational development buildings and cabins
- Reconfigure parking and access improvements
- Provide facilities for chickens and goats

## 5 REQUIRED PERMITS AND APPROVALS

The Mosaic Project will need to acquire the following approvals to proceed with the Project:

- Conditional Use Permit
- Site Development Review for Agricultural Caretaker's Dwelling
- Williamson Act Compatibility Review
- Demolition Permit

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