

December 2, 2025

Alameda County West BZA

Honorable WBZA members,

My name is Bob Fusinati and I've been a resident of Castro Valley for 30 years. The Mosaic project is applying for a recreational facility, however their facility is a school and will operate during school hours. As I am sure you are all aware, Alameda County defines specific times for school and, if you are not in school during those times, the child is considered truant. The final EIR does not address the fact that the Mosaic project is a school. Additionally, the proposed Mosaic School development is so large and dramatic that it is unclear as to why the Planning Commission has not reviewed their proposal and seems unfair to ask the WBZA to review this project at this stage.

I want it to be clear, I think the Mosaic school's mission is admirable. Their curriculum is a powerful and unique way to educate kids and their targeted student age is at a critical point in their learning. However, their proposal lacks the needed safety measures in this location for a school. If you ignore the fact that this in no way fits with Measure D or the Williamson act, by not calling it a school there is an avoidance of safety requirements that would be required for a school.

Why this is a school:

1. The partner schools sending the students, call it school and it counts toward their compulsory school time.
2. It has a structured curriculum.
3. Mosaic projects 2023 990 tax form states that it is a school, which Lara Mendel signed as the executive director. (Copy will be provided at the WBZA meeting).
4. The Mosaic project's Mission statement states that it is an educational program to teach social skills with a Core mission of Diversity, equity, empathy and conflict resolution.
5. The counselors are trained instructors and by their own words on their website "formalized schedule lessons, workshops, and guided sessions".
6. Their first two applications to Alameda county stated it was a school only to be changed on the 3rd application without changing what they are teaching or actually doing at the school.

7. Alameda county's definitions section 17.04.010 "2. School, attendance at which satisfies the requirements of the compulsory education law of the state." Also see point 1. The student's visit to the school counts as school time.
8. If it is a camp then by Alameda county's definitions, the students are truant while attending the Mosaic school since it operates during school time and therefore should not be allowed to operate.
9. If it was a camp then why not just operate during the summer or holidays like other camps? There is no CUP that restricts the operation during school time.
10. They partner with public schools for the outdoor learning and forming an extension of the classroom learning.
11. Mosaic project is like the Walker Creek Ranch (Marin County) and the YMCA outdoor science school, both of which are classified as schools.
12. In Mosaic project's articles of incorporation it states they are a school.
13. Federal, State and Local funds directed to the schools are all based on student enrollment and required time spent in school. This requirement is met while attending the Mosaic School.
14. In the Mosaic Project's 2024 Annual report, page 3, Lara Mendel, their executive Director, states "we Teach...we must use the Mosaic lessons". Further there are countless references to teaching and lessons throughout the Annual report. These comments are attributed to schools not camps.
15. Lara Mendel, the executive director and co-founder of Mosaic, states clearly in several speeches "I will tell you a secret, it is a school". I've provided links to times Lara states that this is a school.

Video Link1:

the Executive Director of the Mosaic project outdoor school, stating this: https://www.youtube.com/watch?v=pSlGhnJ_lvU at the 10:52 mark, though she discusses their students and their curriculum throughout.

Video link2:

<https://www.youtube.com/watch?v=ZL65oTDNEo8> just past the 1 minute mark they say it's an outdoor school.

Video link 3:

<https://greatnonprofits.org/org/the-mosaic-project> Information on Growth 3:30 min into video and clarifying "it's a school 8:00 min into video".

If Mosaic was a camp it would have the features of a camp as defined by Alameda county.

1. Recreation and leisure (sports, games, crafts, general outdoor play would be its main focus). Recreation is not mentioned is not even mentioned in Mosaic's project description.
2. Emphasis would be on recreation rather than structured teaching.
3. The facilities would operate only during off school time such as summers, or vacation periods.
4. The facilities would be minimal and temporary. Their proposal is neither minimal or temporary.

By not calling it a school you sidestep much more severe Safety regulations such as the spraying of pesticides by adjacent properties, the operation of the winery directly next door, offsets maintained on the creek given the extreme drop offs, establishing clear fire safety zones, emergency evacuation standards, and the ADA requirements that are not fully implemented at the level required by a school.

For me and my family the greatest risk is the increased fire risk. We are in the highest fire risk area at tier 3. The Mosaic school's Safety plan and evacuation process, Final EIR Appendix M, page 4 and Executive Summary page 1-29 Wildfire, has the escape plan being to exit the only road coming in or out of the canyon using a school bus that is not on the premises. The EIR fails to mention the potential fire risk from the children present on site, only sparks from cars and states that signage will be posted to address the issue. This is not adequate or safe. The same road that restricts weight to 7 tons and length to 38 feet. The restriction is because anything longer cannot turn around in the canyon. Note our fire trucks exceed the 38 feet so escaping traffic will be blocked. Further, the school buses they would want to use are type D and are either 40 or 45 feet long, so if they enter the canyon, other residents will not be able leave. Further, no school in Alameda county has the 12 or more required type A busses that would fit in the canyon to allow for an evacuation. More amazingly, the school sits at the base of a heavily wooded 30 degree grade area directly below the Columbia housing development with 541 homes. In Cull Canyon, with approximately 150 residents across 10,000 acres of agriculture, we have about 1 fire scare (a fire that is put out) every other year and that is with a group of people who deeply understand the fire risks and have equipment to stop it. As opposed to the school which will have 4th-5th graders (ages the school targets) which are the highest percentage that start accidental fires according to multiple studies.

My family is prepared to evacuate because we spend money maintaining an emergency evacuation path directly out to crow canyon with a side by side 4-wheel drive vehicle parked in our garage instead of our car. There would be no such evacuation path possible for the kids at the Mosaic school. There is no other path for them from that property other than the way they came into the canyon.

Please recognize this as a school and that it clearly violates not only the intent of measure D and the Williamson act but creates an unsafe environment for the students, existing Cull Canyon residents and the Columbia housing development.

Attachments area

[Preview YouTube video Mosaic 2012 Fundraiser Highlights](#)[Preview YouTube video Mosaic 2012 Fundraiser Highlights](#)



Respectfully,

Bob Fusinati

15282 Cull Canyon Road

Castro Valley, CA 94552



December 3, 2025

To the WBZA Members,

This response to the staff report on the Mosaic Project is based on established facts and applicable agency policies, zoning, ordinances, Measure D, and the Williamson Act. The analysis excludes personal opinions or my affiliation with WBZA. Review of Alameda County Zoning Ordinance, Title 17—Zoning, and Chapter 17.04 shows that Agricultural (A) zoning aims to preserve land for agricultural and rural purposes. Permitting an Outdoor Recreation Facility as a conditional use would conflict with these protections by threatening farmland and setting a negative precedent. Based purely on statutes and regulations, the Project fails to meet conditions for a permit and threatens long-term agricultural stewardship.

CONFORMANCE WITH THE ZONING ORDINANCE

The Project site is zoned Agricultural (A), a designation that exists to protect and preserve land for agricultural and nonurban purposes. Permitting an Outdoor Recreation Facility as a conditional use in this zone undermines the intent of the zoning ordinance, which is to conserve agricultural uses and prevent encroachment by urban developments. While a Conditional Use Permit is required under Alameda County Zoning Code Section 17.54.130, the rationale for allowing urban-style recreation on agricultural designated land is deeply flawed. Such a use would set a dangerous precedent for future development, eroding the agricultural base and ignoring the fundamental reasons for zoning protections. Special consideration must recognize the irreversible environmental consequences and loss of agricultural value, not merely site compatibility.

Title 17 – Zoning, Chapter 17.04 Definition and Findings

The definition of an outdoor recreation facility encompasses a range of urban amenities—parks, playing fields, golf courses, pools, camps, resorts, and recreation areas. These are urban features inconsistent with the agricultural character of the area. The four findings required for approval of such conditional uses are not met in reality:

- The proposal in this location is not required by public need; public needs in agriculturally designated lands are better served by protecting food production, natural habitats, and open space.
- The use is not properly related to surrounding agricultural land uses and rural infrastructure. Urban facilities are inherently incompatible and disruptive to established agricultural and ecological systems.

- The project will materially and adversely affect the health and safety of the community by increasing traffic, urbanization pressures, and environmental harm, directly contradicting the stated goals of environmental protection.
- Approval would be contrary to the specific intent and standards established for the location. It subverts the protective purposes of agricultural zoning, risking the loss of farmland and open space to creeping urbanization.

The Project does not, upon closer scrutiny, satisfy the findings necessary for a conditional use permit. Instead, it jeopardizes long-term stewardship of the land.

CONFORMANCE WITH GENERAL PLAN

Although the Castro Valley General Plan designates the site as Resource Management, this designation intends to prioritize agricultural, habitat protection, and watershed management uses. The plan explicitly warns against development in areas with unstable hillsides, including those with sensitive environmental features. The Project, masquerading as an Outdoor Recreation Facility, is an urban intrusion disguised as a compatible use. It does not truly support the goal of maintaining adequate sites for the community; rather, it threatens the optimal use of land by introducing unsustainable expansion. The proposal's mission, while noble in intent, cannot justify the environmental costs, nor can it override the General Plan's commitment to preservation. The influx of up to 95 students at a time, plus staff, for multi-day events introduce urban densities and infrastructure, undermining open space and habitat protections.

Castro Valley General Plan: pg 3-12 states *“Cull Creek Canyon. This area contains a major creek and has significant biological resources as well as steep slopes. Thus, development in this area should be limited to protect these sensitive areas.”*

CONFORMANCE WITH MEASURE D

Measure D, the Save Agriculture and Open Space Lands Initiative, was enacted to strictly limit development in rural Alameda County. It exists to preserve agricultural lands and natural qualities from excessive, harmful, and poorly located development. Although the proposed buildings claim to fall below square footage thresholds, it exceeds the FAR. This technical compliance misses the broader point: Measure D was designed to prevent precisely this kind of non-agricultural, urban-style facility. Clustering buildings within a 2-acre envelope does not mitigate the fundamental issue—urban development on agriculturally protected rural land. Excluding barn and mobile home from the building envelope, or citing technical allowances, fails to address the core violation of Measure D's spirit. The Project, by its very nature, conflicts with Measure D's mandate to safeguard rural landscapes, wildlife habitats, watersheds, and agricultural viability.

CONFORMANCE WITH WILLIAMSON ACT

The Williamson Act is a cornerstone policy for protecting California's farmland. Its contracts ensure continued agricultural production and prevent urban conversion. The Project site, though not classified as Prime Farmland, is still under contract for agricultural use. The proposal stretches the definition of "compatible use" beyond reason. While the applicant claims over 50% of the land will be used for forest product harvesting and small-scale agriculture, this is a token gesture that fails to hide the real impact: urban development, increased human density, and new infrastructure. Introducing dozens of students and staff, building cabins, cafeterias, and access roads, and selling CSA boxes does not qualify as incidental to agriculture; it is a thinly-veiled attempt at urban expansion. The Project would permanently alter land use patterns and undermine the intent and enforcement of the Williamson Act. The long-term productive agricultural capability would be diminished, and future agricultural operations threatened by urban encroachment.

CONFORMANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The claim that the Project's environmental impacts would be "less than significant" is highly questionable. The Environmental Impact Report process failed to fully account for cumulative, long-term, and indirect impacts. The introduction of impervious surfaces, increased water use, and new wastewater systems disrupt natural hydrology and soil function. The proposed water and waste infrastructure, relying on reverse osmosis and septic systems, risks contamination, depletion of water sources, and alteration of creek flows. The review process discounted legitimate concerns about resource limitations, fire safety, and habitat fragmentation. The so-called "Reduced Footprint Alternative" is still a substantial urban intrusion and cannot be considered environmentally superior when compared to leaving the land undisturbed and dedicated to agricultural use.

GENERAL DISCUSSION: Environmental and Resource Destruction

Report claims rigorous review, yet the proposal advances despite clear environmental red flags. The environmental analysis fails to address the full scope of harm:

- Loss of open space and agricultural lands, reducing local food security.
- Habitat fragmentation and loss of biodiversity, especially for native species.
- Increased demand for water, land destruction and waste management, straining already scarce rural resources.
- Higher risk of fire and pollution due to new buildings and human activity.
- Irreversible changes to land use patterns, encouraging further urbanization.

These impacts contradict the stated policy objectives and the legal requirements for rural zone protections.

TENTATIVE FINDINGS IN SUPPORT OF THE CONDITIONAL USE PERMIT – Rebuttal

The findings presented in support of the Project are misleading and unsupported by evidence.

- Finding 1: Public need is not served by sacrificing agricultural land for urban recreation. True public need lies in environmental stewardship and the protection of rural areas.
- Finding 2: The facility is not properly related to surrounding land use; it introduces incompatible urban functions that disrupt the agricultural context.
- Finding 3: Health, safety and environmental sustainability are put at risk by increased traffic, urban densities, land destruction, urban development and environmental hazards, not improved as claimed.
- Finding 4: The proposal is squarely contrary to the intent and standards for the Agricultural district, undermining the very policies designed to prevent urban encroachment.

CONCLUSION & RECOMMENDATION

The Mosaic Project CUP application for an Outdoor Recreation Facility is riddled with incorrect, misleading, and biased information. The proposal threatens current environment, resource availability, and legal protections for agricultural land. It represents urban development in direct violation of Measure D and the Williamson Act, threatening the long-term viability of rural Castro Valley. The proposal should not be approved in order to uphold the principles of agricultural preservation, environmental stewardship, and legal compliance. Protecting the land for its intended rural uses is not just a policy necessity, it is a moral imperative for generations to come.

Sincerely,

Teddy Seibert

Owner / TwiningVine Estate Vineyard and Winery LLC est., 2003

16851 Cull Canyon Rd. Castro Valley CA 94552

12-3-2025

Hello,

I am writing in opposition to the proposed Mosaic Project development on Cull Canyon Rd. As I understand the A district zoning in Alameda county which Cull Canyon falls into a project like this would not be an acceptable use. Some exceptions can be granted thru conditional use permits but this projects scope goes well beyond what should be allowed and is not in compliance with the language or spirit of what the zoning restrictions and Measure D are trying to enforce.

How then is this even being considered? Why do we even have zoning restrictions if they are not going to be followed?

There are many other concerns beyond the zoning noncompliance which make the site chosen not a good fit for the proposed project but I don't feel those need to be discussed if the proposed project does not comply with the zoning.

How can a project of this size even get to this point when it is grossly non-compliant with the A district zoning restrictions that are in place and have been bolstered over the years with voted in measures?

Thank you for taking my point of view into consideration.

Bart & Jocelyn Girard

11450 Cull Canyon Rd.

Castro Valley, Ca 94552

Dear WBZA Board Members,

I want to address your upcoming review of the Mosaic Project's proposal to create a school in Cull Canyon and why there are simply not enough water resources to support the project.

Cull Canyon is fed only by seasonal rainfall and small creeks, neither of which have reliable year-round inflow. During dry years the surrounding wells drop significantly, and groundwater recharge is slow. As stated in the Final EIR, the Mosaic wells "would have an impact on groundwater supplies if these wells would result in a decrease in groundwater supply for the area surrounding the project site."¹ Upon reviewing the Final EIR water statics, I wanted to bring to your attention the incomplete data and inaccurate inferences made.

The Final EIR states that the wells will "be pumped on an intermittent basis, typically less than 150 days/year,"¹ and that "The average daily demand is 1.5 gpm and the maximum daily demand is 2.76 gpm, whereas the rated capacity of the wells is 7.7 gpm"¹. What I find troubling is that in order to accommodate the water needs of the school, which the EIR states is 3,975 Gallons Per Day, the wells would need to run continuously, 24 hours a day, at the maximum daily demand of 2.76 Gallons Per Minute to pump 3,975 Gallons Per Day. Even if the wells were run at their rated capacity of 7.7 Gallons Per Minute, generating 3,975 gallons would take 8.6 hours, which is double what The Hydraulic Institute considers "intermittent"².

These calculations also do not factor in the use of a reverse osmosis system, which is not mentioned in Chapter 4.8 Hydrology and Water Quality calculations. Instead, a reverse osmosis system is briefly mentioned in the Staff Report "for potable water"³. When you consider that a highly efficient reverse osmosis system is capable of creating 1 gallon of potable water for every gallon of waste, the Mosaic School would be operating their wells at a net deficit each week requiring them to pump continuously, even when children are not onsite to replenish their water storage. Now consider that the Mosaic Project's EIR expresses the wish to expand sessions and size in the future, the site will run out of water nearly instantly, forcing the need for water to be trucked into the Canyon, damaging the road and increasing traffic. The EIR also does not explain how the reverse osmosis brine

will be removed from the site and how they plan to handle the added abuse to Cull Canyon Road from the brine tanker trucks.

These calculations also do not include their fire suppression needs, which account for 44,000 gallons. The tank would take 12 days of continuous pumping at max capacity in order to fill. Nor have we added in garden watering, landscaping, and water for livestock. This project will push the property's resources and the resources of the canyon past their braking point.

Approving this project without a proven, reliable, long-term water source would be irresponsible and unsafe. Cull Canyon does not—and cannot—sustain this level of use.

Thank you for your time,

Stephen Wyszomirski

Cull Canyon Resident

December 3, 2025

West County Board of Zoning Adjustments
224 W. Winton Avenue, Rm 111
Hayward, CA 94544

Re: The proposed Mosaic Project located at 17015 Cull Canyon Road, Castro Valley.

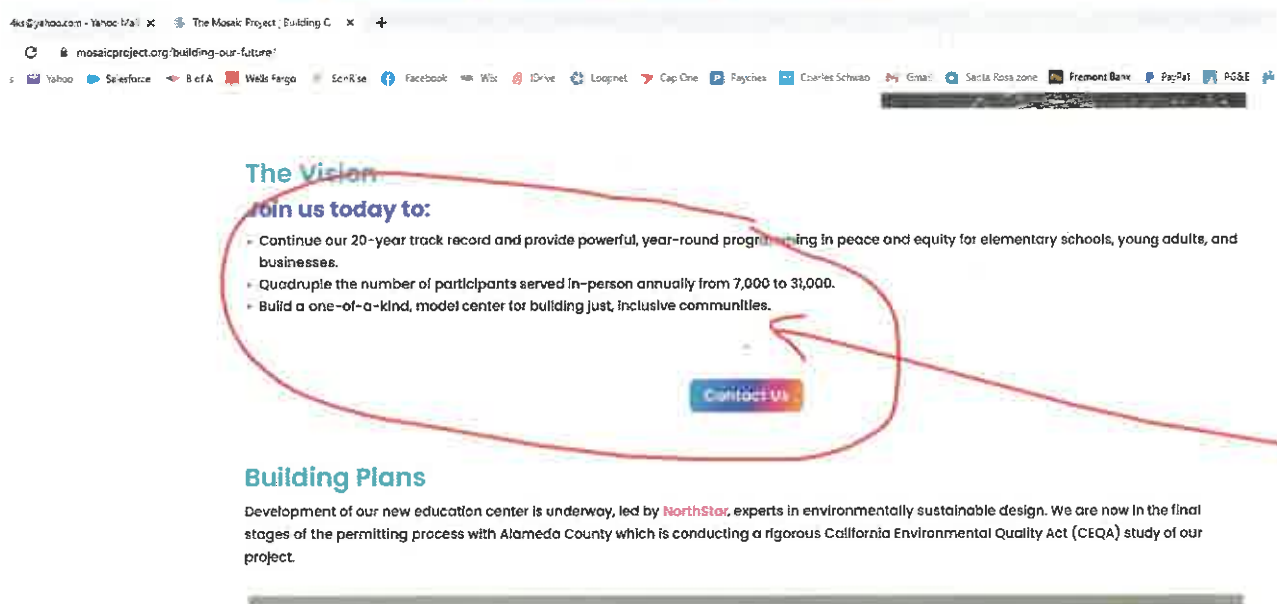
Dear WBZA members,

While we believe that the Mosaic project is a worthy cause, we are extremely concerned about the proposed location. Below please find some of our comments and concerns regarding the Mosaic School project.

1. The EIR has been prepared based on inaccurate information.

According to Mosaic's own website, they state that their goal is to
"Quadruple the number of participants served annually from 7000 to 31,000 kids."

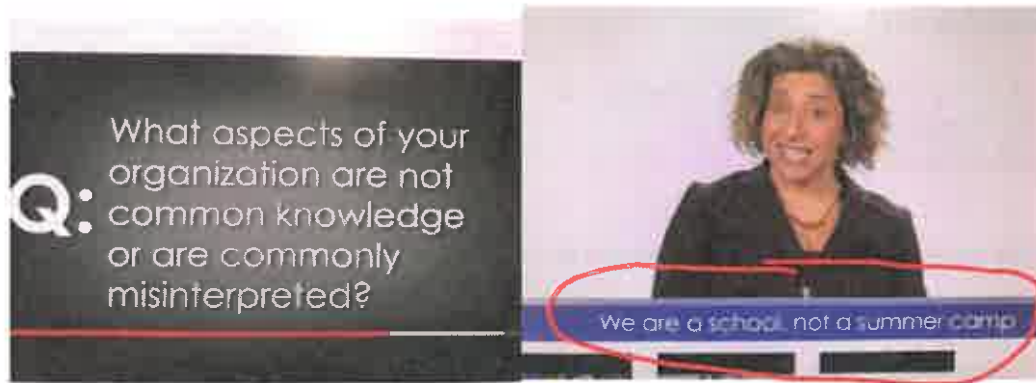
<https://mosaicproject.org/building-our-future/>



2. Mosaic is actually a school not an outdoor/recreation site.

They have re-branded the project in hopes of building according to the standards of an Outdoor project or recreational site vs. a school. <https://greatnonprofits.org/org/the-mosaic-project>

8:15 video
time stamp



The Mosaic Project Director/Co- Founder herself, states “we are a school, not a summer camp”.

3. The EIR does not adequately take into account parking and the turnaround/exit area needed for the buses and emergency vehicles.

I have observed multiple times a school bus or semi-truck trying to back out of the canyon. I have observed delivery trucks “stuck” in the canyon with no where to turn around.

The county has signs posted advising “No vehicles over 7 tons”. Buses are on average 10-15 tons.



4. The EIR states there is sufficient ground water supplies.

Based on the experience of the local residents, there is not sufficient ground water supplies available to serve this project. The wells will not be able to keep up with demand. Additionally, the amount of water needed per student is grossly underestimated.

Measure D, Policy 236 states: "The County shall approve new development only upon verification that an adequate, long-term, sustainable, clearly identified water supply will be provided to serve the development, *including in times of drought.*"

Their wells have not been tested for long term, sustainable supply.

5. The EIR states that the Mosaic property is adjacent to the Eastbay Regional Parkland but in reality, it is land locked, bordered by the neighboring property to the west.



6. The EIR does not reflect the massive impact that the school will have on the environment and local species.

According to page 1-15 the EIR:

BIO-2 The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. - LTS

How can thousands of children annually, living for a week at a time within a 2-acre parcel, and hiking or playing on the adjacent 35 acres NOT have a substantial adverse effect on the sensitive wildlife in the area?

We have on multiple occasions seen the Alameda Whip Snake in different locations within this canyon, in locations NOT within the boundaries shown on the EIR Special-Status Animals and Critical Habitat map.

7. The EIR does not accurately reflect the actual amount of wastewater that will be generated, or the need to truck out 50% of the water rejected by the RO (Reverse Osmosis) system.

8. The EIR does not accurately reflect real life fire scenarios.

In October 2019 our neighbor directly to the south had a fire. Their barn and in law unit were completely destroyed. The trucks used all the water available to them and ended up just letting the structures burn due to lack of water to fight the fire. They eventually ended up trucking in water in order to make sure the fire was completely out, which took hours.

There are no fire hydrants on Cull Canyon Rd and it is a dead end.

The huge increase in people in the canyon from the project, the number of juveniles and the “camp fire” pose an extreme increased risk of fire and if the road was blocked by the fire department, there would be no way for the residents to escape.

Additionally, there is NO place for the students and staff to “shelter in place”.

The canyon is considered a high fire risk location.

Most of the residents have already lost their home owners insurance due to the high fire location of the properties.

9. The EIR does not fully address the potential for Human/Wildlife interactions.

The canyon area is home to many dangerous animals including:

Mountain Lions, Bobcat, Fox, Rattlesnakes and Wild Boar which are spreading rapidly and destroying property throughout the canyon, even along the side of the road and creek bed along the proposed Mosaic property.

10. How can a school be allowed to be directly adjacent to a winery, where wine is stored and served? If the table were turned, a winery would never be considered for a location next to a school!

11. Why have no alternate sites been considered in the EIR?

12. The storms of 2023 have significantly eroded the buildable area of the proposed project. Many of the properties along the creek have lost “real estate” due to the significant landslides. This will likely happen in future years and further limit the usable area of the school.

13. The project does not meet the criteria for Measure D. The EIR states that Mosaic's primary use is agriculture through the foraging and the sale of subscription boxes of "forest products". This is ridiculous and an obvious attempt to try to meet the agriculture requirement.

14. The project does not meet the criteria for the Williams Act. The residential use buildings are well over the 12,000 sq. ft cap. (The dining hall, bathrooms, cabins and staff housing) Additionally, this project does not meet the definition of a Passive Recreation Area as they claim.

According to the Staff Report, Page 11, Section CONFORMANCE WITH WILLIAMSON ACT, it states,

"The Project falls under the passive recreation guidelines of Uniform Rule 2, which is allowed on nonprime land anywhere on the contracted property except where and when that activity would interfere with the primary agricultural use. Uniform Rule 2 requires that uses of the land for other than agricultural uses must be compatible with the agricultural use and in a scale that maintains agriculture as the primary use."

The definition of a Passive Recreation Area is this:

A passive recreation area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Entities such as a parks department may maintain passive recreation areas for the health and well-being of the public and for the preservation of wildlife and the environment. The quality of the environment and "naturalness" of an area is the focus of the recreational experience in a passive recreation area.

<https://definitions.uslegal.com/p/passive-recreation-area/>

15. There are No restrictions listed on the Conditional Use Permit which is highly unusual. If approved the camp will be able to operate without any restrictions and expand however they see fit.

16. The Redwood Christian School project on Palomares Canyon was denied. Allowing this project sets a precedent and opens the county up to a lawsuit.

In conclusion, this EIR and the planning for the project as a whole, seems to have been conducted by people who are NOT familiar with Cull Canyon.

This project should never have been allowed to reach this stage and is completely inappropriate for this site. This should have gone to the Planning Commission and the Ag Committee for them to weigh in.

Allowing this project would set a dangerous precedent that would lead to further development and destruction of the agricultural lands of Castro Valley.

Exactly the opposite of the intent of Measure D:

"to preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, the wildlife habitats, the watersheds and the beautiful open space of Alameda County from excessive, badly located and harmful development."

While we are completely in support of such programs meant to serve the children, Cull Canyon is not the right location for this project.

We respectfully ask you to deny this project.

Thank you,

Sincerely,

Alana Koski

Cull Canyon and longtime Castro Valley resident

program, the Outdoor Project - 2,000 high-school and college-aged students through the Youth Leadership Project - 35,000 students through the In-School Project - 14,000 adults through the Mosaic Consulting Project

Target demographics:
4th and 5th graders, youth 15-22

Direct beneficiaries per year:
6000

Geographic areas served:
San Francisco Bay Area

Programs:
Our Outdoor School Mosaic's principal program is our unique human-relations outdoor school. This dynamic 4-night, 5-day experience for fourth and fifth graders is offered during the school week. Three classes from schools that differ markedly in socioeconomic, racial, and ethnic make-up participate in the program together, giving the students the opportunity to learn in a diverse setting in which all are welcomed and respected. While typical outdoor schools focus on environmental science, ours addresses issues of difference and builds self-esteem and community. Our students never forget this inspiring learning experience. We reach them before negative attitudes surrounding difference become entrenched and we enable them to live with, learn from, and befriend others with whom they would not ordinarily interact. Together in a beautiful, natural setting, they begin to recognize their commonalities and gain respect and appreciation for the uniqueness of all individuals, including themselves. They are encouraged to overcome ignorance and insecurities which can lead to fear of difference, prejudice, discrimination, hatred, and violence. We provide our students with the profound, personal experience of building an inclusive, egalitarian community across race, culture, and class barriers, empowering and inspiring them to create such communities throughout their lives. Our Supporting Programs In-School Workshops and Assemblies To prepare students for our outdoor school program, we partner with schools to coordinate ongoing in-school workshops and assemblies that begin as early as kindergarten. These programs continue after the intensive outdoor school experience to reinforce lessons learned. The Youth Leadership Project We offer leadership training for high-school students who serve as mentors for the 4th and 5th graders at our outdoor school. The Project's curriculum addresses issues of

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<https://greatnonprofits.org/org/the-mosaic-project>

December 5, 2025

West County Board of Zoning Adjustments
224 W. Winton Avenue, Rm 111
Hayward, CA 94544

Re: The proposed Mosaic Project

Dear WBZA Members,

Thank you for your time and for the opportunity to share both my concerns and my professional opinion regarding the proposed Mosaic project concept on Cull Canyon Road.

My name is **Jon Koski**, and I have lived in Cull Canyon for 13 years. I have been a general contractor since 1992, working in both commercial and residential construction and development. Based on my review of the preliminary plans (Exhibit C), the Final EIR, and other County-provided materials, I am writing to address issues related to the project's layout, construction feasibility, and long-term maintenance.

First, the project, as proposed, does not comply with **Measure D**, the **Williamson Act**, or current **AG zoning** requirements.

Additionally, the plans are vague and lack essential details regarding how the facility will be constructed. For a project of this size and community impact, far more information is necessary, including complete topographic elevations, specifications for fire-resistant construction materials, and a clear maintenance schedule—so that informed decisions can be made.

Several technical issues require particular attention:

- The absence of complete topographic elevation data raises serious concerns. Based on what is shown, the septic field appears to be uphill from the greywater field, creating a significant risk of contamination.
- All major site elements—including roads, parking, cabins, dining hall, office, staff housing, meeting spaces, restrooms, kitchen, wells, drainage, tanks, gardens, leach fields, fire pit, trash areas, and more—are compressed into the required two-acre operational boundary. This leaves no flexibility for unforeseen conditions during construction or future operational needs such as expanded parking.
- Important components, including fire-suppression water storage, potable water systems, amphitheater, garden, caretaker unit, and RW storage tanks, are shown outside the required two-acre area, which is inconsistent with project constraints.

- The creek bank has been re-surveyed in recent years due to erosion and shifting flow lines. This is an ongoing, annual process. Even if construction complies with current setbacks, natural movement will likely cause future encroachment into restricted creek-bank areas.
- The plans lack adequate **ADA compliance details**, including paths of travel, accessible routes, and accommodations for sloped terrain. With the natural grade of the site, maintaining acceptable slopes for paths, ramps, and landings will be difficult.
- The proposed septic and greywater areas appear to be the only outdoor space suitable for children's play—an unsafe and impractical arrangement.
- The entire creek bank is steep, hazardous, and subject to high-volume, fast-moving water flows—8 to 10 feet deep during normal seasonal rainfall. This poses significant safety risks. The plans do not show guardrail or protective barrier details needed to safeguard children or creek bank.
- Wooden steps at cabin egress points and restrooms located far from cabins raise nighttime safety concerns due to active wildlife (rattlesnakes, wild pigs, mountain lions, coyotes, etc.).
- Bus parking is not identified, which is a critical omission for both daily operations and emergency evacuation scenarios. Also note there is a Cal Trans No Bus Sign at the beginning of Cull Canyon Road. If buses are not used then smaller vehicles will mean even more traffic on Cull Canyon Road and even more parking needs on site.
- Pervious asphalt surfaces are prone to clogging from site debris, mud, and traffic, leading to long-term maintenance problems.
- The caretaker house and its leach field encroach into setback areas, and traffic will cross over the leach field—an unacceptable design issue.
- The water system is unproven and appears inadequate, especially given the additional truck traffic required for off hauling of the Brine (wastewater) Only 50% of the water they take will be used at the project.
- Mosaic's website indicates a future goal of hosting **31,000 students annually**, which is incompatible with the current plan. The two-acre footprint cannot sustainably support such expansion.

- The facility will require substantial ongoing maintenance, resulting in daily traffic from delivery trucks, buses, landscaping crews, tree crews, plumbing, electrical and HVAC services, wildlife control, and more.

In summary, approving the Mosaic Project on Cull Canyon Road would violate existing codes, ordinances, and legislation. The EIR & CUP provides no enforceable mechanisms to mitigate these issues. The construction design is overly constrained, the operating systems lack demonstrated feasibility, and the natural resources of Cull Canyon cannot support the project as designed—let alone its anticipated future growth. The site is not logical, practical, or suitable for this use.

Thank you for your attention to this matter.

Sincerely,

Jon Koski

From: datich@aol.com
Sent: Wednesday, December 3, 2025 8:46 AM
To:
Subject: Letter Against Mosaic Project Daniel and Carol Tichenor

The purpose of this email is to express our deep concern about the proposed Mosaic Project for Cull Canyon. We have lived in Cull Canyon since 1980 and are deeply aware of the high risk danger for this entire canyon.

Our primary concern about living in Cull Canyon is the limited egress in the event of fire. Locating the Mosaic Project in this canyon presents a major safety concern.

Recall the East Bay Hills fire of 1991, that killed 25 people and injured 150 others, destroying 2,843 single-family dwellings and 437 apartments. That fire was not far from Cull Canyon. The risk of such a fire would put youth participating in the Mosaic Project at grave risk. It brings to mind the disastrous flood this past summer that hit Camp Mystic, a girls' summer camp in Hunt, Texas, resulting in 27 deaths.

A youth camp must be located in a place with adequate emergency egress. The current roads are inadequate to allow safe exit for fire or floods for current residents, much less scores of other youth. We are long term supporters of programs for youth, but not when their lives or ours can be in jeopardy.

Carol and Dan Tichenor
11478 Cull Canyon Road
Castro Valley, CA 94552

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From: Norma F. <appytrls@msn.com>
Sent: Thursday, December 4, 2025 1:42 PM
To: West BZA Hearing, CDA
Subject: Fw: Mosaic Project

From: Norma F. <appytrls@msn.com>
Sent: Thursday, December 4, 2025 1:40 PM
To:
Subject: Fw: Mosaic Project

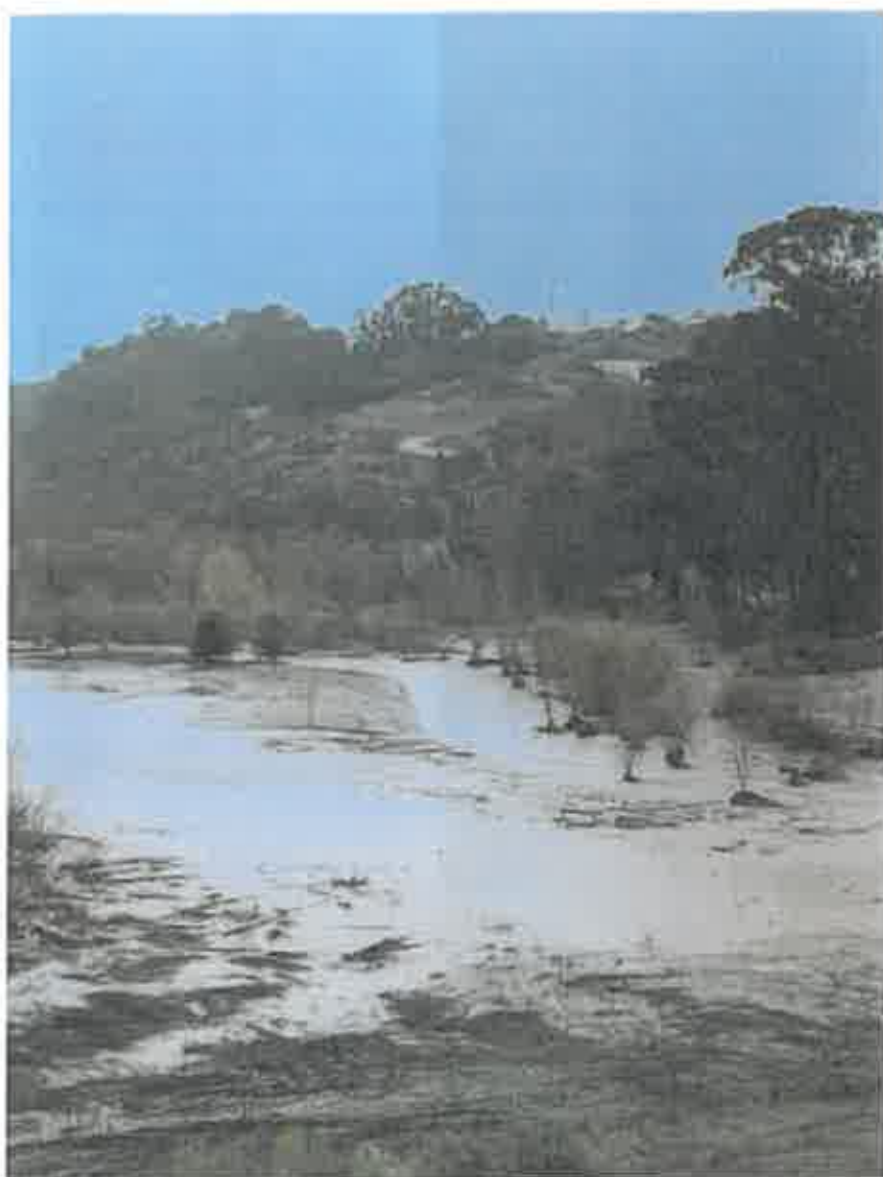
From: Norma F. <appytrls@msn.com>
Sent: Thursday, December 4, 2025 1:34 PM
To:
Subject: Fw: Mosaic Project

Hi. Please forward my letter and put it on record to the WBZA members re: Mosaic Project

The conditions of a CUP is designed to ensure that the use of a particular site is compatible with the surrounding land use. These conditions involve public safety, neighborhood impact, and site suitability. Concerns regarding the Mosaic Project about site prep, water, sewage, traffic, fire danger, wildlife, and noise are VERY real. You cannot say that cutting down 40-50 trees and grading the steep hillside will have no impact on the environment, watershed and wildlife. You can see from my pictures taken during the big storm 22/23 that Mother Nature ultimately wins. The first picture was taken from the corner of Heyer and Cull Canyon Rd. overlooking the meadow/hiking trail. The other pictures were taken in the vicinity of the proposed site. The water coming down the creek was pretty wild with lots of debris and mud. Water and mud covered the road and flooded the next-door vineyard. The creek and road had many fallen trees and undermined the road in several places. Power was out on many occasions. Putting up sixteen buildings, water tanks, septic system, water treatment plant etc.. will have a SIGNIFICANT impact on the surrounding area. Just any destruction/construction alone will have an impact on the old road. As well as any buses. Wells do run dry as many residents along the canyon know. Many have to haul in water in dry years. Water usage at the site will be huge. Bathrooms, showers, washing, dining, hall, staff housing, gardens, etc. A huge factor is fire danger and evacuation. Never say never. And you can never be totally prepared. Cull Canyon is a very narrow two-lane road that dead ends. In case of a wildfire, the fire dept. would likely close off the road to maneuver their own equipment. And then there are the homes (Colombia) above the project site. The canyon is a very quiet, rural, serene canyon. How can you say that the programs/noise of 90 plus excited/motivated school age children is not going to have any impact on the nearby residents. This seems to have been glossed over as no impact. A lot of issues were deemed "less than significant". Drive by a school at recess sometime. Sound travels very far and wide in the canyon. (Check out some of the Mosaics camp videos). The Williamson Act and Measure D have been put in place for a reason. For years, the Mosaic group has been trying to circumvent or find loopholes in these measures. 37 acres is not the required acreage for the Williamson Act. Selling a few eggs and harvesting "woodland products" ??? does not adhere to the standards of compliance. People/ranchers/farmers legitimately on the Williams Act have to abide by strict

regulations. The group over the years has constantly changed their wording to try to conform with zoning/planning. From a school to a camp, outdoor project and now a recreational facility. Then at first it was a fire pit, then to a council ring/ampitheater. How many other things could be changed or has been to suit their needs? Reading thru the pages and pages of their proposals I came across "future foreseeable development". What does that pertain to? Over the years, this is the third time I have written regarding this project. As have many, many others regarding the NEGATIVE impact a project of this magnitude would have on this rural canyon. This is getting old. Another suitable site should be found. Quit trying to ramrod this one on the community. The MAC committee was VERY correct in unanimously denying the project at that site. While the Mosaic Project has its merits, the Cull Canyon location is definitely NOT suitable for such a large operation. You can't put a square peg in a round hole. Thank you for your time, Norma Franchi
T

From: Norma F. <appytrls@msn.com>
Sent: Tuesday, December 2, 2025 2:18 PM
To: Norma F. <appytrls@msn.com>
Subject: Mosaic Project











Sent from my iPhone

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December 4, 2025

West Board of Zoning Adjustments

224 W. Winton Ave, Room 160

Hayward, CA

Via email: westbzahearing@acgov.org

Dear WBZA Members,

I am writing to you regarding an agenda item on your 12/10/2025 meeting regarding The Mosaic Project. This project's Final EIR is problematic in a number of key areas, namely **fire safety and evacuation, Water availability with proposed reverse osmosis and a never before used gray water and septic system, land use incompatibility with the Williamson Act and Measure D**, and the fact that **the project is really a school**, not simply a recreational facility as their application wrongly states. A school is an incompatible under prevailing laws for land use. Finally, noise is also of paramount concern. Their decibel calculations do not fully take into account the way sound travels and echoes in the canyon. Additionally, there are no stated limits on the CUP they are seeking.

As you are likely aware, the Final EIR was not certified by the Castro Valley Municipal Advisory Committee (CVMAC) during their hearing of this project at their August 25, 2025 meeting, and all members voted NO on allowing this project to move forward. The CVMAC also heard an earlier version of the EIR a few years ago and voted it down at that time. CVMAC members stated many of the issues I've highlighted above as their primary issues.

Before I address the above issues, I believe that the WBZA should know that many questions during the Draft EIR process were never included in the Final EIR and that, through this long process, it is obvious that county individuals involved have long left any pretense of an impartial adjudicator and calls into question the independence of the Final EIR.

Independence of Report:

There has been a compromise of the independence of the report, either from the county or Place Works, the preparer of the EIR. It is so deficient and erroneous that we suggested in

our 2023 letter that a new preparer of an EIR and/or different individuals within the county be charged with writing the report. As it stands today, the EIR report reads like an advertising tool for the Mosaic school as opposed to being a truly independent Environmental Impact Report. All the concerns I list below were asked by the public in early parts of the process and either were not included into the final EIR or were given very superficial responses.

1. The Hydrology report referred to in the EIR is not a hydrology report. It is missing critical data around water refresh rates and sustained use. Somehow, they determined that the water issues are Less Than Significant/Minor and mitigatable, however, we know water is a significant factor for the entire canyon. Two years ago, half of the wells in the canyon went dry at the end of the summer yet somehow the Mosaic project will have a magical set of wells that produce millions of gallons of water (the amount needed if code is followed) that will be needed for the school. Cull Canyon does not have an Aquifer and relies only on rain water retention. Please note that all the surrounding properties have struggled with water issues and they all have less than 10 people on properties with much more acreage to pull from, with most parcels being 100+ acres. In fact, the well sighted in the report that will produce 4.7 gallons per minute (GPM) during sustained periods would be the highest producing well in the entire 10,000-acre canyon. It also does not match any sanity test and the county needs to independently verify this claim beyond those currently involved. Our very real concern is that the neighboring properties will be severely impacted by this huge development with so many people using their facilities on a year-round basis.

2. Misrepresenting the true purpose of this project by not stating this is a school as shared by the Mosaic's Executive Director, Lara Mendel (video of her stating this was provided to the county and no action was taken). By avoiding the school label multiple major issues such as additional safety requirements, location next to a winery, location next to pesticide spraying, proximity to creek drop offs, fire escapes, on the buildings, playground obstacles, additional fire sprinkler systems, etc.

3. The EIR did not highlight that there is no provision for a project like this within Measure D and the Williamson act. The project's primary objective is not Agriculture, which is a requirement for being in the Williamson Act. The placement of the buildings would, directly, interfere with the ability to do agriculture on the property.

4. The EIR calls the adjacent winery an "Event Center," ignoring their CUP provision of only allowing 12 wine-related events a year that must end by 9pm. Event center is not part of Twining Vine Winery's title, and their events are directly related to agriculture.

5. No research was done on related attempts to build structures in Castro Valley Canyon lands that are not related to agriculture, like the Mosaic School, that have been consistently denied for the area. (i.e. the MA Center on Crow Canyon Road in Castro Valley.) The EIR cites examples, none of which have been approved or built so are not true examples but stated as reasons this should go forward in the final EIR.

6. Using data provided by the Mosaic School to justify operating requirements such as water consumption based on "Pioneer Camp" standards instead of stating code and what is required to be available to meet code.

7. They did not use Code requirements for the new Septic design and have not sized it to handle all waste waters which is required by the code. Further, allowing other activities to occur on the septic leach field even though the septic leach fields are typically fenced off from any other activities.

8. Allowing the building envelope to not use a rectangular shape as stated in the Williamson Act and not highlighting this violation in the report. Further the unique shape the county is recommending still does not include the following structures: caretaker unit, (which is a mobile home with no foundation) fire suppression system, storage for portable water system, garden, campfire and RW Storage tanks. All structures are by code to be in a 2-acre rectangular area.

9. Not using all of the community's concerns in the EIR scoping requests that were prepared to help improve the quality of the EIR. During the draft process we had to resubmit all our notes for the second draft EIR only to have all of them ignored a second time.

9. Not highlighting the fact that the trails they refer to for use cross a neighbor's property lines, thus requiring trespassing to use the area referred to in the report. Further, not highlighting the fact that the neighbor has consistently denied access to their property for such use, prompting them to install no trespassing signs.

10. Not stating that the current buildings on the property are in code violation. They are planning concrete pours and permanent foundations yet are referred to in the EIR as temporary as would be required to fit under the recreational use provision of measure D.

11. The ability for the Mosaic School to show that the EIR was complete on their website before the county was able to give notice to residents that the EIR was complete. Showing that the EIR preparers are in direct communication with the Mosaic School organization.

12. Height limitation is violated on the dining hall/convention center by more than 10ft making it one of the tallest buildings in Castro Valley while denying in 2025 the adjacent neighbor's desire on their new structure to exceed the height limitation by 3 ft.

13. Ignoring the fact that the existing bridge is only 14ft wide while the county requires a space of 20ft to allow for fire truck access.

14. No mention in the whole EIR that the road used for Cull Canyon residents is limited to 7 tons and 38 feet. Multiple references throughout the document require larger vehicles to meet proposed operation.

Fire Safety & Evacuation

The Final EIR, Appendix M - Safety Guidelines & Executive Summary, Table 1, page 1-29, states, in "WF-1: The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan," and does not list any mitigation steps required. This is UNTRUE. Further, their EIR states that the applicant will train their teachers on evacuation plans, fire suppression, put up signage, and direct parents of the students to not go to the school if there is an emergency. The students are 4th – 5th grade children. This plan is completely inadequate and unrealistic. The school is planned to be located immediately adjacent to a winery in a steep, heavily wooded area. If a fire breaks out it would be disastrous, not only to the children and teachers at the school, but to all the residents in the canyon with buses and parents attempting to come in to rescue the young children. Residents attempting to evacuate from a Box Canyon with only one way in and out would be blocked by the students' parents. The parents would not follow the guidelines suggested in their plan. What will happen is a rush of residents trying to evacuate while a rush of parents will be trying to come in to save their children. Not to mention the fire risk for the Columbia housing development just on the other side of the hill from the proposed school development.

The whole canyon is a tier 3 fire risk, which is the highest the fire department has. Presently, 152 people across 10,000 acres live in the canyon which is consistent with agriculture and is managed by experienced people who understand the risk. There is only one road in and out of our box canyon. The proposed project would have over 100 people on 37 acres which is consistent with urban development. It almost doubles the population in the canyon but raises the risk of fire by more than double. According to a Homeland security report, 70% of outdoor arson fires are started by Children 14 years old and younger. The very age that the Mosaic project wishes to house at their school. The Homeland Security report is further

backed up by research done by the NFPA (National Fire Protection Agency) dated March 2014 which states "38% of outside fires are started by kids aged 10-12." The risk factor for fire in the canyon will increase by almost 1.4 times or 140% greater.

Currently, there is approximately one fire in the canyon every 3 years that is reported. The last few, starting from oldest to newest, 10 years ago there was a small brush fire on grazed land that died out because of lack of material. 7 years ago, a barn that was growing organics and had no trees near it within 200 feet burned down and 5 years ago the Zweifel home at 12000 Cull Canyon Rd. which had no trees close to the house burned. There was one other fire in 2024 near Canyon Middle School, but thankfully was put out quickly. We set this background because this project is not just proposing to double the number of people who can potentially start a fire, they are doing it at the base of a heavily forested hill that has no such clearance distances and a 30-degree+ sloped hill that, once a fire gets going, cannot be stopped. When it crests the hill, it will begin to burn the Columbia housing development.

Further, tempting the risk of fire is that the school plans to put in place a large fire pit that may for the first time show kids a fire. What young kid would not want to emulate the wonderful experience they had just had the night before by starting their own fire? How can you possibly control the natural tendency to want to recreate the experience? No amount of warning or control could stop this and the more you try and control the kids to do it, the farther up the hill they will go before starting the fire.

The EIR spent some time talking about a fire plan and training. The fire concern was appreciated but also made it obvious to anyone who really cares and understands the risk how completely useless the plan in Appendix F: Fire safety and emergency response plan is when it really matters. If there is time, almost all plans work and we are all safe. When there is no time, their plan puts the whole canyon at risk. It proposes school buses come from another nearby school. Once the fire starts the buses will not be allowed down the one access road by the fire department. Further, their plan tells the parents not to come to the canyon and try and rescue their child. That is not going to work and now we have 100 new cars in the way during the evacuation along with two stranded buses. The road does not have turnouts or turn around access or even good places to push a bus or car out of the way so now, if residents could have gotten out, the exit will be blocked by buses and parents trying to go the wrong way.

I know the risk is real and so does the fire department. That is why they try to help us cut and create second paths for emergency exit, but all these alternatives only work if you have a 4-wheel drive truck, tractor or recreational vehicle ready to go. Further, none of these paths can handle more than 20 people or so. My family spends thousands a year re-cutting

an emergency escape route which is only addressable by our off-road vehicle and we have things ready to go in case of emergency.

In conclusion, I see a school trying to call itself a temporary campsite in order to skirt safety regulations put in place for students.

Fire Risk Calculation:

Change in fire risk calculation: The students proposed staying at the facility create a significant fire danger $90 \text{ kids} \times .7 + 10 \text{ teachers} \times .30 = 66$ (new additional risk).

Existing risk $10 \text{ kids} \times .7 + 134 \times .3 = 47.2$

New additional risk/ existing risk = Added new risk of fire $66/47.2 =$ Risk goes up by 140%

The Mosaic Project's evacuation strategy, as presented in the EIR Appendix F, is not supported by a formal agreement with the Castro Valley Unified School District (CVUSD). A letter from the former CVUSD superintendent Parvin Ahmadi in Appendix P, expresses general support for the use of school buses and facilities in emergencies but does not establish any documented commitment or outline procedural specifics. Critical logistical details—such as guaranteed access to buses, identification of certified drivers, and provision of necessary keys—are absent from the plan. There is no mention of responsible personnel, their roles or qualifications, nor is there a basic evacuation plan in place. The strategy relies solely on contacting a primary CVUSD representative or the superintendent to arrange transportation for over 100 campers from Cull Canyon to Canyon Middle School, approximately 3.2 miles away. Additionally, an Alameda County sign at the entrance of Cull Canyon Road prohibits vehicles over 38 feet, making the proposed use of two full-size school buses impractical due to length and weight restrictions. The evacuation plan lacks adequate documentation, logistical feasibility, and clear procedures. For the safety of all involved, a comprehensive formal agreement with well-defined roles, procedures, and transportation logistics would need to be established prior to EIR certification. The EIR should be denied and referred to the Alameda Planning Council for further review.

It is a School

When Lara Mendel sat in my house 7-1/2 years ago trying to sell us and our neighbors on their project/school, she made it clear this project is a school. That is still true today although they have managed to edit out the word school in almost all their online documentation. Their tax records, however, say otherwise. Interestingly, they have yet to add any terminology about recreation and no place on the property is dedicated to recreation.

Water

As you are likely aware, Cull Canyon Road does not have an aquifer, and, as such, relies on ground water from yearly rainfall to replenish our wells. Many neighbors routinely run out of water here in the canyon. The project aims to bring in students and staff, eventually year-round, which would effectively double the population in the canyon on any given day. The EIR has conflicting data based on well capacity, but the numbers they state are based on a well running full time—24 hours a day—which is not practical. Also, it is difficult to tell what numbers they are relying on because there is contradictory data. They have drilled multiple wells (5) on the property, but not all of them produce. Bottom line, as a neighboring property, we are very concerned about the numbers of people they propose to bring to the property and the water demand it would take and what it could do to our well. There have been no studies of our well and what their projected use would do to our water production. Water is fundamental to our family of 5 and the livestock and orchard we manage.

Their proposed reverse osmosis system would produce a large amount of brackish water that they say would be trucked out. As you are likely aware, that would waste half of the water they would pump out of the ground, which could be used in true agriculture ventures, not the Harvest Boxes they have proposed as Agricultural use.

The gray water system that has been proposed has never been used anywhere and they want to put such a system into an environmentally sensitive area near Cull Creek. This seems to be an extremely inappropriate choice for an untested system.

Land Use and incompatibility with Measure D & Williamson Act

This property has a Land Conservation Contract in place but has no agricultural activity present on the property. Their proposed “Harvest Boxes” with acorns, miners lettuce, a few eggs from chickens they propose to have, and other forest products are to be sold to wealthy donors for \$1000 each. This is not true agriculture. It appears to be their plan to get around the agricultural requirements.

The planned buildings do not fit into the 2-acre building envelope required and their “caretaker’s unit” has been unpermitted since 1999 and is a mobile home with no foundation.

The proposed land use as a Recreational Facility is entirely disingenuous and allows the applicant to skirt key safety measures required of a school. Also, there are no parameters set for the CUP; hours of operation, how many events are allowed per year, days of operation, population capacity, parking, venues, what they plan on doing, etc.

Noise

As canyon residents are aware, especially in our narrow box canyon, sound echoes down the canyon and travels a great distance. When there are conversations being had outside, it is easy to hear them from a great distance. At night, we can hear BART trains and freeway noise miles away. I can only imagine what it will be like with over 100 people on the property on a regular basis day and night. The Final EIR, Section 4.10, page 3-13 Noise, only speak to the noise from chickens. Earlier Draft EIR versions stated decibel levels that are unbelievable and I do not believe they adequately account for how sound travels through the canyon.

Conclusion

While there are many other issues with the Final EIR, we have highlighted some of the most concerning points as a neighboring property. We sincerely hope the BZA members will visit the property and look critically at the Mosaic Project's planned development on land they are leasing from Scott & Molly Forstall through their LLC. The main building would become one of the tallest in all of Castro Valley, and it would be placed on an environmentally sensitive property, located next to a winery in a narrow box canyon which would elevate fire risk to unacceptable levels. The EIR should be denied and referred to the Alameda Planning Commission for further review.

Respectfully submitted,

Linda Fusinati

30-year Castro Valley Resident



Architecture
Civil Engineering
Planning
Surveying

December 5, 2025

Mr. Albert Lopez, Director
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

RE: County File PLN2020-00093, Use Permit for The Mosaic Project at 17015 Cull Canyon Road

VIA ELECTRONIC MAIL ONLY

Dear Mr. Lopez:

As we approach our hearing before the Board of Zoning Adjustments, we wanted to share our serious concern regarding a recommended Condition of our project's approval. Condition No. 30 of the draft Resolution states as follows:

"The project proponent shall be responsible to apply for a Mandatory Review after three years of camp operations, and then every 5 years thereafter. During the Mandatory Review, at the option of the County, considering any information that has been received, following Notice as required for the original permit, this Conditional/Use Permit, PLN2020-00093, may be set for public hearing as was provided for the original permit. At said public hearing the Mandatory Review will evaluate if conditions of approval may be added or deleted, or conditions may be modified so as to enable the continued making of the affirmative findings for this Permit and with the intent and purpose of the applicable development regulations. Any conditions of approval modified or added shall have the same force and effect as if originally imposed. Review costs shall be borne by the applicant."

We fully understand the County's interest in ensuring long-term compliance with the approved conditions. At the same time, the Alameda County Zoning Ordinance does **not** mandate the recurring, discretionary re-approval process described above. The only place the Code expressly addresses periodic review is in the Site Development Review provisions, which provide for *administrative* compliance checks – not public hearings, re-making findings, or adding new conditions. Alameda County Code Section 17.06.030(J)(3) provides: "Site development reviews under this section shall not have an expiration date. However, they shall be subject to a periodic water quality rules and regulations. Such reviews shall occur every five years at minimum, or as needed to ensure compliance." While not binding here, this language demonstrates how the County has chosen to structure periodic review when it has expressly authorized it.

With that in mind, we respectfully offer the following alternative, which preserves the County's ability to ensure compliance while avoiding the legal and practical concerns created by the current draft:

"The project proponent shall apply for Mandatory Review within five years of commencing the use permitted by this Conditional Use Permit, and then every ten years thereafter. Any resulting Review by the County shall be administrative in nature only, and limited to ensuring compliance with the adopted conditions of approval for the project and any applicable ordinances. Modifications to the adopted conditions, or the addition of new conditions, may be permissible only where supported by substantial evidence of noncompliance or substantial evidence of an unanticipated and significant impact directly attributable to the project. The effect of any modified or added condition(s) shall not materially change the nature, intensity, or feasibility of the approved project."

We also believe it is important to acknowledge the project's history. As we have mentioned, our property has been subjected to trespass, malicious and criminal vandalism, and false reports of code violations. We have been the subject of County investigations arising from unfounded and, frankly, bizarre allegations by anonymous complainants. Such investigations have included an on-site visit by an officer of the County seeking access to the interior of the caretaker's residence, with no reasonable cause stated and no warrant produced. The County has investigated claims that a trailer had been dumped in the creek, that we were tearing down fencing and removing trees, that we had begun camp operations on the site, and that the wooden stairs outside the caretaker's home had been illegally repaired. All of these completely false and baseless claims led to time-consuming and costly County investigations that were of course in the end dropped.

To put it plainly, we have been aggressively harassed non-stop by individuals who are familiar with and more than willing to misuse County resources to do their dirty work. Given this documented pattern of misuse of County processes, we are concerned that the current version of the Condition will become yet another tool for individuals seeking to disrupt or hinder the project. Specifically, it would set the stage for the imposition of future conditions by unknown parties to address anonymously reported and likely fictional 'issues' created by our opponents. Such conditions could severely compromise our ability to operate the camp effectively and thus drive us out of the canyon. It makes little sense for us to invest millions of dollars in a camp that would regularly be put on trial and possibly regulated out of existence.

While the County's proposed Condition may be 'Standard Operating Procedure', it does not recognize this history of unfounded complaints, vandalism, and other extraordinary factors involved in this case. The application of a standard condition to such a project seems inappropriate.

To:
RE:
Page 3 of 3



We fully respect the County's enforcement role. Our request is simply that the condition reflect what the Code authorizes and what is necessary to ensure compliance, while avoiding a perpetual discretionary re-approval cycle that could leave the project vulnerable to bad-faith attacks.

We would sincerely appreciate your thoughtful consideration of our concerns and our request.

Sincerely,

Mark W. T. Wolfe, AICP
Principal Planner

From: Leslie <ranchodelosa@aol.com>
Sent: Monday, December 8, 2025 10:48 PM
To: Speech, Marcella, CDA
Cc: LESLIE HARDY
Subject: The Mosaic Project Cull Canyon Road, Castro Valley- Dec. 10th, 2025, Meeting.

Good morning, Marcella and WBZA members,

Hello,
My name is Leslie Hardy.

I am a Homeowner, Landowner in Cull Canyon, Castro Valley.
My desire to respond to the Mosaic Project is of Utmost importance to me as well as many others on my property.

May I give you a couple reasons for the Concerns I, we have.

There have been many Cull Canyon residents that have written letters and have been to the past MAC meetings with All of their concerns that far-out do any letter I can write to you although this Mosaic Project is of much concern to me and I feel that I must voice myself.
The communication with many of the Cull Canyon residents and their concerns of the Mosaic Project are so Important and Factual that each and every one should be heard and noticed. All of our concerns are in agreement with the resident's findings of all of the problems that arise with the Mosaic Program.

First and foremost, the Fire Danger that arises with this project and having this Program on Cull Canyon Road is not only a Major Red Flag it is also unfair to the program if there was an incident and the Longtime residents in the Canyon as there is only one way out and if there was an incident there would most likely not be an exit. Fire and evacuation risks in a Very High-hazard Canyon seems without question a Very strong issue for this Outdoor Recreation program not to even exist or even be considered for the Safety of Everyone involved.
It has been expressed that there would be a total shut down at the mouth of the Canyon if there was a Fire. This is very concerning to the residents of Cull Canyon and many others that live in the Surrounding areas of Cull Canyon Road.

The program also has not been considered by the Board to address the CUP with No enforceable limits. No conditions listed. No Restrictions. As Long as I have lived in Cull Canyon in a Modular Unit, I have had to Comply with the CUP without any question. So, for this Program to have an Open-Ended CUP with No enforcement does not seem possible for many reasons.

The Property in itself with my experience dealing with the CUP regulations by far does not justify the many buildings with the Size of the property, 47 acres.
With the understanding of all housing and buildings that are proposed seem far off of the Rules of the CUP regulations.
Many of the Canyon Residents have expressed this just in itself.

The property does not seem to warrant easy access for any Emergency Equipment if there was an incident such as a Fire. Does the Bridge withstand any size Emergency equipment and or a Turnaround area to Support a Fire Crew? This Topic again is so Important.

As a resident in Cull Canyon for many years and witnessing the many emergencies that have taken place here in the Canyon it seems Just Logical for the Mosaic Program to Find another Location for their Future plans. The program may be a very valuable project although again Not the Right Location. Cull Canyon Road cannot withstand the many things that have been proposed. Unfortunately, it is Not a Program for Cull Canyon Road and should Not be approved by the WBZA Members.

Thank You for allowing me to express just a couple of my concerns. As mentioned, there are many and I have tried to keep my time short, as there are many that are so much more versed on all of the Facts and Concerns in much more detail that should be heard at this upcoming meeting.

Thank You,
Leslie Hardy
Resident on Cull Canyon Road.

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December 06, 2025

Dear WBZA Members,

I am writing to firmly urge the County to reject the final Environmental Impact Report (EIR) and CUP for the proposed Mosaic Project. The current (EIR) fails to provide the thorough, accurate, and honest analysis required by law and responsible environmental stewardship. The deficiencies outlined below are not only significant but unmitigable, directly threatening both the residents and the ecosystem of Cull Canyon.

1. Misclassification of the Proposed Facility

The (EIR), prepared by Placeworks, inappropriately classifies the proposed project as a “Pioneer Camp,” thereby understating its impact. The reality is this facility is much more extensive, comprising 18 permanent structures, a commercial kitchen, multiple meeting rooms, sleeping cabins, and extensive water storage. By not applying the appropriate regulatory definitions such as “Children’s Camp with Central Toilets,” “Dormitory/Bunkhouse,” or “Boarding School,” the study deliberately minimizes projected water use and wastewater output. This misclassification is a clear attempt to disguise the true scale of the project’s impact, and as such, invalidates the entire environmental review process. Unless the County applies proper classification, any subsequent analysis will be fundamentally flawed and misleading.

2. Gross Underestimation of Population and Demand

The RDEIR’s reliance on the applicant’s stated occupancy of 108 students plus staff is not supported by the actual building capacities, which easily exceed 400 individuals at peak. Ignoring these numbers distorts “peak demand” estimates. The County must require the analysis to reflect true maximum occupancy—otherwise, the environmental impacts will be vastly understated, setting the stage for future overuse and harm to local resources.

3. Threat to Local Water Resources

The Cull Canyon community relies on a closed, shallow underground basin—already stretched to its limits under current population constraints. The proposed project would, at a minimum, double the local population and its year-round water demand. The (EIR) offers no credible hydrological study to show that this increased drawdown is sustainable. Instead, it allows the applicant to apply their own artificially low water usage rates based on its “Pioneer Camp” misclassification. State standards require at least 50 gallons per person per day for camps—and 75 gallons for a boarding school—versus the arbitrary 25 gallons used here. This means actual water demand would be two to three times greater than reported, resulting in an annual withdrawal approaching 2,000,000 gallons. Such a demand cannot be met without depriving existing residents of reliable water, especially during dry years, a fact the (EIR) simply ignores.

4. Wastewater Impacts and Unproven Disposal Solutions

What goes in must come out. The (EIR) compounds its errors by applying an unrealistically low wastewater generation standard (25 gallons per person per day) and relying on experimental and unapproved greywater dispersal methods. Alameda County has not adopted codes for greywater systems, and the site is in an environmentally sensitive area upstream from the Bay. The County must not gamble with public health and environmental safety based on unsupported assumptions and wishful thinking. Furthermore, if realistic occupancy and water usage rates are applied, the wastewater output could overwhelm any proposed treatment system, risking contamination of water resources as well as the local waterways and the broader Bay Area ecosystem.

5. Absence of Meaningful Mitigation or Analysis

The (EIR) fails to address the cumulative and long-term impacts of this project, relying on faulty data and unsupported conclusions to claim “no significant impact” for water and wastewater. Without a credible, honest assessment, the County cannot make an informed decision, and the residents will be left to bear the inevitable consequences—water shortages, increased costs, environmental degradation, and health risks.

In summary, the proposed project is fundamentally incompatible with the realities of Cull Canyon. The (EIR) is so deeply flawed and misleading that it cannot serve as the basis for any further consideration. I respectfully suggest that the WBZA reject the (EIR) in its current form and deny the project CUP application. Anything less would be a disservice to the community, the environment, and the public trust you are tasked to protect.

Thank you for your attention and for upholding the best interests of Alameda County and its citizens.

Keith Seibert

Keith Seibert
16851 Cull Canyon Road
Castro Valley CA 94552

December 6, 2025

West Board of Zoning Adjustments

224 W. Winton Ave, Room 160

Hayward, CA

Via email: westbzahearing@acgov.org

Speech, Marcella

CDA

Proposed Use with Agricultural Zoning and County Policy

The Mosaic Project Letter of Opposition

Incompatibility Concerns Regarding the Mosaic Outdoor Recreation Facility and CUP Application

Dear WBZA Members,

I am writing to formally express my deep concerns regarding the proposed Mosaic Outdoor Recreation Facility and its application for a Conditional Use Permit (CUP) within an “A” (Agricultural) District of Alameda County. Upon thorough review of the application history and applicable regulatory frameworks, it is clear that the proposed development and operation is fundamentally incompatible with both the letter and spirit of the County’s zoning and land use policies.

Background and Procedural History

Substantial time, effort, and public resources have already been devoted to this application and its review. Nearly a decade ago, in 2016, the applicant submitted a pre-application for an “Outdoor School and Retreat Center.” At that time, a County Planning employee appropriately advised the applicant that the subject parcel was likely unsuitable for such extensive development, suggesting that larger parcels in East County would be more appropriate for consideration. Subsequently, in 2018, a zoning verification letter clearly indicated to both the Director and the applicant that the proposed development was extraordinary and would require a CUP and rigorous reviews.

Zoning Compatibility and Williamson Act Restrictions

The applicant has repeatedly altered the description of the project—from “Outdoor School and Retreat Center,” to “Outdoor Project Camp,” and ultimately to “Outdoor Recreation Facility”—in an apparent attempt to circumvent the limitations imposed by the Williamson

Act and local zoning ordinances. However, these changes in nomenclature do not alter the underlying incompatibility. The Williamson Act stipulates that recreational uses of agricultural land must be low-intensity activities such as hiking, picnicking, horseback riding, and temporary tent camping, and expressly forbids developed camping and any recreational use that degrades or alters the land's natural state. The proposed facility, with its extensive changes to the environment and infrastructure, exceeds these thresholds by a wide margin.

Conflict with Agricultural and Resource Management District Intent

The project site remains within an "A" (agricultural) District, which is specifically designed "to conserve and protect existing agricultural uses...where more intensive development is not desirable or necessary for the general welfare." Additionally, the area falls under the protections of Measure D, which seeks to "preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, wildlife habitats, watersheds, and open spaces of Alameda County from excessive, poorly located, and harmful development." The Castro Valley canyonlands are further designated as "Resource Management Districts," intended for long-term preservation as open space, with only low-intensity agriculture, grazing, and very-low-density residential uses permitted.

Intent Versus Applicant's Interpretation

The intent of these zoning restrictions is clear: to prevent unwanted, incompatible development and to ensure that true recreation and agricultural preservation remain viable. In contrast, the applicant's interpretation—supported by the Planning Director—seeks to justify a facility with over 18 buildings, numerous tanks and storage structures (including one exceeding 40,000 gallons), an 8,000 sq. ft. assembly hall for nearly 300 people, commercial kitchens, laundry facilities, and permanent accommodations for instructors and administrators. The claim that this facility is modeled after a "Primitive Camp" is contradicted by its substantial infrastructure, including an 18,000 sq. ft. dormitory-style education facility. This is, in reality, an educational hostel with overnight accommodations and fixed amenities for over 120 individuals weekly, not a primitive camp or a "low-impact" recreational facility.

CUP Findings Test Responses

- **Public Need:** The facility does not serve a public need. Mosaic does not provide services to Castro Valley school children and is not open to the general public.
- **Relationship to Surrounding Uses:** The proposed educational hostel is unrelated to surrounding land uses and will place additional stress on local transportation roadways and rural resources.

- Impact on Neighborhood: Approval of this large-scale development will materially and negatively affect surrounding residents, properties, and the character of the neighborhood.
- Consistency with District Standards: The scale and nature of this project are wholly inconsistent with the intent and standards of the agricultural and resource management districts.

Conclusion

In summary, the proposed Mosaic facility is not an outdoor recreational facility as defined or intended by County policies, but rather an educational hostel with substantial and permanent infrastructure. Its approval would represent a significant departure from established land use policies, the Williamson Act, and the protective measures from Resource Management and Measure D .

For these reasons, I urge the WBZA and all responsible parties to reject this CUP application and challenge the SDR and not certify the EIR on the grounds of clear and compelling incompatibility with agricultural zoning and long-term county objectives.

Respectfully submitted,

Keith D. Seibert
Agricultural Landowner
16851 Cull Canyon Rd. Castro Valley, CA 94552

December 5, 2025

Dear WBZA Commission,

Thank you for hearing our zoning concerns pertaining to the Mosaic Project and the concerning location that has been proposed, which in our opinion is incompatible. Despite documented requests we made before the final EIR was put forth, the Mosaic Project has not provided the requested proof that their plan will be able to fit into the intended usage of the canyonlands of our narrow, dead end canyon. The resources in our canyon are limited, and the EIR has not proven their ideological and bold statements with the data that we requested to prove that the resources will not be diminished to the point of affecting the wildlife, water, fauna and the life of other residents, who peacefully work with nature in tandem. As aspiring as the Mosaic Project has sounded, they have not respected the residents' concerns in the least or satisfied the current regulations for Williamson ACT, Measure D or the proper use of Castro Valley Canyonland zoning as designated in the 1996 paper that laid out the plans for Castro Valley's Canyonlands. In this document, my purpose is to raise concerns that have been raised to Alameda County Planning and directly to the Mosaic Project since 2021 when first appeals were made and documented, and how it was ineffectively addressed in the DEIR then again in the EIR.

CANYONLAND ZONING

According to the General Plan in Castro Valley which was put together for the canyonlands,

PERTAINING TO CULL CANYON SPECIFICALLY:

"This area contains a major creek and has significant biological resources as well as steep slopes. Thus development in this area should be limited to protect these sensitive areas."

Alameda County General Plan Compliance 3.1.4 / page 3-12

https://www.acgov.org/cda/planning/generalplans/documents/CastroValleyGeneralPlan_2012_FINAL.pdf

As residents of this canyon, we have come to understand how to live in union with the dramatic landscape of a box canyon, the dangers and the resources that are limited and can be stressed easily. The canyonlands are ever changing, the creek bed path, the hillsides erode spontaneously. Boulders get dislodged and come crashing down without warning. . Earthquakes cause liquefaction of the hillsides, and sometimes trees come crashing down unexpectedly. These are yearly occurrences for residents that live here; **they are not rare.** There are many risks we take living in this wonderfully wild place and we are constantly re adjusting our living boundaries and abilities around these disasters. A program of this size is going to have much greater difficulty keeping kids safe from these issues in a dense population.

MEASURE D

There is a reason Alameda County residents voted for Measure D, it was dubbed as The Save Agriculture and Open Space Lands Initiative, it stops urban sprawl in rural areas. This project is the exact opposite of this measure. This project removes many trees on a densely wooded slope, and puts a dense population with a small section of the property. The project is also intending to collect large amounts of acorns, miner's lettuce and bay nuts which disrupt the natural progression of the seed process which keeps the hillsides stable. The septic leachfield being built on the riparian edge is incredibly concerning if there is any more erosion of the creekbed, which has been happening for years.

1996 Castro Valley Canyonlands Plans state,

"Policy 3.30 states that major open space should be left substantially undeveloped, but that very low density uses and limited facilities development may be permitted if these are appurtenant to and consistent with resource management."

This has a substantial impact on the canyon and the zoning for this 37 acre parcel which places all buildings within a 2 acre parcel densely populates a small section of the canyon. The previously proposed CUP had zero limitations, the entire point of a CUP, and despite changes that may be proposed this week by the planner in a CUP, it can be lifted or changed at anytime at the whim of the county planner (who is the one presenting this project) to expand the program. The site is being built for the recreation capacity of upwards of 550 people. If the facility was being created for 120 plus residents/staff, why the massive buildings? This number has been scaled back per requests, but can easily expand back to the capacity of the facility being built. As you likely see hundreds of CUP per year, is this not consistent with the harsh hoops that other lesser populated facilities have had to go through to maintain their CUP? The current population of the canyon would greatly increase along with the biological resources being diminished. This incompatibility was marked Little to No Significance:

LUP-1: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. LTS N

Section 1-24 EIR Final

Everything from light, sound and traffic was marked as no substantial mitigation measures necessary. Why are they ignoring that this will all impact both the wildlife and the neighbors negatively.

WILLIAMSON ACT

The Williamson ACT is said to be fulfilled in,

“The proposed project will utilize at least 50 percent of the 37- acre site for the harvest of sustainable and regenerative wild harvest of oak woodland forest products such as acorns, bay nuts, mushrooms, and miner’s lettuce” Mosaic EIR Final page 5-12

And

“The Mosaic Project to earn income to support its activities from selling forest products, eggs, and produce. The Mosaic Project plans to sell 20 annual CSA box subscriptions for \$1,000/each. A CSA box will be delivered to customers or be available

for pick up at Mosaic's Oakland office, every other week providing eggs, Oak Woodland Forest products, and seasonally grown produce." Mosaic EIR Final Page 5-12

Foraging is NOT agriculture. Agriculture requires cultivation. By state standards this is NOT Williamson Act Qualified usage. And there is no market for Acorns and Bay Nuts, anyone who buys one will likely throw it in the green bin or dump it out back in nature. Also, who will be collecting these hefty amounts of acorns, surely not the students? Unpaid labor of children for profit, that surely doesn't look good? This will not satiate the intended purpose of the property in Williamson ACT. The Property seems to currently be under Williamson Act tax bracket benefit for many years (since 1972), yet no farming seems to be happening and have they received the tax benefits from this act? Does that mean that either records have been falsified or the government has not received their proper amount of tax money? This is no unsubstantial concern. Also, said vegetables are to be grown in a dense woodland, the Mosaic group has clearly not farmed before, this is not possible due to lack of sunlight because of dense evergreen woodland. Plants need more than 4 hours of light to grow. If this property is to be brought out of The Williamson Act NO DEVELOPMENT CAN PROCEED FOR A 10 YEAR WAITING PERIOD. If Alameda County approves it for use under Williamson Act for the future, 75% of the property needs to be used for the PRIMARY purpose of Agriculture. This is incongruent. The primary usage of the property is currently to be developed for a camp, not agriculture. Proof has to be made that agriculture is the primary usage of the site, not the camp

BIOLOGICAL RESOURCES

The water resources alone are quite concerning. The margins of water they think are going to be excess are not going to be sufficient once used regularly. Wells draw down, once used regularly and continually. There is NO public water system, any extra water needed would have to be trucked in by commercial tankers. The wells have never been tested after an initial flow test years ago, nor true data results shared with the public upon request. The wells were drilled without adequate permits, and three were required to be filled in and still have not been, because they drilled too close to the creek and other

factors. Every resident of Cull Canyon has had the lovely surprise of wells production diminishing each year, some years drying up altogether. We are not a large aquifer, but only have a small pool of water that everyone basically puts a straw into and sucks from. This usage is more usage than most of the residents who live here combined. This is incredibly concerning. I am attaching a map of the east bay and where there is substantial ground water, notice Cull Canyon is not an area with an abundant supply, many residents run out on drought years and seasonally as the summer comes to and end and usually doesn't recharge very well till early spring. No reports were made proving this amount of water drawn can be sustained, there is no section of the hydrology reports that give any proof to the water reports despite multiple requests in past EIR. Also, 50% of the potable water would be rejected by the massive reverse osmosis system that is required and would need to be trucked offsite via large water trucks likely as often as the tanks are refilled which is likely every other day during peak usage. This is a huge amount and will be causing major pollution, noise, air and traffic pollution that is not being mitigated. Trucking in water for this size of a population would mean trucks coming in and out multiple times a day. This substantial issue was marked Little to No Significance. This could impact all of the residence lives daily and permanently. Imagine the Bicyclists who would get run off the road by these trucks, or the trucks who go around them and cause accidents by crossing the lines on turns. Who is going to repair the roads? Surely not the county, they haven't been maintaining them as they have been damaged years ago, the most repair we ever get is lipstick on a pig and a new shotty chipseal job.

HYD-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. LTS N
Section 1-24 EIR Final

HYD-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. LTS
Section 1-23 EIR Final

Where is the documentation proving this little to no significance? It doesn't exist.

All Water needs for this proposal are based off

“ The way The Mosaic Project camp is operated is in line with a Pioneer Camp.”

Mosaic EIR Final 5-13

Pioneer camps typically have pit toilets, no showers, no cafeteria and some running water for basic necessities like cooking over a fire and drinking. This is the opposite of a pioneer camp, this is a state of the art recreational facility with all of the amenities that are expected at a resort including perfectly filtered water.

FIRE SAFETY

This majorly overlooked topic has been the major point of concern for me. Keeping kids safe means making plans for when things go wrong. The shelter in place plan described in the EIR is woefully inadequate. This property could not safely be evacuated anywhere if there is a fire blocking the road south of the property. There is no transportation for the kids onsite, they couldn't even flee to the north side of the canyon which is the dead end. Historically winds come from the south and blow north. This one factor is just absolutely astounding and naive. The Mosaic staff are not trained fire fighters, if firefighters cannot reach them, they would have no way of fighting a fire even if they had the fire water reserves. There are NO emergency routes out of the canyon. Current residents have dirt bikes and quads that can get out of dense woodlands quickly, but can you imagine kids trying to flee by foot or wheelchair? We proposed multiple other locations that had 2-3 emergency routes out and where buses could be kept onsite for evacuation, MOSAIC declared no other properties could fulfill their needs other than this one they were given for use. This is a major zoning issue not a small significance. Below I am adding a map which shows the fire zone this property is in and proof that this property has the responsibility of Cal Fire first, not Alameda County fire. Notice that no one in Alameda County who currently is in charge has signed off on the bridge or the

project? Notice that Cal Fire was not asked for an endorsement? The endorsements are very old.

“This property is in State Responsibility Area (SRA), meaning the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of the state (CAL FIRE). “

Fire Hazard Severity Zone Maps

MISLEADING INFORMATION

Within the EIR it is stated that

“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, 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) 085-1200-01-16. 1 The site is bounded by Cull Canyon Road to the east, Twining Vine Winery to the north, Cull Canyon Regional Recreational Area Eastbay Regional Parkland adjacent to the agricultural properties to the west, and residential property to the south. Figure 3-1, Regional Location, shows the location of the project site. The text under Section 3.1.2, Surrounding Land Uses, on page 3-2 of the Revised Draft EIR is hereby amended as follows: Figure 3-2a, Local Context, shows the immediate vicinity of the project site. The project site is within a largely undeveloped area. Residential land uses are located east, south, and west of the project site; the Twining Vine Winery and Event Center is located to the north; and East Bay Regional Parkland is adjacent to the agricultural properties located along the western boundary. Within the Eastbay Regional Parkland, and bordering the project site to the west, is the Juan Bautista de Anza Historic Trail that stretches from the San Francisco Bay Area to Nogales, Arizona.

This is quite misleading, the property does not touch any boundaries of East Bay Regional Parks land nor the EBMUD Land they suggest they will be able to access from the property to use for recreation for the kids. The Mosaic Property is landlocked by private land and no private owners will be granting Mosaic privileges to cross their land to reach the EBRPD Land. This limits the camp to their own trails which are short and would not provide much recreation. The San Juan Bautista de Anza trail is not accessible to this property in any way. The only recreation available to the students will be the fire pit, the septic leach field, very short trails and the indoor spaces. Please remember this is not a hundred acre parcel, this is only 37 of very steep grade, much of which cannot be hiked or used.

CONCLUSION

It would be unfair of your time to go on further, but I could pull out many more examples of the work that was not done in preparation for this EIR, it is incomplete. The Hydrology reports are not proper, any hydrologist would laugh at what we were presented as a report. Many words, many citations, with no substance behind them. We will have to live with the consequences of poor planning if this project is passed. The variances given could endanger kids lives, our lives and the health of the canyonland. Please take all of these concerns into hand when considering. The Mosaic Project has not been respectful to work within the bounds that we are all held to here in the canyon. Ask any horse boarding facility what they've had to go through to exist, and somehow Mosaic, a much larger project is getting a free pass in the eyes of the planning department and variances are being given out like candy at Halloween. Safety is at stake, not something to be risked.

Thank you for your care and attention to this critical matter,

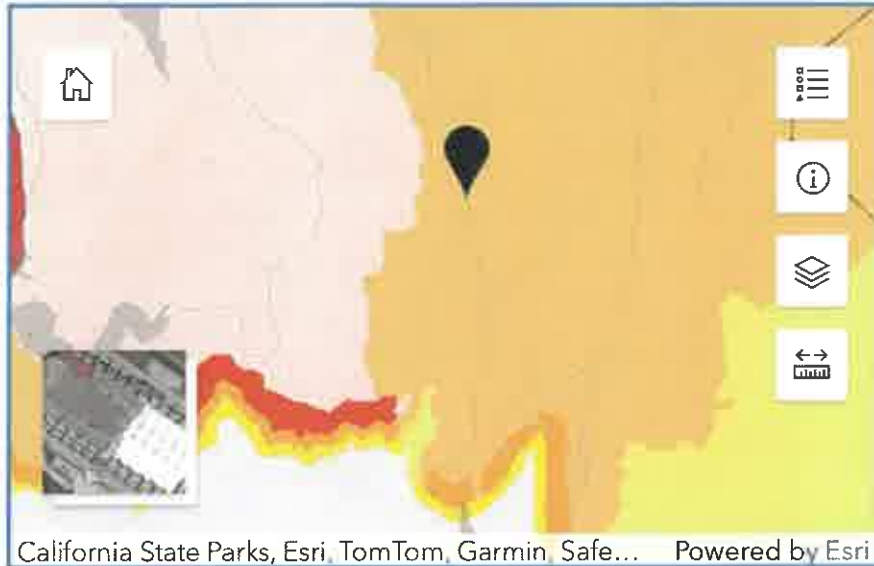
Jim & Carolyn Millen

Tom & Kathy Hunt



Find your Fire Hazard Severity Zone (FHSZ) and local public contacts

🔍 17015 Cull Canyon Rd, Castro Valley, CA, ... ✕



📊 Results:2



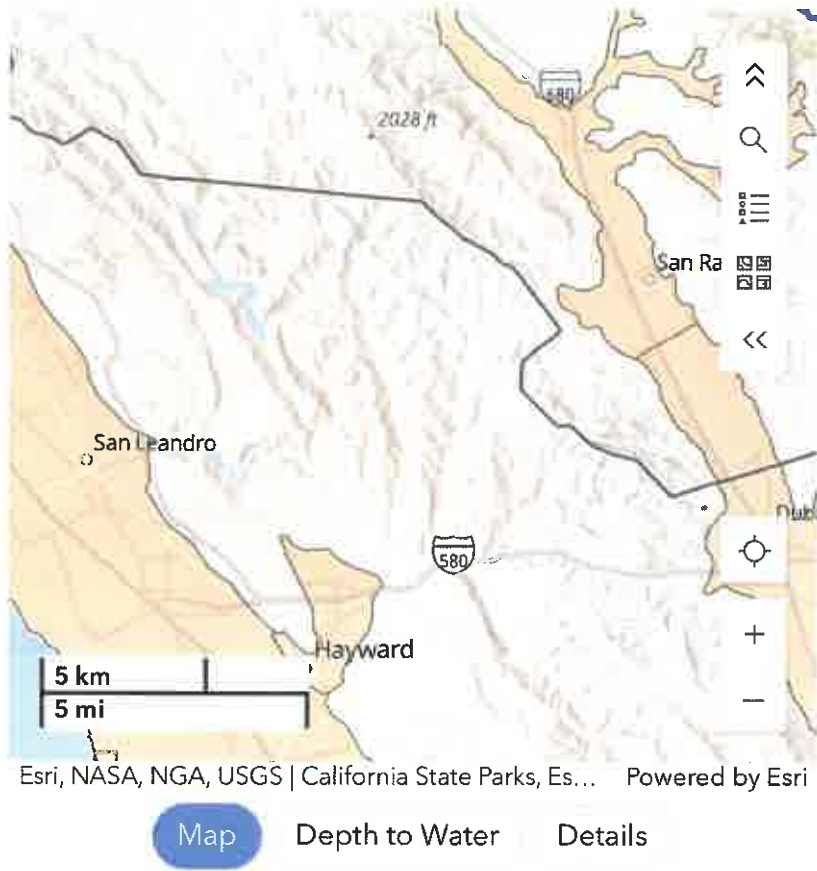
Your Responsibility Area

This property is in **State Responsibility Area (SRA)**, meaning the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of the state (CAL FIRE).

**THIS PROPERTY IS IN HIGH FIRE HAZARD ZONE
UNLIKE THE NEXT CANYON OVER, CULL CANYON
HAS NO ACCESS TO FIRE HYDRANTS.**



Current Groundwater Levels California's Groundwater Live



**Substantial Groundwater Shown in Tan, other areas
have no substantial or consistent groundwater.
Notice Canyonlands have NO tan.**



One of many stuck buses in the canyon, this one the kids had to get off the bus and wait over 30 minutes for help, some have been stuck for hours.

THIS LOCATION IS DIRECTLY ACROSS FROM

MOSAIC PROPERTY



Property in Question where children are to play on that creek riparian edge. Just beyond the creek 20 feet back is the septic leachfield. Notice the fence in the creek? That's where the creek wall used to be. Constantly changing course. Those trees must be removed for the septic leachfield which will contribute to more erosion of the embankment.

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December 6th, 2025

West Board of Zoning Adjustments
224 W. Winton Ave, Room 160
Hayward, CA

Via email: westbzahearing@acgov.org

Cc: Marcella Speech, CDA –

Dear WBZA Members,

In my response, I'd like to offer a perspective that may not have been discussed but is critical for the Board to consider—**precedent**. The County is being asked to approve a project with multiple major issues—an open-ended CUP with no enforceable limits, a large institutional campus labeled as “outdoor recreation,” extensive infrastructure outside the designated envelope, fire and evacuation risks in a high-hazard corridor, significant water and septic impacts, and the use of Williamson Act land for non-agricultural purposes.

Approving this package signals that the County is now effectively pro-large-scale development in this rural canyon, and future applicants will rely on that precedent as evidence that existing guidelines and protections are no longer the governing standard.

California law makes clear that a single approval that conflicts with long-standing protections often becomes the foundation for future development applications. Once the County relaxes its standards for one project, it becomes increasingly difficult to deny the next. This decision does not just affect today's proposal—it **sets the development trajectory for the entire canyon**.

There is also binding legal precedent under the Williamson Act. The *Honey Springs Homeowners Assn. v. Board of Supervisors* (1984) decision makes the law unmistakably clear: counties **cannot approve non-agricultural or institutional development** on Williamson Act land. The Court ruled that “compatible uses” must directly support agriculture, and that institutional, recreational, or school-like uses do not qualify. Approvals that stretch this definition are invalid and subject to reversal. This proposal closely mirrors the type of use the Court rejected, and the Staff Report does not establish that the required **70% agricultural use** is being met.

The fire and population context also warrant serious attention. At present, only **152 residents live across roughly 10,000 acres** of the canyon—a population density aligned with agricultural land use and resulting in relatively low demand on County services. The proposal would add **more than 100 people on just 47 acres**, creating an urban-level

concentration in the most fire-vulnerable part of the canyon. This shift does not merely increase population; it substantially increases the **percentage of County resources** required for fire response, sheriff services, emergency evacuation management, rural road maintenance, and infrastructure oversight.

Under the **California Mitigation Fee Act (Gov. Code § 66000 et seq.)** and the CEQA precedent in *City of Hayward v. Trustees of CSU* (2015), a project that imposes disproportionate costs on County services must **fully fund those impacts** rather than shifting the burden to taxpayers. The EIR and Staff Report do not demonstrate that these fiscal impacts were quantified, mitigated, or assigned to the applicant.

Given the scale of impacts documented in the EIR, the increased fiscal and operational burden on County services, the legal constraints of the Williamson Act, and the precedent-setting nature of this decision, I respectfully urge the Board to proceed with caution. The long-term consequences of this approval will extend far beyond this single project.

Thank you for your consideration.

Best,

Hugh Donatello

December 4, 2025

West Board of Zoning Adjustments

224 W. Winton Ave, Room 160

Hayward, CA

Via email: westbzahearing@acgov.org

Speech, Marcella, CDA:

Dear WBZA Members,

I am writing to express my concerns regarding the proposed mosaic project at 17015 Cull Canyon Road. While I appreciate the intention to bring community engagement into the area, I believe this project is not well suited for this location and may ultimately create more challenges than benefits to the campers and community at large.

First, the proposed project is located on a small 37-acre lot of land consisting of mainly hillside and is not appropriately suited for large groups of students and adult staffing. It is proposed that 17 building will be erected, one of which will be a large structure- "Our main building will house our dining hall and conference space for indoor gathering" (Conditional Use Permit) How does the proposed conditional use permit state 112 people (students and adults), but the building itself can house 500 or more people? This discrepancy raises concerns about future expansion- potentially evolving into a large event center- if appropriate restrictions are not clearly defined and enforced.

Secondly, this property falls under The Williamson Act, however, the project proposed does not comply. Policy 3.29 and 3.30 states

"The 1985 Plan states that dense urban uses and to the extent feasible, major public facilities should not be permitted to open in space areas outside the defined Castro Valley Urban Area. There are no recommended changes to this policy in 1989." (Castro Valley Canyonlands Issue Paper, Alameda County community Development Agency, December 2, 1996)

Development of this scale would undermine the land's ability to support sustainable agriculture and would compromise open space values specifically protected by the Williamson Act. The

resulting increase in population and activity would also adversely impact the creek, wildlife, water resources, septic capacity, roads, fire risk, traffic, and noise levels. As the California Department of Conservation notes, the Williamson Act exists to “restrict specific parcels of land to agricultural or related open space uses.” (<https://www.conservation.ca.gov/dm/wa>)

Finally, placing a school at the end of a dead-end canyon creates significant safety risks for students, staff, and canyon residents. In the event of flooding, landslides, wildfire, or other natural disasters, the single access route could become blocked, trapping people in the canyon. Just last year, 28 campers died in Texas when Camp Mystic, located in a known flood zone, was granted a variance allowing building in an unsafe location. Cull Canyon has a history of flooding, road closures, slope failures, and fire emergencies—including an incident in which the fire department used the canyon’s entire water supply to contain a barn fire. Doubling the canyon’s population under these conditions is unsafe and irresponsible.

For these reasons, I respectfully urge reconsideration of the Mosaic project’s placement at 17015 Cull Canyon Road. I believe alternative locations would better support the project’s goals without compromising the safety and well-being of campers, staff, and the broader community.

Thank you for your attention and consideration.

Sincerely,

Lindsay Wyszomirski

Tres Valles Vineyard Management

1730 Fox Wood Dr

Tracy, Ca. 95376

(925) 980-8363

December 06, 2025

To Whom It May Concern,

As a vineyard management company with extensive experience overseeing agricultural operations throughout California, we are compelled to voice our concerns regarding the proposed development of schools or youth camps adjacent to active agricultural spray zones. Our primary responsibility is to ensure both the safety of the community and the continued viability of vineyard operations, which are often subject to strict regulatory oversight regarding pesticide and chemical applications.

Introducing sensitive sites such as schools or youth camps within close proximity to agricultural lands presents significant operational and legal liabilities. California's Department of Pesticide Regulation mandates rigorous buffer zones and time-of-day restrictions for spraying near such facilities. These requirements, while essential for public safety, can severely limit our ability to respond promptly to pest or disease outbreaks, risking crop losses and reduced yield. The unpredictable nature of farming means that flexibility in timing and method of chemical application is crucial for success.

Furthermore, the presence of children on a year-round or overnight basis would necessitate constant monitoring and adjustment of our practices, increasing costs for specialized equipment, additional staff training, and ongoing compliance. There is also the potential for legal challenges should any incident occur, regardless of adherence to regulations, which could result in costly litigation and reputational harm.

We urge decision-makers to carefully consider these risks and the long-term impact on local agriculture and business sustainability. Protecting the integrity of designated agricultural zones is essential not only for growers, but also for the broader community that depends on a robust and safe local food supply.

Sincerely,



Edmund Chavez

Tres Valles Vineyard Management

From: Evan Swartz <evanfelix.141@gmail.com>
Sent: Monday, December 8, 2025 7:59 PM
To: West BZA Hearing, CDA; Speech, Marcella, CDA
Subject: Safety Concerns For The Mosaic Project

Please share my message with western BZA Chairperson and members:

To whom it may concern,

The Mosaic Project is a splendid idea however horrendous in execution. If the Mosaic Project was planned elsewhere it'd be a wonderful place with Cull Canyon residents' full support. That being said, Cull Canyon is a hazardous place to build on due to threats to existing businesses and countless environmental factors some of which being limited sewage, water, fires, mudslides and power outage concerns.

Twining Vines Winery is a magnificent place that has countless emotional and financial ties within the Castro Valley community, planting a camp for children next to Twining Vines would cause their business to be closed permanently as a kid's camp and winery can't coexist right next to one another. The closure of Twining Vines would be heartbreaking. Twining Vines has had countless financial ties through creating divine local wine tasting experiences as well as supporting many pop up small businesses to sell their artisan creations to go with their wine. Not to mention the fact that Twining Vine wine is sold in stores like Castro Valley's own Castro Valley Natural Grocery Market.

Twining Vine Winery not only is rich in local flavors but also local talent. On top of many small business pop ups Twining Vine Winery has been home to many theater productions I have been blessed to have the opportunity to witness. The beloved winery even holds weddings for all kinds of beautiful love stories. The Mosaic Project is a wonderful idea but the community of Castro Valley can not financially nor emotionally handle the closure of Twining Vines Winery. It is within the public's best interest to protect the precious jewel of Castro Valley that is Twining Vine Winery as the ripple effects of its closure would be disastrous for the community.

Cull Canyon is a beautiful location however a reclusive one. There is one way in and out without any reliable plumbing or water access. If there was some kind of accident which is highly likely in a camp full of young kids, there wouldn't be any quick way to evacuate the kids and local residents. If there happened to be any kind of earthquake or fire there would be chaos and much more injuries sustained than if the Mosaic Project took place in an equally beautiful, however much more accessible place such as Crow Canyon. Cull Canyon has no reliable sewage and water, kids can easily get dehydrated and sick from plumbing leaks which can easily turn into fatalities. Cull Canyon is a remote, minimally populated place. The impact of creating a whole camp of kids in a place that already can't house many people is a horribly unsafe idea.

A few years back there were mudslides all throughout the canyon that made travelling out nearly impossible. Not to mention the amount of times trees have fallen on power lines and Cull Canyon residents have been blocked in with no other way out. A whole camp of kids would need constant food and water deliveries, a blocked dead end road would be catastrophic for the young children.

The Mosaic Project is a beautiful idea and I would love to see troubled youth get the help they deserve. Everyone deserves to experience nature and the great outdoors. That being said, Castro Valley can not allow Twining Vines Winery to be shut down as it provides not only its own economical benefits but also those for local small business, theater productions, as well as weddings, and all kinds of meaningful life changing events. The Mosaic Project being set in Cull Canyon also creates countless hazardous risks, only some of which I've laid out. The residents of Cull Canyon as well as

Castro Valley residents would love to see the youth get the support they need but the location of Cull Canyon for the Mosaic Project would only lead to premature deaths instead. Please take in account not only the wishes of the Castro Valley community but most importantly the safety of the children as well and do what is right to ensure that safety. Thank you,
Local Castro Valley resident Evan Swartz

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December 06, 2025

Dear WBZA Members,

As a farmer whose been producing agricultural crops since 2003, our livelihood depends on agriculturally designated land and the crops produced. I am deeply concerned about the direct impact proposed urban development on agriculturally designated land will have on our legitimate farming practices. The encroachment, by allowing non-agricultural use, threatens not only my business, but also the long-term sustainability of local agriculture and the future of our community.

I write with urgency regarding the Right to Farm in California and the detrimental consequences that will follow if this fundamental protection is eroded by allowing urban developments on the very doorstep of our agricultural lands.

California's Right to Farm Act (Civil Code § 3482.5) is not merely a statement of support; it is a shield for our farmers, enshrined in law to prevent nuisance claims and interference from those who might complain about the essential work of agriculture. The Act is enforced by local agencies—county agricultural commissioners, **planning department**, and county officials—who hold the responsibility to defend these rights against encroachment and neglect.

Additionally, the Department of Pesticide Regulation (DPR) establishes strict rules governing the application of agricultural chemicals, particularly in proximity to sensitive sites such as schools and youth camps. Current regulations require buffer zones and can restrict or prohibit certain types of spraying during hours when children are present. The proposed project is seeking CUP approval for potential year-round overnight camping. Restrictions would be in effect continuously, severely limiting our ability to perform necessary pest management operations. Such limitations not only compromise crop health and yield, but also threaten the economic viability of our farm and others like it. The practical reality of working around these restrictions—potentially being unable to spray at all during crucial periods—would make it nearly impossible to sustain our current farming practices.

Concerns regarding this proposed project are in line with the potential loss of a viable agricultural business by allowing urban development within agriculturally preserved land. The proposed project could impact our Right to Farm potentially resulting in the following:

- Reduced Operational Flexibility such as limitations on crop management, and use of agricultural chemicals.
- Increased costs for specialized equipment and staff to conform to urban standards
- Potential Legal Challenges related to our Right to Farm
- Loss of Market access due to restrictions that would impact our revenue and income streams
- Decreased Property Value with potential inability to utilize land for agricultural purposes and winery operations
- Long-term Viability Threats: Persistent restrictions could jeopardize the Long-term viability of our agricultural operation, leading to possible business closure.

Those who undermine the right to farm do more than inconvenience farmers—they threaten the backbone of local food security, the vitality of rural economies, and the stewardship of our natural resources. Denying farmers the freedom to operate within their rights is not a victimless act. It risks crippling longstanding businesses, erasing generations of agricultural knowledge, and destabilizing entire communities that depend on farming for sustenance and identity.

If Alameda County disregards the Right to Farm Act, it will set a precedent that resonates far beyond our borders, a warning to every farmer that their future is at the mercy of reckless urban expansion. The loss of productive farmland is irreversible. The consequences will be felt in our markets, our environment, and in the resilience of our region in times of crisis. Local food will become scarce, traditions will be lost, and a vital piece of our heritage will be left vulnerable to extinction.

Let it be clear: to turn your back on the right to farm by allowing urban encroachment is to risk the prosperity and welfare of all who call Alameda County home. Uphold this right. Vigorously enforce the Act and prevent urban sprawl on agriculturally designated lands. Protect our farmers and their legacy or be prepared to witness the slow decay of what makes our community strong, vibrant, and self-sustaining.

Sincerely,

Teddy Seibert
 Owner TwiningVine Vineyard and Winery LLC est., 2003
 16851 Cull Canyon Road, Castro Valley, CA 94552

Exhibits

**COUNTY OF ALAMEDA
CALIFORNIA
Alameda County
RIGHT TO FARM**

Obtained 12/05/2025: from

[file:///C:/Users/Owner/OneDrive/Desktop/right_to_farm%20\(1\).pdf](file:///C:/Users/Owner/OneDrive/Desktop/right_to_farm%20(1).pdf)

In Alameda County we are fortunate to have rolling hills, stream and alkali habitats, oak woodlands, and plenty of open space. Much of the open space is in dedicated parkland or agriculture. Land that does not currently have an agricultural operation may be used for agriculture in the future. It may also change the kind of agriculture practiced, or it may add an agricultural processing or agricultural tourism-related function, all within the parameters of agricultural zoning. Alameda County supports, encourages, and protects agricultural operations and agricultural processing within the county and gives recognition to those operation's right to farm. Agricultural practices can sometimes cause some discomfort and inconveniences for neighboring residents. Many practices are a necessary function of certain agricultural operations and are protected when they are in accordance with the law.

This pamphlet will help to inform you of the kinds of legal agricultural practices that are considered acceptable.

"Right to Farm" in Alameda County

The Right to Farm ordinance alerts prospective property owners that lands within 2,000 feet include agricultural properties. The ordinance informs them that lawful and properly conducted agriculture and agriculture-related activities (some examples described within) are permitted. It describes examples of typical agricultural activities and conditions in areas abutting agricultural properties. Property transfers require new owners be aware that legal agriculture activities are expected and acceptable within 2,000 feet of their property. Every transfer of property subject to the requirements of Section 6.28.070 of the County General Code shall provide the right to farm restriction in all deeds and leases. These property transferors shall also provide to any transferee the notice of right to farm as recited in the pamphlet. The purpose of this ordinance is to promote public health, safety and welfare, and to support and encourage continued agricultural operations in the county. This ordinance is not intended to modify or abridge state law regarding nuisances.

Q. Where can agriculture occur?

A. Agriculture may occur anywhere within the unincorporated boundaries of Alameda County that is zoned Large Parcel Agriculture, Resource Management, Resource Management/ Special Agriculture, and Water Management. Different intensities of allowed uses vary with the particular designation, with the aim of enhancing agricultural production, while protecting the County's natural resources. Generally, processing facilities and visitor-serving uses have specific restrictions. Incorporated cities in the county have their own rules and regulations.

Q. Does an agricultural operator need a land use permit to begin farming or ranching on land that was previously used for non-agricultural purposes?

A. The answer is generally no if the land is zoned for agriculture and meets the intensity constraints of the particular district. State and County Policy to encourage and enhance agriculture... State law and County policy encourages, promotes, and protects agriculture. Agricultural Operations are protected from nuisance lawsuits as long as:

- The agricultural operation is conducted in zoning that allow such uses.
 - The agricultural operation is conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, and in a lawful manner.
 - The agricultural operation predates the affected use(s) on the neighbor's property.
- grazing on land in Large Parcel Agriculture and Resource Management, Resource Management/Special Agriculture, and Water Management districts, however, there will be more constraints (on farming intensity) if new water sources are added for irrigation, in order to protect natural resources to the extent possible. On the other hand agricultural processing uses, such as wineries, need a land use permit.

Notice Of Right To Farm

Alameda County permits operation of properly conducted agricultural operations within the County. You are hereby notified that the property you are acquiring an interest in is located within 2,000 feet of agricultural land, agricultural operations or agricultural processing facilities or operations. You may be subject to inconvenience or discomfort from lawful agricultural or agricultural processing facilities operations.

Discomfort and inconvenience may include, but is not limited to, noise, odors, fumes, dust, smoke, burning, vibrations, insects, rodents and/or the operation of machinery (including aircraft) during any 24-hour period. Should any dispute arise regarding any inconvenience or discomforts from an agricultural operation the parties may submit the dispute, within 30 days of the date of the occurrence, to the Alameda County Agricultural Advisory Committee created by the Board of Supervisors. This committee will provide mediation assistance for the parties involved. One or more of the inconveniences described above may occur as a result of agricultural operations which are in compliance with existing laws and regulations and accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in an area with a strong rural character and an active agricultural sector. Lawful ground rig or aerial application of pesticides (including herbicides, fungicides, rodenticides) and fertilizers occurs in farming operations. Should you be concerned about spraying, you may contact the Alameda County Agricultural Commissioner. Alameda County Right to Farm Ordinance does not exempt farmers, agricultural processors or others from compliance with law. Should a farmer, agricultural processor or other person not comply with appropriate state, federal or local laws, legal recourse may be possible by, among other ways, contacting the appropriate agency. This notification is given in compliance with the Alameda County Code Section 6.28.080 By initialing below, you are acknowledging receipt of this notification.

Transferor's Initials Transferee's Initials. The failure to give the notice required by this section shall not invalidate any transfer. (Ord. 2000-61 § 1 (part)) Alameda County Community Development Agency 5/20/05

Q. What kind of practices can be expected on agricultural lands?

A. Cultivation and tillage of the soil, the planting, growing, cultivation, spraying of pesticides and/or fertilizers, and harvesting of any agricultural commodity such as wine grapes, vegetables, fruit and nut crops, nurseries, or animal products, and any practices performed by a farmer or on a farm as incidental to those farming operations, including preparation for market, delivery to storage or market, delivery to carriers for transportation to market. Horse boarding, training, or breeding may also occur.

Q. If I live near an agricultural operation, what experiences may I expect?

A. Agricultural activities you may experience can include, but are not limited to the following: noise, odors, fumes, dust, fertilizers, smoke, pesticides, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery, and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations 24 hours a day.

Frequently Asked Questions (continued) These pages were created for informational purposes only and nothing in the Right to Farm Ordinance shall prevent anyone from complaining to any appropriate agency, or taking any other available remedy, concerning any unlawful or improper agricultural practice. For additional information concerning the

Right to Farm Ordinance
please contact the
Alameda County
Planning Department
at 510.670.5400

or visit the Alameda County web site to
view Chapter 6.28 Farming Rights
in the County General Code at

[file:///C:/Users/Owner/OneDrive/Desktop/right_to_farm%20\(1\).pdf](file:///C:/Users/Owner/OneDrive/Desktop/right_to_farm%20(1).pdf)

Addressing Pesticides Used Near Schools and Child Day Care Facilities

California Code of Regulations, Title 3, sections 6690–6692



Effective January 1, 2018:

- Regulations apply to pesticide applications made for the production of an agricultural commodity within ¼ mile of public K-12 schools and licensed child day care facilities, except family day care homes (collectively referred to as schoolsites)
- Pesticide application restrictions will apply Monday through Friday, from 6:00 a.m. to 6:00 p.m., within a specified distance of a schoolsite:
 - Two types of restriction distances: ¼ mile (1,320 feet) or 25 feet, depending on the type of application equipment used and type of pesticide applied (some application types are prohibited by labels or do not occur)

Application Equipment Type	Minimum Distance to Schoolsites by Equipment and Pesticide Type			
	Dust	Fumigant	Granule	All Other Pesticides
Airblast Sprayer	¼ mile	Prohibited	Doesn't occur	¼ mile
Aircraft	¼ mile	Prohibited	¼ mile	¼ mile
Backpack Sprayer	¼ mile	Prohibited	None	None*
Bait Station	None	Prohibited	None	None
Ground-Rig Sprayer	¼ mile	¼ mile	None	25 feet
Hand Pump Sprayer	¼ mile	¼ mile	None	None
Soil Injection	None	¼ mile	None	25 feet
Sprinkler Chemigation	Doesn't occur	¼ mile	Doesn't occur	¼ mile
All Other Equipment	¼ mile	¼ mile	None	25 feet

*Backpack sprayers that incorporate an airblast sprayer to apply "other" pesticides are prohibited within ¼ mile.

- Exceptions to application restrictions: The prohibitions do not apply if school classes are not scheduled for the day of application or the child day care facility is closed during the entire day of the application. This allows applications during the day on holidays and school breaks
- An option for an agreement between a schoolsite, property operator, and County Agricultural Commissioner with alternative application restrictions that provide the same or a greater level of protection as provided by the prohibitions
- Field fumigations within ¼ mile of a schoolsite must be completed at least 36 hours before the start of classes
- An annual notification by property operators to schoolsites and County Agricultural Commissioners by April 30 that includes contact information and a list of all pesticides expected to be used within ¼ mile of a schoolsite during July through June
 - A new grower (through purchase or lease of a field) must provide the first notification within 30 days of assuming control of the property
- CalAgPermits is the suggested method that property operators use to develop and submit the notifications

For more information contact:

County Agricultural Commissioner:
www.cdfa.ca.gov/exec/county/countymap/

Department of Pesticide Regulation:
www.cdpr.ca.gov/schoolnotify/



From: Kent Woodell <ktwoodell@yahoo.com>
Sent: Saturday, December 6, 2025 10:20 AM
To: Speech, Marcella, CDA; Lopez, Albert, CDA
Cc: Kent Woodell
Subject: Mosaic Project WBZA

Ms. Speech,

Please find the following letter regarding the proposed Mosaic project.

Please forward my letter to the WBZA members and I ask that it be added to public record.
Please confirm receipt.

December 1, 2025

As a 30+ year resident of Cull Canyon, we live 1 1/2 miles north of the proposed Mosaic project. Since our property is of similar size, topography and forestation to the proposed Mosaic land, I thought it appropriate to sight a few of the environmental hazards/risks/facts we have experienced and expect the Mosaic children could be exposed to:

During this last year, both of our wells went dry and are now unusable.

We find 6-10 Rattlesnakes yearly (with a majority of them 1 or 2 feet from our house).

Our dogs have been bitten by rattlers a total of 8 times.

Our dogs have regular conflicts with coyotes (one being attacked by a pack of 6 coyotes).

Just after dark a mountain lion was spotted lying on our lawn within 15 feet of our house

A few months ago, our next-door neighbor had a mountain lion jump a 10-foot fence into the pen which was immediately next to their house...and kill 2 goats.

Approximately 300-400 wild boar are killed annually on the EBMUD property which is immediately west the Mosaic property.

Over the years several dozen wild boar have been killed on our property.

August 1, 2025 within 50 yards of our house our dog was nearly killed by a 275 lb. wild boar which I later killed within 20 feet of our porch.

Falling trees and major landslides are regular high-risk occurrences.

Due to the single road and high potential for fire, the Fire Department recommends an emergency "shelter in place area" be available. The EIR answer: "...THE PROJECT SITE AND PROJECT

BUILDING may be utilized as a shelter (in place) center for local residents (and children) to secure safety in event of an emergency.” (PUB-22-(03) page 193) .

Recall that in both the Paradise and Palisades fires everything was destroyed with nowhere to shelter in place.

Kent Woodell

13425 Cull Canyon Road

Castro Valley, CA 94552

510-247-1416

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From: Ann Felix <annfelix44@gmail.com>
Sent: Monday, December 8, 2025 5:31 PM
To: Speech, Marcella, CDA
Subject: Mosaic Project

My concern about the proposed Mosaic Project for Cull Canyon.
I have lived in Cull Canyon since 1978 and am aware of the high risk danger for this canyon.

My primary concern about living in Cull Canyon is the limited evacuation in the event of fire. The Mosaic Project in this canyon presents a major safety concern.

Recall the East Bay Hills fire of 1991, that killed 25 people and injured 150 others, destroying 2,843 single-family dwellings and 437 apartments. That fire was not far from Cull Canyon. The risk of such a fire would put the population of people in the Mosaic Project at grave risk. It brings to mind the disastrous flood this past summer that hit Camp Mystic, a girls' summer camp in Hunt, Texas, resulting in 27 deaths.

A youth camp must be located in a place with adequate emergency evacuation. The current roads are inadequate to allow safe exit for fire or floods for current residents, much less scores of youth and personnel. I'm sure this is a good program youth, but not when their lives or ours can be in jeopardy.
Sent from my iPhone

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COLUMBIA COMMUNITY ASSOCIATION
c/o Community Association Management
6088 Sunol Blvd, Suite 100 Pleasanton CA 94566
Tel: 925.417.7100 • fax: 925.426.7717
www.HOAsManagement.com • info@hoasmanagement.com

December 5, 2025

Alameda County Planning Department
Attention: Planning Director
224 West Winton Avenue, Room 111
Hayward, California 94544

VIA: Electronic Mail and USPS

Dear Sir:

I am the President of the Columbia Community Association, representing 541 households in the Castro Valley hills in the vicinity of Cull Canyon Road and Columbia Drive. I write you today in that capacity regarding the West County Board of Zoning Adjustments hearing on PLN2020-0093, Conditional Use Permit, the Mosaic Project.

On August 25, 2025, following a lengthy public hearing the Castro Valley Municipal Advisory Council unanimously voted not to support the Conditional Use Permit for the Mosaic Project. We support the MAC's denial of the application.

Simply put, the location on Cull Canyon Road is inappropriate for the construction and operation of what is clearly a school in virtually all aspects.

Problems of concern with the project location include:

- The lack of an adequate water supply for emergency fire suppression despite the project being in a State designated High Fire Hazard Severity Zone.
- The size and capacity of the one-way road into and out of the location which would make timely evacuation difficult for evacuee as well as firefighting personnel.
- The impact that would occur on efforts to evacuate the Columbia development caused by the additional traffic headed to and from Mosaic.

Additionally, there are potential negative impacts on the ability of Columbia homeowners in obtaining homeowner fire insurance as the construction and operation of Mosaic may be considered adversely by California insurers. Many Columbia homeowners already have difficulty or find it impossible to obtain insurance coverage because of the fire hazard designation.

We recommend and urge the West County Board of Zoning Adjustment to uphold the denial of the conditional use permit application.

Yours truly,

COLUMBIA COMMUNITY ASSOCIATION

By:

Robert Weldon, President

From: Sharon Christensen <sharon.christensen.psych@gmail.com>
Sent: Monday, December 8, 2025 8:20 PM
To: West BZA Hearing, CDA; Speech, Marcella, CDA
Subject: Great concerns regarding the Mosaic Project

Dear Western BZA Members,

Please share my letter with the West BZA Chairperson and members.

I am writing to express my grave concern with the projected plan to have an overnight camp, the Mosaic Project located on Cull Canyon Road. As a resident of the canyon we understand the limits of Measure D and the Williamson Act and know an overnight camp that runs year round with people staying several days and nights is not considered recreational day use. The square footage of the numerous buildings and living quarters including a large eating hall also exceeds the square footage allotment within the zoning of this area. The area is not zoned for or adequately equipped for 100+ children and staff staying the night year round; amounting to rotating people residing overnight and not recreationally (day use only) using the area year round.

Not only does this pose great danger to the current residents with a huge increased fire danger in our box canyon, with no water access to put out fires, and rough steep terrain that make fire danger much worse, the site plans on having fire pits that only increase risk to the canyon residents and the 100+ children and staff they propose to having staying at the site. As a dead-end road there is only one exit for hundreds of people (the site 100+ and the permanent Canyon residents) to try and exit while towing large agricultural animals. How will emergency vehicles be able to access and put out the fire?!? This would create a VERY challenging evacuation and rescue process at the very best and death to many people at the worst. That is not a gamble worth taking given the large increased chances of safety and fire issues. For the children's safety the Mosaic Project needs to be located at a site that offers multiple evacuation routes.

This is also a canyon that has many water concerns and the EIR does not adequately or accurately address how water supply will be impacted at the site (with people year around) along with all canyon residents who heavily rely on natural well water as our only water supply. The EIR also does not adequately speak to the need for a big septic to take care of the amount of waste there will be with so many people residing/indoor camping at the site year around. There is no public sewage system.

There are also great public safety concerns for the children with wild animals such as rattlesnakes, mountain lions, black widows and coyotes. Every year, each resident experiences multiple rattlesnakes, we have had a handful just this year alone that were in front of our house and in our goat and chicken pens. Our dog was bit by one and nearly died.

The site area is steep and wooded with Cull Creek that fills and runs quickly in the rainy months. The creek is a potential drowning source especially when it moves quickly. We often face many mudslides throughout the canyon as well as downed power lines that not only block the road but leave us without power for days. Given we are a high fire risk area, PG&E often cuts our electricity during windy days, leaving us without power for multiple days throughout the year. Without power we have no water, no

septic, no lights, no fridge to keep food, and no wifi or cell service for communication. A site that has children staying the night year around needs to be located in an area that has reliable, consistent power for their safety.

The road inadequacy with size and weight limits will not hold the large increase in traffic and vehicles going through the windy, tight roads. Large equipment needed to maintain agricultural land is driven down the canyon regularly, making it already tight when multiple bike riders are using the road, adding more cars, buses to bring 100+ people in and out of the canyon year around will only dramatically increase the risk of car accidents (one of the leading causes of death).

While the Final Environmental Impact Report (EIR) falls short in accurately assessing the risks with this land, which is a big issue, the biggest concern I have is the grave danger this project poses to the lives of everyone who resides here and the additional 100+ who will be residing in the canyon while at this site.

Next door to the proposed site is a long standing business, Twining Vine, that is an important staple to our community. The owners of this business are beloved by the canyon and greater Castro Valley community who appreciate all of the contributions they provide to important, valuable community small businesses and community organizations. Since the Mosaic Project is a school camp for children, Twining Vines would likely be put out of business despite the fact that they have a long standing established business.

While the Mosaic Project is a great program, this is not a safe or appropriate location. The Mosaic Project needs to protect its campers, the children, and the community by picking a safe and appropriate location. They have been offered other locations that are more suitable and safe for their campers and I continue to be confused why despite other great options that fully support their plan, they are trying to choose a location that creates such issues, safety concerns, and harm to the lives of their campers, staff, and the Cull Canyon community. I humbly ask for the safety of all, please reject this plan and do not let it continue forward in this location.

Thank you for reviewing and hearing my concerns.

Cull Canyon Residents,
Sharon Christensen

--

Dr. Sharon Christensen

CONFIDENTIALITY STATEMENT

The information in this email message is privileged, confidential, or otherwise protected from disclosure and is intended for the use of the addressee listed above. If you are neither the intended recipient of the employee or agent responsible for delivering this information to the intended recipient, you are hereby notified that any disclosure or taking of any action in reliance on the content of this emailed copied information is strictly prohibited. This email, including attached material, is confidential patient information and protected by the California Welfare and Institution Code, Section 5328. If you have received this e-mail in error, please immediately notify the sender by reply e-mail and destroy the original message and all copies immediately.

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From: Layla Swartz <laylaswartz1313@gmail.com>
Sent: Monday, December 8, 2025 9:50 PM
To: westbzahearing@cvgov.org; Speech, Marcella, CDA
Subject: Great Concerns for the Mosaic Project

Dear Western BZA Members,

Please share my letter with the West BZA Chairperson and members.

I am writing to oppose the Mosaic Project for many reasons including the fact that it forces the much beloved twining vine winery out of business.

I have had the pleasure of growing up on Cull Canyon my whole life. One big thing I always remember from childhood is going to Twining Vine Winery with my family to celebrate holidays, taking my dance photos there, or just to talk with the owners and explore the beautiful property.

Once I got engaged I knew exactly where I wanted to host my wedding, without a doubt I reached out to Twinning Vine in hopes they would host my wedding. Not only was twining vine the best location it was also filled with so many wonderful memories for me and just the most warm and welcoming owners.

I truly cannot imagine the canyon let alone Castro Valley missing out on this beautiful hidden gem. Twining vine has made such an impact on the canyon and Castro Valleys community and is such a blessing to be able to go to our very own local winery and support not only their business but a dream built by two wonderful people.

Cull Canyon Resident,

Layla Swartz

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West County Board of Zoning Adjustments
224 W. Winton Ave., Room 111
Hayward, CA 94544

5 December 2025

PLN2020-00093, Conditional Use Permit/Site Development Review, The Mosaic Project

Dear Members of the West County Board of Zoning Adjustments:

My name is Dick Schneider. I co-authored Measure D, the Alameda County Save Agriculture and Open Space Lands Initiative passed by the voters in 2000. More to the point, I was the one who insisted that the Castro Valley Canyonlands be included in the initiative after reading the Castro Valley Canyonlands Issue Paper released by the County Community Development Agency on December 1, 1996, just a couple of years before Measure D was written.

The Canyonlands Issue Paper reviewed the hazards and constraints of the Castro Valley canyons, their limited water supplies and stream water quality concerns, as well as how to protect agricultural land and biological habitat from excessive and harmful development, as well as other issues. It is still relevant today. For Cull Canyon, the paper noted in particular, "Like Eden and Hollis Canyons, Cull has only single entry access and therefore evacuation for wildfire and other natural catastrophes is a concern."

Catastrophic wildfires in northern and southern California in recent years, including the 1991 Tunnel Fire in the Oakland hills that resulted in 25 deaths and the 2018 Camp Fire that destroyed the town of Paradise and resulted in 85 deaths, suggest that the phrase "is a concern" is a gross understatement. Escape routes failed in both these fatal fires. Residents of Cull Canyon should not be put at extra risk by building the proposed Outdoor School in the middle of single entry access Cull Canyon, not to mention risking the lives of over 100 elementary school children and their teachers.

Measure D violations:

1. The Mosaic Project proposed facility in Cull Canyon is a school, not an outdoor recreation facility or outdoor recreational camp. The Mosaic Project's federal tax returns (Form 990s) explicitly name the corporate entity and the program being offered to students as the "Mosaic Project Outdoor School." To misclassify a proposed use because the actual use would not be permitted is an abuse of discretion.

Measure D does allow schools outside the county urban growth boundary as infrastructure necessary to serve the rural population. Rural schools are appropriate and

often necessary so rural children are not required to be transported long distances to meet their compulsory education requirements. The students who will attend the Mosaic Project Outdoor School are predominantly, if not entirely urban children. In fact, the FEIR states that children attending the Mosaic Project Outdoor School remain students of their home schools. They are not residents of Cull Canyon or nearby rural areas. When attending the Outdoor School, the students will be satisfying their home school's compulsory education requirements, showing they are not rural school children but are in fact attending school at the Mosaic Project Outdoor School.

The Mosaic Project acknowledges that typical outdoor schools focus on Environmental Science, but states that its Outdoor School "addresses issues of difference and builds self-esteem and community."

That the Mosaic Project Outdoor School provides students some outdoor recreation during each day in session is no different from their home school providing outdoor recess. That the Mosaic Project Outdoor School might offer a longer hike or nature walk on some days is no different from their home schools providing a required P.E. period every week. These are among the reasons why the Mosaic Project Outdoor School can satisfy the compulsory education requirements of the students' home schools.

Further evidence that the Mosaic Project Outdoor School is a school and not an outdoor recreation facility is the curriculum provided to the students, as well as the training provided to the educators who teach the children. Nowhere in the Mosaic Project curriculum is outdoor recreation mentioned; not once. Rather, the purpose is learning how to get along with others and how to resolve conflicts peacefully. The curriculum is not about outdoor recreation or environmental science; it is about how to live with others and how to resolve conflicts peacefully. In fact, their educational materials are trademarked. Clearly, this is a school, but it is not a school permitted by Measure D in this location.

2. All buildings are not located within the 2-acre development envelope as required by Measure D. The caretaker dwelling is to be located outside the development envelope with no explanation for why this is necessary for agriculture use. The FEIR states that the caretaker dwelling is "necessary for agriculture" and therefore may be located outside the development envelope. The Measure D requirement is different. "Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the development envelope if necessary for security reasons, or if structures for agricultural use, necessary for agricultural use." No explanation or justification is given why it is necessary for agricultural use that this caretaker dwelling be located outside the 2-acre development envelope.

The purpose of this provision is for situations where agricultural buildings must be located on more distant parts of a parcel to serve an agricultural purpose, e.g., locating a hay barn or farm equipment building in a distant field or pasture to enable agricultural use of the entire property. It is not an escape value to allow agricultural buildings to be located outside the development envelope because non-agricultural buildings are filling the 2-acre envelope. There is no evidence in the record that it is necessary for agricultural use for the caretaker dwelling to be located outside the 2-acre development envelope, which is the actual Measure D requirement.

3. The Mosaic Project Outdoor School is not a use intended by the Resource Management land use designation: "This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use." (Emphasis added).

The Mosaic Project Outdoor School, when in session with students residing on-site and with a goal to operate year-round, will have a population density of approximately 55 persons/acre (110-person school population residing on a 2-acre development envelope). For comparison, the population density of the adjacent Castro Valley urban area is just over 6 persons/acre, and Castro Valley was the fourth most populous unincorporated area in California at the 2020 Census. The Mosaic Project Outdoor School will have a population density 9 times greater than adjacent Castro Valley and intends to operate year-round. This is not the very low density residential use permitted in Resource Management designated land.

Williamson Act violations:

1. No evidence of an agricultural use has been shown that meets the requirements of the Williamson Act. Federal tax returns filed in 3 of the previous 5 years must show agricultural production yielding annual gross revenues of at least \$2,000 or \$10,000 on Schedule F. (Uniform Rule 1, Section II, C. 3.b (2) or (3).)

2. A compatible use determination for the project cannot be made because Uniform Rule 2, Section III (Compatible Use Determination), Subsection B4 (Compatible Use Determination Process) has not been complied with because all of the findings (a) - (e) have not been made as required.

In fact, The Mosaic Project is a school, not an outdoor recreational facility.

a. Its 2023 Federal Tax Return (Form 990) states this explicitly. The term Outdoor School or school is used 10 times. The term "students" is used 4 times, and "4th & 5th graders" is mentioned once.

b. Salaries shown on its Form 990 are for teachers and school administrators, not for agricultural employees.

c. Under the County's Zoning Ordinance definition of a Community Facility, a "School" (#2) satisfies the Compulsory Education Requirements of the State. Attendance at the Mosaic Project Outdoor School meets this requirement. While the students remain members of their home schools, their attendance at the Mosaic Project Outdoor School satisfies their home school's State compulsory education requirement.

d. An Outdoor Recreation Facility, by contrast, is a different type of Community Facility listed separately (#5). The word "recreation" is not mentioned even one time, not once in the Mosaic Project's Federal Tax Return or anywhere in the Mosaic Project literature.

3. If approved, the Mosaic Project Outdoor School will in fact be the primary use of the Williamson Act-enrolled land, not a subordinate, compatible use as required by law.

4. To avoid violation of the property owner's Williamson Act contract, the owner must file for non-renewal of the contract, which will then expire in 10 years. Getting a significant property tax reduction without complying with the requirements of the Williamson Act is unlawful.

Alternative Locations not Analyzed:

There is no evidence in the EIR or in the record more generally that project proponents considered alternative locations for the Mosaic Project Outdoor School – locations that would have fewer environmental constraints, fewer safety risks, and would be permitted by local zoning.

In fact, an ideal location exists in the City of Richmond, which I understand is in The Mosaic Project's service area for participating schools. An 80-acre undeveloped property bordering Wildcat Canyon Regional Park was donated to the East Bay Waldorf School several years ago. It is now part of the Wildcat Canyon Community School, which has taken over the Waldorf School site. Not only is it school land already, but public water and sanitary sewer are at the property boundary, there is emergency egress in multiple directions, two fire stations (Richmond Fire Station No. 63 and Contra Costa Fire Station No. 68) are each just 5 minutes away, and the land-use designation permits small-scale buildings (max. total 20,000 sq ft) that allow for overnight accommodations, provision of food and drink, and sanitary services.

No doubt there are many disadvantaged Richmond school children for whom having the Mosaic Project Outdoor School nearby would be a blessing.

Conclusion:

The Mosaic Project Outdoor School is a worthy endeavor, but it should not be located in Cull Canyon, a box canyon whose only escape route can become blocked in an emergency. Adding over 100 more potential evacuees to the existing Cull Canyon resident population puts everyone at significantly greater risk. No sensible person should put these lives at risk.

The Mosaic Project Outdoor School violates Measure D. It is a school, not an outdoor recreational facility or camp. Its curriculum is not about outdoor activities or recreation; it is about getting along with others and peacefully resolving conflicts.

The proposed project violates the County's Williamson Act Uniform Rules. It is not a subordinate, compatible use of the property. It will in fact be the primary use of the property.

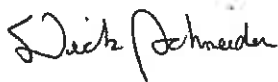
Alternative locations have not been analyzed, and they do exist.

If this project is approved, it will be an abuse of discretion, an example of the end justifying the means. This is hardly the ethical standard we want our society to follow and certainly not the ethical standard we want adults to model for our children.

Please deny this project application.

Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Dick Schneider". The signature is written in a cursive, flowing style.

December 07, 2025

Dear WBZA Members,

I am writing to highlight several significant inaccuracies and omissions in the Final Environmental Impact Report (EIR) regarding the proposed project. These comments are offered as a concerned property owner and active agricultural producer, independent of my association with the WBZA.

1. Misrepresentation of Alcohol Beverage Control (ABC) Licensing Risks—Direct Threat to Business Operations:

The EIR falsely states:

“As an existing Licensee, the Twining Vine Winery would not be affected by the proposed project since license renewals or transfers are not reviewed the same as a new license application.”

This is misleading and not complete: Under the Alcohol Beverage Control Act § 24201 (Chapter 7. Suspension and Revocation of Licenses);

“Accusations may be made to the department by any person against any licensee. Accusations shall be in writing and shall state one or more grounds which would authorize the department to suspend or revoke the license or licenses of the licensee against whom the accusation is made”. (Amended by Stats. 1955, Ch. 447.)

Obtained August 16, 2025 from <https://www.abc.ca.gov/>

Importantly, there is a 600-foot distance criterion for proximity to schools, non-profit youth facilities, or public playgrounds. Twining Vine is less than 400 feet from the proposed project site, placing our license at direct risk.

The loss or suspension of our license would not simply be an inconvenience—it would jeopardize our ability to operate, employ local workers, and contribute to the region’s agricultural economy. There is no guarantee that Alameda County can protect our license, and the EIR’s omission of this risk is a serious oversight.

2. Misrepresentation of CUP Risks:

The EIR asserts that the Twining Vine Conditional Use Permit (CUP) will not be affected by the proposed school and camp project. However, this is inaccurate.

Alameda County, as the regulatory authority, oversees the issuance and renewal of CUPs and retains full discretion to deny any permit renewal—**there is absolutely no guarantee of continued CUP approval**. If the project proceeds, TwiningVine will formally request an indemnity letter that provides lifetime CUP protection, as a safeguard against potential future threats to our operations. The absence of such assurance further heightens the uncertainty surrounding our ability to invest in and sustain our business in the long term.

3. Open Ended CUP for the proposed project: How is this allowed?

Other than construction conditions, there are **no** conditions for the project school or any of the other camp programs being offered related to a CUP.

Collectively, these issues are not just theoretical concerns—they represent real and immediate threats to the sustainability of legitimate agricultural businesses. Allowing urban development to encroach on land designated for agriculture undermines the stability and confidence that farmers and vintners need to make long-term investments. It risks eroding the agricultural base that supports local food production, stewardship of natural resources, and the economic vitality of our rural communities.

4. CUP Process:

CUP's are approved by Alameda County after applications are submitted and the use is determined after all checks for zoning and land use requirements are met/completed. The 4 findings need to be valid:

- 1 The use is required by the public need.
2. The use will be properly related to other land uses, transportation and service facilities in the vicinity.
3. The use, if permitted, under all the circumstances and conditions of the particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
4. The use will not be contrary to the character or performance standards established for the District in which it is located.

A detail plot planning drawing including:

- b North direction arrow.

- c. Scale. You must use 1 inch = an even number of feet (i.e. 20 feet, 40 feet, 100 feet, or 600 feet depending on the size of your property).
- d. Boundaries of the parcel, including dimensions (you may need a plot map of your property).
- e. Location, dimensions, and purpose of rights-of-way and easements within the property.
- 5. Location, dimensions, and use of all existing and proposed structures.
- 6. Distances of existing and proposed structures from all property lines, from rights-of way, easements, and other structures.
- 7. Location of all utilities labeled existing or proposed, including septic tank and drain field, water, power, phone etc.
- 8. Location and dimensions of all proposed and existing roads, driveways, parking areas, patios, decks, walkways, and other impervious (paved) area(s).
- 9. Location of any surface water (streams, culverts, drainage ways), or any distinguishing land features such as slopes within or adjacent to the parcel.
- 10. Extent of area which will be disturbed by construction activity, clearing, digging, or earth moving.
- 11. On the back of your site plan, please provide detailed directions to the site.
- 12. Vicinity map, setbacks.

If everything checks out OK, application will be considered.

TwiningVine has CUP conditions that limit our use to the following:

- 1) Time: 11am – 9pm, music off by 8pm.*
- 2) 12 winery related uses PER YEAR!*
- 3) No Overnight stays,*
- 4) No street parking,*
- 5) No indoor venues,*
- 6) ½ mile cleanup.....and more...*

It would be expected that the proposed CUP would be held to the same standards.

In conclusion, I urge the county to reaffirm its commitment to agricultural preservation by rejecting projects that compromise protected lands and the businesses that depend on them. Maintaining strong zoning protections, upholding the General Plan, and accurately acknowledging regulatory risks are essential for fostering a resilient agricultural sector. By prioritizing these principles, the county not only safeguards the livelihoods of farmers but also ensures a sustainable future for all residents.

Sincerely,

Teddy Seibert

Teddy Seibert

Owner/Twining Vine Vineyard and Winery est. 2003
16851 Cull Canyon Rd, Castro Valley, CA 94552

From: Martha McFarland <marthamcfarland75@gmail.com>
Sent: Sunday, December 7, 2025 11:27 PM
To: Speech, Marcella, CDA
Subject: Fwd:
Attachments: 1000006238.jpg; 1000006232.jpg; 1000006272.jpg; 1000006227.jpg; 1000006239.jpg

----- Forwarded message -----

From: **Martha McFarland** <marthamcfarland75@gmail.com>
Date: Sun, Dec 7, 2025, 11:23 PM
Subject:
To: Martha McFarland <marthamcfarland75@gmail.com>

To whom it may concern at the wbza board,

My name is Martha McFarland and I've live at the two mile marker of Cull Canyon Road in Castro Valley. I am speaking against the Mosaic School on Cull Canyon Road.

There are many reasons why this is not the right location for such a school but I'm speaking to the safety of the road.

Cull Canyon is a popular road to bike, and hike, and jog on, there is the occasional tractor and ATV, along with horseback riders trying to reach the gate to East Bay Regional Park trails. It is great to see the bicycle time trails that are usually once or twice a year. There is all kinds of wildlife, deer, pigs, coyotes and bobcats just to name a few.

Cull Canyon starts off as a fairly large four lane road with turning lanes and shoulders to pull off onto, but that all ends when you come into the canyon. It is narrow, under most conditions, it only has one lane of traffic entering in one direction and one lane of traffic exiting. There are no shoulder and the only pull outs are in resident driveway which are largely gated.

Cull Canyon was built to 1920 standards. There is a ravine on one side that often floods in the winter and a steep upward slope on the other side, through the first two and a half miles of Cull Canyon. It then opens up to longer stretches of road. Because of Cull Canyons dimensions, and easy access and, little to no police presence there are a lot of speeders who enjoy the twisty turns at the beginning and the long straightaways toward the end to really test "their skills" and they are gone or wreck before anyone can call for help. There are also a lot of Sunday drivers that enjoy just cruising the scenic Backroads. There are a few businesses that bring in traffic also, there is a winery which I believe is the last one remaining in the area and a stable that homes at least 50 horses with visiting moms and dads. Plus of course the ever famous nudist camp at the end. It is the home of 100 residents and in an emergency is the only exit path for all 600 residents of Columbia and the residents of Cull and now at least 70 to 90 kids and staff of the Mosaic school.

We have in the past had trees down closing the roads and flooding, not only due to water but due to mud from erosion on the hillsides. Even as far back as 1955 in the Canyonlands paper it states that Cull Canyon, Crow Canyon, and Palomares roads have the most accidents.

Again I must repeat that Cull Canyon Road was built to 1920 standards. Today roads need to be wider and turns not so sharp. There need to be longer lines of sight. If you get behind a bike in a car you should wait til you can clearly see around, this can often cause extended waits. Unfortunately most drivers end up passing unsafely. Now Alameda County wants to add "more". Cull Canyon does not have any more

room to be widened nor do I believe that Alameda County has the funds to make Cull Canyon a bus safe road. At the mile and a half marker of Cull Canyon a eucalyptus tree was cut down and just left on the side of the road. this tree had moved down the hill and closer to the road. Once the dead tree holding it rots away, someone can easily be hurt or killed. Multiple complaints have been made but no one is willing to address the issue. At the two mile marker the guardrail has been hit multiple times without repairs along with every other guard rail on the road. Albert Lopez stated at the MAC meeting that Alameda County has arranged with public works that excessive weighted trucks, such as sewer trucks, and buses, and reverse osmosis brine trucks have exception to travel on Cull Canyon and that Alameda County will maintain road damage due to the heavy loads, however this certainly has not been the case in maintain the road thus far if you just look at any guard rail, and now this new revised eir seems to be saying that Mosaic will handle this bill and carry the burden of road repair.

Cull Canyon has in the past been the last to get services. During the flooding of 2023, locals farmers cleared and kept Cull clear as the county was busy elsewhere. Mud covered large sections of the road. All drains were full of rushing water and the creek had a life of its own. Several farmers lost large chunks of land as the hillside eroded into the swollen waters of the creek.

With the increasing threat of fire PG and E has cut power to Cull. At first Canyon Middle School was on Cull's power grid but PG&E has now removed Canyon Middle School so as not to disrupt school schedules. In 2022 the reservoir was removed from Cull for fear the damn would fail. Now the water flows out of Cull much faster causing more chance of flash floods. And cutting the time for ground saturation which assists the wells that residents rely on. Alameda County promised with the removal of the pond a park would instead be maintained with picnic tables and trails. This is still just and abandoned lot. And in 2024 a holding facility was established to dump trash and waste at the beginning of the Canyon to be redistributed at a later time causing an unsightly mess, and of course more recently the East Bay Regional Park Department decided to board up its little house and cut down all it trees exposing it's storage facility and yard. It is so unsightly. The only service the county has provided was erecting a sign stating no vehicles over 38 feet, warning buses not to enter Cull Canyon as buses carrying swimmers in the summer months to the lagoon would often miss their turn and be delayed long periods of time on Cull searching for a safe place to turn around. I had a home depot truck get stuck after a delivery and not finding an adequate space to turn around. And of course let us not forget all the people who think the canyon is a dumping ground. We have a mattress and couch recently dumped but a few years back we even had a body dumped in a barrel.

Cull Canyon is an asphalt road resurfaced maybe every 5 years and a lot of the time, the restripping is not done for 6 months later. Leaving residence to calculate the passing spaces. Several spots on the road are actually cracking and dropping. I have a small video clip of two trucks one with a trailer narrowly missing one another as they meet at a tight turn, the truck with the trailer cut the corner because of the length of the rig. Buses don't bend in the center this would have injured students. Cull canyon is barely 20 feet in some spots, calculate a few tight turns a bike or two and that space gets tight fast.

I believe it is unfair for people who love and enjoy Cull Canyon road to have to compete with a school. I remember an article in the forum several years back that stated that you should drive out Cull Canyon as it is one of the few places left in the bay area that has not been destroyed by development.

During the Mosaic presentation at the Mac board they said they would only increased traffic by two buses bringing kids in and out at the beginning and end of the week. So I would like to speak to the amount of traffic they will really be bringing in with over 70 children a week 365 days a year as their conditional use permit has put no conditions on them. There will be food trucks, school supplies, and essentials that will of course be forgotten and order on any number of delivery sites, and most likely some laundry services. Their water supply is completely in question as their wells have come up short and they have not been tested in the middle of summer when the ground water dries up. So they will need some source of water delivery and their septic system is completely inadequate so they will need to

transport waste off site. Not to mention the brine water from their state of the art reverse osmosis system. They will also need propane for their fire Circle, so add that vehicle as well. It is completely unrealistic to think there will only be two school buses. And a lot of these vehicles will be heavy and damaging over time. This is also confirmed in Albert Lopez's comment.

Fire department has reported in the past that Canyon roads cause concerns when fighting any fire. The terrain is difficult and water supply is limited. They point out that time is critical and these narrow roads lack defensible spaces and the size of the roads limit the equipment that can be used. I have seen two fires in the canyon so far and the common practice has been to close the road off. Stopping traffic so the fire department can get in and fight the blaze. Mosaic act like they will have time to find buses and just drive in a rescue students and drive out. In the last ten years I have seen two fire trucks slowly backing all the way down Cull to get out to a spot where they can be maneuvered around. I have seen three cars actually go over the edge where the guard rails are absent or badly damaged.

Sadly with all this said Mosaic School continues to push to develop an urban school in an agricultural setting. After the Mac board met, the forum published an article saying the project had been rejected, when it is still moving forward and nothing has been published about the new date at the BZA board. Residents and bikers and friends of the canyonlands are being blocked from having time to express their concerns properly on this matter and as I have said I could go on about other issues but I am limiting myself to the road. Cull is too small the turns are too tight and the maintenance is too sporadic to support a school and all the additional traffic it would present. This project has been presented for seven years now. Why hasn't the county already improved the road so a school can be established? Why are there no street lights, or turnouts, or shoulders, sidewalks even so that bike and horses can safely share the road with the additional traffic? Why has Alameda County not taken the time to improve the road to today's standards? If Alameda County has not made improvements in seven years, how are we to believe that Mr. Lopez will keep his word on repairs. It is sad to see an agricultural road being destroyed and blighted and dumped on. It truly feels as though Cull Canyon is just a dump that Alameda County doesn't care about.

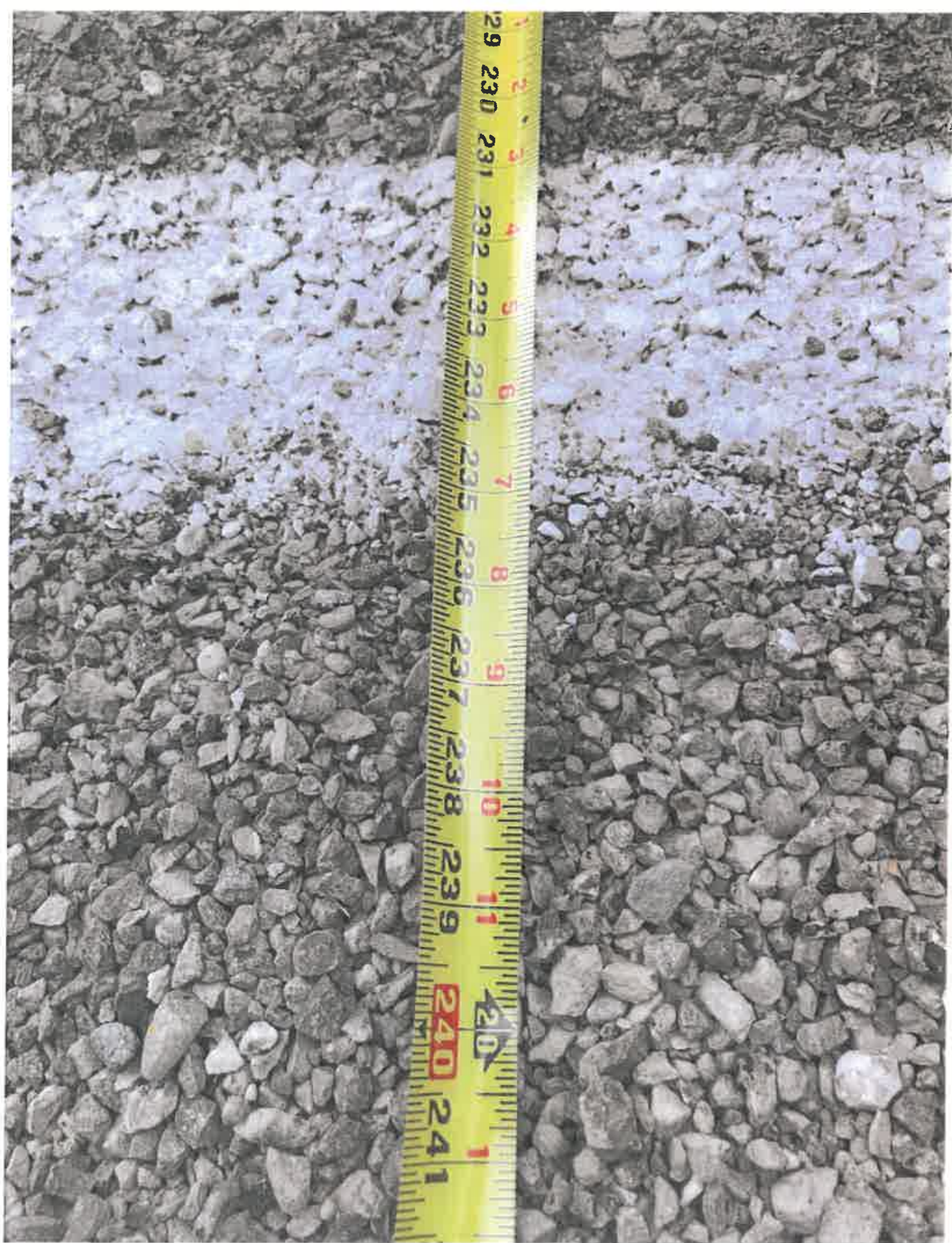
Please let us not forget that there are few areas left for horses and cows and wildlife. Please leave Cull Canyon an Agricultural road.

I am trying to upload pictures of all the blight and neglect that Alameda County has left so far, along with the near collision outside my home from two passing vehicles.

Thank you for your time on this matter. Martha McFarland

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****







Galaxy S21 5G



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Galaxy S21 5G

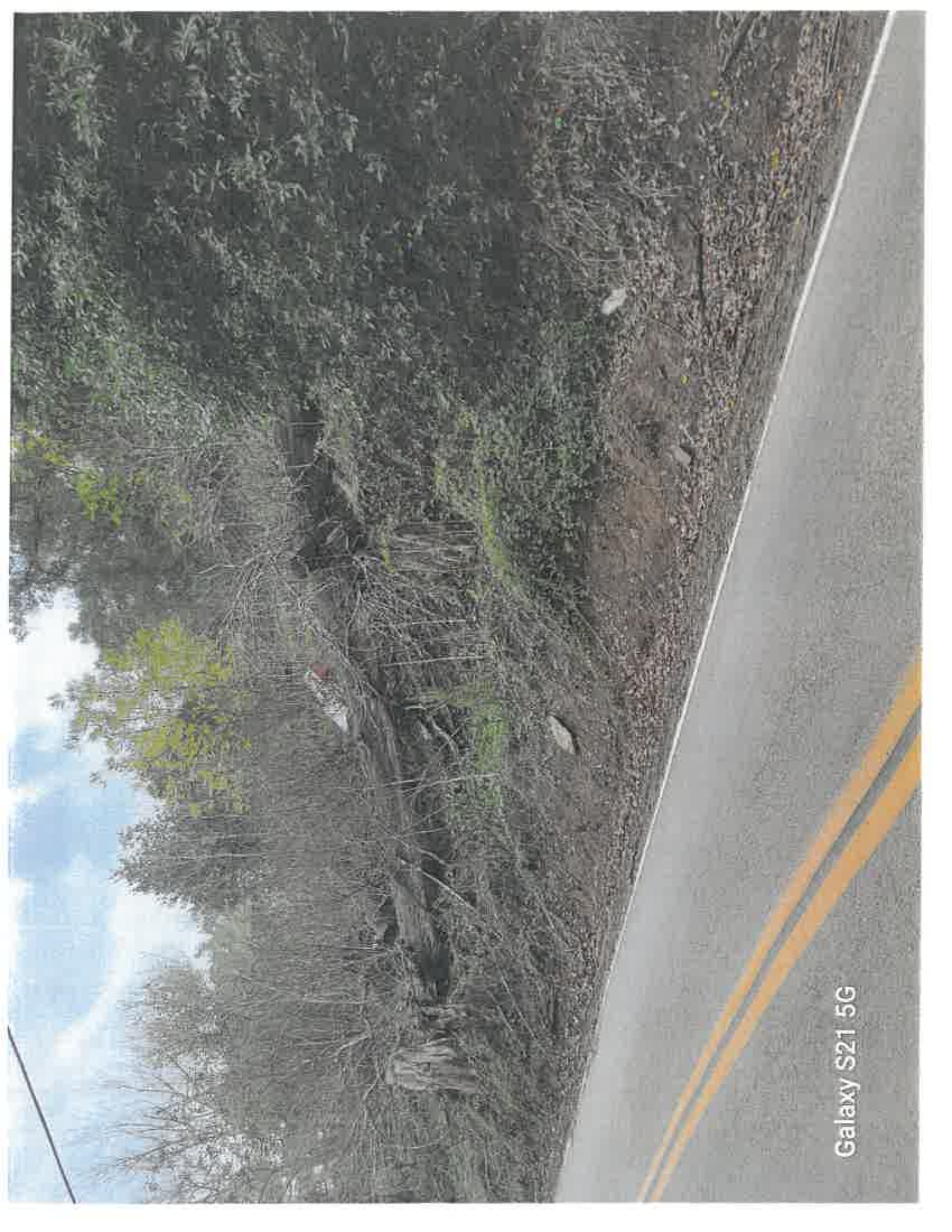


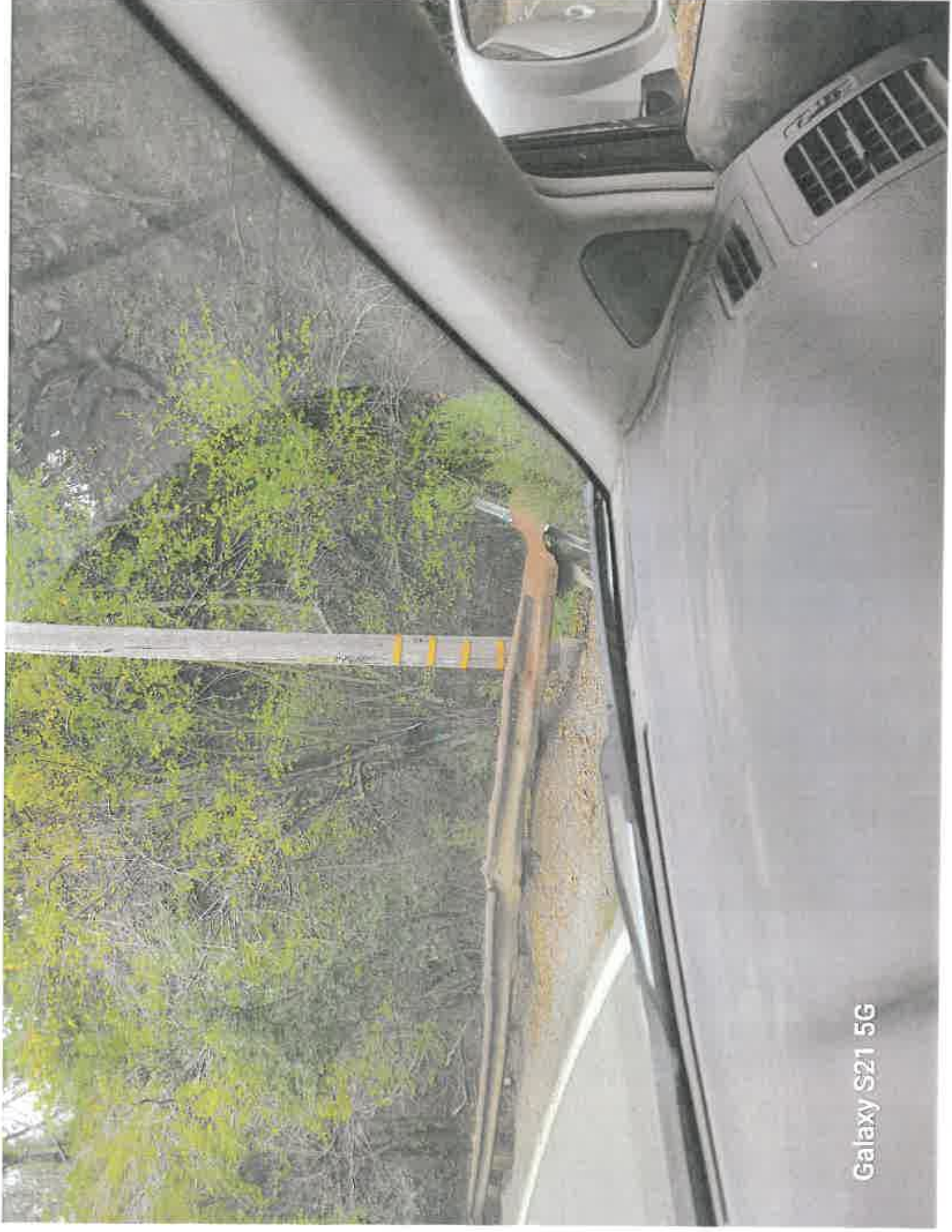
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