

An aerial photograph of a residential area with various colored overlays. The left side features large red and orange polygons, while the right side is a dense grid of grey and blue buildings. A winding road or canal is visible in the lower center. The text 'SANCTUARY WEST CITY COUNCIL MEETING' is centered in the upper half, 'Applicant: Sobrato Organization' is below it, and 'Presented by: Sofia Mangalam, Senior Planner' is in the bottom right. A small 'Google' logo is at the bottom center.

SANCTUARY WEST CITY COUNCIL MEETING

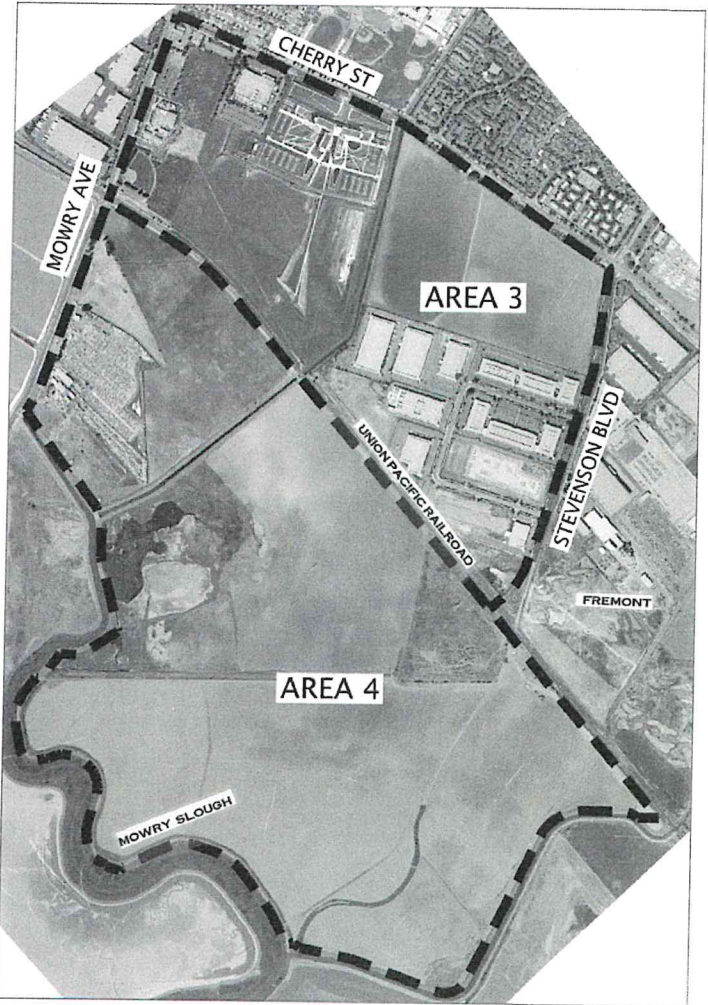
Applicant: Sobrato Organization

**Presented by:
Sofia Mangalam, Senior Planner**

Google



LOCATION MAP



NEWARK SPECIFIC PLAN DELINEATION
AREA 3 & 4 CITY OF NEWARK, CA



NEWARK- LOCATION MAP



SPECIFIC PLAN LAND USE DIAGRAM
 NEWARK, CA AREA 3 & 4

LEGEND

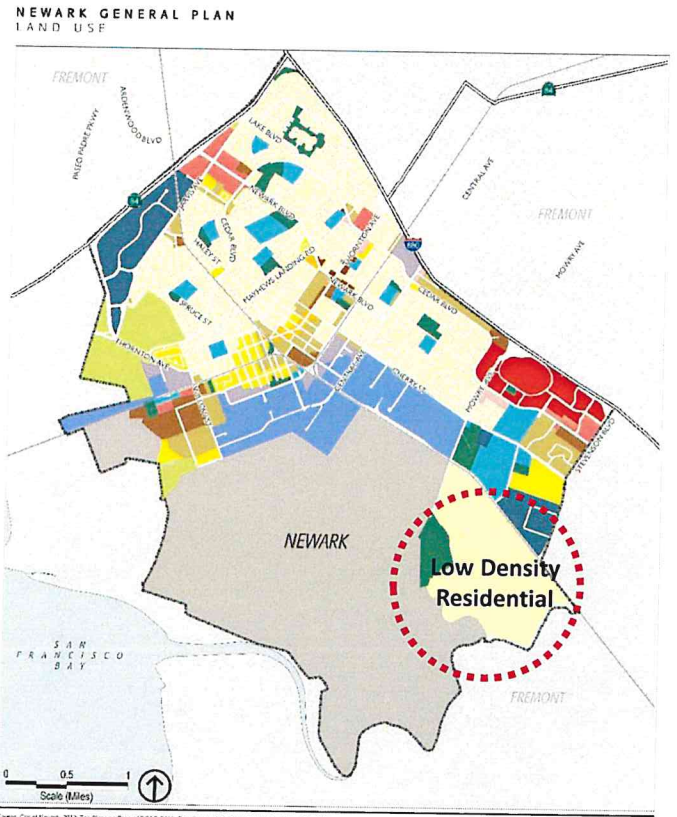
- | | | | |
|-----|----------------------------------------------|--|---------------------|
| NC | NO CHANGE IN EXISTING GENERAL PLAN OR ZONING | | NEW TWO LANE BRIDGE |
| R | RESIDENTIAL | | NEW PED BRIDGE |
| R/G | RESIDENTIAL AND/OR GOLF COURSE | | ACCESS POINT |
| G | GOLF COURSE OR RECREATIONAL | | EVA/TRAIL |
| | TWO LANE ACCESS ROAD | | ROTARY |

SPECIFIC PLAN LAND USE



Total Area – 430 acres
469 single family units

SURROUNDINGS/ LAND USE



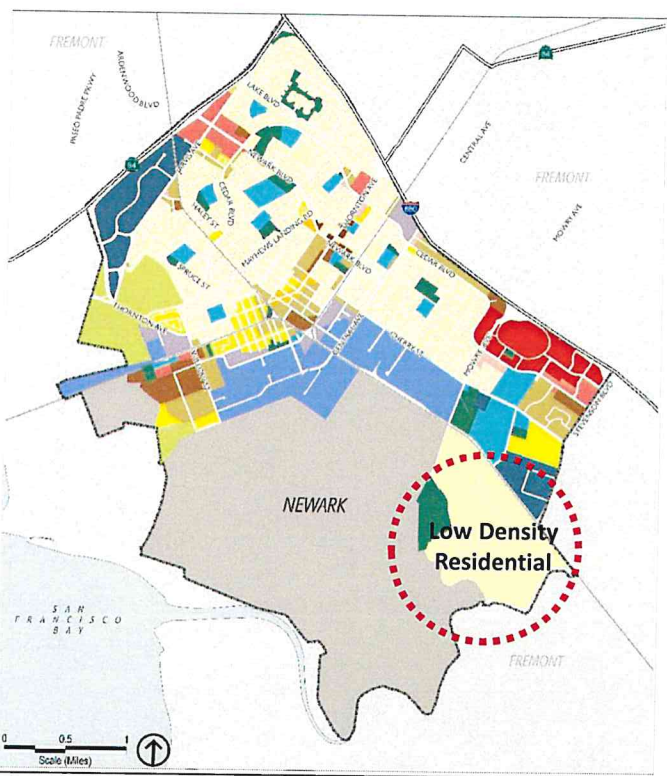
- Source: City of Newark, 2012, "The Planning Context" (CAE, 2011), Page 16-20; EIR, 2010, P.12, 2010, P.14-15, P.16, 2011.
- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Open Space Designations <ul style="list-style-type: none"> Parks and Recreational Facilities Conservation - Open Space Industrial Designations <ul style="list-style-type: none"> Leased Industrial Special Industrial General Industrial | <ul style="list-style-type: none"> Residential Designations <ul style="list-style-type: none"> Low Density Residential Low-Medium Density Residential Medium Density Residential High Density Residential Public - Institutional Designations <ul style="list-style-type: none"> Public Institutions | <ul style="list-style-type: none"> Commercial Designations <ul style="list-style-type: none"> Neighborhood Commercial Community Commercial Commercial Mixed Use Regional Commercial Office Commercial Resource Production Designations <ul style="list-style-type: none"> Silk Harvesting, Refining and Production |
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Total Area – 430 acres
469 single family units

SURROUNDINGS/ LAND USE



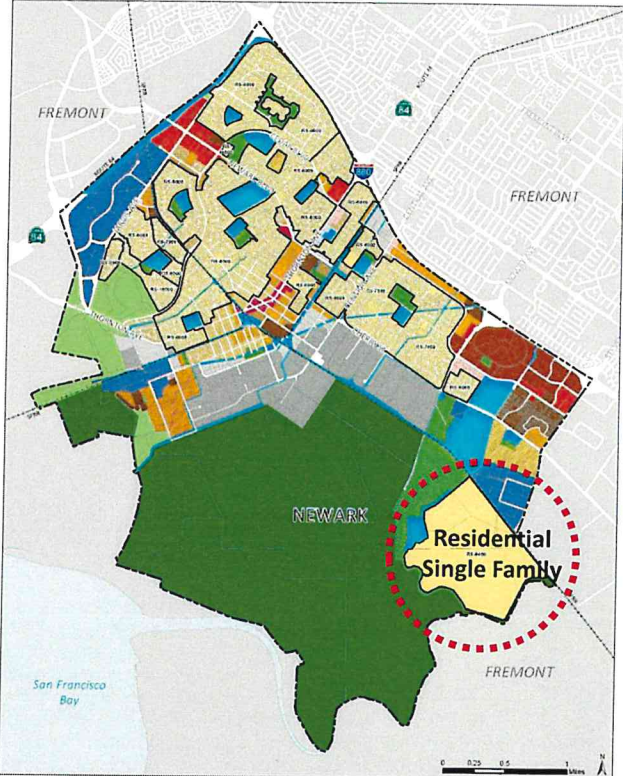
**NEWARK GENERAL PLAN
LAND USE**



- Source: City of Newark, 2016; The Planning Council (PCAC), 2013; The Planning Council (PCAC), 2013; The Planning Council (PCAC), 2013; The Planning Council (PCAC), 2013.
- | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Open Space Designations | Residential Designations | Commercial Designations | Public Production Designations |
| <ul style="list-style-type: none"> ■ Parks and Recreational Facilities ■ Conservation - Open Space | <ul style="list-style-type: none"> ■ Low Density Residential ■ Low-Medium Density Residential ■ Medium Density Residential ■ High-Density Residential ■ Public - Institutional Designations ■ Public Institutions | <ul style="list-style-type: none"> ■ Neighborhood Commercial ■ Community Commercial ■ Commercial Mixed Use ■ Regional Commercial ■ Office Commercial City Limits | <ul style="list-style-type: none"> ■ Self-Harvesting, Refining and Production |

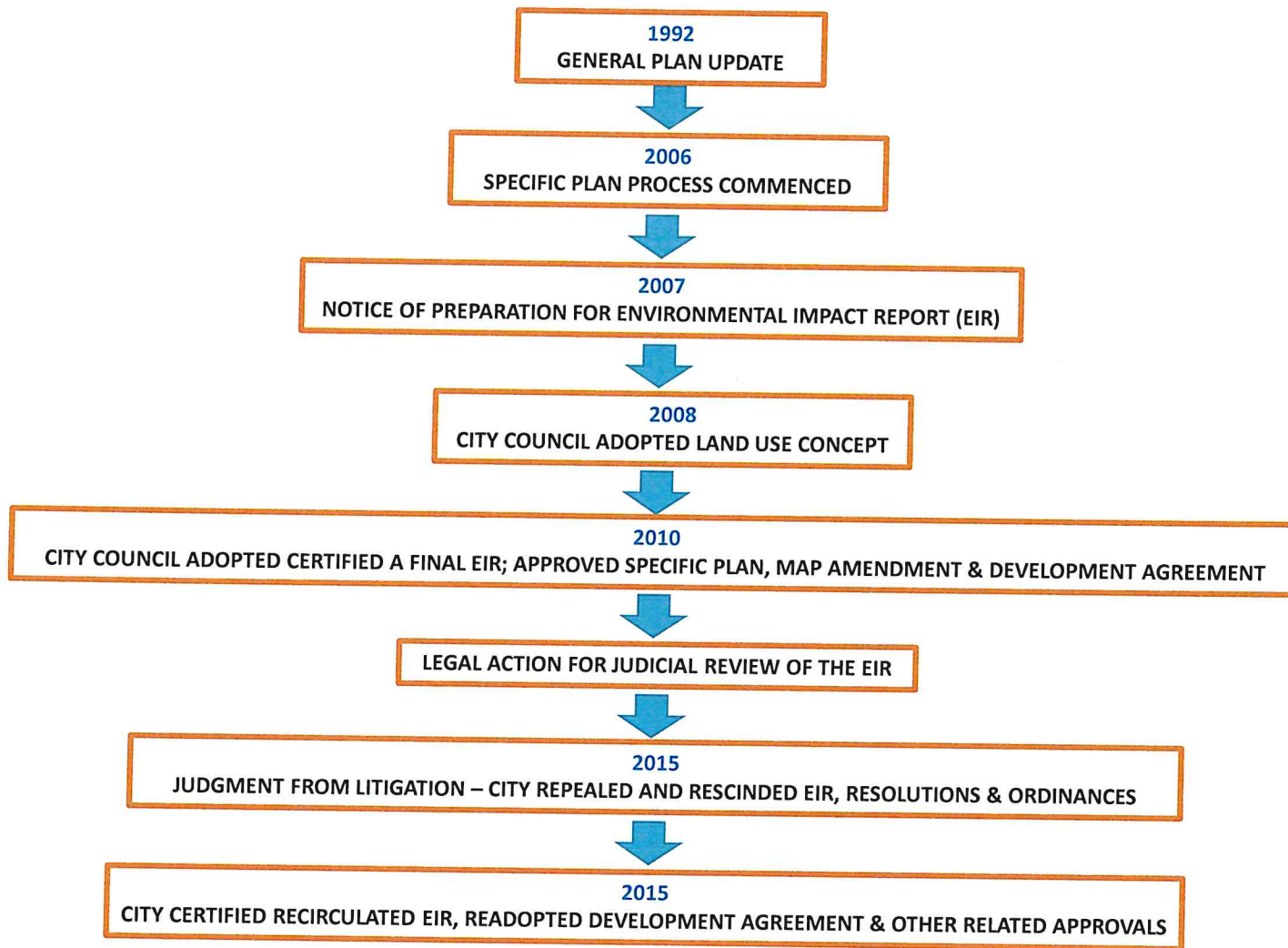
Total Area – 430 acres
469 single family units

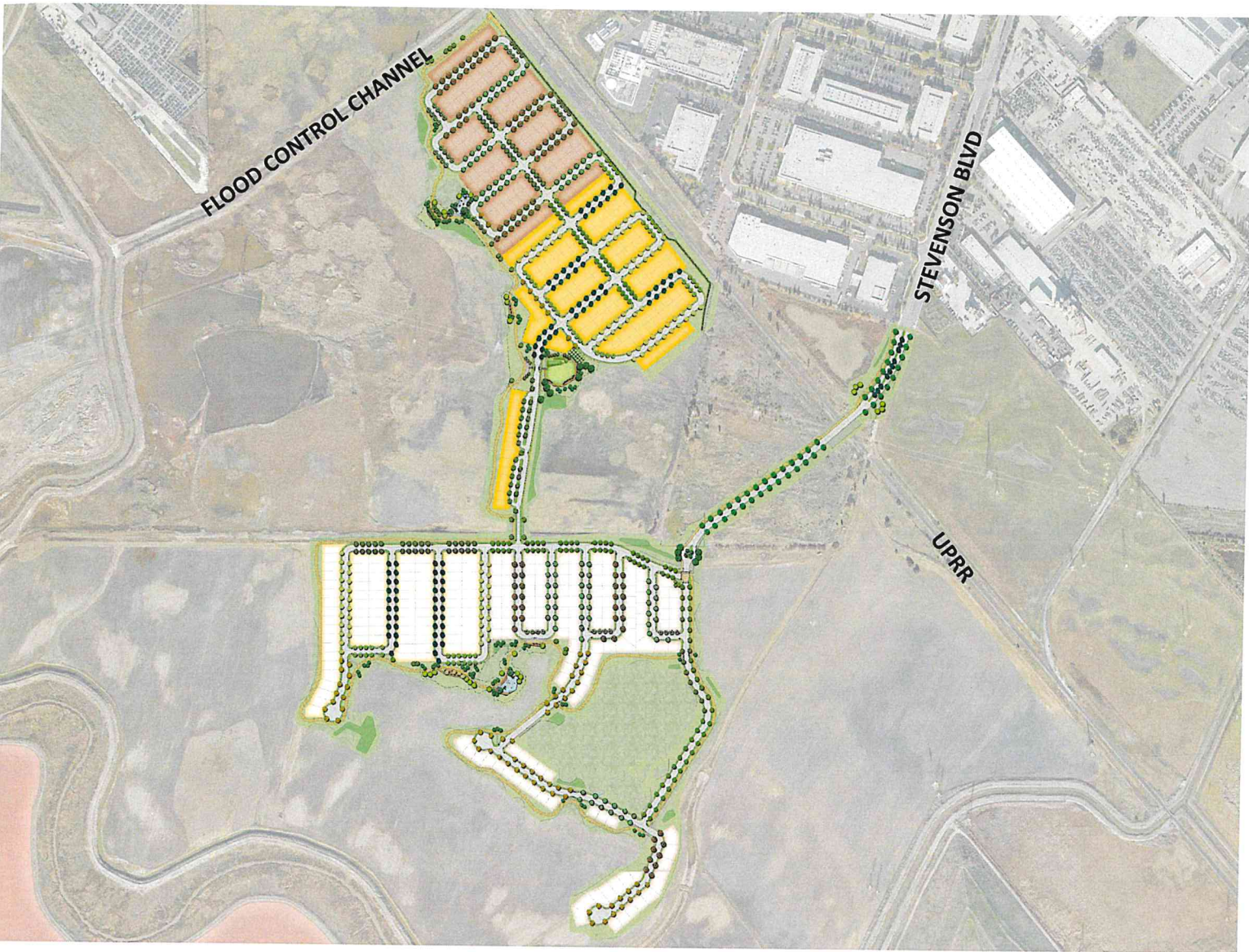
CITY OF NEWARK ZONING MAP



- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONING DISTRICTS | OVERLAY DISTRICTS |
| <ul style="list-style-type: none"> ■ RS: Residential Single Family ■ RL: Residential Low Density ■ RM: Residential Medium Density ■ RH: Residential High Density ■ NC: Neighborhood Commercial ■ CC: Community Commercial ■ RC: Regional Commercial ■ CMU: Commercial Mixed Use ■ CR: Commercial Retail | <ul style="list-style-type: none"> ■ PO: Professional Office ■ BTP: Business and Technology Park ■ LI: Limited Industrial ■ GI: General Industrial ■ PF: Public Facilities ■ TS: Transit Station ■ OS: Open Space ■ PK: Park ■ RP: Resource Production |
- MAP FEATURES**
- FBC: Form Based Code
 - City Boundary

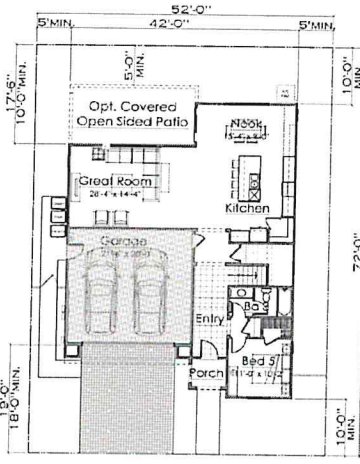
SURROUNDINGS/ LAND USE



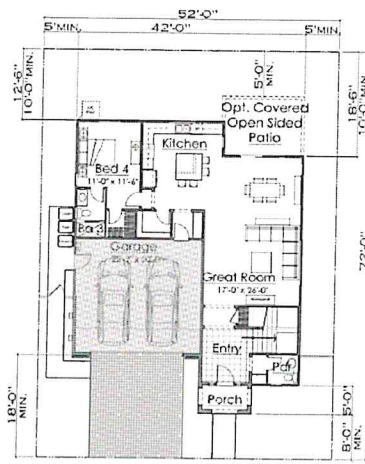


- 430 acres of land
- 469 homes
- Three park parcels
- Four boardwalk overlooks

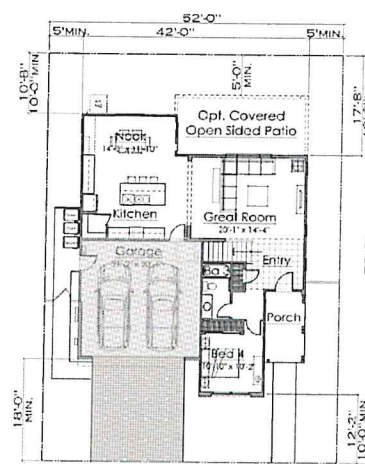
PROPOSED DEVELOPMENT



Plan 3 - First Floor
 5 Bedrooms
 3 Baths
 2,800 s.f. Approx.

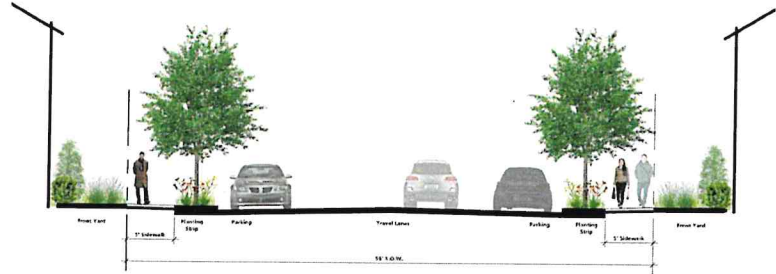
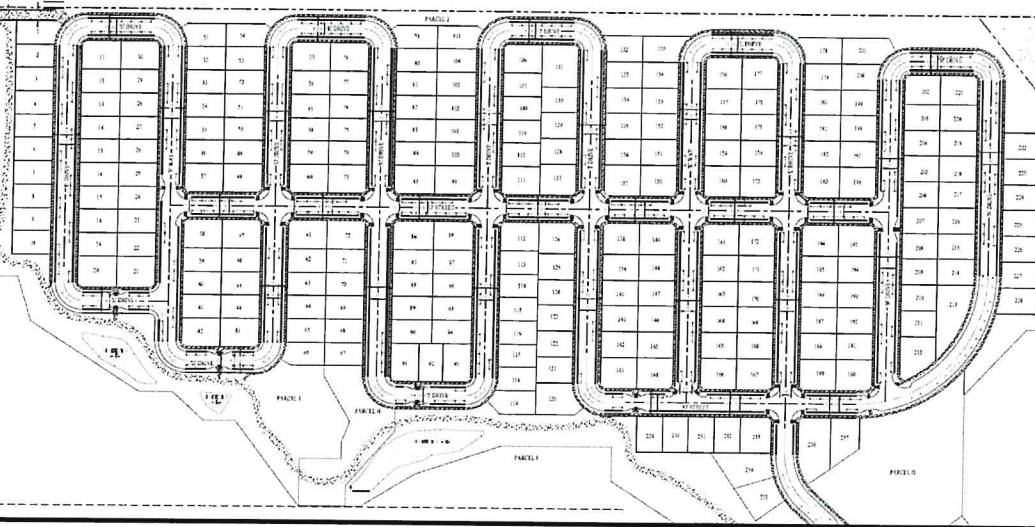


Plan 2 - First Floor
 4 Bedrooms
 3.5 Baths
 2,560 s.f. Approx.



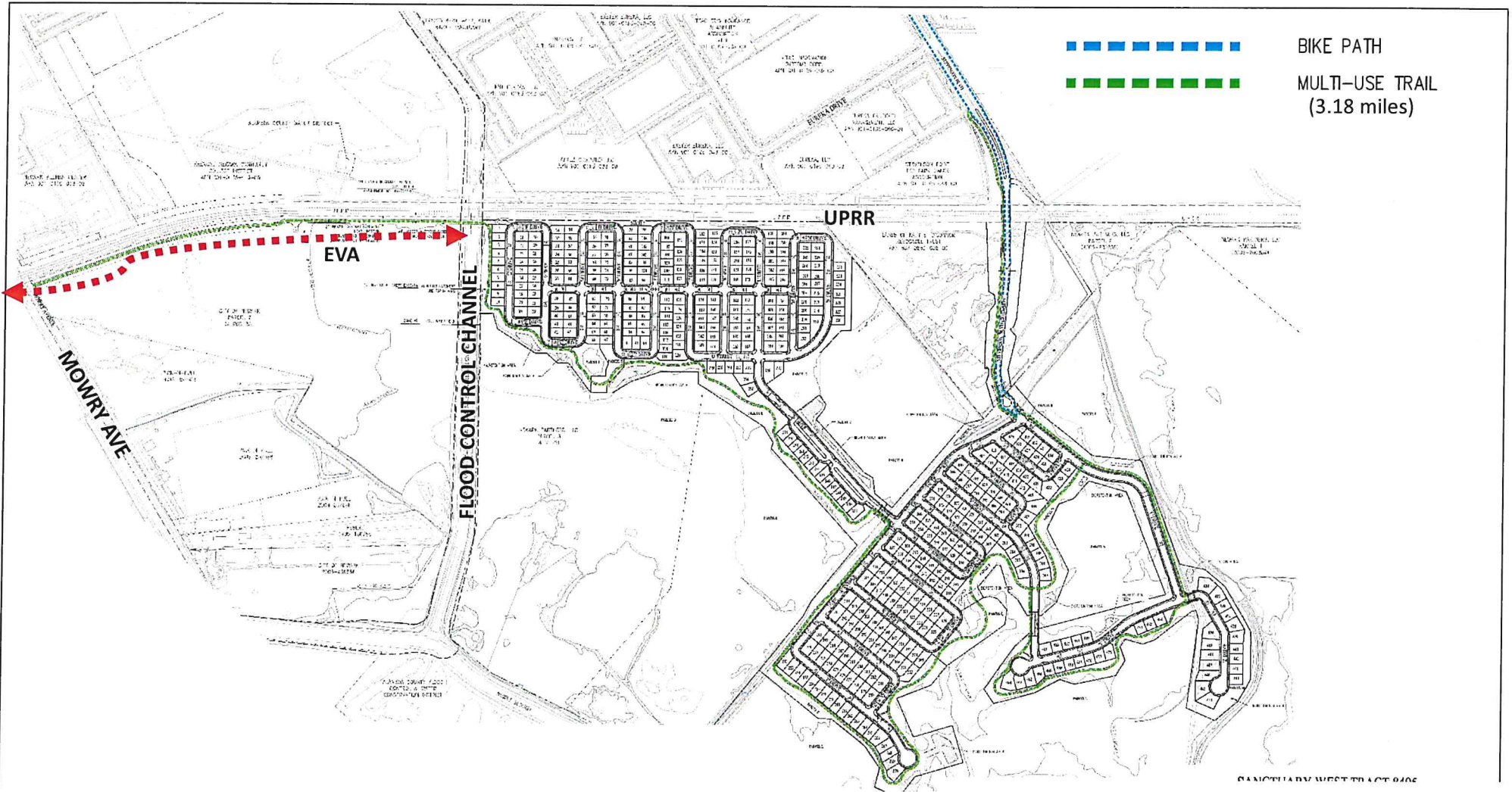
Plan 1 - First Floor
 4 Bedrooms
 3 Baths
 2,340 s.f. Approx.

- 1,876 private off-street parking



- 863 on-street guest parking

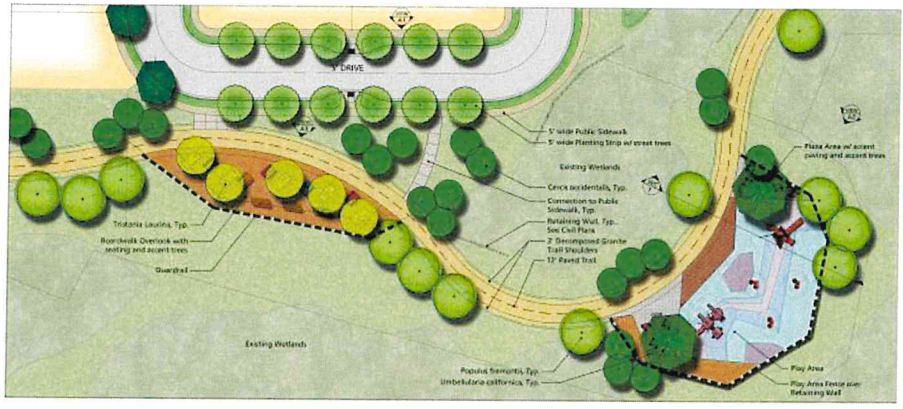
CIRCULATION/PARKING



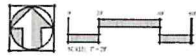
RAMONA BLVD WEST TRACT 0406

CIRCULATION/PARKING

- Three parks
- Four boardwalks
- Entry feature
- Multi-use trail



PARK 'A' ENLARGEMENT



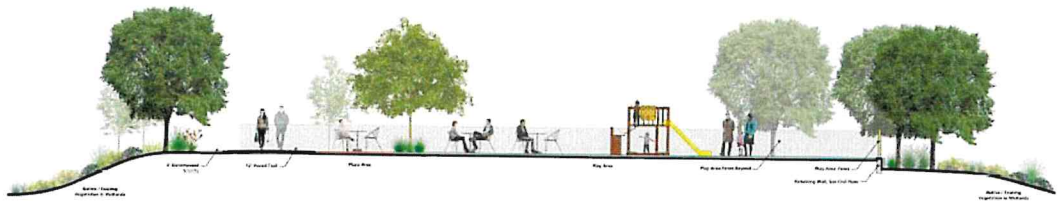
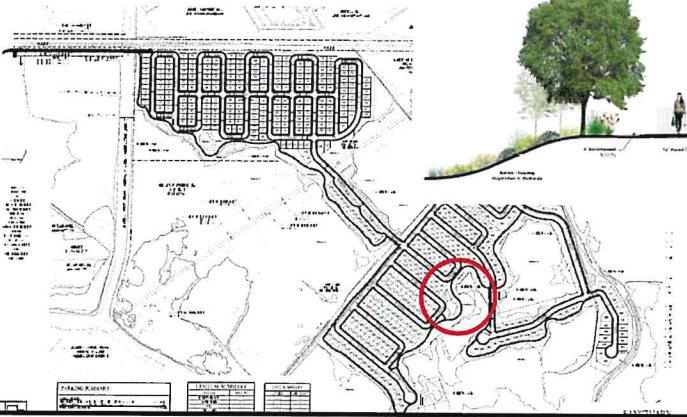
VIEW A1



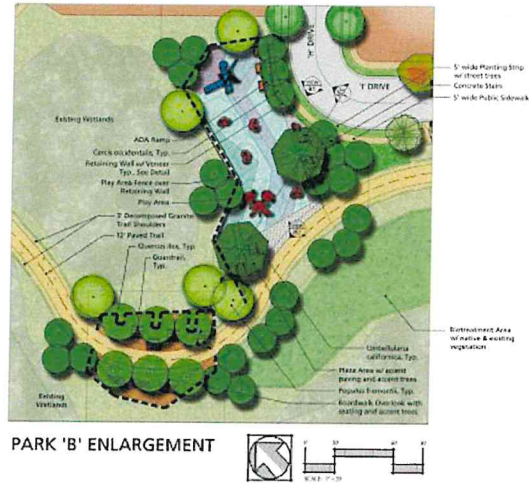
VIEW A2



VIEW A3



- Three parks
- Four boardwalks
- Entry feature
- Multi-use trail



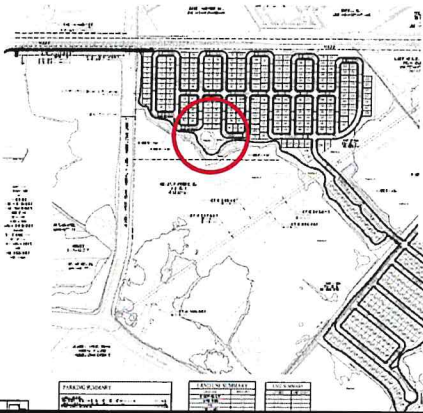
VIEW B3



VIEW B2

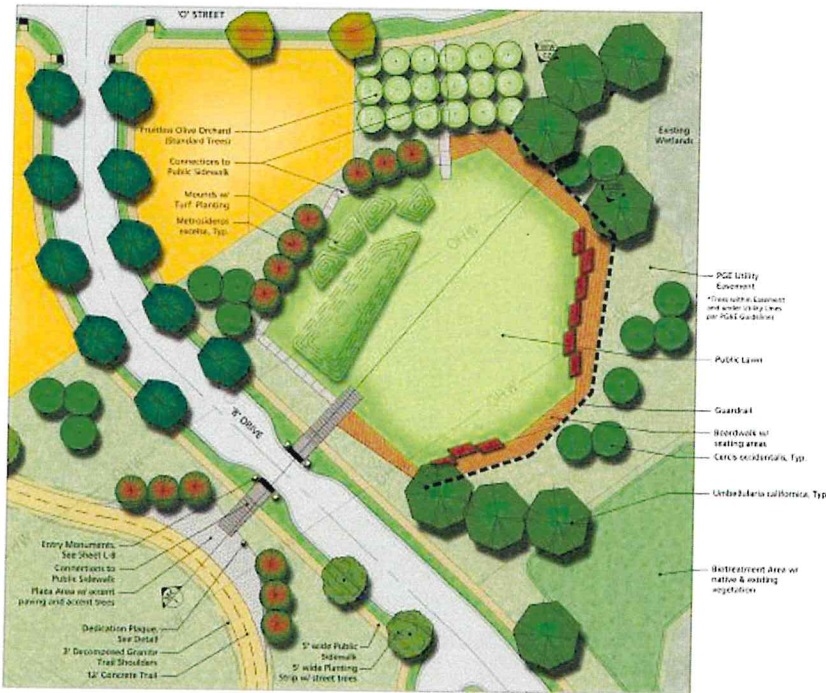


VIEW B1



LANDSCAPE DESIGN

- Three parks
- Four boardwalks
- Entry feature
- Multi-use trail

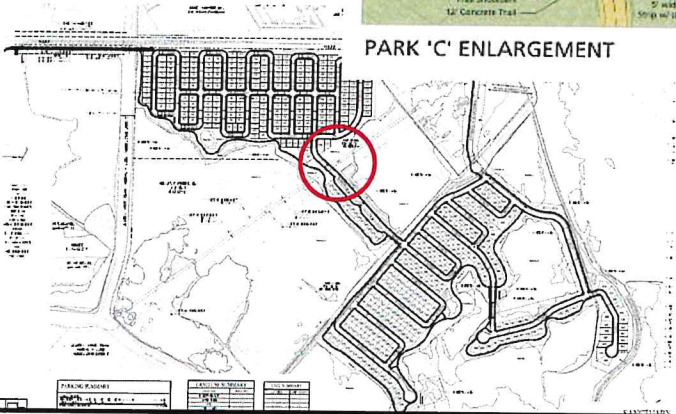


VIEW C1



VIEW C2

PARK 'C' ENLARGEMENT



- Planned Unit Development and Conditional Use Permit

	Specific Plan	Recirculated EIR	Area 3 (under construction)	Area 4 (under consideration)	Total units – Area 3 and 4	Consistent with Specific Plan and within environmental impact envelope of REIR?
Number of Single family units	1,260	1,260	386	469	855	Yes

- Tentative Tract Map

- 469 single family lots 46.60 acres
- Private streets 30.25 acres
- Parks 4.70 acres
- Water quality 1.94 acres
- Open space 346.65 acres

- **City certified Recirculated Environmental Impact Report (REIR) 2015**
- **City adopted a Mitigation Monitoring Reporting Program 2015**

- **Compliance Checklist/Addendum 2019 concludes**
 - **Proposed project is within the scope of the REIR**
 - **Proposed project implements and is consistent with the Specific Plan**
 - **None of the major changes, new information or other environmentally significant events have occurred**

- **Supplemental or subsequent EIR to the 2015 REIR is not required or warranted**

Planning Commission meeting October 22, 2019

- Vesting Tentative Tract Map 8495
- Conditional Use Permit and a Planned Unit Development to allow construction of a 469-unit residential development;
- made CEQA findings that environmental effects of the project were sufficiently analyzed under the 2015 (REIR), Project in Area 4 is within the scope of the 2015 REIR and project is exempt from CEQA pursuant California Government Code Section 65457.

An aerial photograph of a city area with various colored overlays. The left side features large red and orange polygons, possibly representing land parcels or zoning districts. The right side shows a dense urban grid with smaller, lighter-colored polygons. A winding road or canal is visible in the lower-left quadrant. The word "Questions?" is centered in the image in a bold, black, sans-serif font. The "Google" logo is visible in the bottom center of the map area.

Questions?