



# CITY OF NEWARK

## Planning Commission

City Administration Building, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: [planning@newark.org](mailto:planning@newark.org)

## PUBLIC HEARING NOTICE

Tuesday, December 14, 2021  
7:30 p.m.

Publication Date: November 30, 2021

This hybrid Planning Commission special meeting will be conducted in-person and utilizing teleconferencing and electronic means consistent with Assembly Bill 361. Members of the public may attend the meeting in person, virtually or dial in via Zoom or watch it live on Youtube. If you attend the meeting in person, you are required to wear a face covering pursuant to Alameda County Health Officer Order No. 21-03. Limited public seating will be available in the Council Chambers consistent with CDC Guidelines.

Details on how to participate in the meeting will be set forth in the meeting agenda which is anticipated to be posted by 5 p.m. on December 10, 2021 at <https://www.newark.org/departments/city-manager-s-office/agendas-minutes>. If you have any questions regarding viewing or participating in the meeting, after reviewing the posted agenda, then contact the Planning Department at [planning@newark.org](mailto:planning@newark.org).

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), [§65905](#), and Newark Municipal Code (NMC) [§17.31.060](#), [§17.35.050](#), [§17.38.050](#), and [§17.39.050](#), on December 14, 2021, at or after 7:30 p.m., the Planning Commission will hold a public hearing to receive public comments regarding environmental considerations for the project described below at 7400-7550 Mowry Avenue (APN 537-850-2, 537-850-1-11 & 537-850-1-13):

Environmental Impact Report (EIR) Notice of Preparation (NOP) Scoping Meeting associated with the Mowry Village Subdivision application. The purpose of the meeting is to make the public aware of the ongoing process of the EIR, it's potential impacts and to get public feedback early in the process.

The applicant for the proposed project is Mowry Project Owner, LLC. The project site consists of a 29-acre site within the Newark Areas 3 and 4 Specific Plan that is currently developed as an auto part and scrap metal salvage lot, known as "Pick-n-Pull." The Applicant is proposing to demolish the existing onsite structures and remediate the site to construct 203 single-family detached homes. The proposed single-family homes would be located on three typical lot sizes that are 3,375 square feet (sf), 3,600 sf, or 4,000 sf. Each home would be two stories tall and feature various floor plans with four to five bedrooms, a two-car garage, and a rear yard.

The proposed project requires the following entitlements from the City listed below:

- Rezone from Park to RS-6000: Residential Single-Family with Planned Unit Development Overlay
- Planned Unit Development
- Specific Plan Amendment
- Vesting Tentative Map

- Design Review
- Grading, Building, and Encroachment Permits

The City has determined an EIR is required for this project. The purpose of an EIR is to inform decision makers and the general public of the potential physical environmental impacts of a proposed project that an agency (in this case, City of Newark) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment, (2) examine methods for avoiding or reducing significant impacts which may include project-specific mitigations or uniformly applied development regulations; and (3) consider reasonable alternatives to the proposed project.

NOP Comment Period: The NOP review and comment period begins on November 30, 2021 and ends on January 3, 2022. Comments may be sent anytime during the 30-day NOP comment period. All comments must be received during the comment period and no later than 5:00 PM on January 3, 2022.

The City of Newark encourages the electronic submission of comments. Please provide a contact name, phone number, and email address with your comments and include Mowry Village Project in the subject line. All written and electronic comments must be sent to:

Art Interiano, Deputy Community Development Director  
City of Newark  
37101 Newark Boulevard, Newark, CA 94560  
(510) 578-4330 | ART.INTERIANO@newark.org

Following the close of the Notice Of Preparation comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft focused EIR. The draft focused EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

Any interested person or authorized agent, or interested members of the public may appear at the public hearing to be heard and may submit written comments or request to view project details and information, including the complete application and project file (including any environmental impact assessment prepared in connection with the application) by contacting the project planner, Art Interiano, via email at: [art.interiano@newark.org](mailto:art.interiano@newark.org).

If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Newark at, or prior to, the public hearing.

**Art Interiano**  
Deputy Community Development Director