



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

Various Locations, Newark, CA 94560 | (510) 578-4330 | E-mail: planning@newark.org

AGENDA

Tuesday, December 14, 2021

7:30 P.M.

HYBRID IN-PERSON/VIRTUAL MEETING

REFER TO THE END OF THE AGENDA TO REVIEW OPTIONS FOR PARTICIPATING IN THE MEETING REMOTELY OR IN-PERSON. 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.

A. ROLL CALL

B. MINUTES

- B.1 Approval of Minutes of the regular Planning Commission meeting of November 16, 2021.**

(MOTION)

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS

Members of the public are invited to address the Planning Commission on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Commission from acting on non-agenda items.

E. PUBLIC HEARINGS

- E.1 Public Scoping Session to receive public comments for the Notice of Preparation of an Environmental Impact Report for the Mowry Village Subdivision project located southwest**

of the Mowry Avenue intersection including three parcels (APN 537-0850-001-11, 537-0850-001-13, and 537-0850-002-00) – from Deputy Community Development Director Interiano.

(INFORMATIONAL)

F. STAFF REPORTS

G. COMMISSION MATTERS

G.1 Report on City Council actions.

H. ADJOURNMENT

HYBRID IN-PERSON/VIRTUAL MEETING NOTICE

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Orders N-29-20 and N-08-21 regarding the COVID-19 pandemic. Members of the public may attend the meeting in person, virtually via Zoom, or watch it via YouTube. Pursuant to Alameda County Health Officer Order No. 21-03, all individuals attending the meeting in person are required to wear a face covering at all times.

Chairperson Aguilar and Commissioners Becker, Fitts, Otterstetter may be attending this meeting via teleconference. Teleconference locations are not open to the public. In the event that any members of the Planning Commission elect to attend this meeting via teleconference, all votes conducted during the teleconferencing session will be conducted by roll call vote.

How to view the meeting remotely:

Livestream online at YouTube: <https://www.youtube.com/channel/UC383NGSxaPwZP1IkJbo2T8A>
Copy/paste the YouTube URL into your browser if the link does not automatically open.

This meeting will broadcast on Comcast Channel 26.

How to participate in the meeting remotely, via Zoom Webinar:

From a PC, Mac, iPad, iPhone or Android device:
<https://us06web.zoom.us/j/82769486629?pwd=UDA4ZXloU05iczgzURjMThuEkd1dz09>

From a telephone dial 1 669 900 6833, Webinar ID 827 6948 6629

Provide live, remote public comments when the Chairperson calls for comments. Use the raise your hand feature in Zoom to be called upon by the Administrative Support Specialist.

For frequently asked Zoom questions, please go to [Agendas and Minutes](#) and select the Frequently Asked Questions link.

Submission of Public Comments: Public comments received by 4:00 p.m. on the Planning Commission meeting date will be provided to the Planning Commission and considered before Planning Commission action. Comments may be submitted by email to planning@newark.org. Comments may also be submitted via e-mail to planning@newark.org at any time prior to closure of the public comment portion of the item(s) under consideration.

No question shall be asked of a Planning Commissioner, city staff, or an audience member except through the Chairperson. No person shall use vulgar, profane, loud, or boisterous language that interrupts a meeting. Any person who refuses to carry out instructions given by the Chairperson for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.

Commission Meeting Access/Materials:

The agenda packet is available for review at [Agendas and Minutes](#). The packet is typically posted to the City website the Friday before the meeting, but no later than 72 hours before the meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and will be posted, if time allows, at [Agendas and Minutes](#). Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection. For those persons who require special accommodations, please contact the Administrative Support Specialist at least two days prior to the meeting at planning@newark.org or 510-578-4330.

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CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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

MINUTES

Tuesday, November 16, 2021

A. ROLL CALL

Chairperson Aguilar called the meeting to order at 7:31pm. Present were Vice-Chairperson Bridges, Commissioners Fitts, Otterstetter and Becker.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, September 28, 2021

MOTION APPROVED

Commissioner Becker moved, Vice Chairperson Bridges seconded, to approve the Minutes of the regular Planning Commission meeting on November 16. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider a conditional use permit to allow outdoor storage at an existing warehouse facility at 6691 Clark Avenue (APN 092-0065-005-00). The

subject site is zoned LI: Limited Industrial and has a general plan land-use designation of Limited Industrial – from Deputy Community Development Director Interiano.

(RESOLUTION)

Community Development Deputy Director (CDDD) Interiano provided an overview of the project proposal including proposed site plans, and Staff’s recommendation.

Applicant Robert Lee, senior director of operations for White Cap, provided a background on the presence of White Cap in the Bay Area and surrounding cities, and provided detail on projected revenue and jobs for the proposed Newark location.

Chairman Aguilar asked Applicant Lee if he has read and approved the conditions of approval. Applicant Lee agreed.

Commissioner Fitts asked if the location would be a retail location. Applicant Lee explained that White Cap is a distribution center targeting industrial professional contractors. It will not have retail customer traffic.

Chairperson Aguilar asked Applicant Lee how long it would be to be up and running should the conditional use permit get approved. Applicant Lee commented that they would like to be in and operating within 90 days of permit approval.

Commissioner Fitts inquired about the fence and if the property would be visible. CDDD Interiano commented that it would be preferred to have a fence where the property would be visible.

Chairman Aguilar closed the public hearing.

Commissioner Becker moved, Commissioner Bridges seconded, to approve the resolution. Motion passed five ayes.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

Community Development Director Turner provided updates on the following: Timber St. Senior Affordable Housing, Covid-19 Small Business Grant Program and Homekey Program.

Commissioner Fitts inquired on possibility of starting City of Newark Planning Commission meetings at 7:00 p.m. instead of 7:30 p.m. No objections from Commissioners or Staff.

G.2 Acknowledgement of Vice Chairperson Karen Bridges

Chairperson Aguilar, Commissioner Fitts, Commissioner Becker, Commissioner Otterstetter and Community Development Director Turner expressed their gratitude and thanked Vice Chairperson Bridges for her service.

Vice Chairperson Bridges thanked Planning Commission members and City of Newark Staff.

F. ADJOURNMENT

Chairperson Aguilar adjourned the regular Planning Commission meeting at 8:09 pm.

Respectfully submitted,

STEVEN TURNER
Secretary



- E. 1 Public Scoping Session to receive public comments for the Notice of Preparation of an Environmental Impact Report for the Mowry Village Subdivision project located southwest of the Mowry Avenue intersection including three parcels (APN 537-0850-001-11, 537-0850-001-13, and 537-0850-002-00)– from Deputy Community Development Director.**

(INFORMATIONAL)

SUBJECT

Mowry Village Subdivision Project Environmental Review Scoping Session, for a proposed 203-unit single-family residential subdivision.

RECOMMENDATION

Receive public input and provide comment on the scope and content of an Environmental Impact Report that will be prepared for the proposed Mowry Village Subdivision project application as described in the Notice of Preparation (Attachment 1).

BACKGROUND

Project Description

The project site consists of a 29-acre site within the Newark Area 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 (Figure 1). 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 various lot sizes would feature New Traditional Mediterranean, Contemporary Spanish, or Farmhouse architectural styles.

The proposed project would provide approximately 4.89 acres of onsite open space. The onsite open space would include 0.94 acres of common open space consisting of landscaping, bioretention areas, and a pocket park. The pocket park would be located in the center of the project site and would include amenities such as a lawn, pedestrian path, and picnic tables. The proposed project would also provide a rear yard for each home, resulting in a total of 3.95 acres of private open space. Additional improvements would include on-street parking, drive aisles, underground utilities, Low Impact Development drainage and water quality treatment areas, lighting, sidewalks, and landscaping.

The proposed project would include improvements and widening of Mowry Avenue. The proposed project would widen the right-of-way of Mowry Avenue, south of the UPRR tracks, from 49.5 feet to 54 feet to accommodate one 12-foot vehicle lane in

the southbound direction, one 12-foot vehicle lane in the northbound direction, a 12-foot-wide median and left turn pocket to access the project site. A six-foot bicycle lane with 3-foot buffer would also be provided in each direction of travel. A 5-foot parkway strip, 5-foot sidewalk, and 3-foot landscape strip on the northbound side would be provided with a 4-foot landscape strip and a minimum 10-foot setback from face of curb to the top of bank of the Alameda County Flood Control's Line B channel on the southbound side.

The proposed project would provide a crosswalk at the UPRR crossing, which would be equipped with a crossing arm, upgraded roadway panels, signage, striping, and pedestrian path improvements to encourage safer access to the project site, surrounding development, and recreation facilities. The UPRR crossing would also include any required gate signals, visual, and/or audio equipment, as required by UPRR or the City's Municipal Code. Additionally, existing Mowry Avenue north of the UPRR railroad tracks and extending to Cherry Street would be re-striped. Re-striping the road would eliminate one travel lane in the southbound direction to accommodate a single 14-foot vehicle travel lane, a 3-foot bike buffer, a 6-foot bike lane and a 10-foot parking lane matching the northbound side of Mowry Avenue.

Figure 1- Site Plan



Project Background

The project site is within the Newark Areas 3 and 4 Specific Plan which was adopted by the City Council in 2010. The Newark Areas 3 and 4 Specific Plan consists of

approximately 856 acres of land on the western edge of Newark. Area 3 is approximately 296 acres and encompasses land bounded by Mowry Avenue, Stevenson Boulevard, Cherry Street, and UPRR. Area 4 is approximately 560 acres and encompasses the land west of UPRR extending to Mowry Slough. The Newark Areas 3 and 4 Specific Plan calls for the development of up to 1,260 housing units, a major recreational facility such as a golf course, and a new school and neighborhood park.

The proposed project is within Sub Area D of the Area 4 Specific Plan and is currently designated as Recreational/Golf Course. To allow residential uses in Sub Area D, the Specific Plan would need to be amended to revise the Recreation/Golf Course area to Residential. In addition to the changes to the Specific Plan, the property would need to be rezoned from Park to RS-6000: Residential Single-Family.

ENVIRONMENTAL REVIEW

The City has determined that an Environmental Impact Report (EIR) is required for the proposed project. The City has issued a Notice of Preparation (NOP), which informs State and local agencies, as well as other interested parties, that the City is preparing an EIR. A 30-day comment period allows for agencies and individuals to provide input on the scope and content of the forthcoming draft EIR. The NOP includes the Site Plan and Project Description. In addition to the site plan shown in the NOP, a full set of the proposed project plans is included (Attachment 2).

DISCUSSION

The purpose of the Planning Commission scoping session is to provide an opportunity for comment and input on the scope and content of the project's EIR. As stated in the NOP (Attachment 1), the EIR will evaluate the project with respect to the following topic areas pursuant to the California Environmental Quality Act (CEQA):

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will also include evaluation of alternatives to the proposed Project. At this time, the following alternatives are being considered by the staff and consultant team:

No Project Alternative

Evaluation of a no project alternative is required pursuant to CEQA. The no project alternative will consider development under the existing Park (PK) Zoning regulations.

PUBLIC NOTIFICATION

The NOP comment period commenced on November 30, 2021 and will conclude on January 3, 2022. The NOP document and notification of the Planning Commission scoping session was published in the Tri-City Voice newspaper, mailed to property owners within 500 feet of the project site, posted on the City's website, and provided to the State Clearinghouse, including all applicable state and local agencies. The NOP for this project was sent to all property owners within 500 feet of the Area 3 & 4 Specific Plan, generating 1,004 notices to surrounding properties.

FUTURE STEPS

When the Draft EIR is complete it will be released for a public comment and review period of 60-days. During this time, the City will hold a public hearing with the Planning Commission to receive comments on the Draft EIR. After the conclusion of the review period, the staff and consultant team will evaluate the comments and prepare Responses to Comments (RTC) and the Final EIR. The proposed project be considered by the Planning Commission. The City Council will act on the project entitlements and Final EIR. For the Planning Commission and public's convenience, a Notice of Preparation frequently asked questions document has been provided including responses to common questions about the CEQA and an the NOP (Attachment 3).

ATTACHMENTS

1. Notice of Preparation date 11/30/2021
2. Project Plans
3. NOP Frequently Asked Questions



NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

DATE: November 30, 2021

TO: Reviewing Agencies, Interested Parties, and Organizations

FROM: City of Newark, Lead Agency

APPLICANT: Mowry Project Owner, LLC

SUBJECT: Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the Mowry Village Project

Purpose of this Notice of Preparation: In accordance with the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Section 15082, the City of Newark has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that an Environmental Impact Report (EIR) will be prepared for the referenced proposed project. The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.

In compliance with CEQA, the City of Newark will be the Lead Agency in preparation of the EIR. The project description, location maps, and scope of the potential environmental issues to be addressed in the EIR are attached. The City is requesting comments and guidance on the scope and content of the EIR from responsible trustee agencies, interested public agencies, organizations, and the general public in accordance with CEQA Guidelines 15082. The Notice of Preparation is available for review online at: <https://www.newark.org/departments/community-development/planning-division/projects-under-environmental-review>

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

Public Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) and Section 15083 (Early Public Consultation), the City of Newark will also conduct a scoping meeting for the proposed project. **The scoping meeting will be held in-person on December 14, 2021 at 7:30 PM in the City Hall Council Chambers, 37101 Newark Boulevard, and available virtually via Zoom at:** <https://us06web.zoom.us/j/82769486629?pwd=UDA4ZXloU05iczgzURjMTTueDk1dz09>

Art Interiano, Deputy Community Development Director

11/30/21

Date



Project Description

Project Title: Mowry Village Project

Project Applicant: Mowry Project Owner, LLC

Project Location: The project site is located in the City of Newark (City) in southwestern Alameda County, California, southwest of the intersection of Mowry Avenue and the Union Pacific Railroad (UPRR) tracks, west of Cherry Street. The project site consists of three parcels identified as Assessor's Parcel Numbers 537-0850-001-11, 537-0850-001-13, and 537-0850-002-00. The regional location and project site are shown in Figures 1 and 2.

General Plan Land Use and Zoning: The project site is designated Low Density Residential and zoned Park. The project is proposing to rezone the project site from Park to RS-6000: Residential Single-Family with Planned Unit Development Overlay.

Site History

The project site is within the Newark Areas 3 and 4 Specific Plan which was adopted by the City Council in 2010. The Newark Areas 3 and 4 Specific Plan consists of approximately 856 acres of land on the western edge of Newark. Area 3 is approximately 296 acres and encompasses land bounded by Mowry Avenue, Stevenson Boulevard, Cherry Street, and UPRR. Area 4 is approximately 560 acres and encompasses the land west of UPRR extending to Mowry Slough. The Newark Areas 3 and 4 Specific Plan calls for the development of up to 1,260 housing units, a major recreational facility such as a golf course, and a new school and neighborhood park.

The proposed project is within Sub Area D of Area 4 and is zoned Park with intention for a golf course or other recreational uses. To allow residential uses in Sub Area D of Area 4, the proposed project would require a Specific Plan Amendment to change the zoning from Park to RS-6000: Residential Single-Family.

Description of Project

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 (Figure 3). 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 various lot sizes would feature New Traditional Mediterranean, Contemporary Spanish, or Farmhouse architectural styles.

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one travel lane in the southbound direction to accommodate a single 14-foot vehicle travel lane, a 3-foot bike buffer, a 6-foot bike lane and a 10-foot parking lane matching the northbound side of Mowry Avenue.

Required Approvals

The proposed project requires the following approvals 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

EIR Process

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.

Following the close of the NOP 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.

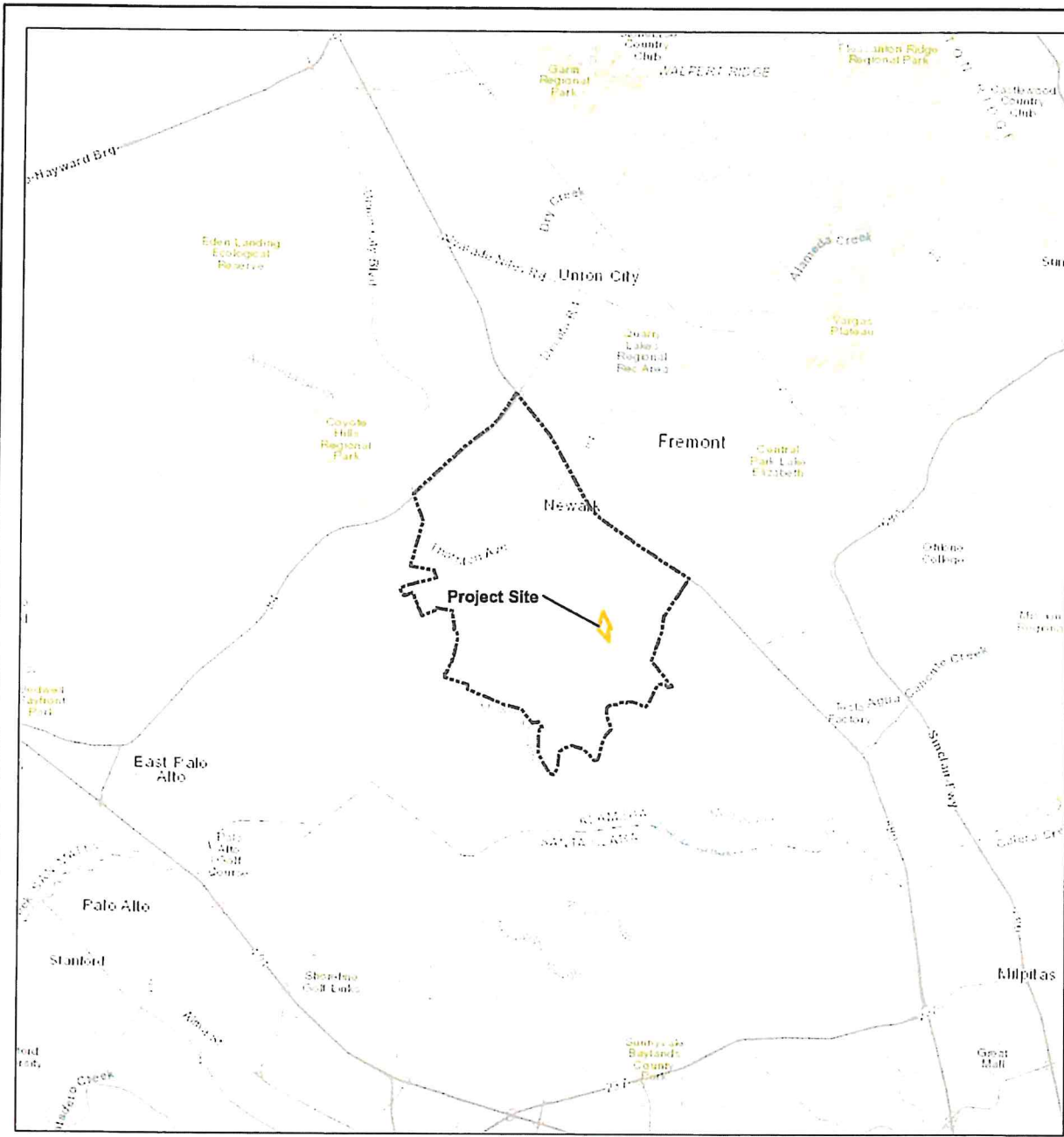
EIR Scope

As allowed under Section 15063(a) of the CEQA Guidelines, the City has not prepared an Initial Study and will instead begin work directly on the EIR, as allowed under CEQA Guidelines Section 15081. The EIR will evaluate the potentially significant and significant effects of the proposed project and will document the reasons for concluding that other effects will be less than significant. The EIR will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The topics listed below will be further analyzed in the EIR.

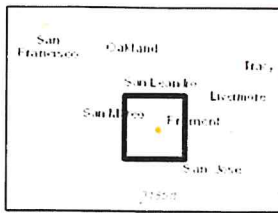
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|---------------------------------------|---------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agricultural and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

Alternatives

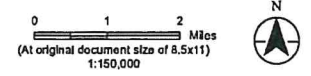
Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.



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Legend
 Project Site
 City Boundary



Project Location
 Newark, California

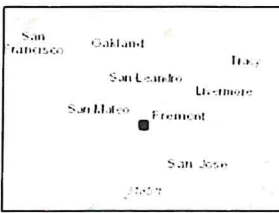
Client/Project
 City of Newark
 Mowry Village Project

Figure No.
 1

Title
 Regional Location

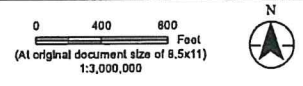
Notes
 1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet
 2. Data Sources:
 3. Background: Sources: Esri, HERE, Garmin, Intermap, Incent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

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Legend

- Project Site
- Union Pacific Railroad



Stantec

Project Location
Newark, California

Client/Project
City of Newark
Mowry Village Project

Figure No.
2

Title
Project Site

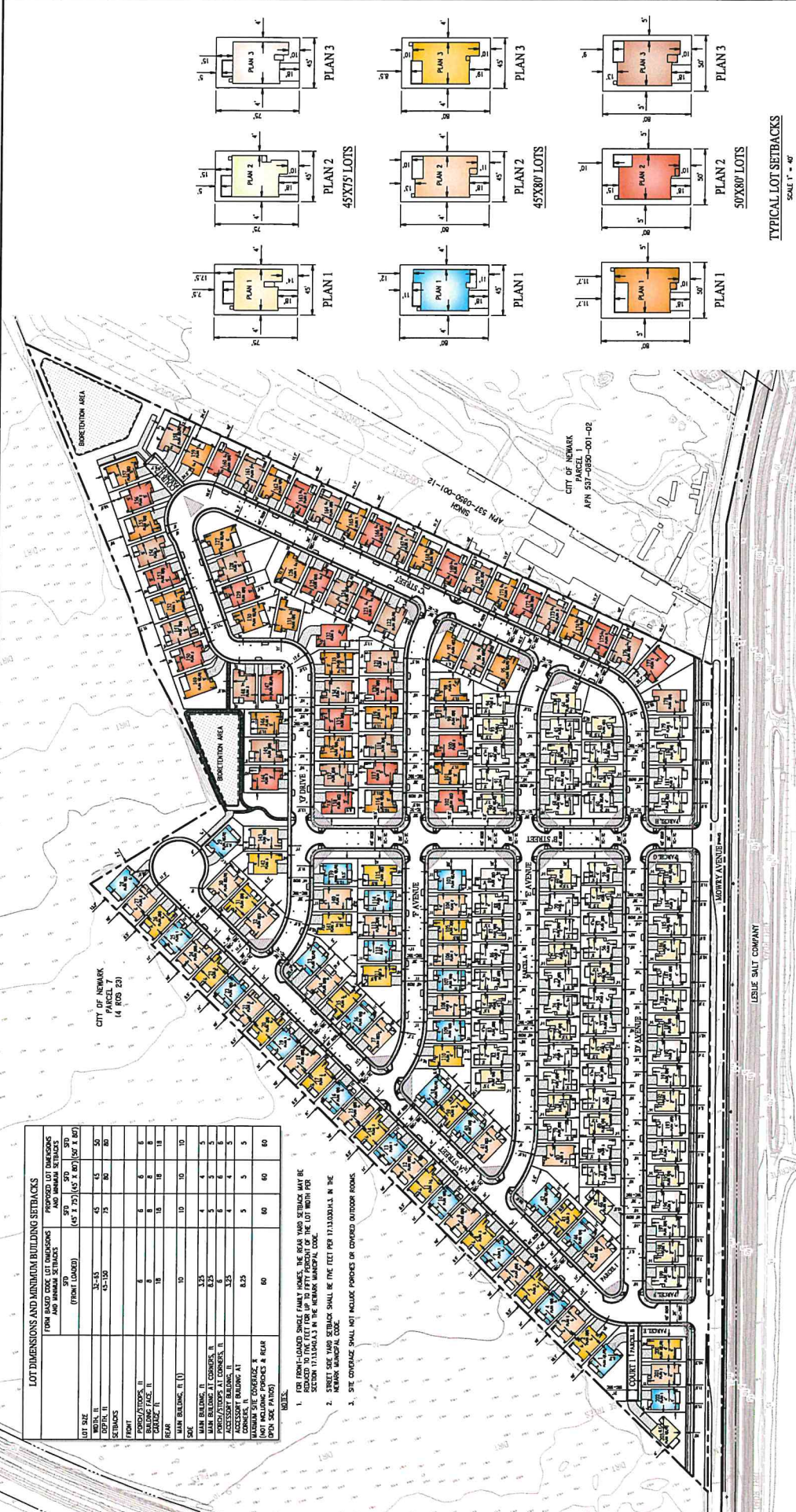
Notes

1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet
2. Data Sources:
3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: Esri, HERE, Garmin, Intelmap, Increment

V:\1857\Acron\185705505\mxd\fig 2 project location.mxd Revised: 2021-11-05 By: KAEJOHNSON

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LOT DIMENSIONS AND MINIMUM BUILDING SETBACKS

FORM HAZARD CODE LOT DIMENSIONS AND MINIMUM SETBACKS (FRONT LANDSCAPE)	PROPOSED LOT DIMENSIONS AND MINIMUM SETBACKS
LOT SIZE	30'-15'
MIN. W. II	45'
MIN. W. III	75'
MIN. W. IV	100'
MIN. W. V	125'
MIN. W. VI	150'
MIN. W. VII	175'
MIN. W. VIII	200'
MIN. W. IX	225'
MIN. W. X	250'
MIN. W. XI	275'
MIN. W. XII	300'
MIN. W. XIII	325'
MIN. W. XIV	350'
MIN. W. XV	375'
MIN. W. XVI	400'
MIN. W. XVII	425'
MIN. W. XVIII	450'
MIN. W. XIX	475'
MIN. W. XX	500'
MIN. W. XXI	525'
MIN. W. XXII	550'
MIN. W. XXIII	575'
MIN. W. XXIV	600'
MIN. W. XXV	625'
MIN. W. XXVI	650'
MIN. W. XXVII	675'
MIN. W. XXVIII	700'
MIN. W. XXIX	725'
MIN. W. XXX	750'
MIN. W. XXXI	775'
MIN. W. XXXII	800'
MIN. W. XXXIII	825'
MIN. W. XXXIV	850'
MIN. W. XXXV	875'
MIN. W. XXXVI	900'
MIN. W. XXXVII	925'
MIN. W. XXXVIII	950'
MIN. W. XXXIX	975'
MIN. W. XL	1000'

- FOR FRONT-LOADED SINGLE FAMILY HOMES, THE REAR YARD SETBACK MAY BE SECTION 17.1.10.0.2 IN THE NEWMARK MUNICIPAL CODE.
- STREET SIDE YARD SETBACK SHALL BE FIVE FEET PER 17.1.10.0.1.3 IN THE NEWMARK MUNICIPAL CODE.
- SITE COVERAGE SHALL NOT INCLUDE PORCHES OR COVERED OUTDOOR ROOMS.

DEVELOPMENT PLAN

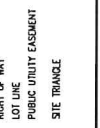
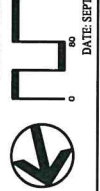
MOWRY VILLAGE TRACT 8517

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

TYPICAL LOT SETBACKS
SCALE 1" = 40'

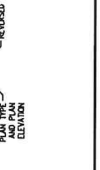
PLAN 1
PLAN 2
PLAN 3

45'X75' LOTS
45'X80' LOTS
50'X80' LOTS



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SITE TRIANGLE



SE. 1/4 SEC. 10

PLAN 1	23 UNITS
PLAN 2	27 UNITS
PLAN 3	27 UNITS
TOTAL	77 UNITS

SE. 1/4 SEC. 10

PLAN 1	24 UNITS
PLAN 2	21 UNITS
PLAN 3	22 UNITS
TOTAL	67 UNITS

SE. 1/4 SEC. 10

PLAN 1	24 UNITS
PLAN 2	21 UNITS
PLAN 3	22 UNITS
TOTAL	67 UNITS

UNIT SUMMARY

LOT SIZE	UNIT COUNT
45' X 75'	69
45' X 80'	60
50' X 80'	48
TOTAL	177 UNITS

LEBLE SALT COMPANY

DATE: SEPTEMBER 16, 2021

CBG CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 966-0329
SACRAMENTO • (916) 976-1877
WWW.CBG.COM

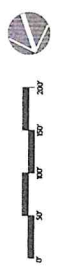


DATE: SEPTEMBER 16, 2021



PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "SUN FRIENDLY LANDSCAPE GUIDELINES".
2. PLANTING IS DESIGNED TO PROVIDE SHADE AND WIND BREAKS TO REDUCE ENERGY CONSUMPTION AND IMPROVE COMFORT. PLANTS ARE GROUPED BY HYDRONOMIC EXPOSURE & LOCAL CLIMATIC CONDITIONS TO MATCH THEIR NATURAL FULL GROWTH SIZE AND TRENDING. THE NEED FOR EXCESSIVE PRUNING OR TRIMMING IS MINIMIZED.
3. THE PLANTING AND IRRIGATION DESIGN WILL USE LESS WATER AND REDUCE IRRIGATION COSTS. PLANTS ARE SELECTION THAT COMPLES WITH ALL THE CITY, STATE AND FEDERAL REGULATIONS. PLANTS ARE SELECTION THAT ARE DROUGHT TOLERANT AND ADAPTED TO LOCAL CLIMATE. PLANTS ARE SELECTION THAT ARE DROUGHT TOLERANT AND ADAPTED TO LOCAL CLIMATE. PLANTS ARE SELECTION THAT ARE DROUGHT TOLERANT AND ADAPTED TO LOCAL CLIMATE.
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7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON PLANTING SPECIFICATIONS AND REQUIREMENTS.



L1.0

DATE: 9/7/2021

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

MOWRY VILLAGE
NEWARK, CALIFORNIA

VAN DORN ABER
LANDSCAPE ARCHITECTS, P.C.
11000 VAN DORN AVENUE
NEWARK, CA 94568

REFER TO SHEET L1.2 FOR MONUMENT WALL ENLARGEMENT AT X STREET ENTRY.

SEE NEIGHBORHOOD STREET (PRIVATE) ENLARGEMENT PLAN ON SHEET L1.1 & SECTION A ON SHEET L1.1.

SEE MOWRY AVENUE (PUBLIC) ENLARGEMENT PLAN ON SHEET L1.1 & SECTION A ON SHEET L1.1.

SEE 'W' STREET (PRIVATE) ENLARGEMENT PLAN ON SHEET L1.1 REFER TO SHEET L1.2 FOR MONUMENT WALL ENLARGEMENT AT 'B' STREET ENTRY.

**Mowry Village Project
CEQA/Scoping Meeting
Frequently Asked Questions (FAQs)
December 14, 2021**

Q: What is CEQA?

A: The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Q: Who must comply with CEQA?

A: CEQA applies to certain activities of state and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity which must receive some discretionary approval (meaning that the agency has the authority to deny the requested permit or approval) from a government agency which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

Most proposals for physical development in California are subject to the provisions of CEQA, as are many governmental decisions which do not immediately result in physical development (such as adoption of a general or community plan). Every development project which requires a discretionary governmental approval will require at least some environmental review pursuant to CEQA, unless an exemption applies.

Q: If it applies, what are the basic requirements of environmental review under CEQA?

A: The environmental review required imposes both procedural and substantive requirements. At a minimum, an initial review of the project and its environmental effects must be conducted. Depending on the potential effects, a further, and more substantial, review may be conducted in the form of an environmental impact report (EIR). A project may not be approved as submitted if feasible alternatives or mitigation measures are able to substantially lessen the significant environmental effects of the project.

Q: What are the CEQA Guidelines?

A: The Guidelines are the regulations that explain and interpret the law for both the public agencies required to administer CEQA and for the public generally. They are found in the California Code of Regulations, in Chapter 3 of Title 14. The Guidelines provide objectives, criteria and procedures for the orderly evaluation of projects and the preparation of environmental impact reports, negative declarations, and mitigated negative declarations by public agencies. The fundamental purpose of the Guidelines is to make the CEQA process comprehensible to those who administer it, to those subject to it, and to those for whose benefit it exists. To that end, the Guidelines are more than mere regulations which implement CEQA as they incorporate and interpret both the statutory mandates of CEQA and the principles advanced by judicial decisions.

Q: Who enforces CEQA? What role does the City have in enforcement of CEQA?

A: CEQA is a self-executing statute. Public agencies are entrusted with compliance with CEQA and its provisions are enforced, as necessary, by the public through litigation and the threat thereof. While the State is charged with the adoption of CEQA Guidelines and may often assist public agencies in the interpretation of CEQA, it is each public agency's duty to determine what is and is not subject to CEQA.

Q: What is the purpose of the Notice of Preparation (NOP)?

A: The purpose of the NOP is to solicit input from agencies, organizations and the public on the scope and content of the environmental information to be included in the Draft Environmental Impact Report (DEIR).

Q: What is the purpose of a scoping meeting?

A: The purpose of a public scoping meeting is to inform the public that the lead agency, the City of Newark, is evaluating a project under the California Environmental Quality Act and to solicit public comment regarding the type and extent of environmental analyses to be undertaken.

At the scoping stage, the project design is not completed, and general information is available to provide to the public. The City describes the preliminary concept of the project and asks for feedback.

Q: What can you expect at a Scoping Meeting?

A: The public scoping meeting will be held with the Planning Commission on December 14, 2021. Members of the public may attend and provide oral comments to the Planning Commission and staff. All comments will be recorded and entered into the public record.

Q: Do you have to attend a Scoping Meeting to submit your comments?

A: The public has the option of submitting scoping comments orally and in writing at the Public Scoping Meeting or submitting written comments to the contact person by the date indicated via e-mail, or mail. All comments received from the public, agencies, and organizations must be considered by the City. Comments must be received by the last day of the posted public comment period (January 3, 2022).

Q: What are the next steps after the public scoping meetings?

A: Upon completion of the scoping process, all public comments will be organized and will be considered in the preparation of the DEIR. The DEIR will evaluate potential environmental impacts associated with implementation of the project at the site and all comments will be considered and if appropriate be used to inform decisions on the resource analysis in the EIR.

DEIR Public Meetings: The City will hold a 60-day public comment on the DEIR. During this time, the City will conduct a public meeting to present the DEIR and provide an additional opportunity for public input. Public comments will be considered in the preparation of the Final EIR.

Final EIR: The Final EIR will incorporate public input as appropriate and will include a 'Response to Comments' section that will include a response to each public comment.