



# CITY OF NEWARK PUBLIC NOTICE

## NOTICE OF AVAILABILITY AND PUBLIC HEARING

**45-Day Public Review Period** for the Draft Environmental Impact Report (EIR)

Beginning on: **August 2, 2023**  
Ending on: **September 18, 2023**

**Planning Commission Public Hearing** for Public Comments on the Draft EIR

**August 22, 2023 at 7:00 p.m.**

Council Chambers, City Hall\*  
37101 Newark Blvd, Newark

*No decision will be made at this meeting.*

\*Participants will also be able join the meeting via teleconference. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at <https://www.newark.org/>

**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.

**Applicant:** Mowry Project Owner LLC



**Lead Agency:** City of Newark

**How to get more information:** The Draft EIR and all documents referenced in the Draft EIR are available for review online at [www.newark.org](http://www.newark.org) or in person at:

**City Hall**, 37101 Newark Blvd., Newark CA 94560  
between the hours of 8:00 a.m. to 2:00 p.m.,  
Monday through Friday.

**How to provide comments:** Comments on the Draft EIR must be given in writing by **5:00 p.m. on September 18, 2023**. Comments on the project itself generally may be given in writing at any time. All written comments should be directed to the project planner:

Art Interiano, Deputy Community Development Director  
[Art.interiano@newark.org](mailto:Art.interiano@newark.org) | (510) 578-4331  
37101 Newark Blvd., Newark CA 94560

The Applicant is proposing development of the Mowry Village Project in the City of Newark, California. The project site consists of a 29 acre site within the 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 on-site structures, remediate the site, and construct 203 single-family detached homes. Additional improvements would include on-street parking, drive aisles, underground utilities, Low Impact Development (LID) drainage and water quality treatment areas, lighting, sidewalks, and landscaping. The proposed project would also include off-site improvements and widening of Mowry Avenue.

The project site is located within the City of Newark in southwestern Alameda County, California, southwest of the intersection of Mowry Avenue and the UPRR tracks, west of Cherry Street (Figure 2-1). The project site consists of three parcels identified as APNs 537-0850-001-11, 537-0850-001-13, and 537-0850-002-00 (Figure 2-2). The proposed project would include off-site utility and circulation improvements along Mowry Avenue.

The project site is designated Low Density Residential by the City of Newark 2013 General Plan and zoned Park. In accordance with the General Plan, the allowable density for Low Density Residential is less than 8.7 dwelling units per acre. The proposed project would be consistent with this requirement and construct 203 single-family detached units, resulting in a density of 7 units per acre.

The project is proposing to rezone the project site from Park to RS-6000: Residential Single-Family with Planned Unit Development Overlay (PD-RS-6000). The rezoning request is to better align the zoning with the proposed use of the project and the existing General Plan designation. RS-6000 refers to residential single-family zoning district with a minimum lot size of 6,000 square feet. The residential single-family district implements the low density residential General Plan land use designation.

Required Approvals: The proposed project requires city approval for entitlements including a Planned Unit Development, Specific Plan Amendment, Vesting Tentative Map, Design Review, Grading, Building and Encroachment Permits.

#### **ANTICIPATED SIGNIFICANT IMPACTS**

The Draft EIR prepared for the proposed Mowry Village Project determined that the project would result in significant unavoidable impacts related to automobile traffic that cannot be mitigated. Also, the project would have potential significant impacts to Air, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. These impacts would be reduced to a less than significant level through implementation of mitigation measures identified in the EIR.

#### **IS/NOP CERTIFICATION**

An Initial Study and Notice of Preparation (IS/NOP) was prepared for this project to assess potential environmental impacts and was made available for public review and comment, pursuant to the provisions of the California Environmental Quality Act. The document was available for public comment for a 30-day public review period from November 19, 2021 to December 20, 2021. The City also held a Public Scoping Meeting on December 14, 2021 to receive public comments on the IS/NOP.