



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

PUBLIC HEARING NOTICE

Tuesday, August 22, 2023
7:00 p.m.

Publication Date: July 25, 2023

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 August 17, 2023 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.

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 August 22, 2023, at or after 7:00 p.m., the Planning Commission will hold a public hearing at 37101 Newark Boulevard, Newark, CA 94560. The meeting will be held in the City Council Chambers to receive public comments regarding the Draft Environmental Impact Report (EIR) 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 Notice of Availability (NOA) and public hearing 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 obtain public feedback on the Draft EIR.

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.

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. The public review period will begin on August 2, 2023 through September 18, 2023. 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 EIR. The Draft 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.

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

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.

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