



### NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

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**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

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**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](mailto: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=UDA4ZXloU05icqzURjMThuEkd1dz09>

  
\_\_\_\_\_  
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.

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 also 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.

## 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

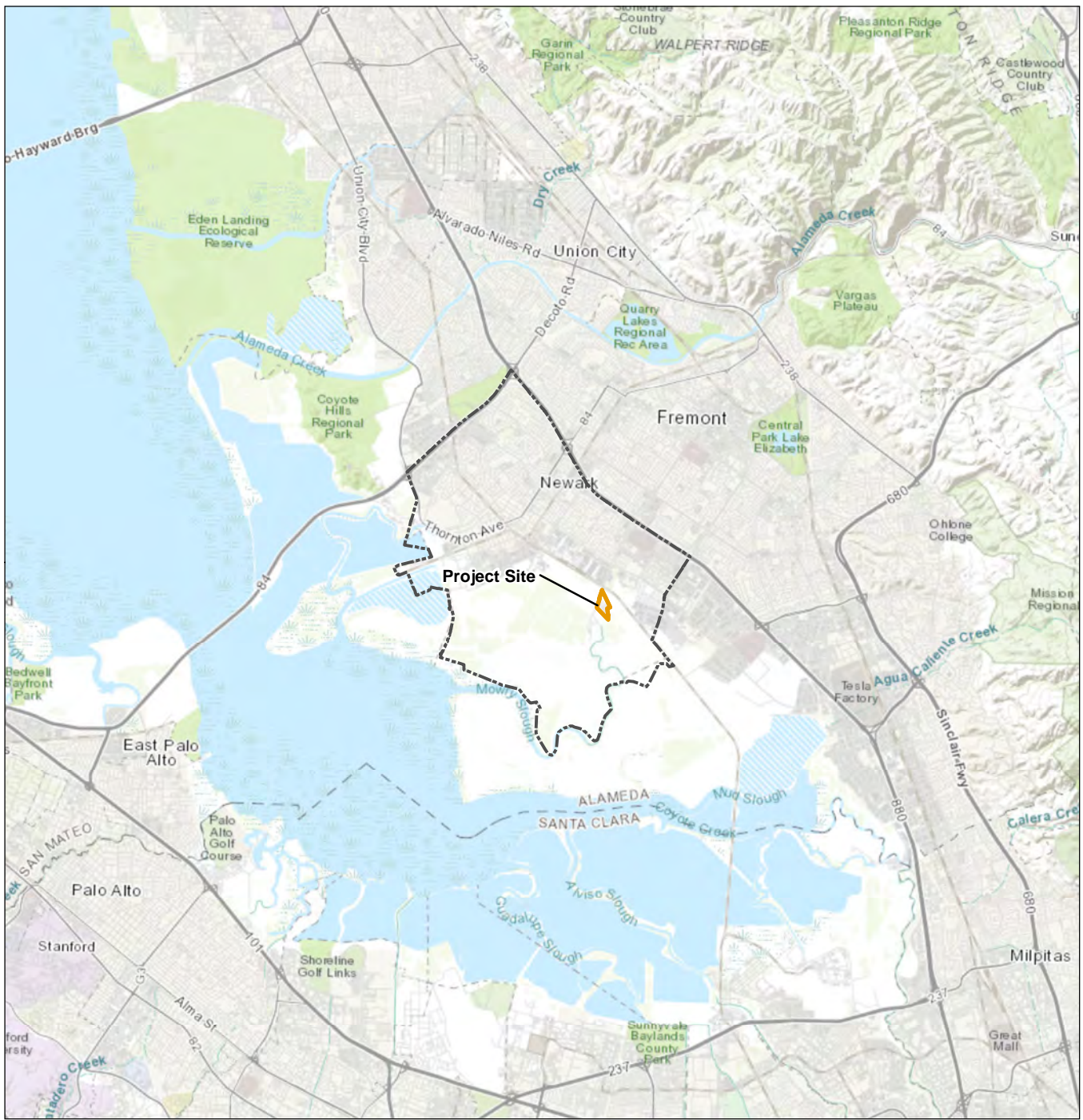
As allowed under Section 15063(a) of the CEQA Guidelines, the City has not prepared an Initial Study and will instead begin work directly on the EIR, as allowed under CEQA Guidelines Section 15081. The EIR will evaluate the potentially significant and significant effects of the proposed project and will 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.

- 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

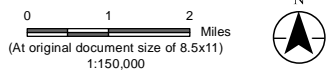
## Alternatives

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.





**Legend**  
 Project Site  
 City Boundary



*Project Location*  
 Newark, California

*Client/Project*  
 City of Newark  
 Mowry Village Project

*Figure No.*  
 1

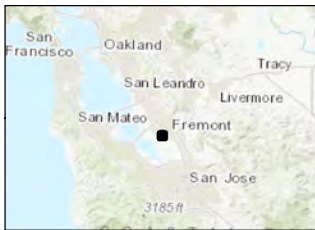
*Title*  
**Regional Location**

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

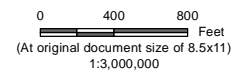
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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.





- Legend**
- Project Site
  - Union Pacific Railroad



*Project Location*

Newark, California

*Client/Project*

City of Newark  
Mowry Village Project

*Figure No.*

2

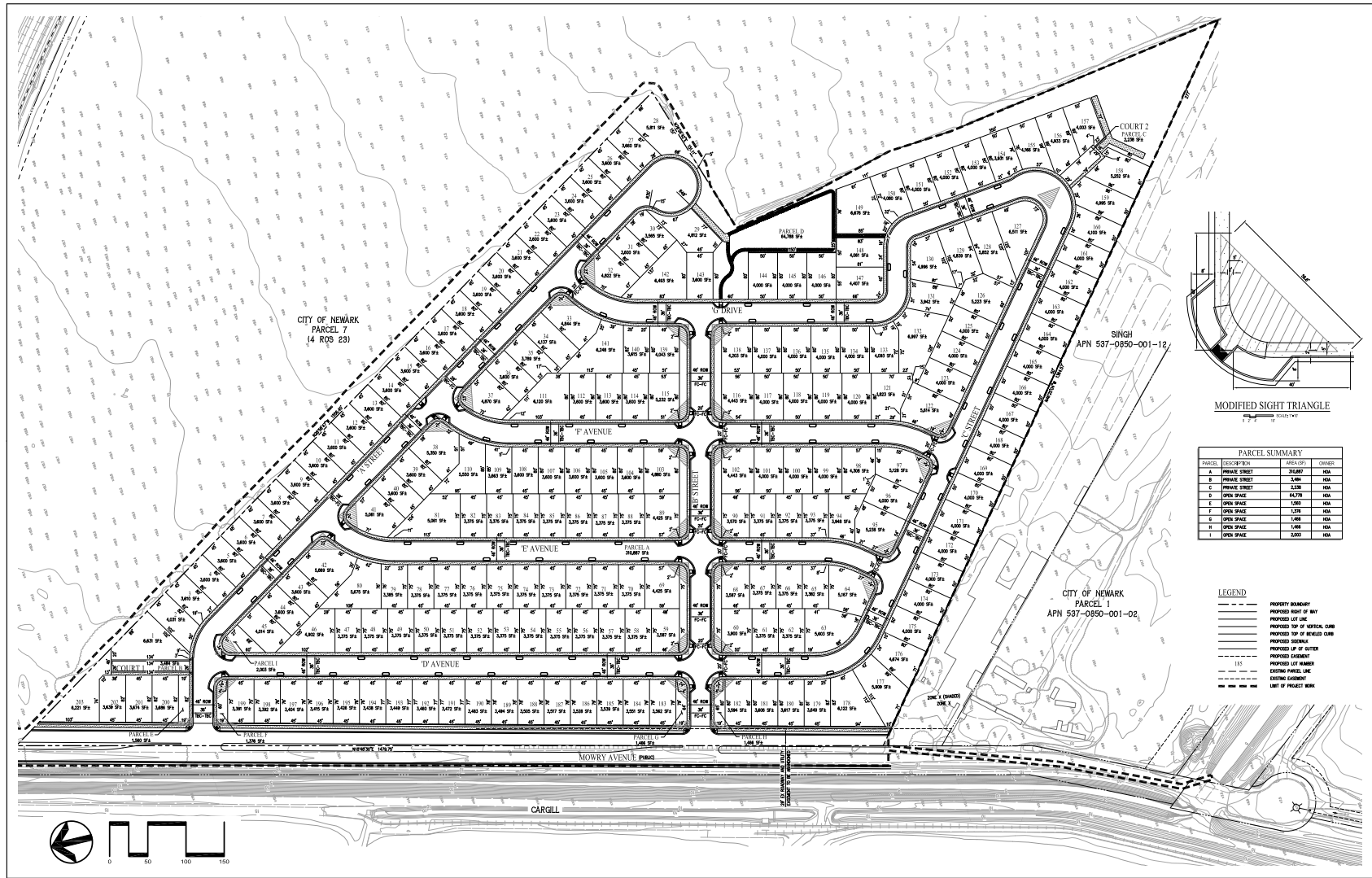
*Title*

**Project Site**

- Notes**
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  2. Data Sources:
  3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Sources: Esri, HERE, Garmin, Intermap, increment

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Source: CBG, September 2021

Project Location  
Newark, California

Client/Project  
City of Newark  
Mowry Village Project

Figure No.

3

Title

Preliminary Lotting Plan

