

**Appendix I**  
**NOTICE OF PREPARATION**

To: Responsible Agencies,  
Trustee Agencies, and  
Interested Parties

From: City of Newark, Terrence Grindall  
37101 Newark Boulevard  
Newark, CA 94560

**Subject: Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting**

The City of Newark will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the project described below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ( is  is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your written response to Terrence Grindall, Community Development Director, City of Newark, CA 94560-3796 or by email: [terrence.grindall@newark.org](mailto:terrence.grindall@newark.org). We will need the name of a contact person in your agency.

**Project Title:** Newark Area 3 & 4 Specific Plan

**Project Applicant, if any:** Not Applicable

**Project Description:** The approximately 950-acre site is located in southwest Newark and is generally bounded by Mowry Avenue on the north, Cherry Street on the east, Stevenson Boulevard on the south, and salt flats on the west (refer to attached map). The current site uses include light industrial, auto dismantlers, agricultural land, institutional (Ohlone College, under construction) and City of Newark fire station, park and George Silliman community center uses. The project site is known as General Plan Study Areas 3 and 4. Area 3 is located on the west side of Cherry Street, east of the railroad tracks, between Mowry Avenue and Stevenson Boulevard. Currently, Area 3 has a General Plan designation of *Special Industrial*. Area 4 is west of Area 3 and extends to Mowry Slough. Area 4 has a General Plan land use designation of *Low-Density Residential (4.2-8.5 units per acre)*. Planned uses include low-density housing, a golf course and open space. The General Plan calls for a Specific Plan to be prepared as a detailed guide to development of the area. The proposed Area 3 & 4 Specific Plan will include an 18-hole golf course, approximately 1,200 housing units of various densities, an elementary school, open

space wetland mitigation areas, as well as retention of existing light industrial, institutional, and City fire station, park, and community center uses. The project includes a General Plan amendment on Area 3, to be consistent with the proposed Specific Plan uses.

The probable environmental effects to be addressed in the EIR are described in the attached document.

Date: May 8, 2007

Signature:



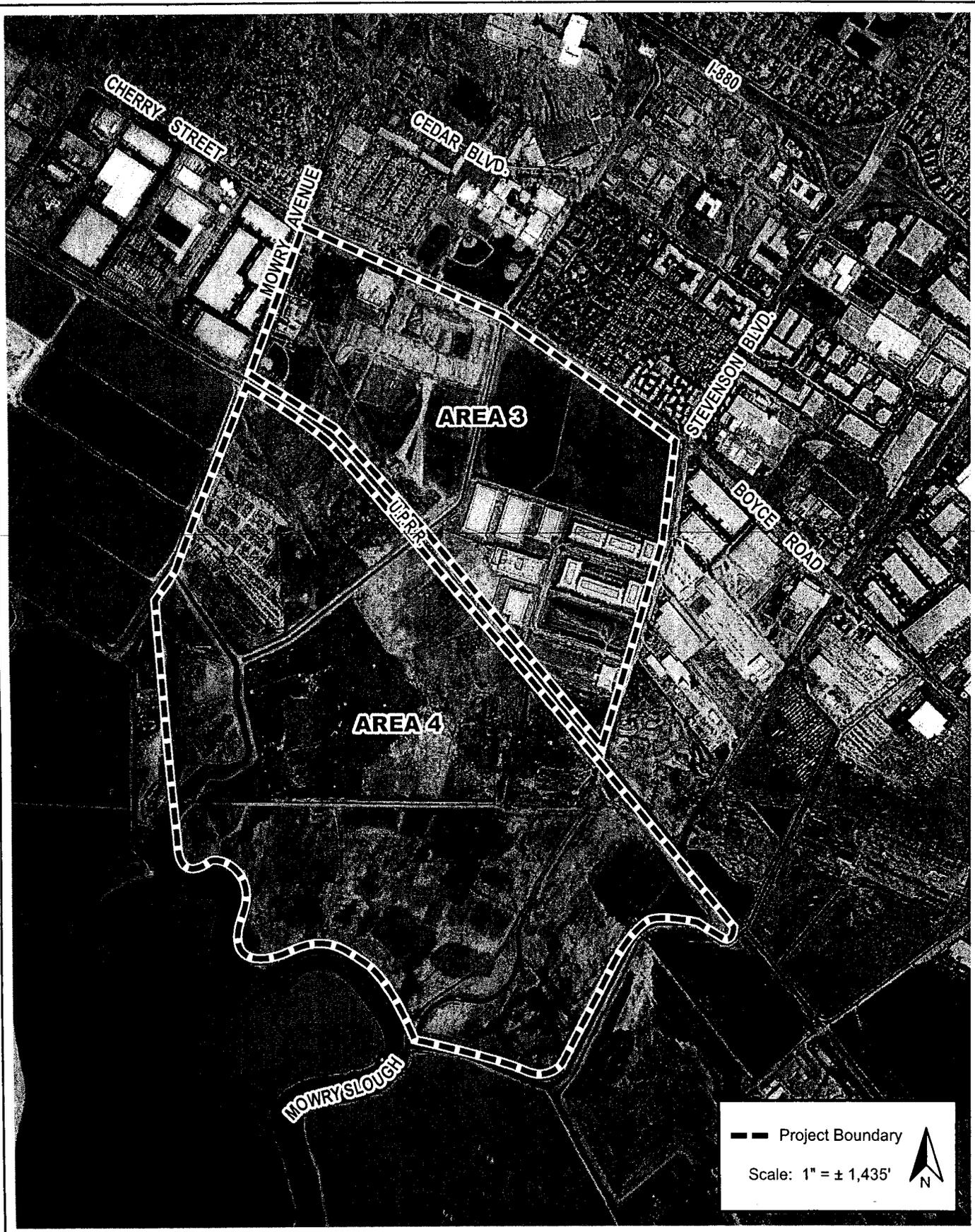
Title:

Community Development Director

Telephone:

510-790-7208

Reference: California Administrative Code, Title 14, Sections 15082, 15103, and 15375



LOCATION MAP

## NOTICE OF PUBLIC SCOPING MEETING

### Scoping Meeting:

The Newark Community Development Department will hold a public scoping meeting at the location, date and time listed below. The purpose of the meeting is to receive oral comments to assist the City in reviewing the scope and focus of the Project's environmental impact analysis and information to be contained in the EIR. Written comments will also be accepted at the meeting.

May 30, 2007- 3:00 PM  
City of Newark Council Chambers  
37101 Newark Blvd. 6<sup>th</sup> Floor  
Newark, CA 94560

### Project Impact Areas to be Addressed in the EIR

The project EIR will identify the significant environmental effects anticipated to result from development of the Specific Plan, as proposed. The EIR will include at least the following specific environmental categories related to the proposed development:

#### *Land Use*

The project site is currently developed with office/R&D, public quasi-public, industrial, and agriculture/undeveloped uses. Southern Pacific Railroad tracks bisect the site from north to south and high voltage (220 kV) power lines and towers cross the site diagonally from southeast to northwest. The site is surrounded by Cargill Salt Company evaporating ponds and light industrial/office buildings to the north, residential and public quasi-public to the east, industrial uses south and the Don Edwards San Francisco Bay National Wildlife Refuge to the west. The EIR will describe the historic and existing land uses on the site and in the project area, in addition to the current General Plan designations of the site. The EIR will identify land use impacts and conflicts that could result to the various project components from nearby land uses, as well as impacts upon nearby land uses resulting from the project. Mitigation and avoidance measures will be identified, as necessary, for significant land use impacts.

#### *Traffic and Circulation*

The EIR will identify the existing roadway conditions, circulation patterns, and other elements of the transportation system in and around the project site, including the local streets and intersections, and freeways. A traffic impact analysis will be prepared in accordance with the requirements of the City of Newark, and the Alameda County Congestion Management Program. The EIR will include a level of service intersection analysis, to identify the potential traffic impacts of the proposed Specific Plan development. Impacts to freeway segments will also be identified as necessary. Feasible mitigation measures for significant traffic and circulation impacts will be identified, as appropriate.

#### *Biological Resources*

The site contains developed, agricultural, and open space/wetland property. The EIR will identify existing biological resources on the site. The EIR will evaluate the biological impacts resulting from development of the Specific Plan project, including impacts to wetland habitat and special status plant and animal species. Mitigation and avoidance measures will be identified, as appropriate.

### *Air Quality*

The EIR will describe the air quality conditions in the Bay Area and will evaluate the air quality impacts of the proposed project. Short-term air quality impacts associated with construction will be addressed, as well as any long-term impacts that may result from an increase in project traffic. Mitigation measures will be identified, as appropriate, for significant impacts.

### *Noise*

The EIR will describe the existing noise and vibration environment in the project area and address potential noise impacts, including impacts to and from adjacent land uses. The EIR will evaluate the compatibility of the future noise environment with the proposed residential uses and will describe the potential for offsite noise to impact future residents. The assessment will also evaluate the potential for project-generated traffic to increase ambient noise levels and impact nearby sensitive receptors. The EIR will evaluate the potential for project construction to impact sensitive receptors in the area. Mitigation for significant noise impacts will be identified, as appropriate.

### *Hazardous Materials*

The project site includes existing and former industrial properties, including several auto dismantlers that may have contaminated soil and groundwater at the site. The EIR will evaluate potential hazardous materials impacts from existing contamination from previous uses on or near the project site. Impacts to the proposed development from surrounding land uses that may be using or have used hazardous materials will also be examined. Mitigation measures for significant impacts will be identified, as necessary.

### *Hydrology and Water Quality*

The project area is partially developed with limited existing drainage systems. The EIR will evaluate the future development areas that may be served by the existing drainage systems and drainage constraints and necessary improvements to serve the Specific Plan development. The EIR will also address stormwater quality impacts associated with increased impervious surfaces, new development, and construction and identify mitigation measures, in conformance with policies and requirements of the Regional Water Quality Control Board.

### *Geology and Soils*

The project site is at a location where historic occurrences of liquefaction and where geotechnical and groundwater conditions indicate the potential for ground displacement and compressible soils. The EIR will describe the geotechnical conditions on the site and potential for impacts, including geologic hazards and seismicity, and long term settlement potential. Mitigation measures will be identified for any significant geologic impacts.

### *Cultural Resources*

The EIR will discuss the likelihood that archaeological or other cultural resources could be impacted by the project, and identify appropriate mitigation measures, if necessary.

### *Utilities and Service Systems*

The EIR will describe the existing utilities and services in the project area, including water, sanitary and storm sewer systems and will address any utility infrastructure improvements necessary to serve the project. The EIR will identify appropriate mitigation measures, if necessary.

### *Public Services*

The EIR will describe the provision of public services, including police service and fire protection in the project area, schools, park, and libraries, and the capacity of these agencies to serve the project.

### *Energy*

In conformance with the CEQA Guidelines, the EIR will examine the potential for the project to result in energy impacts and discuss any energy conservation measures included in the project.

### Cumulative Impacts

The EIR will include a discussion of cumulative impacts of the proposed project in combination with other past, pending, and reasonably foreseeable future development in the area. The EIR will analyze and describe any significant cumulative impacts to which the project would contribute.

### Alternatives

The EIR will evaluate possible alternatives to the proposed project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the project's significant environmental effects. The alternatives to be evaluated in the EIR could include, but are not limited to the following: 1) No Project Alternative (i.e., existing conditions); 2) Reduced Development Alternative; and 3) Alternative Location. In accordance with CEQA, the EIR will identify an environmentally superior alternative from the alternatives described, based on the number and degree of associated environmental impacts.

### Other Required Sections

The above discussions identify and highlight the major topical issues to be addressed in the proposed EIR. In conformance with the CEQA Guidelines, the EIR will also include other information required for an EIR. These other sections include the following: 1) Consistency with General and Regional Plans; 2) Significant Unavoidable Impacts; 3) Growth Inducing Impacts; 4) EIR References and Organizations & Persons Consulted; and 5) EIR Authors.