

6) Adopt a resolution approving TM-12-32, Vesting Tentative Map 8098;

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK APPROVING TM-12-32, VESTING TENTATIVE
MAP 8098

WHEREAS, Newark Enterprise JV LLC has submitted TM-12-32, Vesting Tentative Map 8098, to the City Council of the City of Newark for a 217-unit residential subdivision on an approximately 21.4-acre project site (Jones Hamilton Property) generally located on the south side of Enterprise Drive east of Willow Street, which is within the Dumbarton Transit-Oriented Development (TOD) Specific Plan project area; and

WHEREAS, TM-12-32, Vesting Tentative Map 8098, includes off-site improvements consistent with the Specific Plan;

NOW, THEREFORE, pursuant to California Government Code Sections 66473 *et seq.*, the City Council and as a result of the studies and investigations made by the City Council and on its behalf, the oral and written testimony presented at the public hearings, the information contained in the Community Development Department's files, the Dumbarton Transit-Oriented Development (TOD) Specific Plan Environmental Impact Report ("EIR"), the Supplemental Environmental Impact Report for the Dumbarton Transit-Oriented Development (TOD) Specific Plan ("SEIR"), finds and resolves as follows:

1. That TM-12-32, Vesting Tentative Map 8098 is consistent with the City's General Plan and the Dumbarton Transit-Oriented Development (TOD) Specific Plan and as such is compatible with the objectives, policies, general land uses, and programs specified therein. TM-12-32, Vesting Tentative Map 8098 calls for the construction of 217 residential units and implements the Specific Plan's objective of providing residential units in the Specific Plan project area. TM-12-32, Vesting Tentative Map 8098 is an implementation of the City's previously adopted policies.
2. That the Jones Hamilton Property is physically suitable for the construction of 217 residential units. The EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011 drafted pursuant to CEQA Guidelines 15162 and 15164 and approved by the Planning Commission on September 8, 2011 and the Supplemental Environmental Impact Report recommended by the Planning Commission on February 25, 2014, analyze all physical impacts of TM-12-32, Vesting Tentative Map 8098 on the Jones Hamilton Property. The impacts on the Jones Hamilton Property of both a residential use generally and the density envisioned by TM-12-32, Vesting Tentative Map 8098 was fully analyzed by the EIR, Addendums, and Supplemental Environmental Impact Report. These previously approved documents conclude the Jones Hamilton Property is physically suitable for construction of 217 residential units.
3. That TM-12-32, Vesting Tentative Map 8098 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8,

2011 drafted pursuant to CEQA Guidelines 15162 and 15164 and the SEIR certified by the City Council on September 8, 2011, analyze all the environmental impacts of TM-12-32, Vesting Tentative Map 8098. Despite the City Council determining that the TOD Specific Plan and the project authorized by Vesting Tentative Map 8098 would result in several significant and avoidable impacts, the City Council finds that such impacts will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. That TM-12-32, Vesting Tentative Map 8098 is not likely to cause serious health problems. The EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011 drafted pursuant to CEQA Guidelines 15162 and 15164 and the SEIR certified by the City Council on September 8, 2011, analyze all the environmental impacts of TM-12-32, Vesting Tentative Map 8098 on public health and safety. Despite the City Council determining that the TOD Specific Plan and the project authorized by Vesting Tentative Map 8098 would result in several significant and avoidable impacts, the City Council finds that such impacts will not cause serious health problems.

5. That TM-12-32, Vesting Tentative Map 8098 does not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. TM-12-32, Vesting Tentative Map 8098 simply implements the Dumbarton Transit-Oriented Development (TOD) Specific Plan, which was previously approved by the City.

6. That as provided by the California Environmental Quality Act ("CEQA"), That TM-12-32, Vesting Tentative Map 8098 will result in significant impacts on the environment as discussed in the EIR and SEIR and a Statement of Overriding Considerations was reviewed and approved by the City Council pursuant to Resolution 9886. The other potentially significant project impacts will be reduced to less than significant levels with the mitigation measures imposed and set forth in the Mitigation Monitoring and Reporting Program as approved by Resolution No. 9886.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Newark does hereby approve TM-12-32, Vesting Tentative Map 8098 as shown on Exhibit A, pages 1 through 69 and made a part hereof by reference, subject to the following conditions:

Planning Division

- a. Approval of TM-12-32, Vesting Tentative Map 8098 shall be effective at such time RZ-12-31, the Rezoning of the property within the boundary of Vesting Tentative Map 8098, takes effect.
- b. The project shall be subject to the environmental mitigation measures as described in the Dumbarton Transit Oriented Specific Plan and the Dumbarton Transit Oriented Development Residential Supplemental Environmental Impact Report.
- c. There shall be no roof-mounted equipment other than satellite dishes, other similar television or radio antennas, and solar equipment. AC units shall not be mounted on the roof.

- d. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.
- e. Construction site trailers and buildings located on-site shall be used for office and storage purposes only, and shall not be used for living or sleeping quarters. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- f. The covenants, conditions and restrictions (CC&Rs) filed for this development shall include a provision requiring that that garages shall only be used for automobile parking.
- g. Parking lot cleaning with sweeping or vacuum equipment shall not be permitted between 7:00 p.m. and 8:00 a.m.
- h. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- i. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.
- j. Prior to the issuance of a building permit, the elevations as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials. Final color elevations shall be submitted for the review and approval of the Community Development Director.
- k. Prior to the issuance of a building permit, the floor plans as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council.
- l. Prior to the issuance of a building permit, roof material as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.

- m. Prior to the issuance of a building permit, the location and screening design for garbage, refuse and recycling collection areas for the project shall be submitted for the review and approval of Republic Services of Alameda County and the Community Development Director, in that order. The approved garbage, refuse and recycling areas shall be provided prior to the issuance of a Certificate of Occupancy, as required by the Community Development Director. No refuse, garbage or recycling shall be stored outdoors except within the approved trash and recycling enclosures.
- n. Prior to issuance of building permit, an Acoustical Assessment shall be prepared to demonstrate that the exterior and interior noise levels are consistent with the City's land use compatibility standards and Title 25, Section 1092 of the California Code of Regulations. The Acoustical Assessment shall be prepared by a qualified Acoustical Consultant and submitted to the Community Development Director for review and approval. Measures (e.g., attenuation barriers, acoustically rated windows [i.e. appropriate STC or OITC ratings, upgraded insulation, etc.] shall be implemented where conditions exceed the Noise and Land Use Compatibility Criteria of "Normally Acceptable" noise exposure levels. Measures to respond to and track complaints pertaining to construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).
- o. Payment by developer to the City of an in-lieu fee for each residential unit within the project at the time of issuance of a certificate of occupancy in the amount shown on Exhibit B to these conditions will constitute the project's compliance with the City's Affordable Housing Program as set forth in Chapter 17.18 of the Newark Municipal Code.
- p. Prior to the issuance of a building permit, the developer shall enter into an agreement with the City Council to address Community Services fiscal support of \$2,500 per unit for the Map Area specific to this project.
- q. Prior to issuance of a grading permit, the developer shall hire a qualified biologist to: (1) determine if occupied Burrowing Owl habitat(s) exist on the site, and (2) implement a plan to protect the owls and to excavate the site around any active burrows using hand tools to assure that the owls are not buried during grading in the event Burrowing Owl habitat(s) is found on the site. The occupied Burrowing Owl habitat(s), if found, shall not be disturbed during the nesting season. The Burrowing Owl study shall be conducted not more than 30 days prior to the time site grading activities will commence.

- r. Prior to the transfer of title, the developer shall provide disclosure notices to buyers of individual dwellings in the subdivision as to all of the conditions of project approval and environmental determination approved for this project. This information shall include, but is not limited to the anticipated commuter rail service along the Dumbarton Rail Bridge between the East Bay and Santa Clara/San Mateo Counties, as well as the presence of loud train horns using the railroad tracks to the north of the property.
- s. Prior to the transfer of title for any lot in the development, the developer shall provide disclosure notices to the buyers as to the possibility of ground borne vibration from trains using the railroad tracks on the north side of the subdivision. The method of disclosure shall be subject to the review and approval of the Community Development Director.
- t. During project construction, if historic, archeological or Native American materials or artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.
- u. Prior to their installation, mailbox locations and designs shall be approved by the Community Development Director and Newark Postmaster. The mailbox compartments of centralized mailboxes shall identify the individual dwelling units with permanent, easily legible lettering.
- v. Prior to the issuance of a Certificate of Occupancy, the parking areas, aisles and access drives shall be installed and striped as shown on the approved site plan.
- w. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.
- x. Prior to final inspection and utility release for each unit, the developer shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director.
- y. Prior to the issuance of a sign permit, all signs, other than those referring to construction, sale, or future use of this site, shall be submitted for the review and approval of the Community Development Director.

Engineering Division

- z. The project shall conform to Vesting Tentative Map – Tract 8098, Sheets 1 through 5, and all conditions of approval set forth herein. Approval of this Vesting Tentative Map shall expire according to the provisions of the State Subdivision Map Act and any amendments thereto and applicable provisions of the Newark Municipal Code consistent with the State Subdivision Map Act. This tentative map provides a preliminary design for the infrastructure improvements associated with the proposed subdivision. The developer shall be responsible for any required changes to this preliminary design as determined necessary by the City of Newark to satisfy applicable design requirements of the City or any other public agencies or utilities with jurisdictional authority.
- aa. Prior to the approval of any final maps, detailed design review applications must be processed for all proposed building and landscaping improvements within each designated final map boundary. These design reviews may result in required modifications to the infrastructure improvements shown on this tentative map, including but not necessarily limited to public street layout, street widths, utility system design, and the total scope of public improvements; private street layout, widths, and scope of improvements; lot sizes, lot patterns, and the total number of lots; all proposed public park improvements adjacent to Tract 8110 on Enterprise Drive; stormwater drainage design and stormwater treatment improvements; solid waste management facilities; and other public improvements. The developer shall be responsible for any and all required changes to the preliminary infrastructure design.
- bb. This development will require approval of final tract maps filed in accordance with the State Subdivision Map Act and the City of Newark Subdivision Ordinance. Any necessary parcel maps or lot line adjustments to acquire lands beyond the current property boundary of the tentative map shall be recorded prior to the first final map or issuance of any model home permits. The final map(s) must be approved prior to the issuance of any building permits. Permission to grade on adjacent private properties shall be obtained prior to approval of the first final map. Evidence of such agreements must be furnished to the City as part of the approval. All required easement dedications as shown on the tentative map and as determined necessary with future design review shall be dedicated on the appropriate final map(s).
- cc. The final map(s) and complete tract improvement plans shall be submitted to the Engineering Division for review to ensure conformance with relevant codes, policies, and other requirements of the Newark Municipal Code and City of Newark street improvement standards. Prior to approval of the final map(s), the developer shall guarantee all necessary public and private street improvements and other infrastructure improvements within the subdivision and beyond the map boundary as required by the City of Newark Subdivision Ordinance and this tentative map and all conditions herein, in accordance with tract improvement plans to be approved by the City Engineer. Improvement plans for on-site common areas and all private streets in the development shall be included with the tract improvement plans to ensure that the improvements are designed and constructed to City standards. The developer shall not be required to

submit improvement plans for, or any guarantee(s) with respect to, the Willow Street improvements described in condition dd if, at the time of final map submission for Jones Hamilton, another developer has already provided such guarantee(s) (or other appropriate improvement security under the Subdivision Map Act) for the Willow Street improvements.

These plans must be prepared by a qualified person licensed by the State of California to do such work. Public improvements shall include, but may not be limited to all required improvements as indicated on the tentative map on Willow Street, Enterprise Drive, all in-tract public streets, all private streets, water, sanitary sewer, and joint trench utilities, storm drain systems and all stormwater treatment systems, street lighting systems including the replacement of all existing street lights in the plan area, all landscaping including median improvements and walls, public park improvements adjacent to Tract 8110 on Enterprise Drive and other recreational area improvements, off-site traffic mitigation measures, and other improvements consistent with the Dumbarton Transit Oriented Development Specific Plan.

- dd. The full length of Willow Street shall be improved concurrent with the first proposed phase of work within the vesting tentative map boundary and completed prior to the issuance of the first Certificate of Occupancy. Improvements on Willow Street include, but are not limited to the following between Central Avenue and Enterprise Drive: construction of all intersection improvements proposed in the plan area, construction of all center medians including all landscaping improvements, placement of all utility main lines and utility stub-outs for future developments, a full width pavement grind and an asphalt concrete pavement overlay of 0.25' minimum thickness or greater, or replacement structural sections, that will result in a traffic index of not less than 9.0, curb and gutter, minimum 5-foot wide sidewalk, back-up landscaping, street light system replacement, pavement restriping, bike lane placement, street signage, any required traffic calming measures, and additional improvements as necessary. Improvements north of Enterprise Drive shall include pavement resurfacing (including full restoration of any pavement failures), restriping, bicycle and pedestrian facilities and any necessary improvements over the existing railroad crossing for full connectivity to the existing street system, and landscape improvements. All right-of-way necessary for these required improvements must be obtained prior to approval of the first final map. The foregoing improvements to Willow Street are included as a condition to an approved adjacent project. This condition 'dd' shall be deemed satisfied if another developer provides assurances for the completion of such improvements."
- ee. The full length of Enterprise Drive shall be improved concurrent with the first proposed phase of work within the tentative map boundary. Improvements on Enterprise Drive include, but are not limited to the following between Willow Street and the eastern property line extension of the Alameda County Flood Control and Water Conservation District Line F-6 channel: construction of all intersection improvements proposed in the plan area, construction of all center medians including all landscaping improvements, placement of all utility main lines and utility stub-outs for future developments, a full

width pavement grind and an asphalt concrete pavement overlay of 0.25' minimum thickness or greater, or replacement structural sections, that will result in a traffic index of not less than 9.0, curb and gutter, minimum 5-foot wide sidewalk, back-up landscaping, street light system replacement, pavement restriping, bike lane placement, street signage, any required traffic calming measures, modifications as necessary to transition from a two-lane to four-lane configuration, and additional improvements as necessary. All right-of-way necessary for these required improvements must be obtained prior to approval of the first final map. Final intersection improvements and other traffic calming measures, including roundabout configuration, are subject to modifications from the preliminary design as shown on the tentative map or other tentative maps in the plan area, at the developer's expense, to satisfy code and other design requirements to the satisfaction of the City Engineer.

- ff. All traffic mitigation measures identified under existing plus project conditions in the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report that were not determined to be significant and unavoidable shall be completed or guaranteed prior to the approval of any final maps. This includes all recommended improvements at the following intersections: Willow Street and Thornton Avenue, Willow Street and Enterprise Drive, and Cherry Street and Mowry Avenue. All additional traffic mitigation measures under the future year 2035 plus project conditions not considered significant and unavoidable (this is limited to striping modifications at Gateway Boulevard and Thornton Avenue) should be completed concurrent with other off-site improvements. The full scope of recommended improvements shall be incorporated into the tract improvement plans.
- gg. Prior to approval of any final map(s), any proposed project phasing shall be submitted for the review and approval of the City Engineer. Phase 1 shall include all right-of-way dedications for the entire development and all public improvements necessary for streets providing access to all Phase 1 dwellings. Phase 1 will need to include all required improvements on Willow Street and Enterprise Drive, all in-tract street improvements to provide access from Phase 1 lots to Willow Street via "A" Avenue and to Enterprise Drive via "B" Street, and all proposed private streets within the Phase 1 area.
- hh. All improvements must conform to the City's Sight Visibility Ordinance, Newark Municipal Code Chapter 10.36. Prior to any final map approval all building architecture and other improvements on proposed lots within a given phase of the development shall be sited as necessary to comply with this ordinance. If necessary, the proposed lot pattern shown on the tentative map shall be modified to accommodate a future desired building product.
- ii. Prior to approval of the final map(s), the developer shall cause all existing railroad and/or other unnecessary easement encumbrances to be eliminated from the site. The tract improvement plans shall provide for the removal of any and all existing railroad tracks from the project site.

- jj. This site is subject to the State of California National Pollutant Discharge Elimination System (NPDES) Program General Permit for Storm Water Discharges Associated with Construction Activity. Prior to issuance of a grading permit or a building permit, the developer needs to provide evidence that the proposed site development work is covered by said General Permit for Construction Activity. This will require confirmation that a Notice of Intent (NOI) and the applicable fee were received by the State Water Resources Control Board and the submittal of the required Stormwater Pollution Prevention Plan (SWPPP). In addition the grading plans need to state: "All grading work shall be done in accordance with the Storm Water Pollution Prevention Plan prepared by the developer pursuant to the Notice of Intent on file with the State Water Resources Control Board."
- kk. Prior to the issuance of the initial grading or any building permits for this project, the developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the review and approval of the City Engineer. The plan shall include sufficient details to show how storm water quality will be protected during both: (1) the construction phase of the project and (2) the post-construction, operational phase of the project. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD) in the State of California. The construction phase plan shall include Best Management Practices from the California Storm Water Quality Best Management Practices Handbook for Construction Activities. The specific storm water pollution prevention measures to be maintained by the contractor shall be printed on the plans. The operational phase plan shall include Best Management Practices appropriate to the uses conducted on the site to effectively prohibit the entry of pollutants into stormwater runoff from the project site including, but not limited to, low impact development stormwater treatment measures, trash and litter control, pavement sweeping, periodic storm water inlet cleaning, landscape controls for fertilizer and pesticide applications, labeling of storm water inlets with a permanent thermoplastic stencil with the wording "No Dumping - Drains to Bay," and other applicable practices.
- ll. The project must be designed to include appropriate source control, site design, and stormwater treatment measures to prevent stormwater runoff pollutant discharges and increases in runoff flows from the site in accordance with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2009-0074, revised November 28, 2011, issued to the City of Newark by the Regional Water Quality Control Board (RWQCB), San Francisco Bay Region. Examples of source control and site design requirements include, but are not limited to: properly designed trash storage areas, sanitary sewer connections for all non-stormwater discharges, minimization of impervious surfaces, and treatment of all runoff with Low Impact Development (LID) treatment measures. A properly engineered and maintained biotreatment system will only be allowed if it is infeasible to implement other LID measures such as harvesting and re-use, infiltration, or evapotranspiration. The stormwater treatment design shall be completed by a licensed civil engineer with sufficient experience in stormwater quality analysis and design. The Storm Water Control Plan (Sheet TM-5) on this tentative map

would be approved as a conceptual plan only. Final approval is subject to the developer providing the necessary plans, details, worksheets, and calculations that demonstrate the plan complies with Provision C.3 of the MRP, subject to final review by the City Engineer prior to the recording of any final maps. The developer is responsible for any and all necessary modifications to the site design to comply with MRP requirements. Public drainage easements shall be dedicated on the final map(s) over properties to be owned by the homeowner's association to allow for conveyance of runoff from public streets through the stormwater treatment systems. The use of treatment controls for runoff requires the submittal of a completed Stormwater Treatment Measures Maintenance Agreement prior to the approval of any final maps.

- mm. All stormwater treatment measures are subject to review and approval by the Alameda County Mosquito Abatement District. The developer shall modify the grading and drainage design and the stormwater treatment design as necessary to satisfy any and all imposed requirements from this District.
- nn. The preliminary Grading and Drainage Plan provided on Sheet TM-3 of the tentative map has not yet been supported with a detailed drainage feasibility analysis. This analysis, including initial drainage calculations, shall be completed and submitted by the developer for review by the City Engineer and the Alameda County Flood Control and Water Conservation District (ACFC&WCD) for determination of the general feasibility of the proposed design prior to development of detailed grading and drainage plans. The ACFC&WCD will not allow the design capacity of the existed flood control channel to be exceeded. The developer shall be responsible for any and all changes to the preliminary drainage design as shown on the tentative map as necessary to satisfy ACFC&WCD and City of Newark storm drain system requirements. The developer shall provide a watershed analysis and back-up calculations to show that storm runoff from the site will not exceed the design capacity of the channel and/or to show that the sizing of the in-tract storm drain lines will have adequate volume to detain any augmented storm runoff.
- oo. The developer shall submit detailed grading and drainage plans for review and approval by the City Engineer and the Alameda County Flood Control and Water Conservation District (ACFC&WCD). These plans must be based upon a City benchmark and need to include pad and finish floor elevations of each proposed structure, all rear yard drainage designs and surface treatments, proposed on-site property grades, proposed elevations at property line, and sufficient elevations on all adjacent properties to show existing and proposed drainage patterns. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility. All mitigation measures identified in the Hydrology, Drainage, and Water Quality section of the Environmental Impact Report shall be properly addressed with the detailed grading and drainage plans.

Hydrology and hydraulic calculations based on ACFC&WCD criteria shall be submitted for review and approval by the City Engineer and the ACFC&WCD prior to approval of any final maps. The hydrology and hydraulic calculations shall comply with the Western Alameda County Criteria Summary manual. The calculations shall show that City and ACFC&WCD freeboard requirements will be satisfied (0.75 feet to grate or 1.25 feet to the top of curb under a 10-year storm event design).

- pp. Prior to doing any work within the Alameda County Flood Control and Water Conservation District (ACFC&WCD) right-of-way or connection or modification to any ACFC&WCD facilities, an encroachment permit must be obtained from the ACFC&WCD. Improvement plans for construction in and over the District right-of-way shall be reviewed and approved by the ACFC&WCD and all workmanship, equipment, and materials shall conform to ACFC&WCD standards and specifications.
- qq. The developer shall remove the existing temporary barb wire fencing along the entire easterly and southerly site boundary of the development adjacent to ACFC&WCD's Line F-6 channel and replace it with a black vinyl clad chain link fence, with an effective height of 6 feet, either as per Alameda County Design Guideline *SD-800*, or an acceptable alternative. This new fence shall be designed and constructed in such a way that it will not act as a "retaining wall" for the earth material and/or landscaping placed along the project site boundary of the right-of-way line. New 16-foot wide double hung access gates shall be provided at the Willow Street and Enterprise Drive egress/ingress points.
- rr. Where a grade differential of more than a 1-foot is created along the boundary lot lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer. A grading permit is required by the Building Inspection Division prior to starting site grading work.
- ss. The applicant shall submit a detailed soils report prepared by a qualified engineer, registered with the State of California. The report shall address in-situ and import soils in accordance with the City of Newark Grading and Excavation Ordinance, Chapter 15.50. The report shall include recommendations regarding pavement sections for all public and private streets. Grading operations shall be in accordance with recommendations contained in the soils report and shall be completed under the supervision of an engineer registered in the State of California to do such work. All documentation prepared during the inspection of grading operations shall be made available for review by the City Engineer.
- tt. An independent Project Geotechnical Engineer shall be retained to review the final grading plans and specifications and provide construction inspection review at the developer's expense. The Project Geotechnical Engineer shall approve the grading plans prior to approval by the City of Newark for issuance of a grading permit.

- uu. Prior to approval of any final maps, the developer shall satisfy Alameda County Water District (ACWD) requirements for the proposed development as specified in previous correspondence with ACWD during the specific plan and tentative map review process. The Utility Plan provided on Sheet TM-4 of the tentative map includes a preliminary water supply system layout that is subject to a complete review by ACWD at such time as formal, detailed utility plans are developed for construction. Any necessary site and utility design changes necessary to satisfy ACWD's design requirements shall be the developer's responsibility.
- vv. Prior to approval of any final maps, the developer shall satisfy Union Sanitary District (USD) requirements for the proposed development. This includes, but is not necessarily limited to: (1) the entire sanitary sewer system designed to serve the development and future development surrounding the tentative map boundary and (2) any existing sanitary sewer infrastructure modifications beyond the tentative map boundary determined by USD as necessary to serve the development. The Utility Plan provided on Sheet TM-4 of the tentative map includes a preliminary sanitary sewer system layout that is subject to a complete review by USD at such time as formal utility plans are developed for construction. Any necessary site and utility design changes necessary to satisfy USD's design requirements shall be the developer's responsibility.
- ww. Prior to approval of any final map(s), the developer shall obtain and submit a Land Use Permit from the San Francisco Public Utilities Commission for any proposed improvements over the City and County of San Francisco's Hetch-Hetchy right-of-way, and pay all associated costs therewith. A note to this effect shall appear on the improvements plans for work on Enterprise Drive and Willow Street. aaa. Prior to approval of any final map(s), the developer shall obtain approval from the San Mateo County Transit District (SamTrans) and the Public Utilities Commission for any improvements within the Willow Street railroad right-of-way crossing. bbb. Prior to approval of any final map(s), the developer shall acquire the Steffensen property located adjacent to the flood control channel and shall incorporate this property into the development.
- xx. The developer shall incorporate a Homeowner's Association consisting of all property owners of lots in the development at the time of incorporation and in the future for the purpose of owning and maintaining the association's property, including but not limited to all private streets and common drive aisles, parking areas, landscape areas, stormwater treatment areas, storm drain systems, public access areas, and for paying for security lighting, any common garbage collection services, any security patrol services, if provided, and other functions of a Homeowner's Association. All common areas within the development shall be owned and maintained by the Homeowner's Association. The Homeowner's Association's CC&R's shall require the perpetual maintenance of all common front yard, side yard and back-up area landscaping within the development by the Homeowner's Association. At the City's discretion, the developer shall enter into a

Landscape Maintenance Agreement with the City to be transferred to the Homeowner's Association to ensure a satisfactory level of maintenance. Any and all necessary easements shall be dedicated over individual lots to allow for perpetual access and maintenance of landscaping. The full extent of landscape maintenance shall be determined with future landscape improvements plans. Landscaping by the City at the expense of the Homeowner's Association in these areas will only occur in the event the City Council deems the Homeowner's Association maintenance to be inadequate. Each property owner shall automatically become a member of the association and shall be subject to a proportionate share of the maintenance expenses. The Homeowner's Association shall be incorporated prior to the sale of any individual lots and/or prior to acceptance of tract improvements, whichever occurs first.

The City of Newark shall be provided with subordinate agreements to ensure that the position of the landscaping lien shall be superior to any liens or encumbrances other than taxes.

- yy. Prior to City Council approval of any final maps, the proposed bylaws governing the property owner's association and any proposed declaration of covenants, conditions and restrictions (CC&Rs) associated with the development shall be reviewed to determine consistency with these conditions by the Community Development Director and the City Attorney. Recording of the CC&Rs shall not occur until approval by the Bureau of Real Estate, which may require revisions to the CC&Rs after City review. Said covenants, conditions and restrictions shall be prominently displayed in the project sales office at all times. The City's consistency determination related the covenants, conditions and restrictions shall not make the City a party to enforcement of same. The CC&Rs shall apply equally to both owners and renters. The CC&Rs shall be written to require renters to comply with the regulations of the CC&Rs, and a copy of the CC&Rs shall be given to each renter. The CC&Rs shall be written to allow less than a majority of owners to have pavement or landscape maintenance done and the cost thereof assessed to all owners in the project. The CC&Rs shall include a pavement maintenance program for all private streets and common drive aisles.
- zz. The Homeowner's Association CC&Rs shall prohibit the on-site parking of non-self-propelled recreational vehicles, including boats, and any self-propelled recreational vehicles not used for transportation unless separate storage facilities are provided. The CC&Rs shall regulate the provision of any on-site parking of self-propelled recreational vehicles used for transportation.
- aaa. The CC&Rs for the project shall include a disclosure statement to all property owners indicating that the project site is located within a seismic hazard zone for liquefaction. The disclosure statement shall indicate that the buildings have been designed to current code requirements. The statement shall further indicate that the buildings, site improvements, and utilities are subject to damage during an earthquake and that the

buildings may be uninhabitable after an earthquake. This CC&R disclosure statement is subject to review and approval of the City Engineer prior to final map approval.

- bbb. The developer shall also assist the Homeowner's Association by having a management consultant firm review the maintenance and operating functions of the association. The management consulting firm shall be responsible to prepare a written report with recommendations to the association for managing the association's obligations and setting initial monthly assessment costs for each lot in the development. Membership and assessment cost shall be mandatory for all property owners of property in the development and shall run with the land. The developer shall pay all costs of incorporation and initial management review and reports.
- ccc. Prior to approval of the final map, the developer shall petition the City Council to participate in an active Landscaping and Lighting District for the perpetual maintenance of future median landscaping and lighting systems on Enterprise Drive along the project frontage, all public street trees, all public street lighting systems, and storm drain trash capture devices within public rights-of-way within the limits of the development, and shared costs for the maintenance of all proposed public parks, and all median landscaping, including roundabout areas on Willow Street within the limits of the Dumbarton Transit Oriented Development Plan Area. Maintenance activities will be performed by the City of Newark or its contractors through the Landscaping and Lighting District. All property owners within the tentative map boundary shall be assessed annually in accordance with requirements established with the Landscaping and Lighting District. The developer shall pay all associated costs in the City's Master Fee Schedule for establishment of the Landscaping and Lighting District. The developer shall record an indenture advising all prospective property owners in the project that their properties are included in a Landscaping and Lighting District for maintenance of landscaping, lighting, and related improvements installed as part of this project.
- ddd. All storm drain inlets within the entire development, located in both public and private areas, shall be equipped with full-capture trash devices approved by the Regional Water Quality Control Board that satisfy Provision C.10 requirements under the Municipal Regional Stormwater NPDES Permit. In-tract trash capture may be satisfied with appropriate devices in advance of the pump stations. Trash capture device selection is subject to approval by the City Engineer. All trash capture device maintenance within public rights-of-way shall be completed through the Landscaping and Lighting District. All trash capture device maintenance within private areas shall be completed by the Homeowner's Association. The Homeowner's Association shall be responsible for trash and litter control and sweeping of all private streets within the development. All private storm drain systems and all associated trash capture devices shall be cleaned on a regularly scheduled basis as detailed in the required Stormwater Treatment Measures Maintenance Agreement.

- eee. The Homeowner's Association shall be required to contract with a professional management firm to handle all necessary maintenance operations. Documentation of such contract shall be submitted to the City of Newark. All commonly owned facilities shall be properly maintained in a manner consistent with the CC&Rs and project requirements.
- fff. The Homeowner's Association shall periodically provide educational materials on stormwater pollution prevention to all residents.
- ggg. Each buyer shall sign an acknowledgment that he/she has read the constitution and bylaws of the Homeowner's Association and the CC&Rs applied to the development.
- hhh. The developer shall provide a complete set of construction plans in electronic format and reproducible paper (mylar) format to the Homeowner's Association at the time of its formation.
- iii. All existing overhead utilities within the development and along the fronting street rights-of-way to the centerline of the street shall be undergrounded to the nearest riser beyond the development's limits in accordance with the City of Newark Subdivision Standards. Undergrounding shall include all existing and proposed service drops.
- jjj. All new utilities including, but not limited to, electric and communication services shall be provided underground for all buildings in the development in accordance with the City of Newark Subdivision Standards. Electrical transformers shall be installed in underground vaults with an appropriate public utility easement or within the public right-of-way.
- kkk. Fire hydrants are to be located along public and private streets as determined by the Alameda County Fire Department.
- lll. A streetlight plan and joint trench plan shall be submitted by the applicant with the first tract improvement plan check and approved prior to final map approval. All existing street lights on Enterprise Drive and Willow Street within the limits of the Dumbarton Transit Oriented Development Plan Area shall be replaced with street lights consistent with the approved Dumbarton Transit Oriented Development Specific Plan. LED lighting shall be utilized on all public and private streets and other common areas.
- mmm. Safety lighting shall be provided on all private streets, walkways, and other common areas. Lights shall utilize vandal-resistant enclosures and shall have sufficient power and spacing to provide a minimum maintained foot-candle level of 0.12.
- nnn. A signpost with a sign having an area of at least 15-inches by 21-inches shall be installed at or near each private street entrance. The name of each private street shall be placed on this sign in clearly legible 4-inch letters. The signs shall have painted, in at least 1-inch letters, "Private Property. Not dedicated for public use."

- ooo. Private Streets shall be posted for “No Parking.”
- ppp. The connection between private streets and public streets shall be by a City of Newark standard driveway.
- qqq. Garbage, trash, or recycling containers shall be suitably concealed in an area dedicated within the garage of each unit, except such features may be placed at curbside on the designated garbage pick-up day.
- rrr. Public Utility Easements (PUE), Water Line Easements (WLE), Storm Drain Easements (SDE), and Sanitary Sewer Easements (SSE) shall be dedicated over all private streets in the development. The PUE, WLE, SDE and SSE dedication statements on the final map shall state that the PUE, WLE, SDE and SSE are available for, but not limited to, the installation, access and maintenance of water supply sanitary and storm sewers, and gas, electrical, and communication facilities.
- sss. Emergency Vehicle Access Easements (EVAE) shall be dedicated over the full pavement width on private streets in the development. The final easement geometry shall be subject to the approval of the City Engineer.
- ttt. Easements for public access shall be dedicated over those parcels intended for public uses unless those parcels are otherwise dedicated to the public on a final map. aaaa. The developer shall request Pacific, Gas & Electric Co. to commence with the design of the underground utility improvements for the proposed development as soon as practical following tentative map approval.
- uuu. The developer shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction at the City Engineer's direction. A pick-up or vacuum type street sweeper shall be available at all times at the direction of the City Engineer to removed tracked dirt and debris from adjacent streets.
- vvv. All existing buildings within the proposed division of land shall be completely demolished prior to recording the first final map.
- www. Street names and an addressing scheme shall be developed during the final map and improvement plan review process in accordance with the City of Newark’s Street Numbering and Naming Ordinance (Chapter 12.12). This area of Newark has a “tree” theme for street names. Available street names will need to be determined. All addressing is based on the Alameda County grid pattern with streets running generally northerly and southerly having 5-digit addresses and streets running generally westerly and easterly having 4-digit addresses.
- xxx. The developer shall repair and/or replace any public improvements (pavement, curb, gutter, etc.) damaged as a result of construction activity to the satisfaction of the City Engineer.

- yyy. Prior to issuance of a Certificate of Occupancy or release of utilities for any residential units, private streets, common vehicle accessways and parking facilities serving said units shall be paved in accordance with the recommendation of a licensed engineer, but not less than a Traffic Index of 6.0 unless otherwise approved by the City Engineer.
- zzz. Prior to issuance of a Certificate of Occupancy or release of utilities for each dwelling unit, the on-site drive aisles and uncovered parking facilities shall be installed and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum cross-slope of 1.0% for asphalt concrete surfaces and 0.3% for Portland cement concrete surfaces.
- aaaa. Prior to occupancy of any buildings within any special flood hazard area or acceptance of any public improvements, the developer shall apply for and receive approval of a letter of map revision, if applicable, based on fill (LOMR-F) from the Federal Emergency Management Agency. The LOMR-F shall be based upon the as-built grades of the building pads and shall determine that the pads and all public and private streets are no longer within the special flood hazard area as indicated on the current Flood Insurance Rate Map for the City of Newark, Community Panel No. 06001C 0443G, dated August 3, 2009.
- bbbb. The developer shall provide all required paper and digital submittals of the project final map, tract improvements plans, and as-built plans as required by the City Engineer, including, but not necessarily limited to the following: (1) One full-size reproducible copy and one reduced reproducible copy of the approved tentative map; (2) Two electronic copies of the approved final map and improvement plans in a format approved by the City Engineer; (3) One full-size mylar copy and one reduced copy of the recorded final map; (4) One reproducible set and four blue-line or photocopied sets of the approved tract improvement plans; (5) Two electronic copies and one mylar set of the as-built tract improvement plans. The City will require a digital submittal of all final maps and improvements plans. All CAD work must be prepared in a manner consistent with the Union Sanitary District's digital submittal requirements for layering conventions. This can be found on the web at: <http://www.unionsanitary.com/digitalSubmittal.htm>. Digital files submitted shall be based on accurate coordinate geometry calculations and the NAD83 State Plane Coordinate System (Zone III) and NGVD29 (USD requires NAVD88) as vertical datum. A deposit of \$5,000 shall be provided by the developer to the City to ensure submittal of all required documents.
- cccc. The developer shall provide as-built record drawings in both electronic format and on mylar paper based on full and complete review and inspection by the developer's project civil engineer, landscape architect, and other design professionals of all public improvements and all improvements on private streets and property included in the tract improvement plan set.
- dddd. If any terms or provision(s) of these conditions is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of these conditions shall may remain in

implementation, modifications and maintenance of both front- rear-yard landscaping shall be included in the project CC&Rs.

- hhhh. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to approval of any final maps, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.
- iiii. Prior to installation by the developer, plant species, location, container size, quality, and quantity of all landscaping plants and materials shall be reviewed and approved by the City Engineer. All street and park trees shall be minimum 24-inch box specimens. All plant replacements shall be to an equal or better standard than originally approved subject to approval by the City Engineer.
- jjjj. Prior to the release of utilities or issuance of any Certificates of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.
- kkkk. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.
- llll. Landscaping adjacent to the public right-of-way must conform to the City's visibility requirements in accordance with Newark Municipal Code, Chapter 10.36.
- mmmm. Developer and City shall enter into an agreement related to park infrastructure substantially in the form of Exhibit __ to these conditions (the "Park Agreement"). Developer's compliance with the Park Agreement shall satisfy all its park-in-lieu fee obligations.
- nnnn. Prior to issuance of a Certificate of Occupancy or release of utilities for any of the final 25 dwelling units for each phase, all on-site landscaping and irrigation systems for each phase shall be completed or guaranteed by a cash deposit filed with the City in an amount to cover the remainder of the work..
- oooo. Any above ground utility structures, including backflow prevention devices, and appurtenances shall be installed within the developer's property line and a minimum of 10 feet behind street face of curbs. The backflow prevention devices shall have a green painted security cage to protect it from vandalism. These locations shall be screened with landscaping to the satisfaction of the City Engineer. The landscape screen shall not interfere with the utility companies' or City Fire Department's access.

General

full force and effect unless amended or modified subject to amendments or modifications by mutual consent of the City and developer. If, in the opinion of the City or developer, the invalidation, voiding or lack of enforceability would deprive either City or developer of material benefits of this Vesting Tentative Map, or make performance of these conditions unreasonably difficult, then City and developer shall meet and confer and shall make good faith efforts to amend or modify these conditions in a manner that is mutually acceptable to City and developer.

Landscape-Parks Division

eeee. Concurrent with final map approval, the property owner shall dedicate to the City of Newark sufficient landscape easements to ensure the ongoing and perpetual maintenance of all common front yard, side yard, and back-up area landscaping along Willow Street and Enterprise Drive and on the entry streets, 'A' Avenue and 'B' Street, to the development. These easements shall incorporate all landscape areas beyond a specified minimum dimension to the nearest physical constraints. Landscape easements shall be dedicated across Parcels B adjacent to Willow Street, Parcel C adjacent to Willow Street and Enterprise Drive, the proposed landscape frontage areas of Lots 58, 59, 64, 65, 70, and 71 abutting Enterprise Drive, Lots 1 through 4 and 109 through 112 on 'A' Avenue, and Parcels D and E on 'B' Street. The extent of additional landscape easement dedications adjacent to public streets shall be determined concurrent with the development of final tract improvement plans prior to final map approval for a given project phase.

ffff. Prior to approval of the final map, the developer shall submit detailed tract improvements plans that include all required off-site landscaping within the Willow Street and Enterprise Drive rights-of-way, and all on-site landscaping within designated private streets, common areas, and designated landscape easements. The improvement plans are subject to the review and approval of the City Engineer.

Prior to approval of the final map, the developer shall prepare and submit a Park Master Plan for the park adjacent to Tract 8110 for the review and approval of the Planning Commission and City Council. The master plan shall incorporate turf, trees, shrubs, groundcover material, irrigation systems, stormwater treatment facilities, pathways, play equipment, benches, picnic facilities and related improvements consistent with the Conceptual Park Plan. The developer shall guarantee the construction of all park improvements in a form satisfactory to the City of Newark prior to approval of the final map.

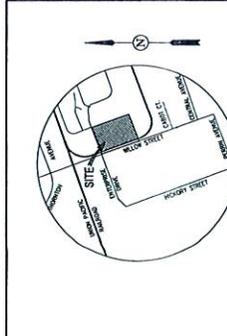
The developer shall retain a licensed landscape architect to prepare working drawings for tract improvement landscape plans in accordance to with the approved Conceptual Landscape Plan for the project, City of Newark requirements, and the State of California Model Water Efficient Landscape Ordinance. The associated Landscape Documentation Package must be approved by the City Engineer prior to approval of any final maps.

ggg. All front yards shall be landscaped by the developer. The developer shall provide recommendations for rear-yard landscaping to all property owners and constraints for

- pppp. All proposed changes from approved exhibits shall be submitted to the Community Development Director who shall decide if they warrant Planning Commission and City Council review and, if so decided, said changes shall be submitted for the Commission's and Council's review and decision. The developer shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval.
- qqqq. The developer hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
- rrrr. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of RZ-12-31, TM-12-32, ASR-12-33, and E-12-30 (the Dumbarton Transit Oriented Development Residential Project Supplemental Environmental Impact Report), the developer shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the developer (which shall be the same counsel used by developer) and reasonably approved by the City. Developer's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.
- ssss. The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby further notified that the 90-day approval period in which the developer may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the developer fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.
- tttt. Only the specific Impact Fees listed in Exhibit B shall apply to the Project. No change to an Impact Fee in Exhibit B resulting in an increase in dollar amounts charged to the Project that is adopted after the effective date of the Vesting Tentative Map shall apply to the Project. If, after the effective date of this Vesting Tentative Map, City decreases the rate of any of its Impact Fees, Developer shall pay the reduced Impact Fee in effect at the time of payment. Any Impact Fees levied against or applied to the project must be consistent with the provisions of applicable California law, including the provisions of Government Code Section 66000 et seq. ("AB 1600"). Developer retains all rights set forth in California Government Code Section 66020. "Impact Fees" means monetary fees, exactions or impositions, other than taxes or assessments, whether established for or imposed upon the project individually or as part of a class of projects, that are imposed by City on the project in connection with any project approval for the project for any purpose, including, without

limitation, defraying all or a portion of the cost of public services and/or facilities construction, improvement, operation and maintenance attributable to the burden created by the Project. Impact Fees do not include "Processing Fees." "Processing Fees" mean fees charged on a citywide basis to cover the cost of City review of applications for any permit or other review by City departments.

- uuuu. Prior to the approval of any final map(s), the developer shall enter into an agreement with the City to address funding for, and other undertakings in connection with, public park improvements to be constructed adjacent to Tract 8110 on Enterprise Drive (the "Park Funding Agreement"). Among other things, the Park Funding Agreement will obligate the developer to construct or guarantee the construction of the basic the improvements (e.g., turf, trees and shrubs; irrigation and other utilities; and pathways) on the parcel adjacent to Tract 8110 on Enterprise Drive. Once executed, the Park Funding Agreement will supersede the park-related conditions stated in this Resolution (e.g., aa, cc, and ffff). In the event of any conflict between the Park Agreement and any condition(s) included in this Resolution, the Park Funding Agreement shall control.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

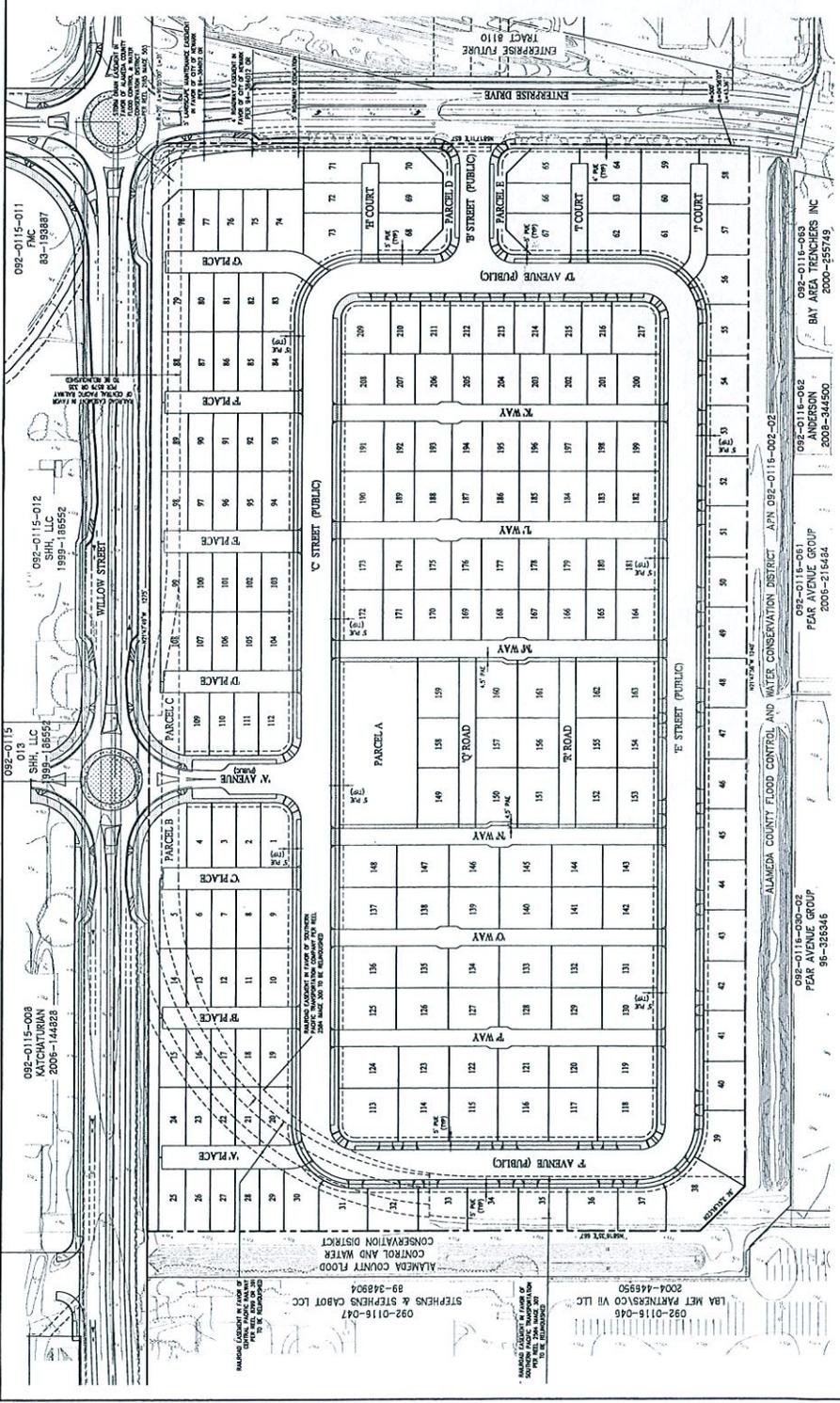
1. SHEET
2. W/ALLOPS
3. OWNER
4. TITLE OWNER
5. DESIGN USE
6. SUBDIVISION AREA
7. THE SUBDIVISION CONSISTS OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SHEET INDEX

1. TITLE SHEET
2. SITE PLAN
3. UTILITY PLAN AND STREET SECTIONS
4. UTILITY PLAN AND STREET SECTIONS
5. STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

DATE: FEBRUARY 16, 2014
SCALE: 1" = 50'
SHEET NUMBER: TM-1 OF 5 SHEETS

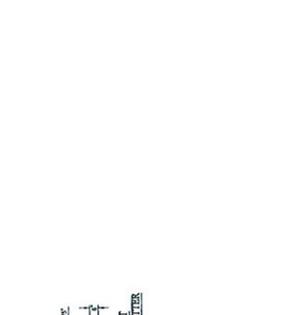
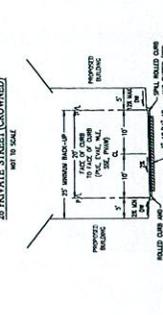
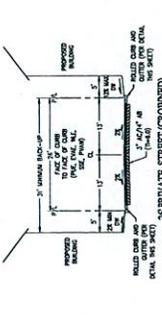
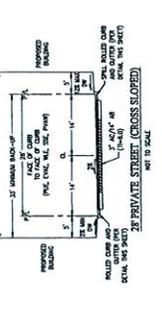
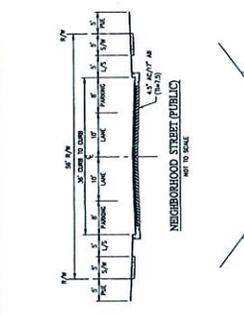
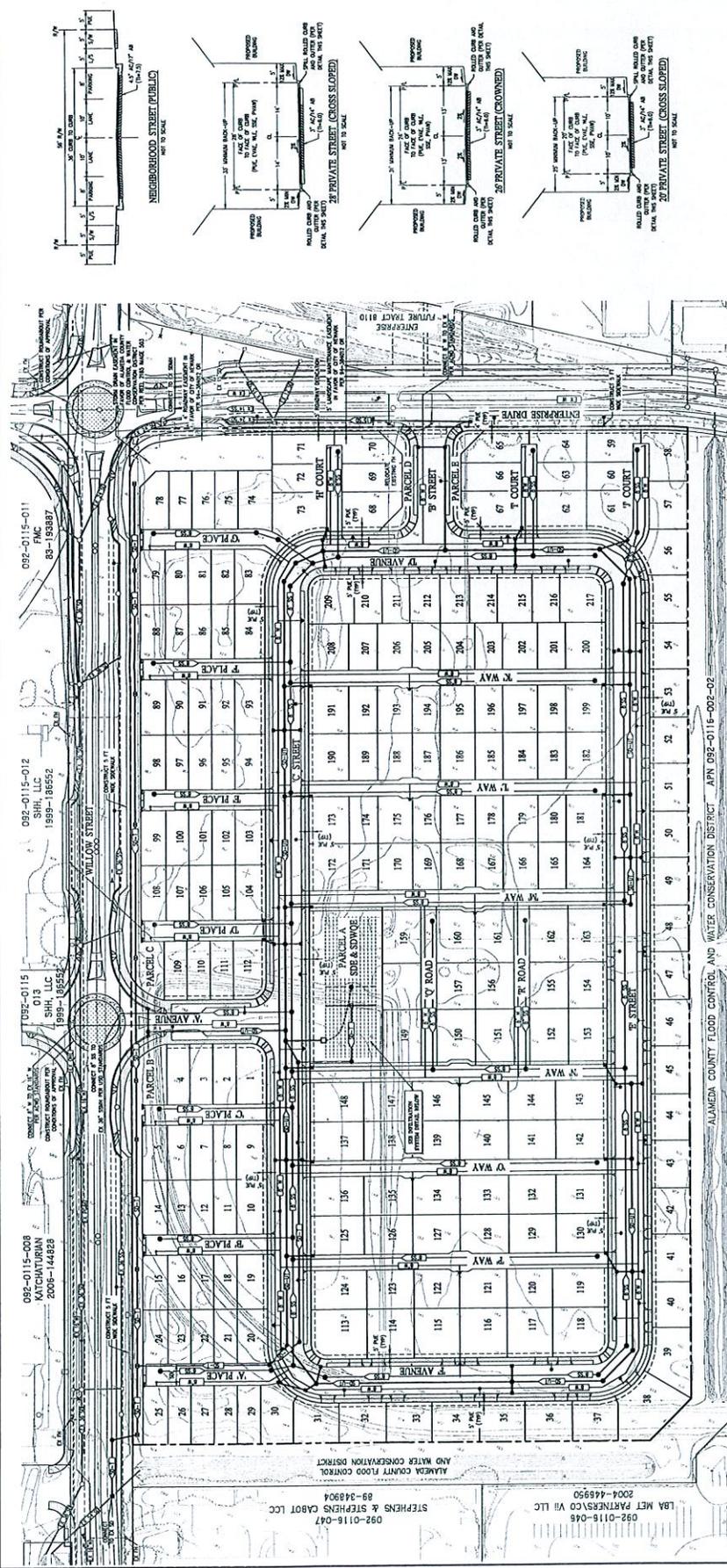


092-0115-011 FMC 88-190887
092-0115-012 SHH, LLC 1989-189552
092-0115-003 KATCHAYURAN 2005-144323
092-0115-002 PEAR AVENUE GROUP 98-328346
092-0115-001 PEAR AVENUE GROUP 2006-216484
092-0115-004 ANDERSON 2008-344590
092-0115-005 BAY AREA TRENCHERS INC 2000-55749

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT APM 092-0115-002-02
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT APM 092-0115-001-02
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT APM 092-0115-003-02

092-0115-046 LBA MET PARTNERS/CO V8 LLC 2004-446950
092-0115-047 STEPHENS & STEPHENS CABOT LLC 89-348904

092-0115-013 SHH, LLC 1989-189552
092-0115-014 SHH, LLC 1989-189552
092-0115-015 SHH, LLC 1989-189552
092-0115-016 SHH, LLC 1989-189552
092-0115-017 SHH, LLC 1989-189552
092-0115-018 SHH, LLC 1989-189552
092-0115-019 SHH, LLC 1989-189552
092-0115-020 SHH, LLC 1989-189552
092-0115-021 SHH, LLC 1989-189552
092-0115-022 SHH, LLC 1989-189552
092-0115-023 SHH, LLC 1989-189552
092-0115-024 SHH, LLC 1989-189552
092-0115-025 SHH, LLC 1989-189552
092-0115-026 SHH, LLC 1989-189552
092-0115-027 SHH, LLC 1989-189552
092-0115-028 SHH, LLC 1989-189552
092-0115-029 SHH, LLC 1989-189552
092-0115-030 SHH, LLC 1989-189552
092-0115-031 SHH, LLC 1989-189552
092-0115-032 SHH, LLC 1989-189552
092-0115-033 SHH, LLC 1989-189552
092-0115-034 SHH, LLC 1989-189552
092-0115-035 SHH, LLC 1989-189552
092-0115-036 SHH, LLC 1989-189552
092-0115-037 SHH, LLC 1989-189552
092-0115-038 SHH, LLC 1989-189552
092-0115-039 SHH, LLC 1989-189552
092-0115-040 SHH, LLC 1989-189552
092-0115-041 SHH, LLC 1989-189552
092-0115-042 SHH, LLC 1989-189552
092-0115-043 SHH, LLC 1989-189552
092-0115-044 SHH, LLC 1989-189552
092-0115-045 SHH, LLC 1989-189552
092-0115-046 SHH, LLC 1989-189552
092-0115-047 SHH, LLC 1989-189552
092-0115-048 SHH, LLC 1989-189552
092-0115-049 SHH, LLC 1989-189552
092-0115-050 SHH, LLC 1989-189552
092-0115-051 SHH, LLC 1989-189552
092-0115-052 SHH, LLC 1989-189552
092-0115-053 SHH, LLC 1989-189552
092-0115-054 SHH, LLC 1989-189552
092-0115-055 SHH, LLC 1989-189552
092-0115-056 SHH, LLC 1989-189552
092-0115-057 SHH, LLC 1989-189552
092-0115-058 SHH, LLC 1989-189552
092-0115-059 SHH, LLC 1989-189552
092-0115-060 SHH, LLC 1989-189552
092-0115-061 SHH, LLC 1989-189552
092-0115-062 SHH, LLC 1989-189552
092-0115-063 SHH, LLC 1989-189552
092-0115-064 SHH, LLC 1989-189552
092-0115-065 SHH, LLC 1989-189552
092-0115-066 SHH, LLC 1989-189552
092-0115-067 SHH, LLC 1989-189552
092-0115-068 SHH, LLC 1989-189552
092-0115-069 SHH, LLC 1989-189552
092-0115-070 SHH, LLC 1989-189552
092-0115-071 SHH, LLC 1989-189552
092-0115-072 SHH, LLC 1989-189552
092-0115-073 SHH, LLC 1989-189552
092-0115-074 SHH, LLC 1989-189552
092-0115-075 SHH, LLC 1989-189552
092-0115-076 SHH, LLC 1989-189552
092-0115-077 SHH, LLC 1989-189552
092-0115-078 SHH, LLC 1989-189552
092-0115-079 SHH, LLC 1989-189552
092-0115-080 SHH, LLC 1989-189552
092-0115-081 SHH, LLC 1989-189552
092-0115-082 SHH, LLC 1989-189552
092-0115-083 SHH, LLC 1989-189552
092-0115-084 SHH, LLC 1989-189552
092-0115-085 SHH, LLC 1989-189552
092-0115-086 SHH, LLC 1989-189552
092-0115-087 SHH, LLC 1989-189552
092-0115-088 SHH, LLC 1989-189552
092-0115-089 SHH, LLC 1989-189552
092-0115-090 SHH, LLC 1989-189552
092-0115-091 SHH, LLC 1989-189552
092-0115-092 SHH, LLC 1989-189552
092-0115-093 SHH, LLC 1989-189552
092-0115-094 SHH, LLC 1989-189552
092-0115-095 SHH, LLC 1989-189552
092-0115-096 SHH, LLC 1989-189552
092-0115-097 SHH, LLC 1989-189552
092-0115-098 SHH, LLC 1989-189552
092-0115-099 SHH, LLC 1989-189552
092-0115-100 SHH, LLC 1989-189552



092-0115-008
KATCHIKORNA
2008-144828

092-0115-012
SHH, LLC
1999-185552

092-0115-011
SHH, LLC
83-150887

092-0115-015
SHH, LLC
1999-185552

092-0115-016-002-02
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

092-0115-047
STEPHENS & STEPHENS CABOT LLC
89-348904

092-0118-045
LMA MET PARTNERS CO VBI LLC
2004-446950

092-0115-008
KATCHIKORNA
2008-144828

092-0115-012
SHH, LLC
1999-185552

092-0115-011
SHH, LLC
83-150887

092-0115-015
SHH, LLC
1999-185552

092-0115-016-002-02
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

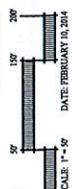
092-0115-047
STEPHENS & STEPHENS CABOT LLC
89-348904

092-0118-045
LMA MET PARTNERS CO VBI LLC
2004-446950

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE CITY OF NEWARK, CALIFORNIA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

UTILITY PLAN AND STREET SECTIONS
VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY

ALAMEDA COUNTY CALIFORNIA



DATE: FEBRUARY 10, 2014

PROJECT NUMBER
TM-4

OF 5 SHEETS

CITY OF NEWARK

ALAMEDA COUNTY

JONES HAMILTON PROPERTY

TRACT 8098

VESTING TENTATIVE MAP

UTILITY PLAN AND STREET SECTIONS

DATE: FEBRUARY 10, 2014

SCALE: 1\"/>

PROJECT NUMBER
TM-4

OF 5 SHEETS

