2) Introduce an ordinance amending Title 17 (Zoning) of the Newark Municipal Code and Section 17.44.010 "Zoning Map" by rezoning all that real property shown on Vesting Tentative Map 8110 from ML (limited industrial) to MDR-FBC (medium density residential – form based codes);

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK AMENDING TITLE 17 (ZONING) OF THE NEWARK MUNICIPAL CODE AND SECTION 17.44.010 "ZONING MAP" BY REZONING ALL THAT REAL PROPERTY SHOWN ON VESTING TENTATIVE MAP 8110 FROM ML (LIMITED INDUSTRIAL) TO MDR-FBC (MEDIUM DENSITY RESIDENTIAL – FORM BASED CODES)

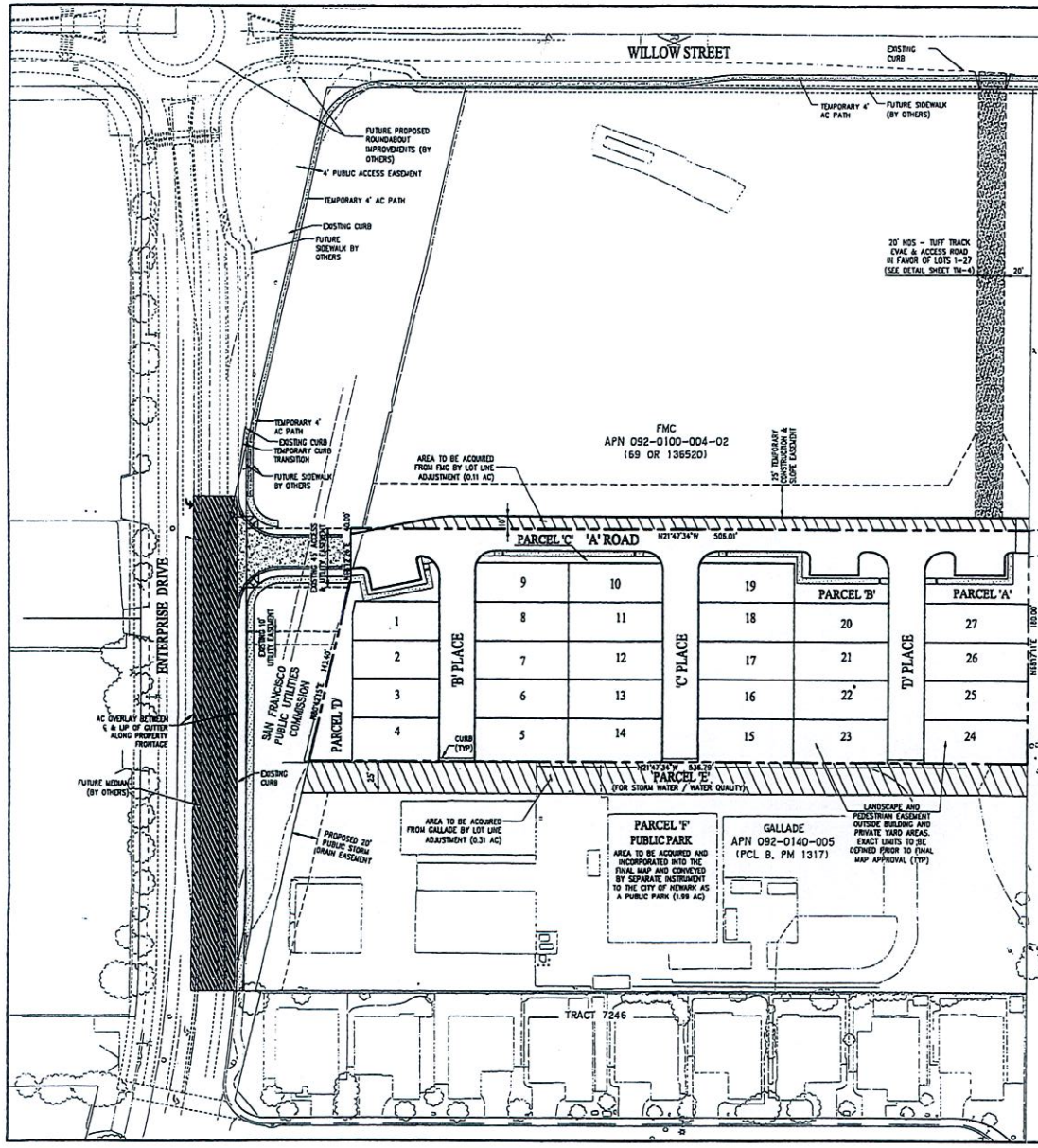
The City Council of the City of Newark does ordain as follows:

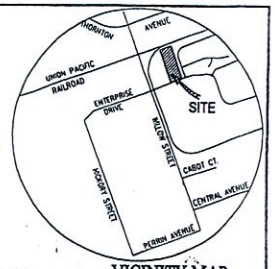
Section 1: Pursuant to Section 17.80.070 of Title 17 (Zoning) of the City of Newark Municipal Code, the City Council of the City of Newark does hereby find that the zoning change embodied in this ordinance is necessary and desirable to achieve the purposes of Title 17 (Zoning) of the Newark Municipal Code; is consistent with the policies, goals, and objectives of the General Plan; and promotes the public health, safety, morals, comfort, convenience, and general welfare of the residents of the City of Newark.

Section 2: Title 17 (Zoning) and Section 17.44.010 "Zoning Map" thereof, being the City of Newark Zoning Regulations, are hereby amended by rezoning and redistricting the territory in the City of Newark, County of Alameda, State of California, from ML (Limited Industrial) to MDR-FBC (Medium Density Residential – Form Based Codes), hereinafter described as follows:

> All that real property designated as Vesting Tentative Map 8110 in the City of Newark, County of Alameda, State of California as shown on Exhibit A attached hereto and incorporated herein by reference

Section 3: Effective Date. This ordinance shall take effect thirty (30) days from the date of its passage. Before expiration of fifteen (15) days after its passage, this ordinance shall be published in The Argus, a newspaper of general circulation published and printed in the County of Alameda and circulated in the City of Newark.





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: ENTERPRISE DRIVE, LLC, 4135 BLACKHAWK PLAZA, SUITE 160, DANVILLE, CA 94506
2. DEVELOPER: TRIWARK HOMES, 4185 BLACKHAWK PLAZA, SUITE 200, DANVILLE, CA 94506, CONTACT: VERONICA VARGAS, (925) 648-8300 (925) 648-3130 (FAX)
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, CONTACT: GREG HALLER, (925) 866-0322
4. SOILS ENGINEER: CORNERSTONE EARTH, 1270 SPRINGBROOK ROAD, SUITE 101, WALNUT CREEK, CA. 94597, CONTACT: PETER LANGTRY, (925) 988-9500
5. EXISTING USE: LIGHT INDUSTRIAL
6. ASSESSORS PARCEL NUMBERS: 092-0140-006, 092-0140-005 (GALLADE) & 092-0100-004-02, PARTIAL (FMC)
7. EXISTING SITE AREA: 2.14± AC

PROPOSED PRIVATE STREETS ('A' ROAD, 'B' PLACE, 'C' PLACE, 'D' PLACE):	24,101 SF (WITHIN EXISTING BOUNDARY)
PROPOSED COMMON PARCELS (A, B, C & D):	10,341 SF
PROPOSED TOTAL LOT AREAS:	58,791 SF
TOTAL EXISTING SITE AREA:	93,233 SF (2.14 AC)
AREA TO BE ACQUIRED:	2.41± AC
PROPOSED PRIVATE STREETS ('A' ROAD):	4,610 SF (OUTSIDE EXISTING BOUNDARY) (FMC - 092-0140-004-02)
PROPOSED WATER QUALITY PARCEL (E):	13,488 SF (GALLADE - 092-0140-005)
PROPOSED PUBLIC PARK PARCEL (F):	86,671 SF (GALLADE - 092-0140-005)
TOTAL AREA TO BE ACQUIRED:	104,769 SF (2.41 AC)

8. OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS, COMMON PARCELS AND PARCEL C TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT. PARCEL F (PUBLIC PARK) TO BE OWNED AND MAINTAINED BY THE CITY THROUGH A LANDSCAPING AND LIGHTING DISTRICT FUNDED BY THE HOA IN THE DUMBARTON TOD.
9. NUMBER OF LOTS: 27 - 3 STORY DETACHED UNITS
10. MINIMUM LOT SIZE: 1,924 SF (LOTS 1)
    MAXIMUM LOT SIZE: 2,602 SF (LOT 24)
    AVERAGE LOT SIZE: 2,177 SF
11. THIS PROPERTY LIES IN THE JURISDICTION OF:

-FIRE PROTECTION:	ALAMEDA COUNTY FIRE DEPARTMENT
-DOMESTIC WATER:	ALAMEDA COUNTY WATER DISTRICT (ACWD)
-SANITARY SEWER:	UNION SANITARY DISTRICT (USD)
-STORM DRAIN WITHIN PUBLIC STREET/EASEMENT:	CITY OF NEWARK (SDE)
-STORM DRAIN WITHIN PRIVATE YARDS:	PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION (PSDE)
-GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
-TELEPHONE SERVICE:	AT&T

12. BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 62, ALSO BEING AN ALAMEDA COUNTY BENCHMARK. THE TOP OF CURB AT STORM WATER INLET AT THE NORTH-EAST CORNER OF THORNTON AVENUE AT WILLOW STREET, ELEVATION TAKEN AS 11.39 (NAVD 88) (8.861 NGVD 29 PER CITY OF NEWARK RECORDS).
13. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS BOUNDARY IS DETERMINED BY FOUND NGS MONUMENTS W1446 PID HT2440 AND FILBERT DG6883, THE BEARING BEING N30°19'32"W (CALCULATED).
14. TOPOGRAPHY: PREPARED BY AEROMETRIC SURVEYS, DATED MAY 23, 2011
15. FLOOD ZONE: ZONED X (UNSHADED) FLOOD INSURANCE RATE MAP (FIRM) - ALAMEDA COUNTY, CA PANEL: 443 OF 725 MAP NUMBER: 06001C0443G EFFECTIVE DATE: AUGUST 3, 2009
16. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.020.0 OF THE NEWARK MUNICIPAL CODE.

SHEET INDEX

TM-1 TITLE SHEET
TM-2 SITE PLAN
TM-3 GRADING AND DRAINAGE PLAN
TM-4 UTILITY PLAN AND STREET SECTIONS
TM-5 STORMWATER CONTROL PLAN

TENTATIVE MAP
TRACT 8110
ENTERPRISE PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
DATE: JANUARY 31, 2014

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbandg.com

SHEET NUMBER
TM-1
1 OF 5 SHEETS

EXHIBIT A