

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK MAKING FINDINGS SUPPORTING THE USE OF
AN ALTERNATIVE MEANS OF COMPLIANCE WITH THE
INCLUSIONARY HOUSING ORDINANCE AND APPROVING
AN AFFORDABLE HOUSING IMPLEMENTATION
AGREEMENT

WHEREAS, the Enterprise Street Project includes a condition that the project comply with the City's Inclusionary Housing Ordinance (Municipal Code Section 17.18); and

WHEREAS, the Inclusionary Housing Ordinance includes provisions for the application of an alternative means of compliance; and

WHEREAS, the payment of a \$25,000 Affordable Housing Fee per housing unit completed in the Enterprise Drive project would provide funds to develop or preserve affordable housing in Newark and would be an alternative means of compliance with the Inclusionary Housing Ordinance; and

WHEREAS, the flexibility provided by the payment of the Affordable Housing Fee will allow the City to leverage funds with State and Federal programs to better address the needs of the Newark community for affordable housing; and

WHEREAS, the funds from the Affordable Housing Fee will allow the City to target investment so that the achievement of affordable housing objectives can be coupled with the achievement of other community objectives; and

WHEREAS, the fee will allow the City to address the need for affordable housing more effectively than compliance with the ordinance and allow for the purchase of property in appropriate locations and the flexibility to leverage the funds with public and private sources to provide the type of housing that the community most needs; and

WHEREAS, generally regional, state, and federal affordable housing funding or financing programs need an identified site to be competitive in the funding process. Without resources to acquire appropriate properties it is highly unlikely that the City would be able to effectively compete for these funds. Furthermore, this fee would allow the City to focus housing efforts on areas of particular need in the community and to tailor the level of housing affordability to have the greatest positive impact on those needing housing assistance.

WHEREAS, the funding provided by this development would allow the City to advance project readiness of potential sites thus further improving the likelihood of receiving funding from regional, state and federal sources. The alternative means of compliance fulfills the purposes of the Inclusionary Housing Ordinance, and will further affordable housing opportunities in the City to an equal or greater extent than compliance with the requirements of the Ordinance.

WHEREAS, the alternative means of compliance will not unduly concentrate below market rate housing in one geographic area, because no particular project is now envisioned and the Planning Commission and City Council can monitor this concern when particular affordable housing developments are proposed; and

WHEREAS, the issue of concentration of future development of affordable housing is addressed because projects developed using the funds from the Affordable Housing Fee will be consistent with the General Plan and will require Planning Commission review and City Council approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City Newark:

- a. Approves an Affordable Housing Implementation Agreement for the Enterprise Drive project, said agreement being on file with the Secretary of the Planning Commission; and
- b. That the City Council does find that:
 - i) The proposed alternative means of compliance fulfills the purposes of this, the Inclusionary Housing Ordinance, as set forth in Section 17.18.010; and
 - ii) The proposed alternative means of compliance will further affordable housing opportunities in the City to an equal or greater extent than compliance with the requirements of Section 17.18.030; and
 - iii) The proposed alternative means of compliance would better address the City's needs than compliance with the requirements of Section 17.18.030; and
 - iv) The proposed alternative means of compliance will not unduly concentrate below market rate housing in one geographic area.

RECORDING FEES
EXEMPT PURSUANT TO
GOVERNMENT CODE §27383

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

Terrence Grindall
Assistant City Manager
City of Newark
37101 Newark Blvd.
Newark, CA 94560-3796

APN: 092-0140-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFORDABLE HOUSING IMPLEMENTATION AGREEMENT

THIS AFFORDABLE HOUSING IMPLEMENTATION AGREEMENT ("**Agreement**") is made as of _____, 2015, by and between the CITY OF NEWARK, a California municipal corporation (the "**City**"), and ENTERPRISE DRIVE LLC, a California limited liability company (the "**Developer**"). The City and Developer may be referred to herein individually as the "**Party**" or collectively as the "**Parties**." This Agreement shall become operative and commence upon the date on which this Agreement has been both (i) executed by Developer, and (ii) signed by the Mayor or his or her designee (the "**Effective Date**").

RECITALS

A. Developer is the owner of an approximately 2.14-acre site that is located at 8375 Enterprise Drive, comprised of one parcel (APN 092-0140-006), and commonly referred to as the Enterprise site and more particularly described in the legal description attached hereto as Exhibit A and incorporated herein by this reference (the "**Property**").

B. On _____, the City Council of the City (the "**City Council**") approved or certified the following land use approvals and entitlements to construct 27 single family homes on the Property, subject to conditions of approval, including (without limitation) conditions requiring compliance with the City's Affordable Housing Program: Supplemental Environmental Impact Report for the Trumark Dumbarton Transit Oriented Development Residential Project ("**SEIR**") under the California Environmental Quality Act ("**CEQA**"); a Zoning Amendment zoning the Property as Medium Density Residential; a Vesting Tentative Tract Map; and Architectural and Site Plan Review (collectively, the "**Previous Approvals**").

C. Developer plans to develop up to 27 dwelling units on the Property, consisting of single family homes (the "**Project**"), as depicted on the Site Plan attached hereto as Exhibit B and incorporated herein by this reference ("**Site Plan**").

D. The City's approvals of the Previous Approvals included a condition of approval that "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" and the Developer voluntarily accepted those conditions and freely agreed to comply with the City's Affordable Housing Program, and to waive any right to protest or challenge such conditions, requirements, fees, or exactions pursuant to the City's Affordable Housing Program.

E. Chapter 17.18 of the Newark Municipal Code (the "Code") generally requires developers to set-aside a minimum of 15% of the total number of dwelling units in a project as inclusionary units for very low, low, and moderate income households. The Code also authorizes alternative means of compliance with the City's Affordable Housing Program, including land dedication, payment of in-lieu fees, or approval of an alternative housing program consisting of any combination of alternative means of compliance, set forth and confirmed in a binding and written agreement and recordable instrument in a form acceptable to the City Attorney.

F. The Parties have freely negotiated and the Developer has voluntarily proposed and intends to comply with the City's Affordable Housing Program and to satisfy the agreed affordable housing obligations for the Project and Property by entering into this "Affordable Housing Implementation Agreement" which is intended as the binding and written agreement and recordable instrument providing for alternative means of compliance with the Affordable Housing Program contemplated by the Code, pursuant to which it is proposed that the Developer agree to pay to the City, an in-lieu fee in the amount of Twenty-Five Thousand Dollars (\$25,000.00) for each dwelling unit within the Project (the "Fee"), which shall be payable to the City no later than issuance of the certificate of occupancy for each dwelling unit (the "Alternative Means of Compliance"), and that the City agree to allow and accept such payment as compliance with the Code.

G. On April 22, 2014, the Planning Commission of the City (the "Planning Commission") reviewed the Alternative Means of Compliance for consistency with the Code. The Planning Commission made the following findings and recommended approval of the Alternative Means of Compliance to the City Council: (i) the Alternative Means of Compliance fulfills the purposes of Chapter 17.18 as set forth in Code Section 17.18.010; (ii) the Alternative Means of Compliance will further affordable housing opportunities in the City to an equal or greater extent than other potential forms of compliance with the requirements of Code Section 17.18.030; (iii) the Alternative Means of Compliance would better address the City's needs than compliance with the requirements of Code Section 17.18.030; (iv) the Alternative Means of Compliance will not unduly concentrate below market rate housing in one geographic area; and (v) the Alternative Means of Compliance meets the conditions set forth in Code Section 17.18.050(D).

H. On _____, the City Council reviewed the Alternative Means of Compliance, considered the Planning Commission recommendation, and approved the Alternative Means of Compliance based on the following findings: (i) the Alternative Means of Compliance fulfills the purposes of Chapter 17.18 as set forth in Code Section 17.18.010; (ii) the

Alternative Means of Compliance will further affordable housing opportunities in the City to an equal or greater extent than compliance with the requirements of Code Section 17.18.030; (iii) the Alternative Means of Compliance would better address the City's needs than compliance with the requirements of Code Section 17.18.030; (iv) the Alternative Means of Compliance will not unduly concentrate below market rate housing in one geographic area; and (v) the Alternative Means of Compliance meets the conditions set forth in Section 17.18.050(D).

I. The City and Developer now desire to set forth the specific terms and conditions of the Alternative Means of Compliance, the timely and complete performance of which without reservation or objection will be deemed to fully satisfy the Project's and Property's inclusionary housing obligations under the Code and in connection with development of the Project.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated into the operative provisions of this Agreement by this reference as covenants, and for other good and valuable consideration, including without limitation the City's consent to the Previous Approvals and agreement to accept alternative means of compliance with its Affordable Housing Program, the receipt and adequacy of which is hereby acknowledged, the City and the Developer agree as follows:

1. **Development of the Property.** Notwithstanding anything set forth in this Agreement to the contrary, unless the Project is developed on the Property, as evidenced by the issuance of the first building permit for one or more dwelling unit(s) and commencement of construction of such dwelling unit, the Developer is not obligated by the terms of this Agreement to affirmatively act to develop all or any portion of the Project, proceed with the Alternative Means of Compliance (including but not limited to payment of the Fee), pay any sums of money, indemnify any Party, or to otherwise meet or perform any obligation with respect to the Project and the Alternative Means of Compliance.

2. **Alternative Means of Compliance.** Developer's inclusionary housing obligations for the Project and the Property shall be fully satisfied by timely and full payment to the City of the agreed in-lieu fees to the City, in the amount of Twenty-Five Thousand Dollars (\$25,000.00) per Project dwelling unit for which a building permit is sought by Developer. The Developer's obligation to pay the Fee for each Project dwelling unit shall arise upon the issuance of a building permit for that Project dwelling unit. However, Developer is not obligated to pay such Project unit Fee until the time for issuance of certificates of occupancy for that Project dwelling unit. In no event shall the Fee be paid more than once for any Project dwelling unit.

3. **Voluntary Agreement for Compliance and Waiver of Protest or Rights to Challenge the Agreed In-Lieu Fees.** The Developer affirms and agrees that this Agreement represents the Developer's proposal to pay affordable housing in lieu fees as an Alternative Means of Compliance with the City's Affordable Housing Program and for satisfaction in part of conditions included in the Previous Approvals, and that the amount of the fees as well as the basis for determining the amount of the fees provided by this Agreement is the result of voluntary agreement and negotiation. The Developer, for itself and its successors or assigns, hereby waives and disclaims any right to contest, protest, or challenge the fees and obligations to

pay the fees as provided by this Agreement, including any rights or remedies that might otherwise be claimed under Sections 66020 or 66021 of the California Government Code.

4. **Modification, Amendment, Cancellation or Termination.**

4.1 **Amendment and Cancellation.** This Agreement may be amended or canceled, in whole or in part, by mutual written consent of the City, exercised by the duly-authorized representative of the City, and the Developer or their successors in interest, exercised by the duly-authorized representative of the Developer or its successor.

4.2 **Modification.** The City Planning Director, with the written consent of the Developer, may make minor written modifications to the Agreement without the need for formal action by the City's Planning Commission or City Council.

4.3 Any changes, amendments or modifications to this Agreement must be in writing and must be signed by authorized representative of the Parties to be effective.

5. **Defaults, Notice and Cure Periods, Events of Default and Remedies.**

5.1 **Default By the Developer.**

5.1.1 **Default.** If the Developer fails to pay the agreed fees in full and timely manner when due, or delays, protests or contests its fee payment obligations, then the City shall have no obligation to issue certificates of occupancy or other approvals for development, use, or occupancy of the Project, unless and until such payment default or dispute is cured. If the Developer does not perform its payment obligations or any other obligations under this Agreement in a timely manner, the City may exercise all other rights and remedies provided in this Agreement, provided the City complies with the notice and cure provisions in this Agreement.

5.1.2 **Notice of Default.** If the Developer does not perform its obligations under this Agreement in a timely manner, the City through the City Manager may submit to the Developer a written notice of default in the manner prescribed in Section 8(a) identifying with specificity those obligations of the Developer under this Agreement which have not been timely performed. Upon receipt of any such written notice of default, the Developer shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of any such written notice of default and shall complete the cure of any such default(s) no later than sixty (60) days after receipt of any such written notice of default, or if such default(s) is not capable of being cured within sixty (60) days, no later than one hundred twenty (120) days after receipt of any such written notice of default, provided the Developer commences the cure of any such default(s) within such sixty (60) day period and thereafter diligently pursues such cure at all times until any such default(s) is cured.

5.1.3 **Failure to Cure Default Procedure.** If after the cure period provided in Section 4.1.2 has elapsed, the City Manager finds and determines the Developer, or its successors, transferees and/or assignees, as the case may be, remains in default and that the City intends to terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the City's Planning and Building Director shall make a report to

the Planning Commission and then set a public hearing before the Planning Commission. If after public hearing, the Planning Commission finds and determines, on the basis of substantial evidence, that the Developer, or its successors, transferees and/or assigns, as the case may be, has not cured a default under this Agreement, and that the City shall terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the Developer, and its successors, transferees and/or assigns, shall be entitled to appeal that finding and determination to the City Council. Such right of appeal shall include, but not be limited to, an objection to the manner in which the City intends to modify this Agreement if the City intends as a result of a default of the Developer, or one of its successors or assigns, to modify this Agreement. In the event of a finding and determination that all defaults are cured, there shall be no appeal by any person or entity.

5.1.4 **Termination or Modification of Agreements.** The City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, after such final determination of the City Council, where no appeal is taken, after the expiration of the applicable appeal periods described herein.

5.1.5 **Lender Protection Provisions.**

5.1.5.1 **Notice of Default.** In addition to the notice provisions set forth in Section 4.1.2, the City shall send a copy of any notice of default sent to the Developer or any of its successors or assigns to any lender that has made a loan then secured by a deed of trust against the Property, or a portion thereof, provided such lender shall have (a) delivered to the City written notice in the manner provided in Section 8(a) of such lender's election to receive a copy of any such written notice of default and (b) provided to the City a recorded copy of any such deed of trust. Any such lender that makes a loan secured by a deed of trust against the Property, or a portion thereof, and delivers a written notice to the City and provides the City with a recorded copy of any such deed of trust in accordance with the provisions of this Section 4.1.5.1 is herein referred to as a "Qualified Lender."

5.1.5.2 **Right of a Qualified Lender to Cure a Default.** The City shall send a written notice of any Developer default to each Qualified Lender. From and after receipt of any such written notice of default, each Qualified Lender shall have the right to cure any such default within the same cure periods as provided to the Developer hereunder. If the nature of any such default is such that a Qualified Lender cannot reasonably cure any such default without being the fee owner of the Property, or the applicable portion thereof, (as reasonably determined by the City), then so long as the Qualified Lender(s) is (are) diligently proceeding (as reasonably determined by the City) to foreclose the lien of its deed of trust against the fee owner of the Property, or the applicable portion thereof, and after completing any such foreclosure promptly commences the cure of any such default and thereafter diligently pursues the cure of such default to completion, then such Qualified Lender shall have any additional sixty (60) days following such foreclosure to cure any such default.

4.1.6 **Exercise of City's Remedies.** Notwithstanding any other provision of this Agreement, and other than the City's right to suspend or withhold the issuance of occupancy certificates or other development permits for non-payment or dispute of the agreed

fees, the City shall not exercise any right or remedy to cancel or amend this Agreement during any cure period.

5.2 Default by the City.

5.2.1 Default. In the event the City does not perform any obligations under this Agreement, the Developer shall have all rights and remedies provided herein or by applicable law, which shall include compelling the specific performance of the City's obligations under this Agreement provided the Developer has first complied with the procedures in Section 4.2.2.

5.2.2 Notice of Default. Prior to the exercise of any other right or remedy arising out of a default by the City under this Agreement, the Developer shall first submit to the City a written notice of default stating with specificity those obligations which have not been performed under this Agreement. Upon receipt of the notice of default, the City shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of such default(s) no later than thirty (30) days after receipt of the notice of default, or such longer period as is reasonably necessary to remedy such default(s), provided the City shall continuously and diligently pursue each remedy at all times until such default(s) is cured. In the case of a dispute as to whether the City is in default under this Agreement or whether the City has cured the default, or to seek the enforcement of this Agreement, the City and the Developer may submit the matter to negotiation/mediation pursuant to Section 8(n) of this Agreement.

5.3 Monetary Damages. The Developer and City acknowledge that neither the City nor the Developer would have entered into this Agreement if either were liable for monetary damages under or with respect to this Agreement or the application thereof. Both the City and the Developer agree and recognize that, as a practical matter, it may not be possible to determine an amount of monetary damages which would adequately compensate the Developer for its investment of time and financial resources in planning to arrive at the kind, location, intensity of use, and improvements for the Project, nor to calculate the consideration the City would require to enter into this Agreement to justify such exposure. Therefore, the City and the Developer agree that neither shall be liable for monetary damages under or with respect to this Agreement or the application thereof and the City and the Developer covenant not to sue for or claim any monetary damages for the breach of any provision of this Agreement. This foregoing waiver shall not be deemed to apply to any fees or other monetary amounts specifically required to be paid by the Developer to the City or to be paid by the City to the Developer pursuant to this Agreement, including, but not limited to, any amounts due pursuant to Section 8(g). This foregoing waiver is not intended to prohibit Developer from bringing any legal claim that Developer otherwise would have against City in the absence of this Agreement (i.e., non-contract claims and causes of action), nor to prevent the City from exercising any of its other remedies, authority, or police power under California law.

6. Administration of Agreement and Resolution of Disputes. The Developer shall at all times have the right to appeal to the City Council any decision or determination made by any employee, agent or other representative of the City concerning the Project, the Alternative Means of Compliance or the interpretation and administration of this Agreement. All City

Copy to:

Cox Castle & Nicholson
Attn: Clark Morrison
555 California Street, 10th Floor
San Francisco, CA 94104
Tel. No.: (415) 262-5113
Fax. No.: (415) 262-5199

(b) Severability. If any part of this Agreement is declared invalid for any reason, such invalidity shall not affect the validity of the remainder of the Agreement unless the invalid provision is a material part of the Agreement. The other parts of this Agreement shall remain in effect as if this Agreement had been executed without the invalid part.

(c) Entire Agreement. This Agreement represents the entire agreement between the City and the Developer with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether oral or written, between the City and the Developer with respect to the matters contained in this Agreement.

(d) Further Assurances. The City and the Developer agree to perform, from time to time, such further acts and to execute and deliver such further instruments reasonably to effect the intents and purposes of this Agreement, provided that the intended obligations of the City and the Developer are not thereby modified.

(e) Assignment. This Agreement shall inure to the benefit of and bind the successors and assigns of the City and the Developer, and may be assigned by either the City or the Developer to any party or parties purchasing all or any part of the fee interest in the Property. The provisions of this Section 7(e) shall be self-executing and shall not require the execution or recordation of any further document or instrument. Upon the conveyance, transfer or assignment of all or a portion of the Property to a party that acquires fee title to the Property or any portion thereof, Developer shall be released of all obligations under this Agreement as to such portion of the Property transferred or assigned; provided, however, that Developer shall not be released from any obligation incurred or liability for any default of Developer committed prior to the date of the transfer.

(f) Negation of Agency. The City and the Developer acknowledge that, in entering into and performing under this Agreement, each is acting as an independent entity and not as an agent of the other in any respect. Nothing contained herein or in any document executed in connection herewith shall be construed as making the City and the Developer a joint venture, partners or employer/employee.

(g) Attorney's Fees. In the event of any claim, dispute or controversy arising out of or relating to this Agreement, including an action for declaratory relief or other litigation, the prevailing Party in such action or proceeding shall be entitled to recover its reasonable legal fees and reasonable court costs.

(h) Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought.

(i) Authority. Each of the individuals executing this Agreement verifies that each of them has the authority to enter into this Agreement, that the necessary resolutions or other consents have been passed or obtained, and that this Agreement shall be binding on the Parties for whom each of them is signing.

(j) Force Majeure. Performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to one or more of the following events, providing that anyone or more of such event(s) actually delays or interferes with the timely performance of the matter to which it would apply and despite the exercise of diligence and good business practices and such event(s) are beyond the reasonable control of the Party claiming such interference: war, terrorism, terrorist acts, insurrection, strikes, lock-outs, unavailability in the marketplace of essential labor, tools, materials or supplies, failure of any contractor, subcontractor, or consultant to timely perform (so long as Developer is not otherwise in default of any obligation under this Agreement and is exercising commercially reasonable diligence of such contractor, subcontractor or consultant to perform), riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, or unusually severe weather. An extension of time for any such cause (a "**Force Majeure Delay**") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the Party claiming such extension is sent to the other Party within thirty (30) days of actual knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the foregoing events shall constitute a Force Majeure Delay unless and until the Party claiming such delay and interference delivers to the other Party written notice describing the event, its cause, when and how such Party obtained knowledge, the date and the event commenced, and the estimated delay resulting therefrom.

(k) Paragraph Headings. The paragraph and section headings contained in this Agreement are for convenience and identification only and shall not be deemed to limit or define the contents to which they relate.

(l) Time of Essence. Time is of the essence of this Agreement, and all performances required hereunder shall be completed within the time periods specified. Any failure of performance shall be deemed as a material breach of this Agreement.

(m) Counterparts. This Agreement and any modifications hereto may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

(n) Alternative Dispute Resolution Procedure.

(1) Dispute. If a dispute arises concerning whether the City or the Developer or any of Developer's successors or assigns is in default under this Agreement or whether any such default has been cured or whether or not a dispute is subject to this Section (a "**Dispute**"), then such dispute shall be subject to negotiation between the Parties to this Agreement, and if then not resolved shall be subject to nonbinding mediation, both as set forth below, before either Party may institute legal proceedings.

(2) Negotiation. If a Dispute arises, the Parties agree to negotiate in good faith to resolve the Dispute. If the negotiations do not resolve the Dispute to the reasonable satisfaction of the Parties within 15 days from a written request for a negotiation, then each Party shall give notice to the other Party identifying an official or executive officer who has authority to resolve the Dispute to meet in person with the other Party's designated official or executive officer who is similarly authorized. The designated persons identified by each Party shall meet in person for one day within the 20-day period following the expiration of the IS-day period and the designated persons shall attempt in good faith to resolve the Dispute. If the designated persons are unable to resolve the Dispute, then the Dispute shall be submitted to non-binding mediation.

(3) Mediation.

(i) Within 15 days following the designated persons' meeting described in Section 8(n)(2), above, either Party may initiate non-binding mediation (the "**Mediation**"), conducted by Judicial Arbitration & Mediation Services, Inc. ("**JAMS**") or other agreed upon mediator. Either Party may initiate the Mediation by written notice to the other Party.

(ii) The mediator shall be a retired judge or other mediator, selected by mutual agreement of the Parties, and if they cannot agree within 15 days after the Mediation notice, the mediator shall be selected through the procedures regularly followed by JAMS. The Mediation shall be held within 15 days after the Mediator is selected, or a longer period as the Parties and the mediator mutually decide.

(iii) If the Dispute is not fully resolved by mutual agreement of the Parties within 15 days after completion of the Mediation, then either Party may institute legal proceedings.

(iv) The Parties shall bear equally the cost of the mediator's fees and expenses, but each Party shall pay its own attorneys' and expert witness fees and any other associated costs in connection with the mediation.

(4) Preservation of Rights. Nothing in this Section shall limit a Party's right to seek an injunction or restraining order from a court in circumstances where such equitable relief is deemed necessary by a Party to preserve such Party's rights.

(o) Governing Law. This Agreement and the rights and obligations of the Parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of California.

(p) Legal Advice. Each party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof.

(q) Interpretation. The language in all parts of this Agreement shall in all cases be construed simply, as a whole and in accordance with its fair meaning and not strictly for or against any Party. The Parties hereto acknowledge and agree that this Agreement has been

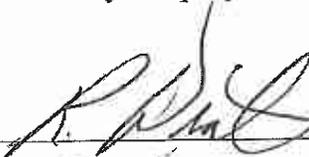
prepared jointly by the Parties and has been the subject of arm's length and careful negotiation over a considerable period of time, that each Party has independently reviewed this Agreement with legal counsel, and that each Party has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions hereof. Accordingly, in the event of an ambiguity in or dispute regarding the interpretation of this Agreement, this Agreement shall not be interpreted or construed against the Party preparing it, and instead other rules of interpretation and construction shall be utilized.

[signatures on next page]

IN WITNESS WHEREOF, the City and the Developer hereto have each executed this Agreement as of the date first written above.

“DEVELOPER”

ENTERPRISE DRIVE LLC LLC, a California limited liability company

By: 

Name: Ron Winter

Title: Managing Member

“CITY”

CITY OF NEWARK,
a California municipal corporation

Mayor, or designee

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

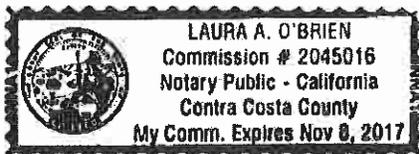
STATE OF CALIFORNIA

COUNTY OF Contra Costa

On February 24, 2015, before me, Laura A. O'Brien, a Notary Public, personally appeared Ronald Winter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Laura A. O'Brien
Signature of the Notary Public

EXHIBIT "A" TO AFFORDABLE HOUSING AGREEMENT

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "B" TO AFFORDABLE HOUSING IMPLEMENTATION AGREEMENT

SITE PLAN

: |

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK AUTHORIZING THE MAYOR TO SIGN A
COMMUNITY FINANCING AGREEMENT WITH
ENTERPRISE DRIVE, LLC

BE IT RESOLVED by the City Council of the City of Newark that the Mayor of the City of Newark be and is hereby authorized to sign a Community Financing Agreement with Enterprise Drive, LLC., said agreement on file in the Office of the City Clerk.

RECORDING FEES
EXEMPT PURSUANT TO
GOVERNMENT CODE §27383

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

Terrence Grindall
Assistant City Manager
City of Newark
37101 Newark Blvd.
Newark, CA 94560-3796

APN: 092-0140-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COMMUNITY FINANCING AGREEMENT
BY AND AMONG THE CITY OF NEWARK AND
ENTERPRISE DRIVE LLC,
REGARDING PROVISION OF CERTAIN PUBLIC FACILITIES AND
SERVICES FOR THE DUMBARTON TOD PROJECT SPECIFIC PLAN**

This Agreement dated _____, 2015, (the "Effective Date") is entered into by and among the CITY OF NEWARK, a California municipal corporation (hereinafter "City") and ENTERPRISE DRIVE LLC, a California limited liability company ("Developer"). City and Developer are, from time to time, hereinafter referred to individually as a "Party" and collectively as the "Parties." This Agreement is entered into on the basis of the following facts, understandings and intentions of the Parties.

RECITALS

A. In September, 2011, the City Council adopted the Dumbarton Transit Oriented Development ("TOD") Specific Plan ("Specific Plan"). The real property that is the subject of this Agreement is the entirety of the approximately 205-acre Specific Plan area, which is depicted and described on Exhibit A to this Agreement ("Specific Plan Property"), excluding certain governmental property located therein. Developer owns an approximately 2.14-acre site that is located at 8375 Enterprise Drive, comprised of one parcel (APN 092-0140-006), and commonly referred to as the Enterprise site, legally described on Exhibit B to this Agreement and is referred to herein as "Property." It is the intent of the City, through the Specific Plan, to provide a comprehensive, long-term plan that guides future development of the Specific Plan Property in concert with and in response to the needs of the marketplace. The Specific Plan establishes a policy and a regulatory framework to guide future development, including allowable land uses, development regulations, design guidelines, necessary

infrastructure improvements, and an implementation plan to direct future development of the Specific Plan Property.

B. In accordance with the California Environmental Quality Act (Pub. Res. Code Sections 21000 *et seq.*) and its Guidelines (C.C.R., Title 14 Sections 15000, *et seq.*), as each is amended from time to time ("CEQA") (defined herein), City certified as adequate and complete an Environmental Impact Report ("EIR") for the Specific Plan, and the development envisioned within the Specific Plan. The various property owners may propose to plan, develop, construct, operate and maintain a mix of residential, commercial, entertainment, retail, office, recreation and related uses and structures on the Specific Plan Property, as more particularly described in the EIR ("**TOD Project**").

C. The City and Developer affirm and agree that the City is not committing or agreeing to take any particular action(s) or make any particular decision(s) regarding potential acquisition of the Neighborhood Park (whether by eminent domain or otherwise or any issues raised by the City's consideration of possible acquisition of the Park Site, the Project Approval Documents or the Project, whether such action(s) or decision(s) would customarily be made by the City Council, the Planning Commission or any department of the City. Nor is the City making any representation about any such particular action(s) or decision(s) concerning any Project Approval Documents, the Project, any Project-related issues, or the possible acquisition or development of the Park Site.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other consideration, the value, legality, and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1.01 Agreed Upon Developer Obligations In order to implement the Specific Plan and to contribute to the provision of appropriate public improvements and services, the City and Developer hereby agree to the following contributions by Developer related to the TOD Project:

(1) Developer has agreed to contribute toward the estimated costs of the anticipated TOD Project-wide improvements, including the development of a neighborhood park. Developer's contribution for each dwelling unit on the Property shall be payable by Developer to the City at the time of the issuance of the building permit for such dwelling unit, at the rate and in the fixed amount of Two Thousand Five Hundred Dollars (\$2,500.00) per dwelling unit (without adjustment) (the "Fee"). City agrees that such funds shall only be used towards the development of the approximately two-acre park (on the Gallade parcel) depicted in Figure 8.3 of the City's Dumbarton TOD Specific Plan (the "Neighborhood Park") as further described in that certain Updated Park Funding Agreement By and Among the City of Newark and Newark Enterprise Joint Venture LLC (the "Park Agreement"). Because the timing of development of the Neighborhood Park is uncertain, the Fees shall be earmarked for development of the Neighborhood Park and not expended on other improvements, as further described in the Park Agreement. Any fees remaining or collected after completion of construction of the Neighborhood Park may be used for other infrastructure improvements within the Specific Plan Area for TOD Project-wide improvements as further described in the Park Agreement. In no event shall the Fee be paid more than once per dwelling unit.

(2) Developer hereby consents to the imposition, creation, or funding of a duly-established financing district (including but not limited to a Communities Facilities District pursuant to the Mello Act) on the Property to fund services or facilities, or shall arrange for an alternative permanent annuity to provide equivalent revenue. The maximum amount of the assessment, special tax, or annuity shall not exceed Two Hundred Twenty Dollars (\$220.00) per year per residential housing unit, which amount will be adjusted annually to reflect inflation, based on changes in the United States Bureau of Labor Statistics Cost of Living Index for the SF Bay Area.

1.02 Amendments of this Agreement.

This Agreement may be amended from time to time only upon the unanimous written consent of City and Developer.

1.03 Construction. As used in this Agreement, and as the context may require, the singular includes the plural and vice versa, and the masculine gender includes the feminine and neuter and vice versa.

1.04 Recordation. The Clerk of the City shall record, within ten (10) days after the Effective Date, a copy of this Agreement in the Official Records of the Recorder's Office of Alameda County. Developer shall be responsible for all recordation fees, if any.

1.05 Governing Law. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California.

1.06 Entire Agreement. This Agreement may be executed in multiple originals, each of which is deemed to be an original. This Agreement, including these pages and all the exhibits (set forth below) inclusive, and all documents incorporated by reference herein, constitute the entire understanding and agreement of the Parties.

1.07 Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Developer and City. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

1.08 Successors. This Agreement is intended to run with the land and bind Developer's successors-in-interest in the Property. Upon transfer, any success-in-interest shall be deemed to have accepted the terms and conditions of this Agreement and shall be deemed the "Developer" and any transferring Developer shall be released under this Agreement for any obligations arising after the date of transfer.

1.09 Exhibits. The following exhibits are attached to this Agreement and are hereby incorporated herein by this reference for all purposes as if set forth herein in full:

- Exhibit A Legal Description of Specific Plan Property
- Exhibit B Legal Description of Property

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first hereinabove written.

"City":

CITY OF NEWARK,
a municipal corporation

By: _____
Alan L. Nagy, Mayor City of Newark

"Developer":

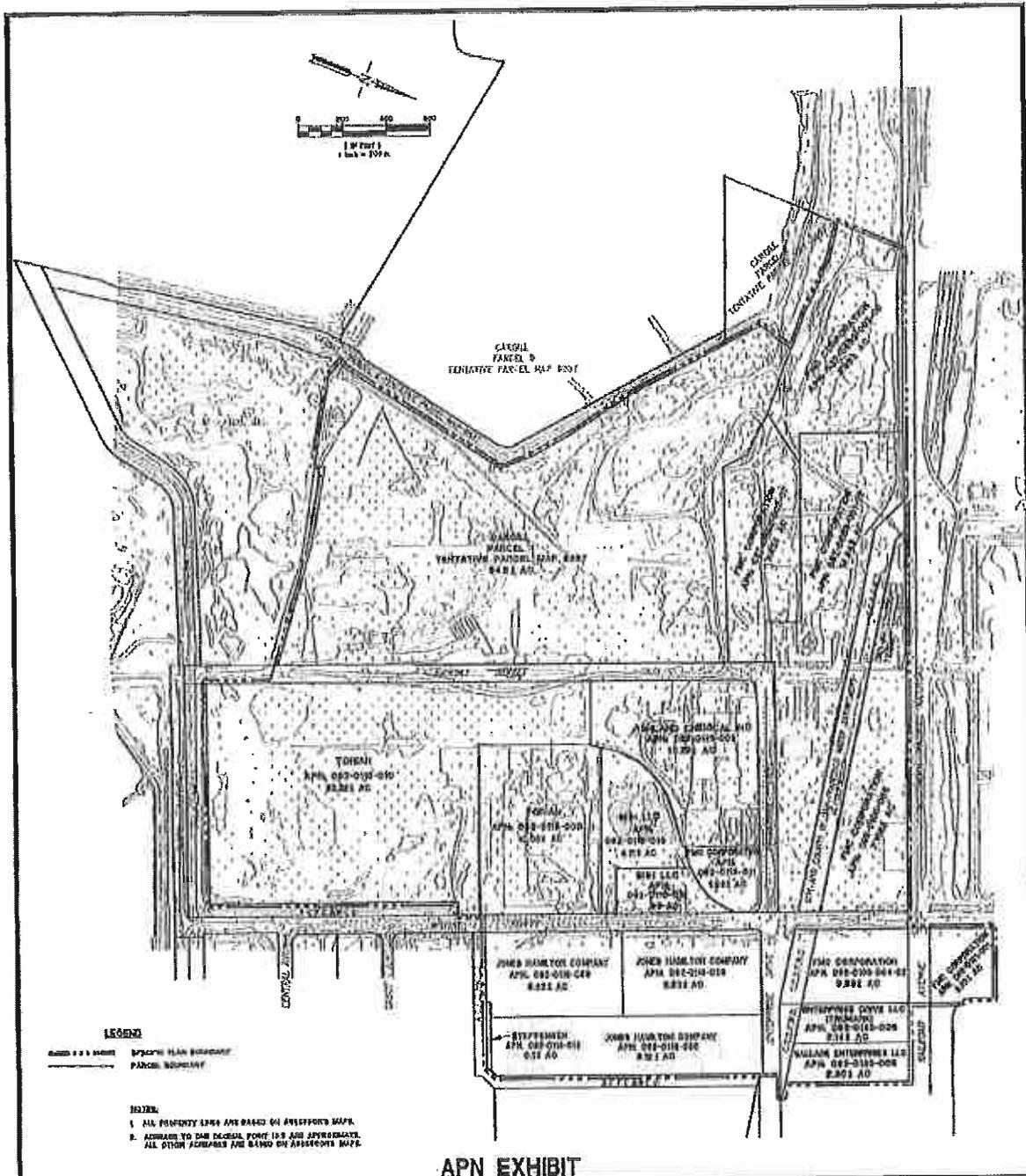
ENTERPRISE DRIVE ILLC,
a California limited liability company

By: _____
Name: Ron Winter
Its: Managing Member

Exhibit A

Legal Description

205-acre Dumbarton TOD Specific Plan area



Source: City of Newark (2010)



Dumbarton TOD Specific Plan EIR
Property Ownership Map

Figure 3-3

Exhibit B

Legal Description of Property

JULY 27, 2012
JOB NO.: 1496-030

**LEGAL DESCRIPTION
ENTERPRISE PROPERTY
NEWARK, CALIFORNIA**

REAL PROPERTY IN THE CITY OF NEWARK, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP 1317, FILED JANUARY 23, 1974 IN BOOK 83 OF PARCEL MAPS AT PAGE 8 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SERIES NO. 74-8836.

END OF DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

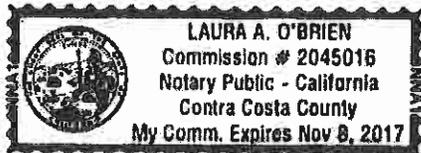
STATE OF CALIFORNIA

COUNTY OF Contra Costa

On February 24, 2015, before me, Laura A. O'Brien, a Notary Public, personally appeared Ronald Winter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Laura A. O'Brien
Signature of the Notary Public

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK APPROVING TM-12-28, VESTING TENTATIVE
MAP 8110 TO CONSTRUCT APPROXIMATELY 27
RESIDENTIAL UNITS

WHEREAS, Enterprise Drive LLC has submitted TM-12-28, Vesting Tentative Map 8110, to the City Council of the City of Newark for a 27-unit residential subdivision on an approximately 2.14-acre project site (Enterprise Property) generally located on the north side of Enterprise Drive east of Willow Street, which is within the Dumbarton Transit-Oriented Development (TOD) Specific Plan project area; and

WHEREAS, TM-12-28, Vesting Tentative Map 8110, contemplates 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-12-28, Vesting Tentative Map 8110 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-12-28, Vesting Tentative Map 8110 calls for the construction of 27 residential units and implements the Specific Plan's objective of providing residential units in the Specific Plan project area. TM-12-28, Vesting Tentative Map 8110 is an implementation of the City's previously adopted policies.
2. That the Enterprise Property is physically suitable for the construction of 27 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 the SEIR recommended by the Planning Commission on April 22, 2014, analyze all physical impacts of TM-12-28, Vesting Tentative Map 8110 on the Enterprise Property. The impacts on the Enterprise Property of both a residential use generally and the density envisioned by TM-12-28, Vesting Tentative Map 8110 was fully analyzed by the EIR, Addendums, and Supplemental Environmental Impact Report. These previously approved documents conclude the Enterprise Property is physically suitable for construction of 27 residential units.
3. That TM-12-28, Vesting Tentative Map 8110 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, recommended by (RESO4)

the Planning Commission on April 22, 2014, analyze all the environmental impacts of TM-12-28, Vesting Tentative Map 8110. Despite the City Council determining that the TOD Specific Plan and the project authorized by Vesting Tentative Map 8110 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-12-28, Vesting Tentative Map 8110 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, recommended by the Planning Commission on April 22, 2014, analyze all the environmental impacts of TM-12-28, Vesting Tentative Map 8110 on public health and safety. Despite the City Council determining that the TOD Specific Plan and the project authorized by Vesting Tentative Map 8110 would result in several significant and avoidable impacts, the City Council finds that such impacts will not cause serious health problems.

5. That TM-12-28, Vesting Tentative Map 8110 does not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. TM-12-28, Vesting Tentative Map 8110 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-12-28, Vesting Tentative Map 8110 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 City Council Resolution No. 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 City Council Resolution No. 9886.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Newark does hereby approve TM-12-28, Vesting Tentative Map 8110 as shown on Exhibit A, pages 1 through 27 and made a part hereof by reference, subject to the following conditions:

Planning Division

- a. Approval of TM-12-28, Vesting Tentative Map 8110 shall be effective at such time RZ-12-27, the Rezoning of the property within the boundary of Vesting Tentative Map 8110, 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. City shall not issue any certificates of occupancy (except for model units and for such limited purpose only) until the earliest of the following events: (i) City has acquired the Park Site; or (ii) Gallade has permanently ceased operation on the Park Site.

- d. 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.
- e. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.
- f. 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.
- g. 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.
- h. Parking lot cleaning with sweeping or vacuum equipment shall not be permitted between 7:00 p.m. and 8:00 a.m.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

- n. 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 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.
- o. 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).

- p. 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.
- q. 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.
- r. 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.
- s. 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 periodic loud train horns using the railroad tracks on the north side of the subdivision.

- t. 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.
- u. 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.
- v. 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.
- w. 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. Guest parking spaces shall be clearly marked as reserved for guests, as approved by the Community Development Director.
- x. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.
- y. 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.
- z. 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

- aa. The project shall conform to Vesting Tentative Map – Tract 8110, Sheets TM-1 through TM-5, and all conditions of approval set forth herein. Approval of this tentative map shall expire according to the provisions of the Subdivision Map Act of the State of California and any amendments thereto and applicable provisions of the Newark Municipal Code. 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.

- bb. This development will require approval of a final map 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 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 final map.
- cc. The final map and complete tract improvement plans shall be submitted to the City Engineer 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, 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.

These plans must be prepared by a qualified person licensed by the State of California to do such work. Tract improvements shall include, but are not necessarily limited to all required improvements as indicated on the tentative map for Enterprise Drive including a pavement overlay of at least 0.25' to result in a traffic index of not less than 9.0 following placement of required utility tie-ins, all private street construction, 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 within the limits of development, and all frontage and common area landscaping including landscaping within the San Francisco Public Utilities Commission right-of-way and along the park frontage on the eastern boundary of the Enterprise Parcel.

- dd. 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."

- ee. 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.

- ff. 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 and the RWQCB 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. 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.

- gg. 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.

- hh. 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. A complete watershed analysis, including detailed 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. ACFC&WCD will not allow the design capacity of the existing Line F-1 and Line F-6 flood control channels 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.

- ii. 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. All pavement shall drain at a minimum of one percent. 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 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).

- jj. 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.

- kk. 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.

- ll. 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.

- mm. 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.
- nn. Prior to approval of any final maps, the developer shall satisfy Alameda County Water District (ACWD) requirements for the proposed development. All water service, fire service, and irrigation facilities shall be constructed and installed in accordance with current ACWD standards. The developer shall dedicate any and all necessary easements to ACWD for all public water mains and ACWD-owned appurtenances, as determined by ACWD. 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.

Additional water line valves shall be installed on existing water mains in the vicinity of the new public water system connections and on both sides of any water main crossings over the San Francisco Public Utilities Commission right-of-way or the San Mateo County Transit District right-of-way. Each irrigation or other non-residential domestic service shall have an approved, above-ground backflow prevention device. Any existing water services which will not be used in the proposed development shall be removed by ACWD at the developer's expense.

The ability to install a public water system within the project area will be conditioned upon confirmation that the soil or groundwater does not pose a risk to health and safety either during installation of the public water system or during long-term operation and maintenance of the system, as determined by ACWD. Likewise the nature of hazards or hazardous material remaining on the project site may affect the materials used to construct the public water system.

- oo. Prior to approval of any final maps, the developer shall satisfy Union Sanitary District (USD) requirements for the proposed development. All sanitary sewer facilities shall be constructed and installed in accordance with current USD standards. The Utility Plan provided on Sheet TM-4 of the Vesting 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.
- pp. Prior to approval of the final map, the developer shall coordinate with the City and County of San Francisco through its Public Utilities Commission to obtain the necessary roadway right-of-way, licensing agreement, and/or land use permits for the ultimate street improvements proposed along the Enterprise Drive frontage within the limits of development and pay all costs associated therewith.

- qq. 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. 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 Homeowner's Association's CC&Rs shall ensure the perpetual maintenance of all common front yard, side yard and back-up area landscaping within the development by the Homeowner's Association. Any and all necessary easements shall be dedicated over individual lots to allow for the perpetual access and maintenance of landscaping. The full extent of landscape maintenance shall be determined with future landscape improvements plans. Any project perimeter walls and adjoining landscaped areas shall be included in a dedicated landscape easement to guarantee adequate maintenance of the walls. 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.
- rr. 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.
- ss. 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.

- tt. 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.
- uu. 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.
- vv. The developer shall enter into a Landscape Maintenance Agreement(s) with the San Francisco Public Utilities Commission and City of Newark to ensure the perpetual maintenance of all landscaping within the San Francisco Public Utilities Commission right-of-way along the Enterprise Drive street frontage by the Homeowner's Association. This agreement shall run with the land and be binding upon all future owners or assigns. The full extent of landscape maintenance shall be determined with the future landscape improvements plans and detailed in said agreement. 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.

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

- ww. 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 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. All other maintenance, including but not limited to maintenance of proposed Parcel "E", all private streets, all private storm drain and stormwater treatment systems, common area an street frontage landscaping, and all other areas or easements to be conveyed to the property

Homeowner's Association or individual lot owners, shall be the responsibility of the Homeowner's Association or individual lot owners as detailed in the project CC&Rs.

- xx. The storm drain system 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. Trash capture device selection is subject to approval by the City Engineer. 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.
- yy. 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.
- zz. The Homeowner's Association shall periodically provide educational materials on storm water pollution prevention to all residents.
- aaa. 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.
- bbb. 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.
- ccc. 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.
- ddd. 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.
- eee. Fire hydrants are to be located along public and private streets as determined by the Alameda County Fire Department.
- fff. 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 within the limits of the development 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.

- ggg. 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.
- hhh. 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."
- iii. On-site private streets are to be posted for "No Parking," except in those areas designed to accommodate guest parking, as shown on the tentative map.
- jjj. The connection between private streets and public streets shall be by a City of Newark standard driveway.
- kkk. 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.
- lll. 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.
- mmm. Emergency Vehicle Access Easements (EVAE) shall be dedicated over the full pavement width on 'A' Road, 'B' Place, 'C' Place, and 'D' Place. The final easement geometry shall be subject to the approval of the City Engineer.
- nnn. 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.
- ooo. 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.
- ppp. Above-ground architectural and building features that project over proposed property lines shall be permitted on townhouse and/or condominium units by easements recorded on the final map. Such features include, but are not limited to, eaves, bay windows, balconies, porches, landings, and stairways. The details for these easements, including dimensions and descriptions, shall be included on the final map. Foundations for townhouse units shall be contained within the individual lot.

- qqq. 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.
- rrr. 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.
- sss. Prior to issuance of a Certificate of Occupancy or release of utilities for any residential units, private streets, common vehicle access ways and parking facilities serving said units shall be paved in accordance with the recommendation of a licensed engineer based on a minimum Traffic Index of 6.0.
- ttt. 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 slope of 1.0% for asphalt concrete surfaces and 0.3% for Portland cement concrete surfaces.
- uuu. The developer shall be responsible for implementation of all mitigation measures identified in the Environmental Impact Report for the Dumbarton Transit Oriented Development Specific Plan to the extent applicable to the project.
- vvv. 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.
- www. 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.

- xxx. 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 full force and effect 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.
- yyy. Pursuant to Government Code Section 66474.9, the subdivider, or any agent thereof, or successor thereto, shall defend, indemnify, and hold harmless the City of Newark, its officials, employees or agents (collectively "City") from any claim, action or proceeding against the City to attack, set aside, void, or annul, the City's approval concerning this subdivision map application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.
- zzz. The Conditions of Project Approval set forth herein include certain fees, dedication 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 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.

Landscape-Parks Division

- aaaa. Prior to approval of the final map, the developer shall submit detailed tract improvements plans that include all required off-site landscaping within the Enterprise Drive and San Francisco Public Utilities Commission rights-of-way, improvements along the western project boundary, including improvements on the adjoining property, 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.
- bbbb. Prior to approval of the final map, the developer shall prepare and submit a Park Master Plan 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. This condition bbbb shall be deemed to be satisfied upon satisfaction of TM 8098 condition uuuu.

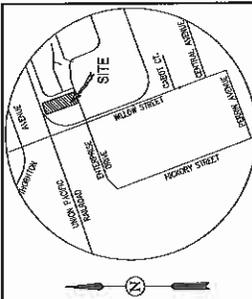
- cccc. The developer shall retain a licensed landscape architect to prepare the required tract improvement landscape plans in accordance to with City of Newark requirements and the State of California Model Water Efficient Landscape Ordinance in accordance with the Water Conservation and Landscaping Act of 2006, Assembly Bill 1881. The associated Landscape Documentation Package must be approved by the City Engineer prior to approval of the final map.
- dddd. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to approval of the final map, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.
- eeee. Landscape easements for maintenance purposes shall be dedicated on the final map to allow for homeowner's association access to over private lots for all common landscaping adjacent to private streets and pedestrian walkways.
- ffff. 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 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. This includes future modifications proposed by homeowners, HOA's, or property maintenance associations.
- gggg. As part of the project CC&Rs, the developer shall include recommended front and rear landscape treatments for individual property owners with specific limitations regarding the extent and variety of landscape treatments in these areas that minimizes water use, drainage impacts, and long-term maintenance.
- hhhh. 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 ensure 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.
- iiii. Prior to issuance of a Certificate of Occupancy or release of utilities for any of the final 4 dwelling units, all on-site landscaping and irrigation systems shall be completed or guaranteed by a cash deposit filed with the City in an amount to cover the remainder of the work.
- jjjj. 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.

- kkkk. If park and open space land dedications and related improvements within the development are determined by the City Engineer to be below the minimum requirements established in the Dumbarton Transit Oriented Development Specific Plan, the developer shall pay equivalent park-in-lieu fees to satisfy said minimum requirements. Any required park-in-lieu fees or pro-rated percentages thereof shall be in the amount stated in Exhibit B to these conditions and shall be paid prior to the issuance of any Certificates of Occupancy.

General

- llll. 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.
- mmmm. 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.
- nnnn. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of RZ-12-27, TM-12-28, ASR-12-29, 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.
- oooo. 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.



VICINITY MAP

DIVISION OF PUBLIC WORKS, SUPERVISOR
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94102

TECHNICAL SERVICES
 1000 MARKET STREET, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94102
 CONTACT: VICTORIA WIGGANS
 (415) 398-1000 (FAX) 415-398-1000 (PWS)

ENGINEER
 1000 MARKET STREET, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94102
 CONTACT: PETER MANNERT
 (415) 398-1000 (FAX) 415-398-1000 (PWS)

SALES ENGINEER
 1000 MARKET STREET, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94102
 CONTACT: PETER MANNERT
 (415) 398-1000 (FAX) 415-398-1000 (PWS)

EXISTING USE
 022-44-008

ASSESSING PARCEL NUMBERS
 022-44-008

EXISTING SITE AREA
 2,116 AC

OWNERSHIP AND MORTGAGES
 022-44-008

NUMBER OF LOTS
 27 - 3 STREETS DETACHED UNITS

MAXIMUM LOT SIZE
 2,654 SF (40' x 66')

AVERAGE LOT SIZE
 2,177 SF

THIS PROPERTY LIES IN THE JURISDICTION OF:
 - FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT (A.C.F.D.)
 - SANITATION: ALAMEDA COUNTY WATER DISTRICT (A.C.W.D.)
 - STORM DRAIN WITH PRIVATE VEHICLES: CITY OF NEWARK (C.O.N.)
 - TELEPHONE SERVICES: AT&T

THE BASIS OF BOUNDARIES FOR THIS BOUNDARY IS DETERMINED BY FOUNDING SURVEYS AND RECORDS OF THE CITY OF NEWARK, CALIFORNIA, DATED AS FOLLOWS:
 - 11:31 (DAVIS) (1847)
 - 11:31 (DAVIS) (1847)
 - 11:31 (DAVIS) (1847)
 - 11:31 (DAVIS) (1847)
 - 11:31 (DAVIS) (1847)

PREPARED BY ARCHITECTURAL SERVICES, DATED MAY 21, 2011

ZONING (UNRECORDED)
 ALAMEDA COUNTY (AC) - ALAMEDA COUNTY, CA

ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM AS REQUIRED BY CHAPTER 15.02.020 OF THE NEWARK MUNICIPAL CODE.

VESTING DIMENSIONAL SITE PLAN
TRACT 8110
ENTERPRISE PROPERTY
 CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

California Architects & Engineers, Inc.
 222 DAVENPORT AVENUE, SUITE 100
 NEWARK, CALIFORNIA 94561
 CIVIL ENGINEERING - ARCHITECTURE - PLANNING



DATE: FEBRUARY 10, 2011
 SCALE: 1"=40'

SHEET NUMBER
CI

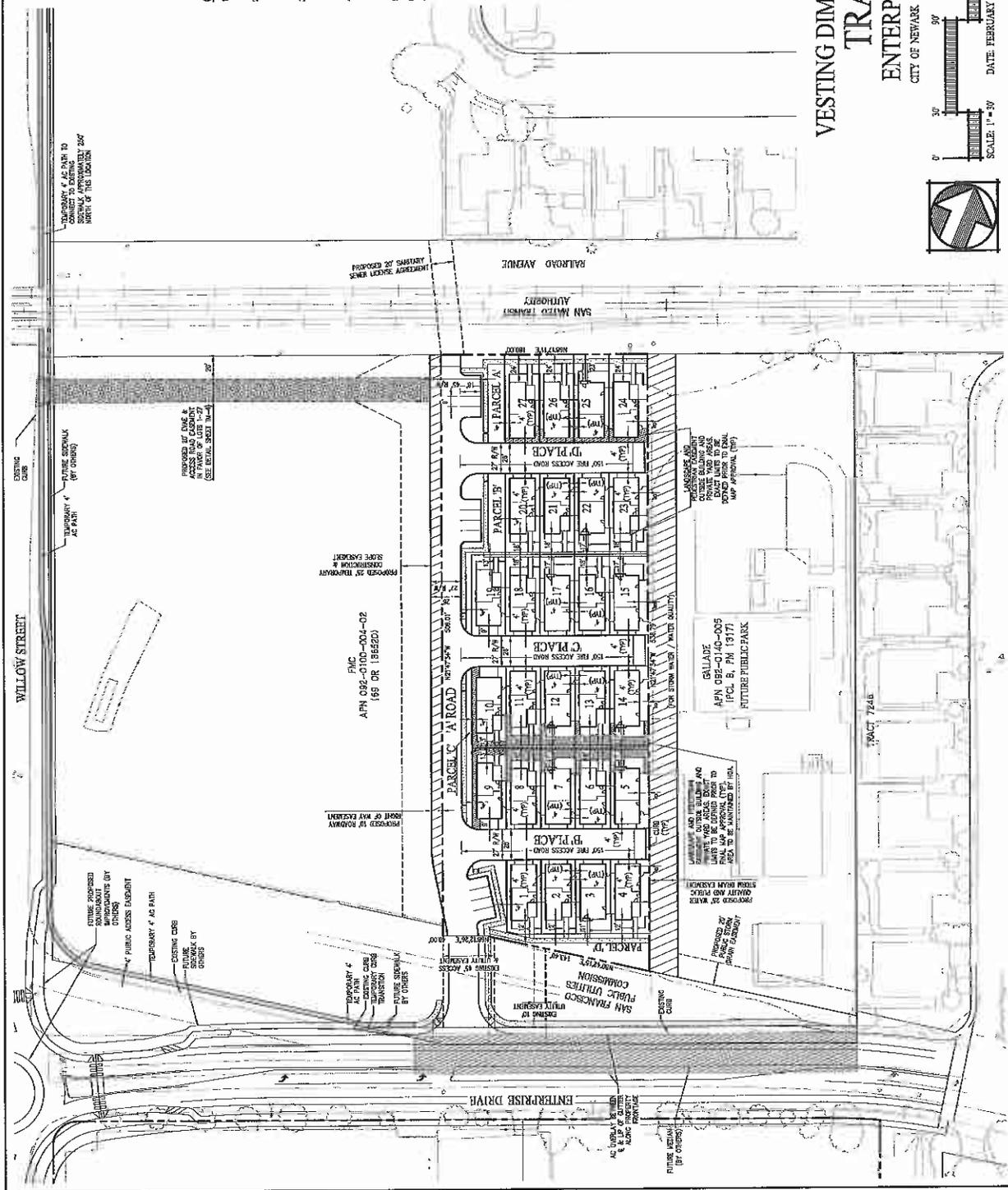
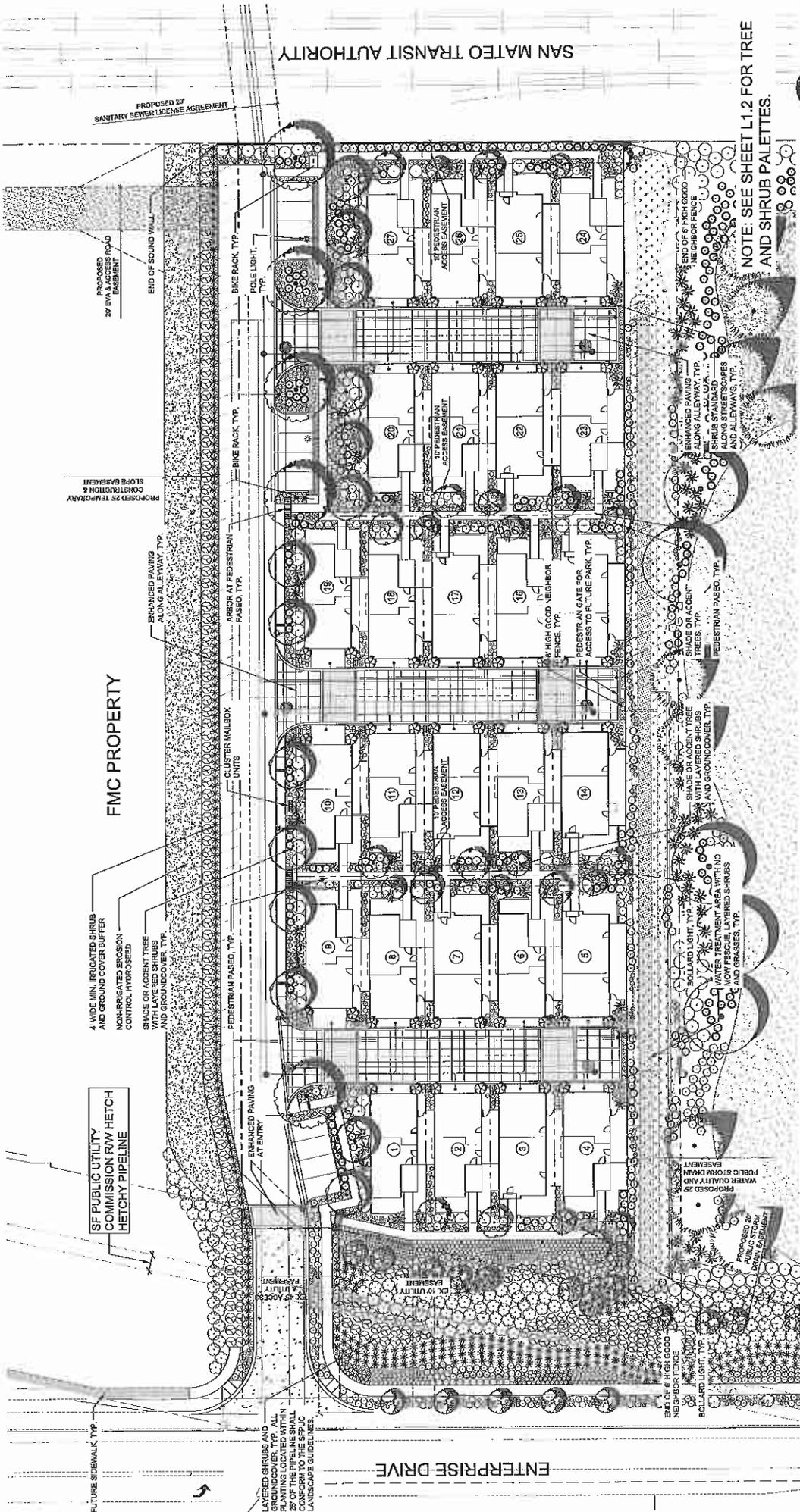


EXHIBIT A.6



CONCEPTUAL SITE PLAN
L1.0
1/21/14

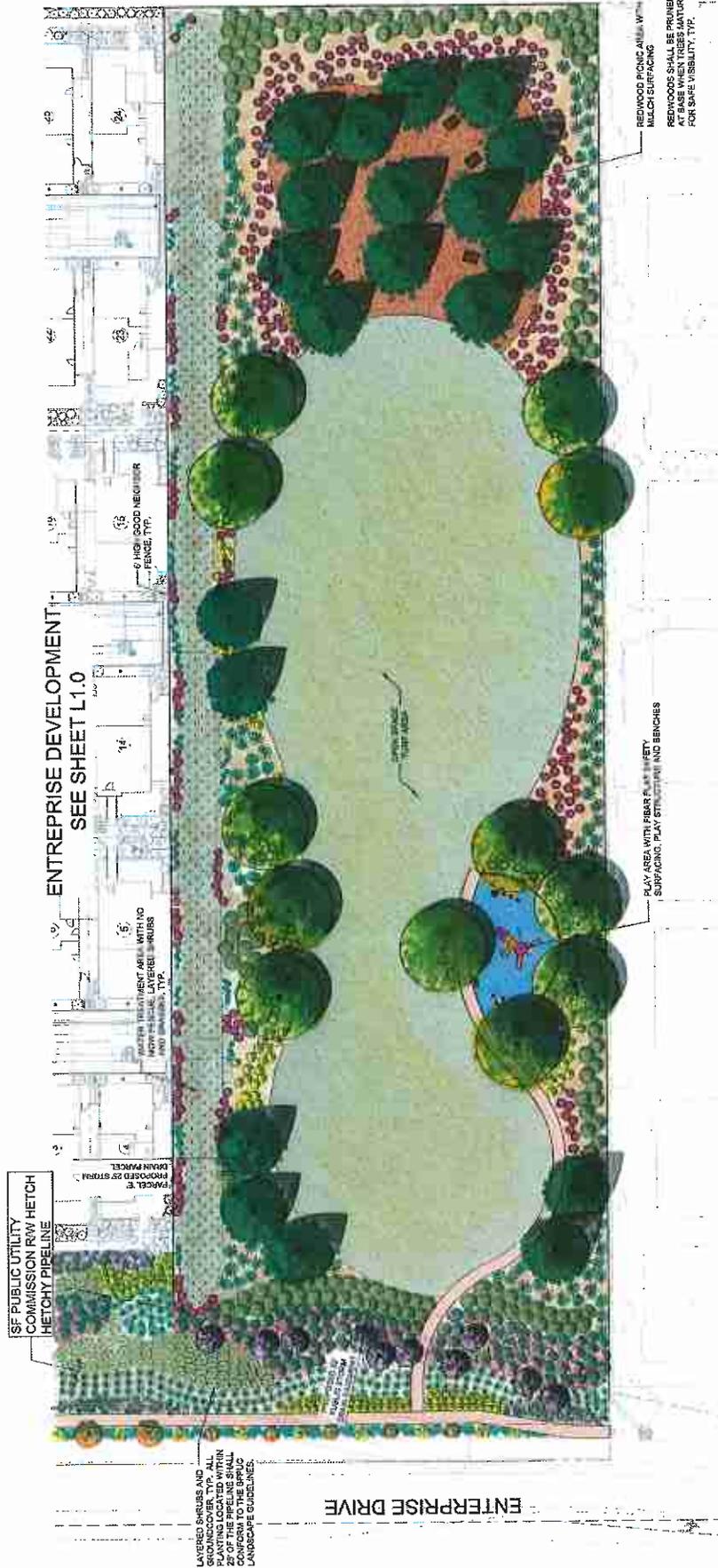
ENTERPRISE SITE
Newark, California

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
61 4TH STREET, SAN FRANCISCO, CA
2F 94103 PH: 415 697-9211 FAX: (415) 697-4776

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

EXHIBIT A,7

NOTE: SEE SHEET L1.2 FOR TREE AND SHRUB PALETTES.



SAN MATEO TRANSIT AUTHORITY

NOTE: SEE SHEET L1.2 FOR TREE AND SHRUB PALETTES.



GALLADE CONCEPTUAL PARK PLAN
L1.1
2/5/14

ENTERPRISE SITE

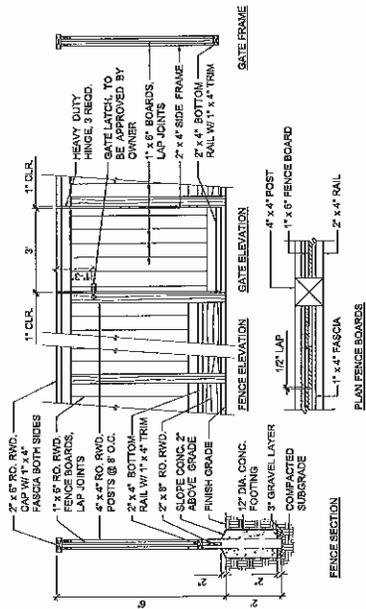
Newark, California

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
37 94103 PH (415) 864-9671 FAX (415) 864-4796



Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

EXHIBIT A, 8



GOOD NEIGHBOR FENCE AND GATE
NTS



SOUND WALL
NTS

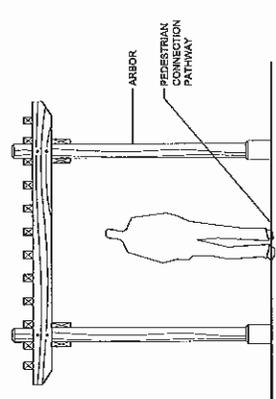


STABILIZED DECOMPOSED GRANITE PAVEMENT
NTS

STABILIZED DECOMPOSED GRANITE TO BE RESIN BLENDED.



ENHANCED PAVING AT ALLEYWAYS AND ENTRY
NTS



ARBOR
NTS



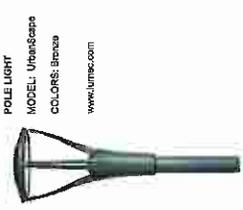
CLUSTER MAILBOX UNIT
MATERIAL: Aluminum
MODEL: Registry Decorative Series; Type 3 (18 door) and Type 4 (18 door)
COLORS: Bronze
www.mbbboxes.com

CLUSTER MAILBOX UNIT
NTS



BIKE RACK
MATERIAL: Aluminum
MODEL: Emersion
COLORS: Bronze
www.landscapeforms.com

BIKE RACK
NTS



POLE LIGHT
MODEL: Ultra-Steps
COLORS: Bronze
www.lumac.com

POLE LIGHT
NTS



BOLLARD LIGHT
MODEL: Hawthorne
COLORS: Bronze
www.landscapeforms.com

BOLLARD LIGHT
NTS

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
7F 9403 PH (415) 864-8021 FAX (415) 864-0756

ENTERPRISE SITE
Newark, California

CONCEPTUAL SITE AMENITIES
L1.3
1/31/14

EXHIBIT A.10



NTS
- ENTRY SIGNAGE IMAGERY



NTS
- SHADE STRUCTURE IMAGERY



NTS
- PICNIC AREA ELEMENTS



NTS
- PLAY AREA IMAGERY

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
61 14TH STREET, SAN FRANCISCO, CA
94103 PH (415) 864-9921 FAX (415) 864-4796

ENTERPRISE SITE
Newark, California

CONCEPTUAL SITE AMENITIES
L1.4
1/28/14

EXHIBIT A.11



FARMHOUSE PLAN 1
3241' x 2872'



CRAFTSMAN PLAN 1



AGRARIAN RURAL PLAN 1
3241' x 2872'

A1.1

Plan 1 Front Elevations

Enterprise Drive

Trumark Companies

4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KITGY NO. 2012-0079 February 26, 2013
2012-008

KITGY
KITGY Group, Inc.
Architecture+Planning
590 Second St., Suite 200
Oakland, CA 94607
510.272.2810
kitgy.com

EXHIBIT ~~A.12~~



FARMHOUSE PLAN 2



CRAFTSMAN PLAN 2

AGRARIAN RURAL PLAN 2

A2.1

Plan 2 Front Elevations

Enterprise Drive

Trumark Companies

4182 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-077 February 26, 2013

ktgy
KTGY Group, Inc.
Architecture+Planning
690 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

EXHIBIT A, B



FARMHOUSE PLAN 3



CRAFTSMAN PLAN 3



AGRARIAN RURAL PLAN 3

A3.1

Plan 3 Front Elevations

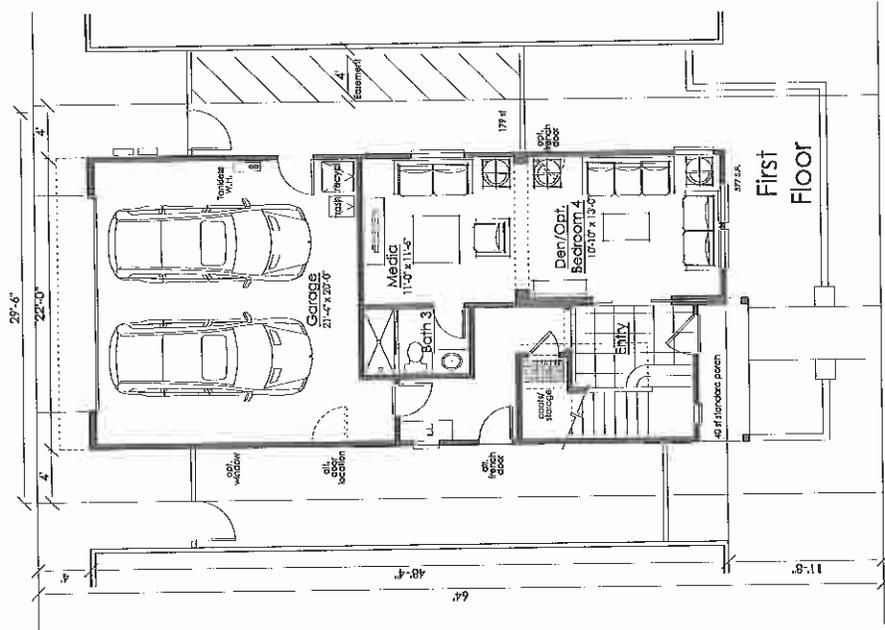
Enterprise Drive

Trumark Companies
 4185 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-8300

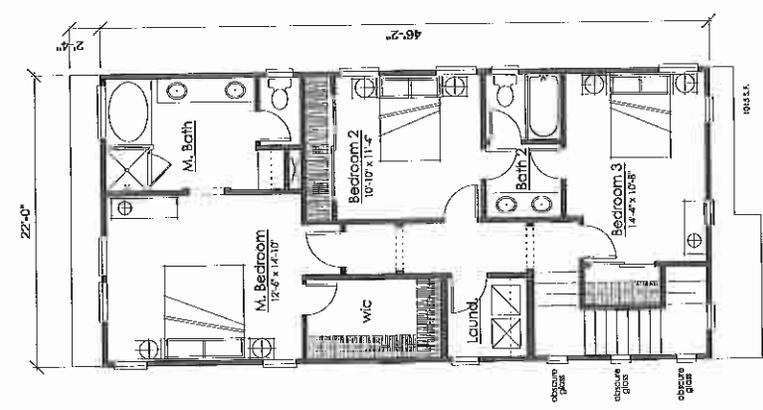
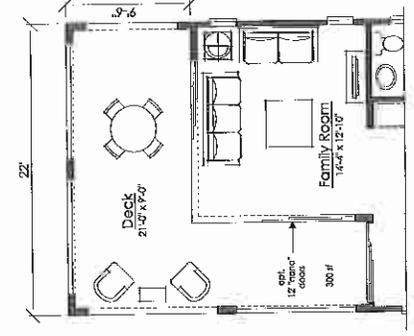
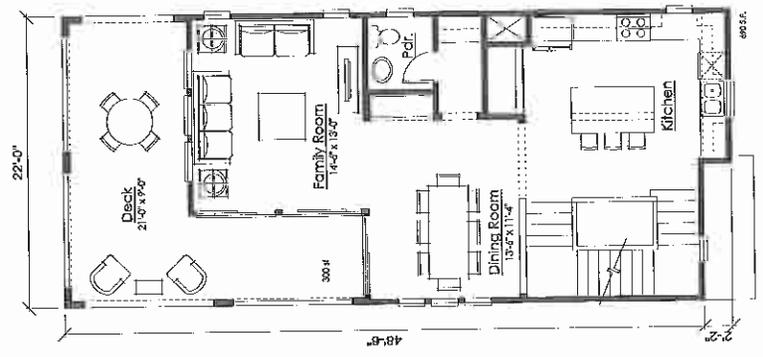
KTGY NO. 2012-2027 February 26, 2013

KTGY
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

EXHIBIT A.14



0 2 4 8 16
A1.0



Plan 1 Floor Plan

Floor Plan
3 Bedrooms + Den + Loft
3.5 Baths
2282 sf



KTGY Group, Inc.
Architecture+Planning
590 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Enterprise Drive
NEWARK, CA

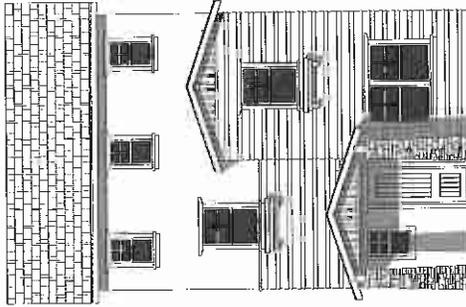
Trumark Companies
4135 Blydenawik Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300
KTGY NO. 2012-5079 February 28, 2013
2012-5103

EXHIBIT A.15



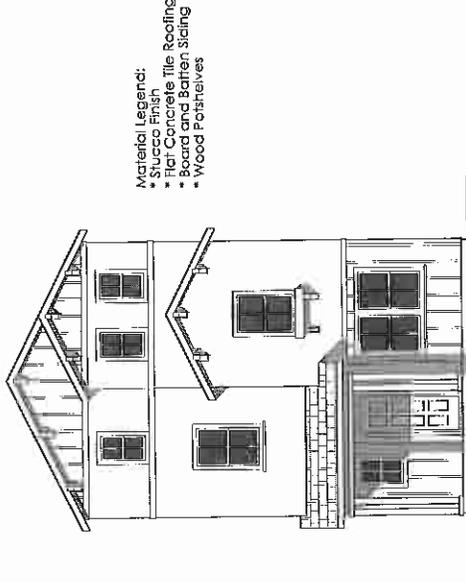
- Material Legend:
- * Stucco Finish
 - * Flat Concrete Tile Roofing
 - * Cementitious Siding
 - * Shutters
 - * Decorative Brackets at Wood Posts

FARMHOUSE PLAN 1



- Material Legend:
- * Stucco Finish
 - * Flat Concrete Tile Roofing
 - * Cementitious Siding
 - * Wood Railing
 - * Wood Posts
 - * Stone Veneer

CRAFTSMAN PLAN 1



- Material Legend:
- * Stucco Finish
 - * Flat Concrete Tile Roofing
 - * Board and Batten Siding
 - * Wood Posts

AGRARIAN RURAL PLAN 1

0 2 4 8 16
A1.1

Plan 1 Front Elevations

Trumark Companies

4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

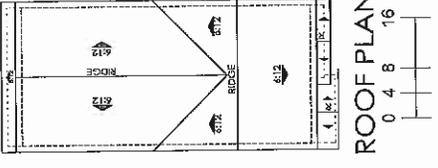
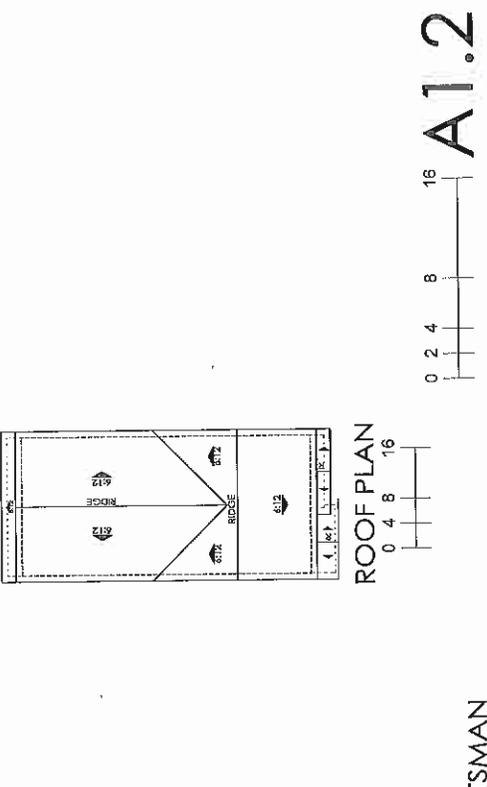
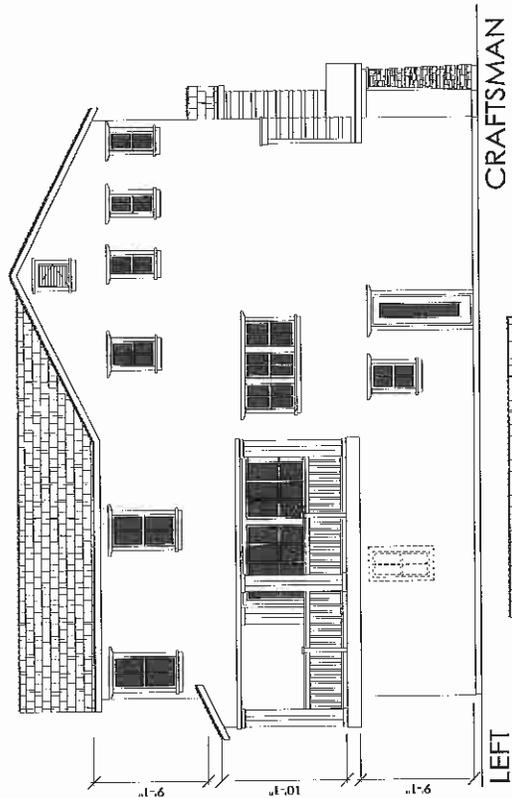
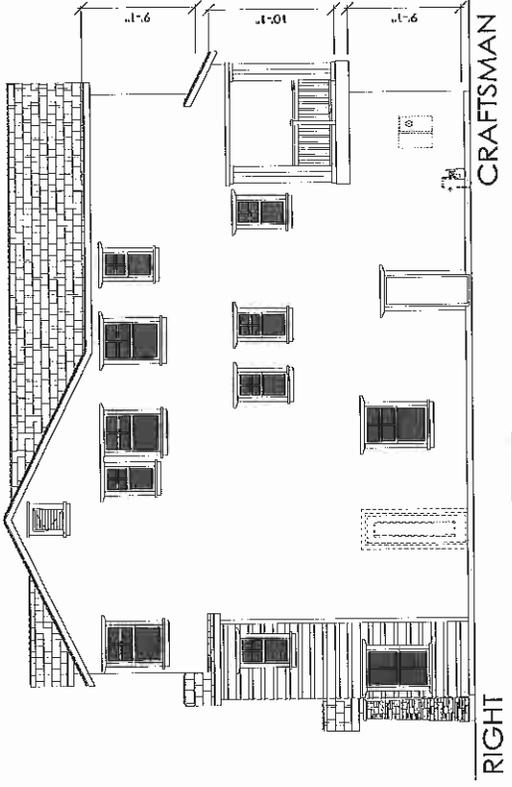
RTG/NC 2012.05/20 February 26, 2013



KTGY Group, Inc.
Architecture+Planning
550 Second St., Suite 200
Oakland, CA 94607
510.272.2870
ktgy.com

Enterprise Drive
NEWARK, CA

EXHIBIT A.16



0 2 4 8 16
A1.2

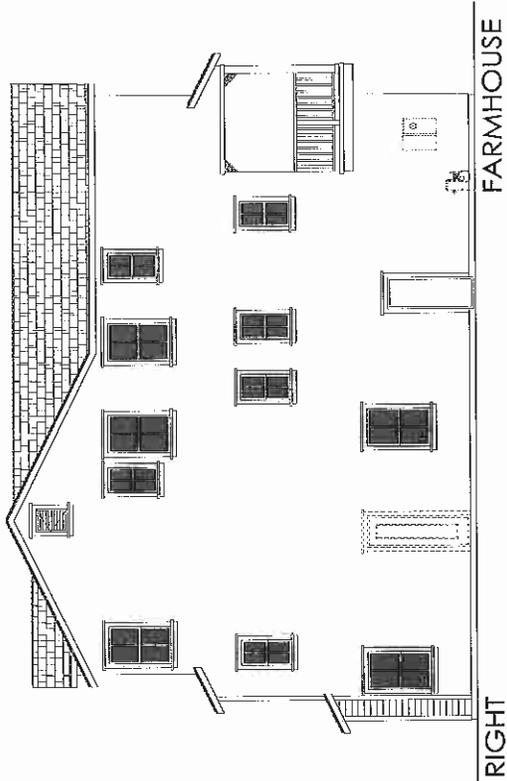
PLAN 1 CRAFTSMAN

Trumark Companies
4155 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300
REG. NO. 2012-0079 February 26, 2013
2012-0103

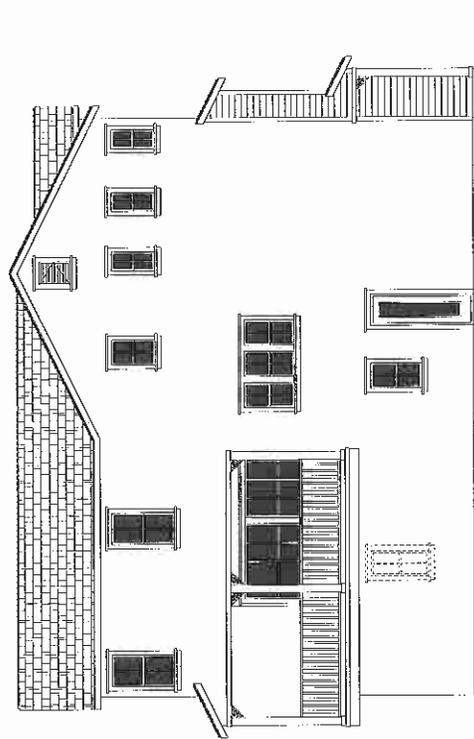
Enterprise Drive
NEWARK, CA

ktgy
KTGY Group, Inc.
Architecture+Planning
860 Second St., Suite 200
Oakland, CA 94607
510.272.2810
ktgy.com

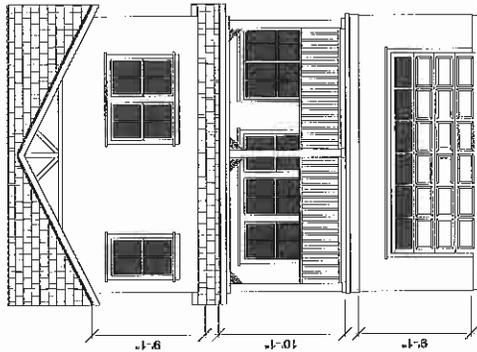
EXHIBIT A17



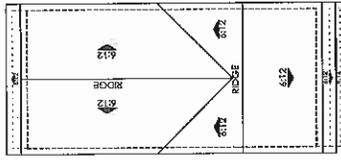
LEFT FARMHOUSE



RIGHT FARMHOUSE



REAR FARMHOUSE



ROOF PLAN



PLAN 1 FARMHOUSE

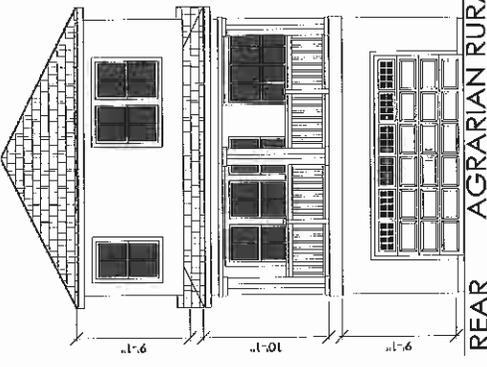
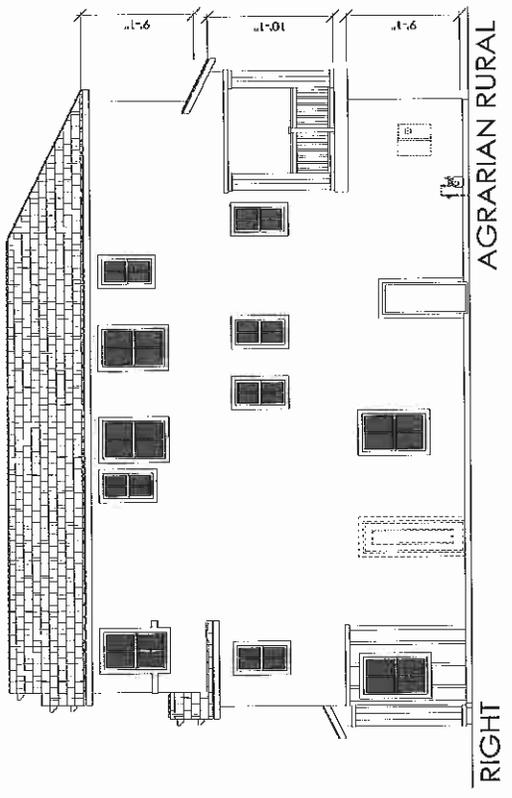
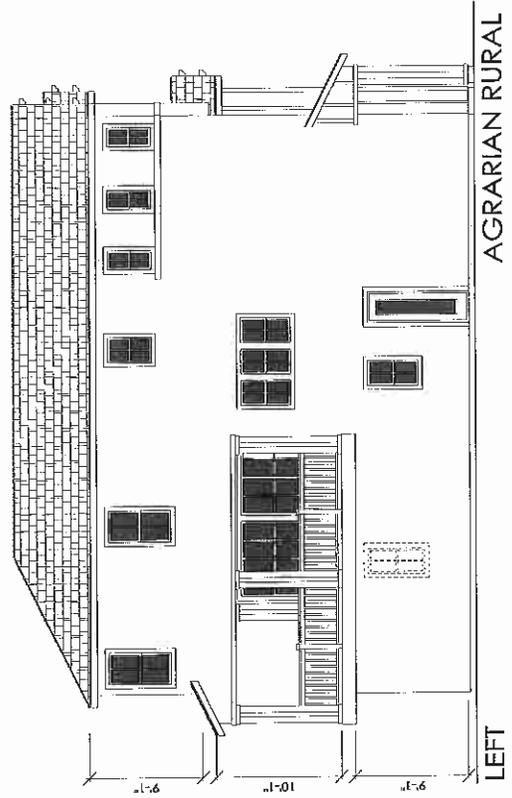
Trumark Companies
 4185 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 646-8300
 KTYG NO. 2012-0079 February 26, 2013
 2012-0103

Enterprise Drive
 NEWARK, CA



KTYG Group, Inc.
 Architecture+Planning
 660 Second St., Suite 200
 Oakland, CA 94607
 510.272.2510
 ktyg.com

EXHIBIT A.18



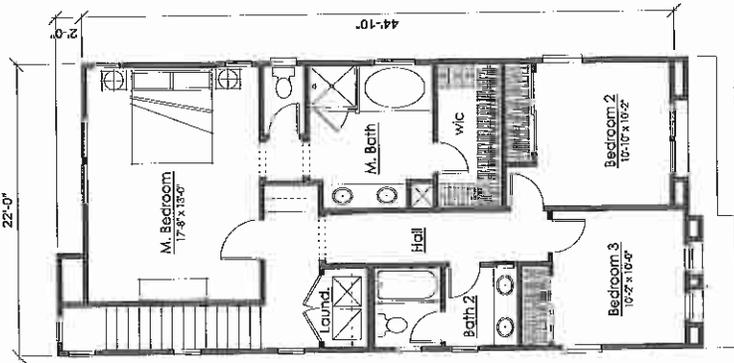
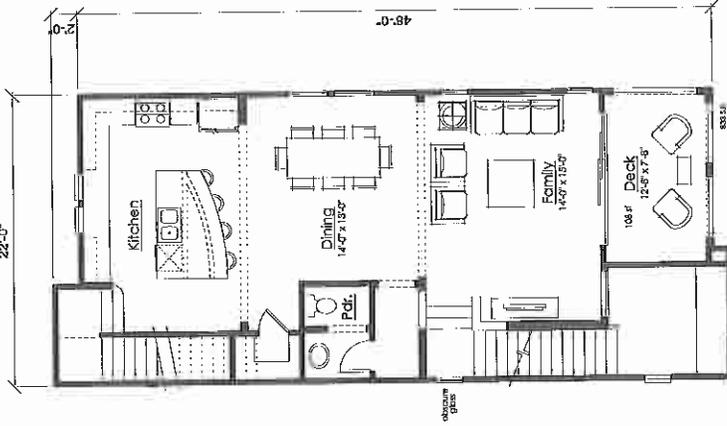
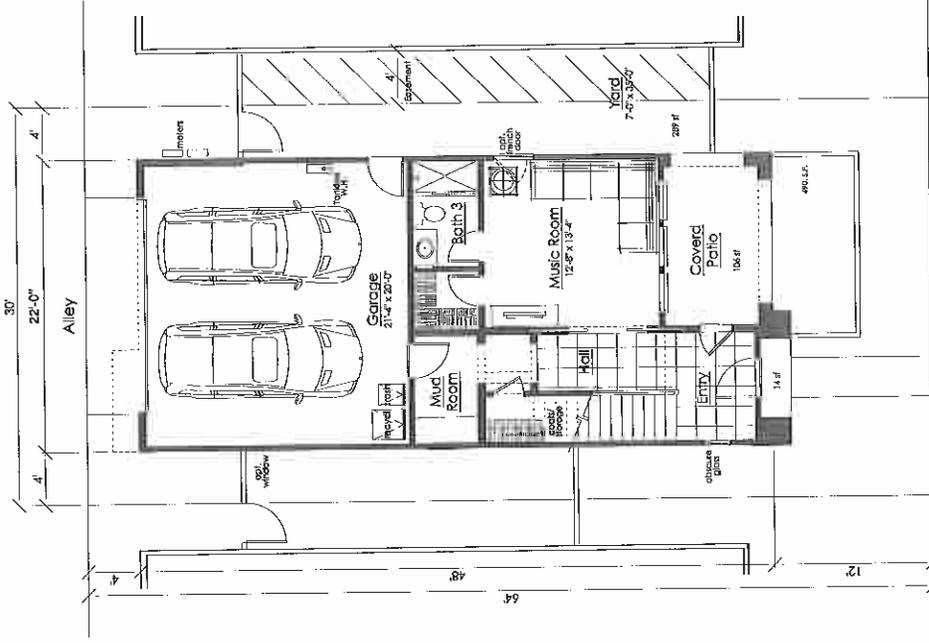
PLAN 1 AGRARIAN RURAL

Trumark Companies
 4185 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-5300
 KTYG NO. 2012-0079 February 26, 2013
 2012-0103

Enterprise Drive
 NEWARK, CA

KTYG
 KTYG Group, Inc.
 Architecture+Planning
 590 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktyg.com

EXHIBIT A.19



Plan 2 Floor Plan

Floor Plan
3 Bedrooms + Den
+ Loft
3.5 Baths
2279 sf

0 2 4 8

A2.0



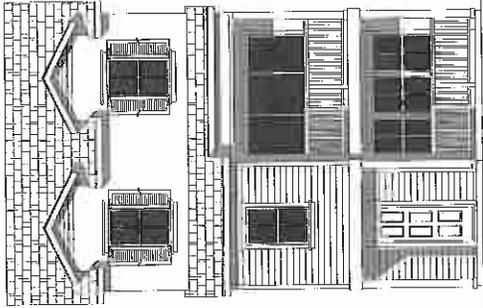
KITGY Group, Inc.
Architecture/Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
kitgy.com

Trumark Companies

4185 Bluedhawk Plaza, Suite 200
Danville, CA 94506 (925) 648-8300
KITGY NO. 2015-0078 February 26, 2013

Enterprise Drive
NEWARK, CA

EXHIBIT A.20



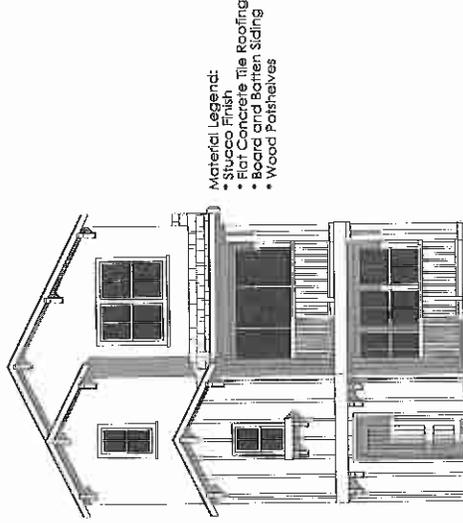
- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Cementitious Siding
 - Shutters
 - Decorative Brackets at Wood Posts

FARMHOUSE PLAN 2



- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Cementitious Siding
 - Shingle Siding
 - Wood Roofing
 - Wood Posts
 - Stone Veneer

CRAFTSMAN PLAN 2



- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Board and Batten Siding
 - Wood Posts

AGRARIAN RURAL PLAN 2

0 2 4 8 16
A2.1

Plan 2 Front Elevations

Trumark Companies

4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

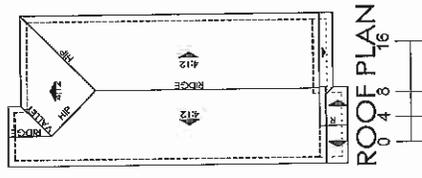
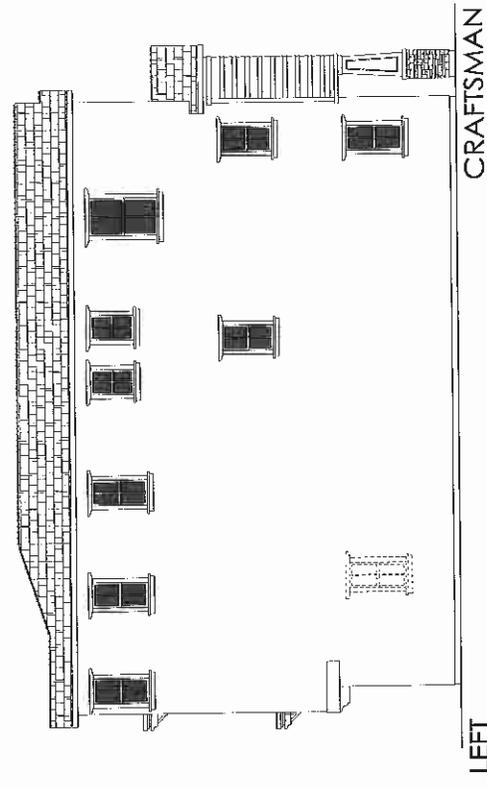
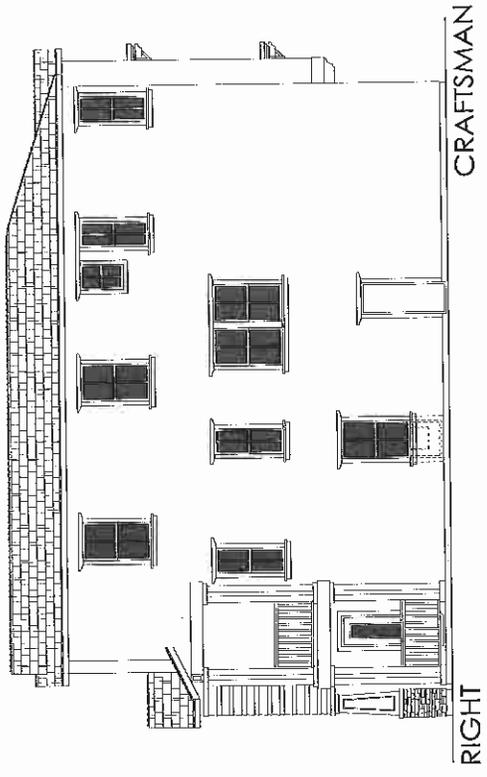
REG. NO. 2015-0079 February 26, 2013
2015-0108



KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Enterprise Drive
NEWARK, CA

EXHIBIT A2.1



A2.2

PLAN 2 CRAFTSMAN

Enterprise Drive

NEWARK, CA

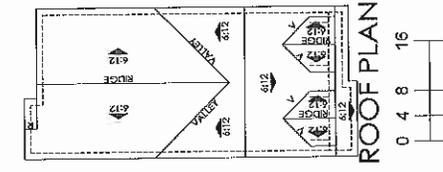
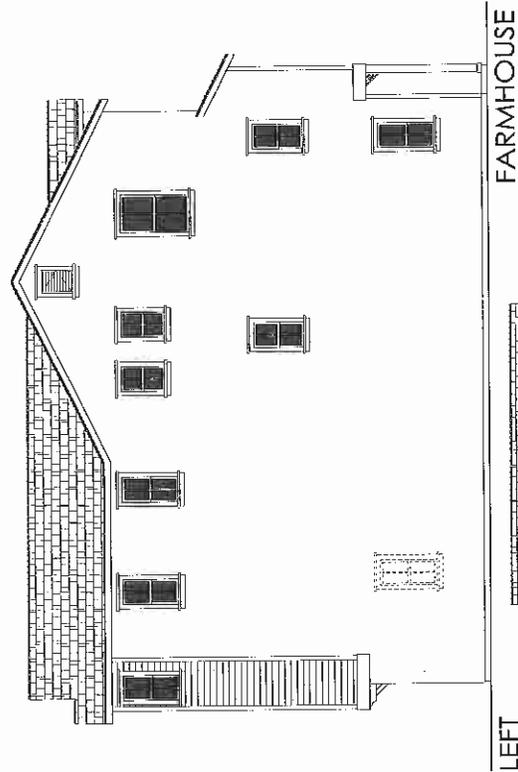
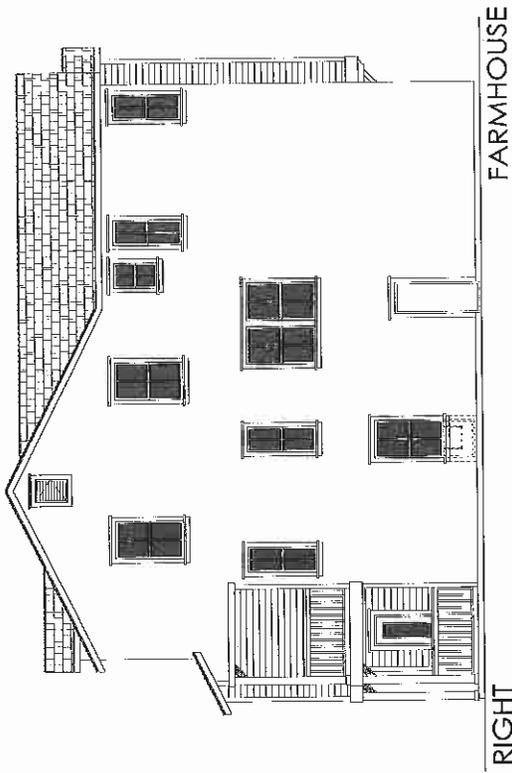


KTGY Group, Inc.
 Architecture+Planning
 990 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

Trumark Companies
 4185 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079 February 26, 2013
 2012-0108

EXHIBIT A.22



0 2 4 8 16
A2.3

PLAN 2 FARMHOUSE

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Duanesville, GA 30596 (925) 648-8300
KTGY NO. 2012-0079 February 26, 2013

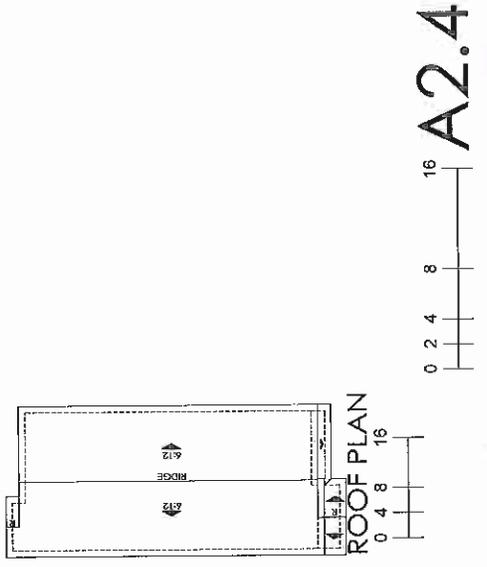
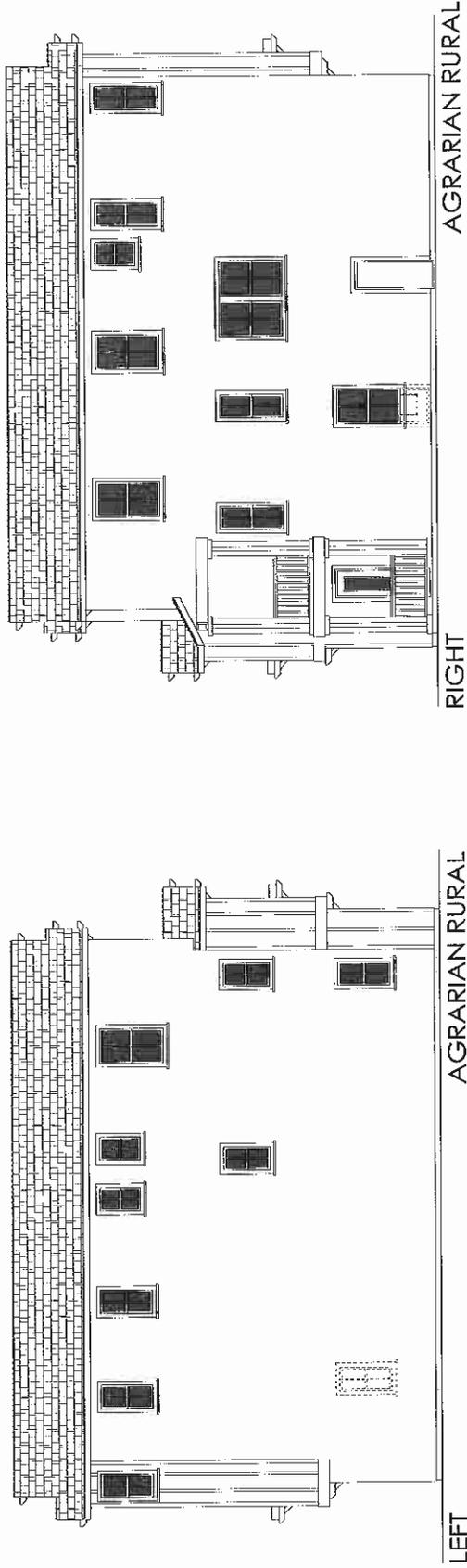
Enterprise Drive

NEWARK, CA



KTGY Group, Inc.
Architecture+Planning
880 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

EXHIBIT A.23



PLAN 2 AGRARIAN RURAL

Trumark Companies
 4185 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-8300
 KTGy NO. 2012-0079 February 26, 2013
 2012-0103

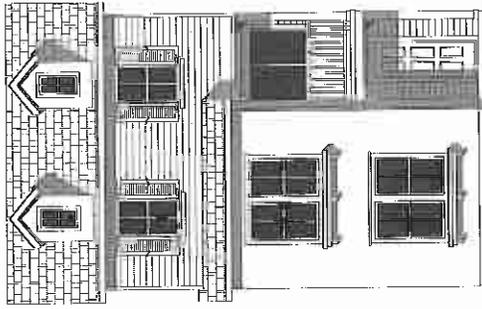


KTGY Group, Inc.
 Architecture+Planning
 500 Second St., Suite 200
 Oakland, CA 94607
 510.272.2510
 ktgy.com

Enterprise Drive

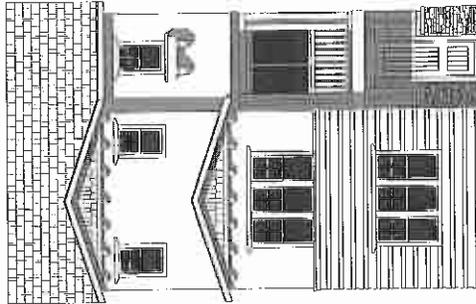
NEWARK, CA

EXHIBIT A, 24



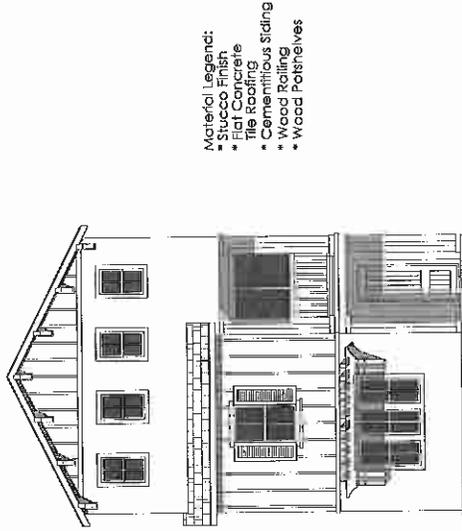
- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Cementitious Siding/ Shingles
 - Shutters
 - Decorative Brackets at Wood Posts

FARMHOUSE PLAN 3



- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Cementitious Siding/ Shingle Wall
 - Wood Railing
 - Wood Posts/ Shelves
 - Stone Veneer

CRAFTSMAN PLAN 3



- Material Legend:
- Stucco Finish
 - Flat Concrete Tile Roofing
 - Cementitious Siding
 - Wood Railing
 - Wood Posts/ Shelves

AGRARIAN RURAL PLAN 3

16
8
4
2
0

A3.1

Plan 3 Front Elevations

Enterprise Drive

NEWARK, CA

Trumark Companies

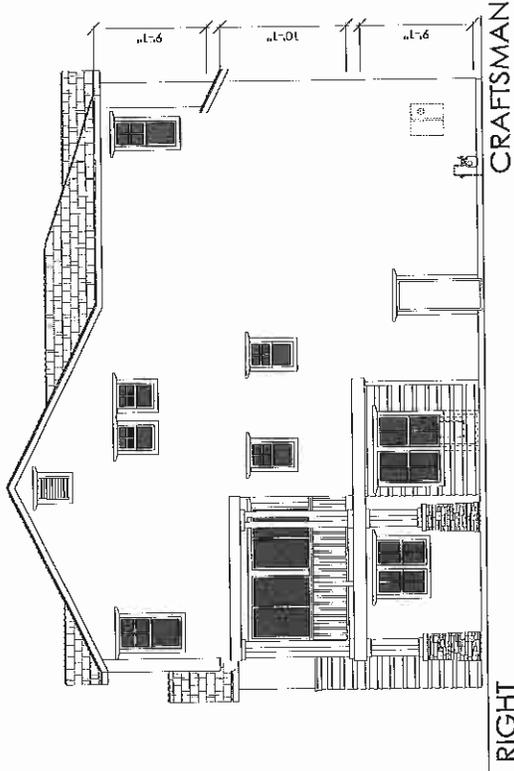
4185 Bluehawk Plaza, Clacto, Suite 200
Danville, CA 94506 (925) 648-8300

RGF No. 2012-0079 February 28, 2013



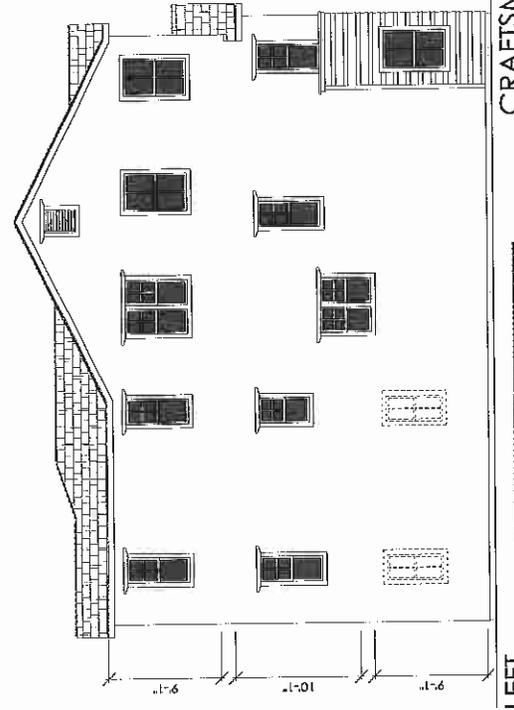
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2810
ktgy.com

EXHIBIT A.26



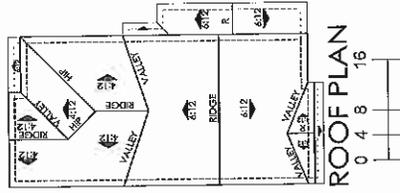
FRONT

CRAFTSMAN



REAR

CRAFTSMAN



ROOF PLAN



A3.2

PLAN 3 CRAFTSMAN

Trumark Companies
 4185 Blackhawk Place Circle, Suite 200
 Danville, CA 94506 (925) 648-8300
 RCB/INC. 2012.0577 February 28, 2013

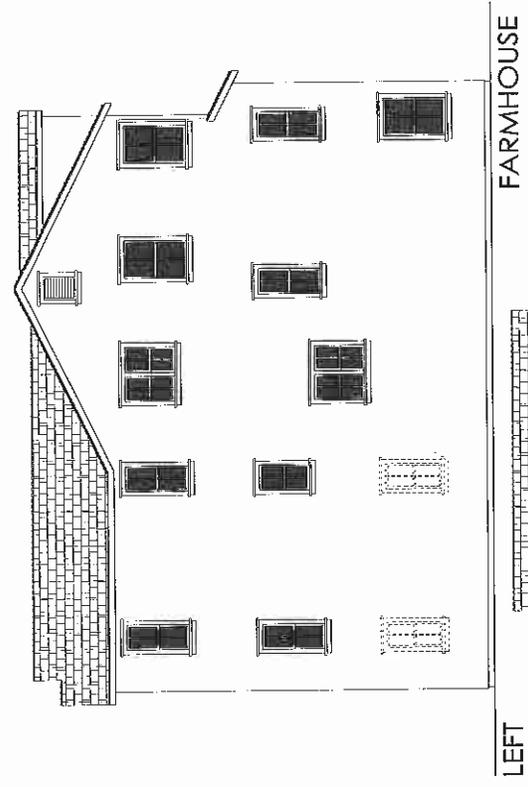
Enterprise Drive

NEWARK, CA



KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2510
 ktgy.com

EXHIBIT A.27



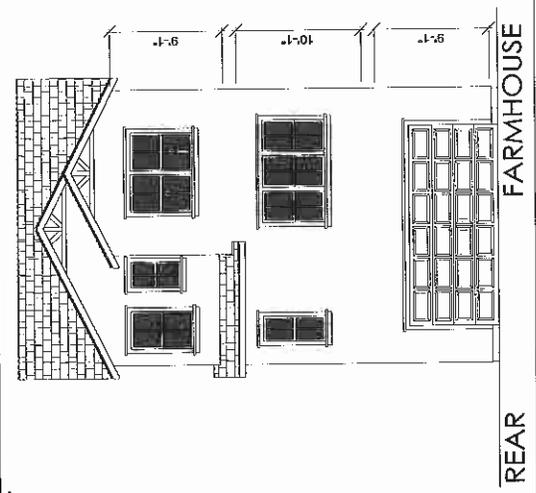
LEFT

FARMHOUSE



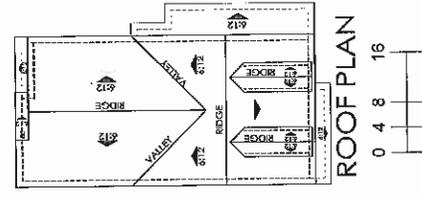
RIGHT

FARMHOUSE



REAR

FARMHOUSE



ROOF PLAN



A3.3

PLAN 3 FARMHOUSE

Trumark Companies

4155 Bluehawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-8300
 ERGY NO. 2012-0079 February 26, 2013

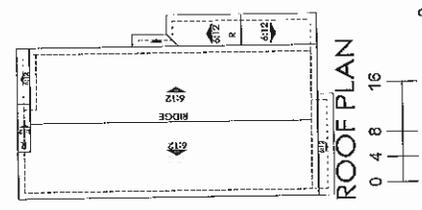
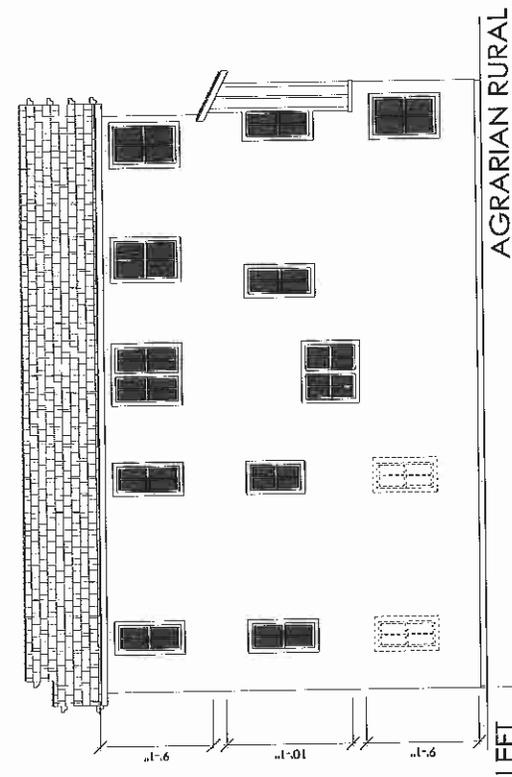
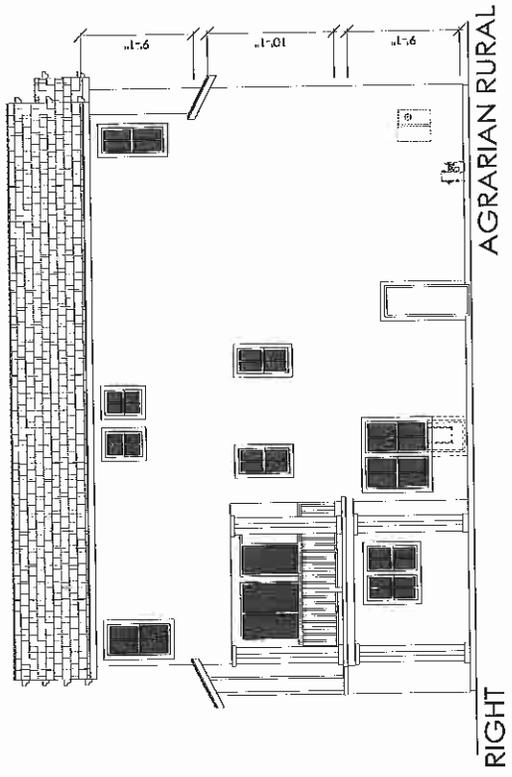
Enterprise Drive

NEWARK, CA



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 Architecture-Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

EXHIBIT A28



A3.4

PLAN 3 AGRARIAN RURAL

Trumark Companies
 4183 Blackhawk Plaza Circle, Suite 200
 Danville, CA 94506 (925) 648-8300
 KTGy INC. 2012-0079 February 26, 2013
 2012-0103

Enterprise Drive
 NEWARK, CA

KTGY
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2810
 ktgy.com

EXHIBIT A,29

EXHIBIT B
 Vesting TM 8110
 Schedule of Impact Fees

	Impact Fee	Amount	Timing
1	Park Impact Fee	\$7,460/du	Each Building Permit
2	Art in Public Places and Private Development Policy Fee	\$270/du	Each Building Permit
3	Capital Facilities - Public Safety	\$1,989/du	Each Building Permit
4	Community Services/Facilities	\$1,942/du	Each Building Permit
4	Transportation	\$801/du	Each Building Permit
6	Community Development Maintenance Fee	0.5% of construction valuation	Each Building Permit
7	Affordable Housing-In-Lieu	\$25,000/du	Each Certificate of Occupancy
8	Special Fiscal Support	\$2,500/du	Each Building Permit



500 Capitol Mall, Suite 1600
Sacramento, CA 95814
main 916.447.0700
fax 916.447.4781
www.stoel.com

March 27, 2014

KRISTEN T. CASTAÑOS
Direct (916) 319-4674
krcastanos@stoel.com

Terrence Grindall
Community Development Director
City of Newark
Fax: 510-578-4265
Email: Terrence.grindall@newark.org

Re: Comments on Trumark Dumbarton Transit Oriented Development Residential Project; SCH #2010042012

Dear Mr. Grindall,

These comments are submitted on behalf of Gallade Chemical, Inc. ("Gallade") regarding the City Council's proposed action on the proposed Trumark Dumbarton Transit Oriented Development Residential Project ("Project"), scheduled for March 27, 2014. For the reasons discussed in more detail below, the City cannot take action on the proposed Project at this time. Among other legal inadequacies, approval of the Project is improper because the City has failed to provide proper notice and because the Supplemental Environmental Impact Report ("SEIR") for the Project fails to meet the requirements of the California Environmental Quality Act ("CEQA").¹

I. The City Cannot Take Action on the Project Because It Failed to Provide Proper Notice to Gallade

By failing to deliver personal notice of both the Planning Commission and City Council hearings to Gallade, the City has violated local, state, and constitutional laws, all of which require notice of a hearing on a rezone or subdivision be given to neighbors adjacent to the project area.

¹ In addition, Gallade incorporates by reference and reiterates the comments submitted by the San Francisco Bay Regional Water Quality Control Board, California Department of Toxic Substances Control, Alameda County Water District, San Francisco Public Utilities Commission, Margaret Lewis, CH2M Hill, and Cargill.



Terrence Grindall
March 27, 2014
Page 2

Gallade has not received notice required by law, and in fact, was unaware of the pending actions by the City until March 25, 2014, after the Planning Commission hearing had already been held, and only two days prior to the City Council hearing. The lack of required notice has deprived Gallade of the ability to provide comments to the Planning Commission, and allows for only cursory comments on the Project to the City Council. Based on its violations of notification requirements, the City cannot take any further action on the Project until proper notice is given to all parties, and the matter remanded to the Planning Commission for further public comment and consideration.

State law requires a City to deliver personal notice of a hearing on any zoning amendment before the Planning Commission and City Council to all owners of real property within 300 feet of the property that is the subject of the hearing. (Gov. Code §§ 65854, 65091(a)(4); *Environmental Defense Project of Sierra County v. County of Sierra* (2008) 158 Cal.App.4th 877, 893.) The Newark City Code has a similar requirement. (Newark City Code §§ 17.44.010, 17.80.050.B., 17.80.070.A.) A zoning ordinance adopted without the required notice and hearing is void. (*See Sounhein v. City of San Dimas* (1992) 11 CA4th 1255, 1260.)

Personal notice of a hearing on a tentative map is also required to be delivered to neighbor's within 300 feet of the subdivision pursuant to both Subdivision Map Act and the City Code. (Gov. Code § 66451.3, 65091(a)(4); Newark City Code § 16.08.020.A.) And as with failure to notify neighbors of a rezone, the failure to provide proper notice to affected parties of a proposed subdivision is also fatal. (*Horn v. County of Ventura* (1979) 24 Cal.3d 605.)

Gallade's property is located directly adjacent to the Enterprise Drive Project, and thus, zoning and subdivision laws require personal notice of the Planning Commission and City Council hearings, notice which was never delivered. Therefore, the Project cannot be approved until proper notice and opportunity for comment at both the Planning Commission and City Council hearings is provided.

In addition to the legislative mandates requiring notice to neighbors, procedural due process, guaranteed by both the California and United States constitutions, requires adequate notice and an opportunity to be heard before a governmental action affecting an individual's property. (*See Goldberg v. Kelly* (1970) 397 US 254, 267.) As explained by the court in *Scott v. City of Indian Wells* (1972) 6 Cal.3d 541:

To hold, under these circumstances, that defendant city may zone the land within its border without any concern for adjacent landowners would indeed "make a



fetish out of invisible municipal boundary lines and a mockery of the principles of zoning.” “[C]ommon sense and wise public policy ... require an opportunity for property owners to be heard before ordinances which substantially affect their property rights are adopted...” Indeed, the due process clause of the Fourteenth Amendment requires “at a minimum ... that deprivation of life, liberty or property by adjudication be preceded by notice and opportunity for hearing...” Zoning does not deprive an adjacent landowner of his property, but it is clear that the individual's interest in his property is often affected by local land use controls, and the “root requirement” of the due process clause is “that an individual be given an opportunity for a hearing before he is deprived of any significant property interest, except for extraordinary situations where some valid governmental interest ... justifies postponing the hearing until after the event...

(*Scott*, 6 Cal.3d 541, 548-49 (citations omitted).) The court in *Horn v County of Ventura* (1979) 24 Cal.3d 605, 617, held that an agency failed to give proper notice when it had provided notice only by posting within central public buildings and direct mailing to persons who had specifically requested notice, and failed to give notice to adjacent property owners that may have been affected by the subdivision. The *Horn* court explained that

[D]epending on the magnitude of the project, and the degree to which a particular landowner's interests may be affected, acceptable techniques might include notice by mail to owners of record of property situated within a designated radius of the subject property, or by posting of notice at or near the project site, or both. Notice must, of course, occur sufficiently prior to a final decision to permit a “meaningful” predeprivation hearing to affected landowners.

(*Horn*, 24 Cal.3d at 618; *see also Mennonite Bd. of Missions v. Adams* (1983) 462 US 791, 800 (“Notice by mail or other means as certain to ensure actual notice is a minimum constitutional precondition to a proceeding which will adversely affect the liberty or property interests of any party, whether unlettered or well versed in commercial practice, if its name and address are reasonably ascertainable.”).)

Here, not only will Gallade's property interest be affected by a rezone and subdivision directly next door, but the Project also contemplates an actual “taking” of Gallade's property, by requiring that it be acquired prior to the issuance of a certificate of occupancy for any proposed homes within the Project. Because the City has committed itself to exercise its power of eminent domain to acquire Gallade's property in the event it cannot be acquired via negotiations, it was required to give notice of the hearings directly to Gallade. (*See Conejo Recreation & Park Dist.*



Terrence Grindall
March 27, 2014
Page 4

v. Armstrong (1981) 114 Cal.App.3d 1016.) At a bare minimum, due process required mailed notice to Gallade of the hearings on the proposed Project before both the Planning Commission and the City Council. The City's failure to provide notice to Gallade is unlawful, and this matter must be remanded to the Planning Commission with proper notice and an opportunity for affected property owners to provide comments.

II. The City Actions Regarding Proposed Agreements Are Premature and Violate CEQA

A. Park Funding Agreement

The City proposes to approve a Resolution authorizing a Park Funding Agreement, affecting the Gallade property. (Item E.1, Att. 5.) The proposed Agreement satisfies Condition uuuu of the Tentative Map, which requires the Developer and the City to enter an agreement to address funding for a public park on the Gallade property. Condition uuuu provides that the Agreement shall "obligate" the Developer to construct or fund construction of improvements on the Park Site. (Item E.1, Att. 6, condition uuuu; see also, Item E.2, Staff Report ("Vesting Tentative Map includes numerous conditions and includes a requirement for the Gallade Chemical property to be acquired and developed as a park.")) Thus, the Condition commits the City to actions requiring development of the Park Site, which have not been evaluated under CEQA.

The proposed Agreement conditions the City's action on future compliance with CEQA (para. 1.04) in direct violation of CEQA. (*Save Tara v. City of W. Hollywood* (2008) 45 Cal.4th 116; CEQA Guidelines, § 15352(a).) Although the Agreement attempts to assert that the City is not committed to any future actions, the Agreement requires the City to initiate efforts to acquire the Gallade site unless the developer terminates the Agreement. (Agreement, para. 1.04(4) ("City shall make a written offer to purchase the Park Site"), para. 1.04(5) ("City shall take all steps required ... to acquire the Park Site through the exercise of eminent domain").) The environmental impacts associated with acquisition of the Park Site have not been evaluated, and approval of the Agreement violates CEQA. (*Save Tara, supra*, 45 Cal.4th 116.)

Moreover, the Agreement provides that the park-related conditions of the Project shall be waived if the Park Site is not acquired by June 30, 2015. (Agreement, para. 1.04(7).) There has been no CEQA analysis of the potential impacts associated with waiving the park-related requirements. The City acknowledges that the acquisition of the Park Site is necessary to achieve the goals of the transit-oriented development (Item E.1, Staff Report). If the park-related conditions are waived, the Project will not meet these requirements and there is a potential for significant impacts that have not been evaluated in the SEIR. In particular, the SEIR must evaluate the



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potentially significant traffic, air, noise, greenhouse gas and other environmental impacts that would result if the project does not achieve its transit oriented goals. Additionally, the staff report is misleading on this point as it represents that no certificate of occupancy can be issued until the Gallade site is acquired (Item E.2, Staff Report), but the Park Agreement allows for this requirement to be waived (Agreement, para. 1.04(7)).

The Agreement also commits the City to a conceptual site plan, including construction related activities, for the Park Site, which have not been evaluated under CEQA. (Agreement, para. 1.05(5) & (6).) Further, the City's proposed actions authorize the Developer to make improvements to property that it does not own (see, Item E.1, Staff Report), and under circumstances where the property owner has not been notified (see, *infra* re lack of notice). The Developer has no authority to obtain approvals related to property that it does not own or control.

Finally, the Park Agreement commits the City to initiating eminent domain proceedings if certain conditions are met. (Agreement, para. 1.04(5).) This is a pre-commitment to take a discretionary action requiring a public hearing, for which no notice or hearing has occurred and no CEQA review has been conducted.

B. Community Financing Agreements

Similarly, the proposed Resolutions authorizing a Community Financing Agreements (Items E.1, Att. 5; E.2, Att. 5), commits the City to certain actions regarding a park on the Gallade site prior to completion of CEQA. Again, while the proposed Agreement purports not to commit the City to any action (para. C), the specific terms of the Agreement (as well as the evidence in the record) make clear that the City has already committed to the actions associated with acquisition and development of a park on the Gallade property. (Item E.1, Att. 4, para. 1.01; Item E.2, Att. 5, para. 1.01 ("funds shall only be used towards the development of the [] approximately two-acre park (on the Gallade parcel)").) Those commitments precede required CEQA review. (*Save Tara, supra*, 45 Cal.4th 116.)

III. The SEIR Is Wholly Inadequate

A. The Project Description Is Misleading and Results in Improper Segmentation

The project description fails to include conversion of the Gallade site to a park as part of the overall Project. The Project is defined in section 3.5.1 of the SEIR as preparation of Site A and Site B for residential development, and construction of homes and other facilities "on those sites." (SEIR, p. 40.) Yet, as noted above, the Project requires the acquisition of the Gallade site and conversion to a



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park. The failure to include the conversion of the Gallade site to a park as part of the fundamental project description is misleading. (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185.) A “finite project description is indispensable to an informative, legally adequate EIR.” (*Id.* At 199.)

This failure also results in segmentation in violation of CEQA. The City may not split a project into small pieces so as to avoid environmental review of the entire project. (*Orinda Ass’n v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171.) Yet, that is precisely what has occurred with the SEIR’s failure to include converting the Gallade site to a park as part of the project. Moreover, the characterization of the park requirement as a condition of the Project, rather than part of the originally proposed Project, does not excuse the requirement to evaluate impacts associated with the park requirement. (*Laurel Heights Improvement Ass’n v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376; see also, CEQA Guidelines, §§ 15126.2, 15126.4; *Stevens v. City of Glendale* (1981) 125 Cal.App.3d 986.)

In addition, the baseline for consideration of environmental impacts assumes, as a pre-condition, that Gallade would no longer be in operation. This is an inappropriate baseline as it does not reflect existing conditions, but rather future changes that have not occurred (and have not been evaluated). (CEQA Guidelines, § 15125.)

B. The Approvals Contemplate Actions With Impacts That Have Not Been Evaluated Under CEQA

Because the SEIR fails to include the park as part of the Project, there is no analysis of the potential environmental impacts of converting the Gallade site to a park. The SEIR notes: “The Specific Plan EIR provided a program-level analysis of the environmental effects of converting the former industrial land in the Specific Plan area to residential, retail and community uses and the environmental impacts of the construction and operation of the entire Specific Plan project. As such, the EIR did not analyze the project-level environmental impacts resulting from the development of specific parcels other than the Torian project site in the Specific Plan area.” (SEIR, p. 38.)

With respect to the park specifically, the SEIR notes, “Use of this property as a public park was evaluated in the Specific Plan EIR only at a program level given the final cleanup activities to allow use of the site as a park were not sufficiently defined.” (SEIR, section 3.5.3, p. 44.) The SEIR goes on to acknowledge that there isn’t sufficient info for a project level analysis of the park, but that the park will be subject to further environmental review when plans for its development are prepared. (*Id.*) Thus, while the Project is contingent on the park, there is no analysis of the impacts of constructing the park, including but not limited to impacts on the existing Gallade



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operation, and impacts resulting to industrial site relocation, clean up and remediation of the site, and construction of a park.

In addition to committing the City to take certain actions regarding the Park Site prior to CEQA analysis of review of those actions, the proposed approvals include various entitlements and conditions that have not been evaluated under CEQA. The SEIR focused only on six environmental impact areas (air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, and noise), and failed to evaluate the potentially significant impacts that could result to other environmental areas. The Specific Plan EIR did not evaluate impacts associated with the park at a project-level and conversion of the Gallade site to a park has the potential to result in significant impacts to biology, air quality, traffic, noise, greenhouse gas emissions, hazards, public health and safety, utilities, hydrology, and geology.

Moreover, impacts resulting from the residential projects themselves are truncated and insufficient. For example, Item E.1, Att. 6 (proposed approval of TM-12-32) includes numerous conditions requiring road improvements (see, e.g., conditions dd through gg), but the SEIR does not even evaluate potential traffic impacts of the Project or impacts associated with the construction of those traffic improvements.

C. The SEIR Inadequately Addresses Biological Resources

The SEIR fails to commit to any mitigation measure for nesting raptors. The SEIR is based on surveys that were conducted for one month during the nesting season (although nesting season is from February 1 - August 31) and concluded there was no observation of white-tailed kites and red-tailed hawks. The mitigation measure incorporates Dumbarton TOD Specific Plan EIR MM 4.3-4 which states that a construction fence shall be installed if nesting raptors are identified. Because no nesting raptors were identified during the survey, it is assumed that the project proponent will not incorporate this mitigation measure. This is insufficient analysis - the Biological Resources Report found that there is potential for white-tailed kites and red-tailed hawks to nest in trees on or adjacent to the project sites and one month of surveying during the first month of nesting season is insufficient to determine the impact. The project proponent needs to engage in longer surveying and the mitigation measure needs to be revised to commit the project proponent to the measure. (SEIR, p. 62 - 4.2.2.3 Nesting Raptors.)

D. The Alternatives Analysis Is Flawed

The project objectives are too narrowly drawn and are designed to minimize or avoid CEQA's requirement for an EIR to identify a reasonable range of alternatives. Specifically, the SEIR



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identifies the applicant's primary objectives to include: 1) "Develop an economically viable, high-quality residential project consistent with the Dumbarton TOD Specific Plan"; 2) "Develop single family detached residences consistent with the project sites' (sic) Medium High Density Residential land use designation"; and 3) "Prepare Site B for residential development by addressing soil and groundwater contaminants to achieve established regulatory standards for residential use of the property." These artificially narrow objectives are then applied in the alternatives analysis as a basis for constraining the Location Alternative (off-site alternative) to possible sites within the extremely tight physical confines of the 205 acre Specific Plan area. This is contrary to the intent of CEQA, and forcibly truncates what should have been a broader analysis of a reasonable range of alternatives, including an honest review of legitimate off-site locations. Achieving the City's goals of sustainable development, mixed use housing, and transit-oriented development should never be artificially constrained to the Specific Plan area, and should instead require meaningfully be examination through consideration of a range of other legitimate locations. Though the Specific Plan's state of readiness may arguably be more advanced than other off-site locations around the City, this is not a legal basis for limiting the range of alternatives analysis in direct violation of CEQA.

The No Project Alternative wrongly concludes that in the absence of the project, development would not occur, and therefore, impacts of the project would be avoided. This determination is inconsistent with the existence of an approved Specific Plan that has designated development for the sites. Specifically, the SEIR states:

Under the No Project Alternative, the sites would remain vacant and would not be developed to effectuate residential development under the Dumbarton TOD Specific Plan. Remediation of soil contaminants to regulatory standards for residential use of Site B would not be implemented. []

Under the No Project Alternative, the project sites would presumably remain vacant as other nearby properties were developed under the Dumbarton TOD Specific Plan, unless or until the Plan was amended to specify other uses of the sites. Alternative use of the sites for purposes other than residential would also require an amendment to the Newark General Plan and rezoning.

Under the No Project Alternative, disturbance of seasonal wetlands and Condon's tarplant would be avoided since existing habitat would be not disturbed by site remediation and residential development. This alternative would avoid the significant unavoidable impact to future residents of the site resulting from an



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accidental release of hazardous substances from hazardous material users in the vicinity of the project.

(SEIR, p. 118.)

It is a fiction for the SEIR to conclude that an area within an approved Specific Plan will not develop if the immediate project proposal does not go forward. Additionally, as stated in the SEIR excerpt above, the assumption that the site would remain vacant until both the Specific Plan and General Plan are amended, and the sites are rezoned to accommodate uses other than residential is completely fabricated and entirely lacking in evidentiary support. This approach is a deliberate attempt to avoid a true assessment of the viability and legitimacy of the No Project Alternative, and violates CEQA. The alternatives analysis is further flawed with regard to continued claims that the "No Project Alternative would avoid the identified environmental impacts of the proposed project, [and] would not support the objectives of the Dumbarton TOD Specific Plan and could be detrimental to successful implementation of the Plan... nor would it accomplish the highest and best use of the sites by leaving them vacant." (SEIR, p. 118.) Again, there is no evidence to support these flawed conclusions, which are themselves inconsistent with the City's adopted planning scheme, which remains in place regardless of whether or not the proposed project proceeds.

Finally, in what can only be described as a mysterious internal inconsistency, the No Project Alternative analysis summarized above is entirely at odds with the Summary section presented in the SEIR at pages xxv and xxvi, which clearly states that the No Project Alternative will neither limit development of the site under the Specific Plan, or avoid the key environmental impacts of the proposed project. The Summary provides:

The No Project – Existing Plan Alternative assumes the proposed project is not approved or is not implemented, but that another future project is built consistent with existing plans and policies. In this case, what can be reasonably expected to occur in the foreseeable future, based on current plans and consistent with available infrastructure and community services is another residential project, at a density consistent with the Specific Plan designation for the site, Medium Density Residential (DTOD Specific Plan) 14-25 du/acre.

Regardless of the residential unit type ultimately developed under this alternative, remediation of soil contaminants on Site B and remediation of VOCs on Site A would have to occur prior to residential development. Extensive grading and excavation necessary to prepare Site B for residential use would still affect seasonal wetlands and Congdon's tarplant on the site to the same extent as the



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proposed project. The potential to avoid seasonal wetlands on Site A is discussed in more detail below in the Reduced Development Alternative and the Design Alternative.

The No Project – Existing Plan Alternative would not avoid the significant unavoidable impact from the potential exposure of future residents on Site A and Site B to airborne hazardous substances. The No Project – Existing Plan Alternative would not avoid the significant impacts of the proposed project on Site B...

(SEIR, p. xxvi.)

This glaring inconsistency cannot be reconciled and presents a clear flaw in the document. It would appear that the alternatives analysis was drafted by one individual, and the summary of the alternatives analysis by another, and that for whatever reason, neither bothered to check what the other was saying. This extremely casual approach to preparing and drafting an EIR for a major urban infill project permeates the alternatives analysis and the SEIR in general, and violates CEQA's requirements for a clear and consistent presentation of the environmental effects of the project to enable the public to understand and evaluate that which is proposed.

E. The SEIR Provides an Inadequate Analysis of the Project's Impacts and Proposed Mitigation of Greenhouse Gas Emissions

1. Operational Greenhouse Gas Emissions Impacts

The SEIR fails to provide substantial evidence to support its conclusion that the Project's operational greenhouse gas ("GHG") emissions will have a less than significant impact. Specific Plan EIR MM 4.6-1 requires that listed design features "shall be incorporated into ... future buildings to ensure consistency with adopted Statewide plans and programs. The project applicant shall demonstrate the incorporation of project design features prior to the issuance of building permits." (SEIR, p. 77 (emphasis added).) The SEIR's conclusion of less than significance related to operational long-term GHG emissions is premised entirely on the Project being "consistent with the Specific Plan land use designations and assumed densities" and whether "the applicable emissions reductions measures identified in the Specific Plan EIR are implemented." (*Id.* at p. 76.) Yet, the SEIR provides that the Project would implement only the "majority" of the Specific Plan EIR mitigation measures and only those "applicable" to the Project, while simultaneously concluding that potentially significant operational emissions would be reduced to a less than significant level. (*Id.* at p. 79.)



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The City cherry picks which of Specific Plan EIR MM 4.6-1 GHG reduction measures the Project will implement. In some instance the Project does not propose to implement listed reduction measures at all, in other instances it gives residents the "option" of purchasing the design feature specified in the reduction measure, thus ensuring no guarantee of implementation. (SEIR, p. 78.)

With regards to the GHG reduction measure to provide a minimum of 15 percent affordable housing, the SEIR states that the Project would provide in-lieu fees to the City to fund affordable housing development. (SEIR, p. 78.) No information is given on the amount of in-lieu fees to be provided, nor whether the proposed amount would be adequate to implement affordable housing equivalent to 15 percent of the Project's units. Nor does the City explain how it would ensure that the in-lieu fees would be used to provide these affordable housing units near transportation networks, the key component that makes the affordable housing requirement a source of GHG reductions.

To implement the GHG reduction measure "incorporate design guidelines for transit oriented development and complete street standards," the SEIR states that the Project "will construct or contribute to reconstruction of Enterprise Drive and Willow Street consistent with Specific Plan Complete Street designs." (SEIR, p. 78.) The SEIR fails to provide any explanation of how the reconstruction of these two streets will fully implement the GHG reduction measure, given that there are other streets surrounding the project. More importantly, no explanation is provided on what level of "contribution" the Project would assume, nor how the remainder of the funding presumably necessary to realize the GHG reduction measure for these streets would be available.

In addition, the GHG reduction measures outlined in Specific Plan EIR MM 4.6-1 are only some of the potential design features the Project could utilize to demonstrate and ensure consistency with the adopted statewide plans and programs related to climate change. (SEIR, p. 77.) Yet, the SEIR proposes no other, alternative GHG emission reduction measures to ensure that its emissions impacts are sufficiently mitigated. The SEIR does not quantify the Project's GHG emissions, so the impact of the SEIR's failure to incorporate all design features in accordance with Specific Plan EIR MM 4.6-1, or propose and implement alternative measures, cannot be evaluated. The SEIR even fails to provide a *qualitative* analysis of how the Project's failure to implement certain GHG reduction measures affects the assumption that operational GHG emissions impacts are lowered to less than significant.



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2. Construction GHG Emissions Impacts

The SEIR provides three best management practices (“BMPs”) from the Bay Area Air Quality Management District (“BAAQMD”) for the reduction of construction GHG emissions and ambiguously discusses the Project’s implementation of two of the three BMPs. (SEIR, p. 79.) Compliance with the City’s Municipal Code would ensure the implementation of one of the BMPs, recycling or reusing at least 50 percent of construction waste and demolition materials. However, the SEIR provides no assurance that the Project would abide by, or even attempt to implement, the remaining two BMPs. The SEIR ambiguously states that the Project site is located in an urban location within close distance of construction supplies and equipment, which would help minimize GHG emissions generated from transport of construction materials and waste. (*Ibid.*) The SEIR provides no assurance, however, that the Project will actually implement the BMP to use at least 10 percent local building materials, much less providing an enforceable mitigation measure to that effect. The impacts analysis does not address the feasibility or the Project’s intention to implement the remaining specified BMP to use alternative-fueled construction vehicles/equipment for at least 15 percent of the fleet. The SEIR only states it will implement recommended BMPs “where feasible” to reduce construction GHG emissions. (*Id.* at 81.) Finally, similarly to the operational GHG emission reduction measures, the Project is not limited to *only* the specified GHG reduction strategies; the Project could specify other measures to mitigate emissions. Yet, the SEIR does not even attempt to outline other construction GHG BMPs or emissions reductions that could be implemented to mitigate impacts.

Despite the Project’s lack of sufficient, or enforceable, measures to mitigate construction GHG emissions, the SEIR concludes that the Project will have a less than significant impact with respect to construction GHG emissions impacts. (SEIR, p. 80.) With the potential implementation of one or two BAAQMD BMPs, the SEIR lacks substantial evidence to support this conclusion. There is no qualitative or quantitative discussion of construction emissions, their impacts, or the reduction in emissions with the (potential) implementation of the BMPs. The lack of a quantified threshold of significance from BAAQMD or the City related to impacts resulting from construction GHG emissions does not excuse the City from quantifying the Project’s emissions and analyzing their impact and whether the proposed mitigation would lower that impact to below significance. The lack of enforceable mitigation measures (assuming the mitigation proffered would be sufficient to lower impacts) also renders the conclusion of less than significant invalid.



3. Consistency with Plans and Policies

The SEIR's conclusion that the Project would not conflict with any applicable GHG reduction plans, policies or regulations is supported only by the statement that the Project will incorporate "most" of the Specific Plan EIR's applicable GHG reduction measures. (SEIR, p. 80.) As discussed above, picking and choosing those GHG reduction measures that the Project finds convenient to incorporate into the Project does not provide substantial evidence to support the conclusion that operational GHG emissions impacts are mitigated to a less than significant level. The incorporation of some GHG emissions reduction measures is similarly insufficient to conclude that the Project is consistent with all applicable GHG reduction plans, policies, and regulations, particularly where the Project's actual consistency with the unnamed "plans, policies, and regulations" is absent from the SEIR discussion.

F. The SEIR Analysis of Air Quality Impacts is Flawed and Insufficient

1. Analysis of Construction Emissions Impacts

In its discussion of impacts of fugitive dust emissions associated with construction, the SEIR states that the Project would not exceed the BAAQMD significance threshold for construction-related criteria pollutants, even though the only figures in the SEIR for particulate matter ("PM") are for construction vehicle exhaust emissions only and do not include any emissions from fugitive dust. (SEIR, pp. 55-56.) The SEIR then goes on to provide that mitigation measures related to fugitive dust will be implemented "even though the proposed project would not exceed those thresholds." (*Id.* at p. 56.) With no quantification of construction fugitive dust emissions, or analysis of how these emissions would be reduced with the implementation of BAAQMD's standard mitigation measures, the SEIR improperly concludes that the Project would not result in significant impacts related to fugitive dust emissions during construction. (*Id.* at 57.) In fact, the SEIR goes so far as to state that the impact related to construction fugitive dust emissions is the same impact as in the Specific Plan EIR, despite the fact that the Specific Plan EIR did not include any project-specific emissions data. (*Ibid.*)

Related to the SEIR's analysis of exhaust emissions during construction of the Project, the SEIR states that "emissions generated in other air basins associated with transport of [contaminated] soil would be attributed to the facilities receiving the soil." (SEIR, p. 54.) It is impermissible under CEQA to ignore a direct environmental impact on the basis that the impact will occur at a certain distance from the Project. Air quality impacts that are a direct result of the Project must be analyzed, regardless of the impact potentially occurring in an adjacent air basin.



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While the mitigation of these impacts may be outside the jurisdiction of the City or BAAQMD, there is no basis on which to shift the analysis of the impact outside of the SEIR, particularly where there is no forum for analysis of that impact by another jurisdiction.

The SEIR states that “[e]xhaust emissions of criteria pollutants during construction would not exceed BAAQMD thresholds, therefore the project would not result in a cumulatively considerable increase in criteria pollutants for which the Bay Area is in non-attainment.” (SEIR, p. 55.) CEQA requires that a cumulative impacts analysis consider not only the impacts of the Project, but also the impacts of the Project *in combination* with all other cumulative projects. (*Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 117-121.) The SEIR has failed to undertake this analysis in support of the statement that the Project “would not result in a cumulatively considerable increase.” (SEIR, p. 55.) CEQA forbids the City from looking solely at the magnitude of the Project-specific impact in order to determine whether the impact would be cumulatively considerable. That the Project emissions will remain below BAAQMD significance thresholds goes only to the question of whether there is a Project-specific impact from construction emissions.

2. Community Health Risk Assessment of Operational Impacts

The SEIR’s determination of a less than significant impact associated with toxic air contaminants (“TACs”) is predicated on the number of daily commuter train pass-by events per day. (SEIR, p. 53.) The SEIR states that Dumbarton Rail Corridor train operations “was anticipated to be twelve events per day,” citing a 2004 San Mateo County Transit Authority *Summary of the Dumbarton Rail Corridor Project Study Report*. (*Ibid.*) No explanation is provided with regards to the accuracy of this estimate, given that the *Project Study Report* is now a decade old. With a maximum increased cancer risk at the Project of 8.4 million cases in one million, approaching the significance threshold of 10 cases or greater per million, reliance on an outdated *Project Study Report* to conclusively determine TAC impacts are less than significant is inappropriate and in violation of CEQA.

3. Consistency with Air Quality Plans and Impacts related to Odors and Carbon Monoxide

The SEIR concludes that the Project would not conflict with applicable air quality plans or cause new impacts related to odors or carbon monoxide, based on the Project’s consistency with Specific Plan land use designations for the site and residential development envisioned in the Specific Plan. (SEIR, p. 51, 58.) The SEIR fails to provide any explanation of how the Project-specific emissions of criteria pollutants, including carbon monoxide, or TACs and odors



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associated with the Project - none of which could have been described or analyzed in the programmatic Specific Plan EIR - are consistent with what was provided for in the Specific Plan EIR. For instance, if the City does not describe or specify what odors would be emitted during Project construction or operation, the SEIR cannot determine whether these types or levels of odors are consistent with the "residential development envisioned" in the Specific Plan EIR.

G. The SEIR Fails to Adequately Analyze Impacts related to Hazards and Hazardous Materials Associated with the Project

1. Site A Remediation

The SEIR explains that the remediation of Site A of the Project is proceeding under the San Francisco Bay Regional Water Quality Control Board's ("Regional Board") Final Site Cleanup Requirements Order No. R22007-0005 ("Order") and an Alternate Cleanup Plan ("ACP") approved by the Regional Board. (SEIR, pp. 86-87.) However, the SEIR then provides that Specific Plan EIR MM 4.7-1a and MM HAZ-1 will be implemented to address the soil and groundwater contamination that is known to affect Site A, by requiring the preparation of a remediation plan and a risk management plan, to be reviewed by the Regional Board. (*Id.* at p. 88.) These plans would supposedly achieve Cal-EPA approved risk management standards for residential use of Site A. (*Ibid.*)

First, no information is provided on the relationship between the Order and ACP, already approved by the Regional Board, and the "remediation plan" and "risk management plan" provided for in MM HAZ-1. Whether these are additional, separate plans is unclear. In addition, any standards under which these plans would be drafted or evaluated for sufficiency are entirely missing from the mitigation measure and the SEIR discussion. More importantly, the SEIR provides that Specific Plan EIR Mitigation Measure 4.7-1a is amended by MM HAZ-1 to address the specific conditions of Site A. (*Ibid.*) MM HAZ-1 provides that the Regional Board will "review" the remediation plan and risk management plan, but does not require the plans to be approved, rendering this mitigation measure a meaningless requirement without any force and without any guarantee of mitigating the significant danger the Site's contamination poses to future residents. Despite these flaws, the SEIR concludes that with implementation of the mitigation measure, the Project would have a less than significant impact on human health.

2. Site B Remediation

The SEIR notes that the Regional Board issued a conditional approval of a Remedial Action Plan ("RAP") for Site B of the Project, contingent on the Project's preparation of a RAP



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Addendum. (SEIR, p. 90.) The RAP Addendum must include (1) either a rationale for the grid-based sampling plan for dioxins or present an alternative sampling methodology, and (2) a post-remediation monitoring plan for soil, soil vapor, and groundwater. (*Ibid.*) The SEIR does not provide any information on the status of preparation of the RAP Addendum, nor whether the Project has determined which sampling methodology to seek approval of.

Estimated excavation quantities for Site B specify that approximately 94,000 cubic yards (“CY”) of soil will be excavated in total, with approximately 60,350 CY removed from site for disposal. (SEIR, p. 90, Table 4-3.) The SEIR provides that excavated soil will be tested to determine whether additional excavation is necessary and to determine what soils may be reused onsite. Therefore, the SEIR provides only rough estimates of the total quantities of soil to be excavated, disposed of, and reused. Yet, the SEIR uses these estimates to determine the significance of impacts associated with the removal and disposal of these soils. For instance, construction emissions are calculated based on truck trips necessary to transport 60,350 CY of soil, and based on those calculations, the SEIR made a determination of a less than significant impact. Traffic estimates and related impacts similarly rely on the number of truck trips associated with soil removal from the site. The SEIR gives no information on how it came up with the purportedly conservative estimates of necessary soil excavation, given that testing sufficient to determine the actual extent of contamination has not been conducted.

The SEIR also specifies that a portion of the estimated 29,000 CY, containing metals, dioxins/furans, and VOCs, removed from the former evaporation ponds, would be reused on site. (SEIR, pp. 90-91.) The City also anticipates that almost half of the soil removed from the former chemical processing facility at the northwest corner of the site, contaminated with metals, VOCs, and PCBs, will be reused, for a total of approximately 15,000 CY. (*Id.* at 91-92.) The SEIR fails to provide any explanation on how the risk associated with this reuse will be evaluated to ensure the protection of human health. The SEIR merely states that these soils “could be clean enough” to be used as backfill on the site. (*Id.* at p. 92.)

Given the extensive contamination and remediation needed for these Project Sites to approach a level of safety for the proposed residential uses that the City is seeking to approve, the SEIR needs to provide full disclosure and analysis of the proposed remediation solutions, to meet the requirements and intention of CEQA to allow decisionmakers and the public to fully evaluate and consider the potential impacts of the Project prior to setting the City on an irreversible course of permitting housing to be built on and adjacent to contaminated land.

3. Offsite Hazardous Material Releases

The SEIR analyzes the potential impacts associated with an accidental release of hazardous substances from nearby industrial facilities. (SEIR, pp. 95-97.) This analysis is inadequate, as it improperly excludes the potential for a release from the Gallade facility. The City attempts to exclude this potential impact “since the proposed project would not be occupied with Gallade Chemical operating at its current location. The Specific Plan identifies this parcel as a future park, and the project will be pre-conditioned such that units will not be occupied while Gallade Chemical remains in operation at the current location.” (*Id.* at 96.) The SEIR ignores the potential impact to construction workers who would face exposure in the event of an accidental release from the Gallade site during construction and prior to occupation of the proposed housing units. Furthermore, Gallade intends to remain operating at its current location indefinitely, despite the City’s intentions to strip Gallade of its vested rights to do so.

4. Failure to Analyze the Hazardous Material Impacts Associated with the Use of the Gallade Site as a Park

The City states its intention to turn the current site of Gallade operations into a park as an aside in the SEIR, but fails to analyze this action by the City as part of the Project, nor the potential for impacts to human health associated with use of the parcel for recreation. (SEIR, p. 96.) As discussed in more detail *supra*, this omission from both the Specific Plan EIR and the SEIR, including the hazards and hazardous materials analyses, is a fatal flaw under CEQA.

IV. The Proposed Affordable Housing Findings Are Not Supported

In order to approve an in-lieu fee as satisfying the requirements of the City’s affordable housing ordinance, the City must make very specific findings required under Sections 17.18.050.D and G of the City Code. The findings contained in the Projects’ staff reports and proposed resolutions regarding affordable housing are not supported by substantial evidence, and are insufficient to support allowance of in-lieu fees rather than building inclusionary units.

Approval of the Projects’ alternative means of compliance with the affordable housing requirements must be supported by findings that: 1) bridge the analytical gap between the raw evidence and the ultimate decision, 2) are supported by substantial evidence, and 3) meet the requirements set forth in state and local law. (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506.)



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The requirement to render findings serves to induce the City to draw legally relevant sub-conclusions supportive of its ultimate decision. (*Id.* at 515.) The intended effect is to facilitate orderly analysis and minimize the likelihood that the City will randomly leap from evidence to conclusions. In addition, findings enable the reviewing court to trace and examine the City's analysis. (*Id.* at 516.) They also serve to demonstrate to the public that the City's decision-making is careful, reasoned, and equitable. (*Id.* at 516-17.)

The findings requirement cannot be satisfied by a mere recitation of statutory language. (*City of Carmel-by-the-Sea v. Board of Supervisors* (1977) 71 Cal.App.3d 84; *see also, Dore v. County of Ventura* (1994) 23 Cal.App.4th 320, 328 ("Our Supreme Court expressly disapproved 'the practice of setting forth findings solely in the language of the applicable legislation.'") (*quoting Topanga*, 11 Cal. 3d at 517, fn 16).)

Here, the findings proposed in the staff reports and proposed resolutions merely parrot the findings as stated in the City Code. The staff reports and proposed resolutions provide no analysis nor evidence to support the findings required by the City's housing ordinance. For example, there is no explanation as to how an in-lieu fee would be equal to or better than actually building affordable housing. Further, the staff report finds that proposed alternative means of compliance will not unduly concentrate below market rate housing in one geographic area because the City can monitor this concern when particular affordable housing developments are proposed. This required finding, in essence, is punted to future City Councils, with no guarantee that affordable housing will not be concentrated in a single geographic area. Deferring this particular consideration to future legislative bodies does not satisfy the requirements of the City's affordable housing ordinance.

Moreover, there is no evidence in the record that demonstrates that the proposed in-lieu fees will adequately mitigate the impact caused by market-rate housing. For an in-lieu fee system to satisfy the duty to mitigate, either that system must be evaluated by CEQA or the in-lieu fees or other mitigation must be evaluated on a project-specific basis. (*California Native Plant Society v. County of El Dorado* (2009) 170 Cal. App.4th 1026, 1055.) There is no evidence in the record to support the determination that payment of a \$25,000 per/unit in-lieu fee would adequately mitigate the impact of the market rate housing, or otherwise be equivalent to the actual construction of the required inclusionary housing.

V. CONCLUSION

Because the Projects cannot satisfy the City's affordable housing requirements, they must be denied.



Terrence Grindall
March 27, 2014
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Gallade would welcome the opportunity to meet with the City to discuss these issues and identify an acceptable course of action. In that regard, please contact the undersigned or Greg Trimarche of Wrenn Bender at (949) 232-1210, who is serving as co-counsel in this matter (and will be appearing on Gallade's behalf at the City Council meeting tonight).

Very truly yours,



Kristen T. Castaños

KTC:ms

cc: Greg Trimarche, Esq.
Jeff Ring, Esq.

Response to Comments on the Trumark Dumbarton Transit Oriented Development Residential Project submitted by Stoel Rives LLP on behalf of Gallade Chemical, Inc.

Comment II.A: Park Funding Agreement

The City proposes to approve a Resolution authorizing a Park Funding Agreement, affecting the Gallade property. (Item E.1, Att. 5.) The proposed Agreement satisfies Condition uuuu of the Tentative Map, which requires the Developer and the City to enter an agreement to address funding for a public park on the Gallade property. Condition uuuu provides that the Agreement shall “obligate” the Developer to construct or fund construction of improvements on the Park Site. (Item E.1, Att. 6, condition uuuu; see also, Item E.2, Staff Report (“Vesting Tentative Map includes numerous conditions and includes a requirement for the Gallade Chemical property to be acquired and developed as a park.”).) Thus, the Condition commits the City to actions requiring development of the Park Site, which have not been evaluated under CEQA.

The proposed Agreement conditions the City’s action on future compliance with CEQA (para. 1.04) in direct violation of CEQA. (*Save Tara v. City of W Hollywood* (2008) 45 Cal.4th 116; CEQA Guidelines, § 15352(a).) Although the Agreement attempts to assert that the City is not committed to any future actions, the Agreement requires the City to initiate efforts to acquire the Gallade site unless the developer terminates the Agreement. (Agreement, para. 1.04(4) (“City shall make a written offer to purchase the Park Site”), para. 1.04(5) (“City shall take all steps required ... to acquire the Park Site through the exercise of eminent domain”).) The environmental impacts associated with acquisition of the Park Site have not been evaluated, and approval of the Agreement violates CEQA. (*Save Tara, supra*, 45 Cal.4th 116.)

Moreover, the Agreement provides that the park-related conditions of the Project shall be waived if the Park Site is not acquired by June 30, 2015, (Agreement, para. 1.04(7).) There has been no CEQA analysis of the potential impacts associated with waiving the park-related requirements. The City acknowledges that the acquisition of the Park Site is necessary to achieve the goals of the transit-oriented development (Item E.1, Staff Report). If the park-related conditions are waived, the Project will not meet these requirements and there is a potential for significant impacts that have not been evaluated in the SEIR. In particular, the SEIR must evaluate the potentially significant traffic, air, noise, greenhouse gas and other environmental impacts that would result if the project does not achieve its transit oriented goals. Additionally, the staff report is misleading on this point as it represents that no certificate of occupancy can be issued until the Gallade site is acquired (Item E.2, Staff Report), but the Park Agreement allows for this requirement to be waived (Agreement, para. 1.04(7)).

The Agreement also commits the City to a conceptual site plan, including construction related activities, for the Park Site, which have not been evaluated under CEQA. (Agreement, para. 1.05(5) & (6).) Further, the City’s proposed actions authorize the Developer to make improvements to property that it does not own (see, Item E.1, Staff Report), and under circumstances where the property owner has not been notified (see, *infra* re lack of notice). The Developer has no authority to obtain approvals related to property that it does not own or control.

Finally, the Park Agreement commits the City to initiating eminent domain proceedings if certain conditions are met. (Agreement, para. 1.04(5).) This is a pre-commitment to take a discretionary action requiring a public hearing, for which no notice or hearing has occurred and no CEQA review has been conducted.

Response II.A: This comment states the proposed Park Funding Agreement between the City and the project applicant commits the City to actions which have not been evaluated under CEQA, namely the acquisition and future development of a park on the Gallade Chemical parcel. The comment cites relevant case law in which the California Supreme Court found a lead agency had impermissibly committed to implement a proposed action prior to conducting the required environmental review. The current situation involving the Gallade parcel, however, is quite different and the City has complied with CEQA.

The Dumbarton Specific Plan proposed, and the related Dumbarton TOD Specific Plan EIR analyzed, the acquisition, future development, and ongoing use of 16.3 acres of parks and open space, including the Gallade parcel, which is depicted on the approved Specific Plan land use plan (Specific Plan Figure 8.3) as one of two new public parks to be developed within the Specific Plan. Therefore, the use of the Gallade parcel as a park was evaluated in a certified EIR. The Specific Plan EIR disclosed the construction of proposed recreational facilities could result in temporary increases in air emissions, dust, noise, and erosion from a variety of construction activities, including excavation, grading, vehicle travel on unpaved surfaces, and vehicle and equipment exhaust.

The purpose of the current Trumark Dumbarton TOD Residential Project SEIR is to evaluate the specific impacts of the two pending residential development applications (neither of which are located on the Gallade parcel), based on additional project detail that did not exist when the Specific Plan DR was prepared. The City, in imposing conditions that contemplate the development of the Gallade parcel as a park, is not committing to an activity that exceeds the Specific Plan EIR's level of environmental analysis of the future park on the Gallade parcel. The City has yet to proceed to the detailed park planning and design phase to determine precisely what specific physical changes would be made to the Gallade parcel to implement the future park. The draft funding agreement provides that the developer shall prepare and submit a master plan for the park site for review and consideration by the City Council, at which point the City will determine what, if any, additional project-level environmental review is appropriate, tiering from the certified Specific Plan EIR. The certified Specific Plan EIR provides adequate information at this stage of the City's decision-making with respect to the future park planned on the Gallade parcel.

Comment II.B: Community Financing Agreements

Similarly, the proposed Resolutions authorizing a Community Financing Agreements (Items E.1, Att. 5; E.2, Att. 5), commits the City to certain actions regarding a park on the Gallade site prior to

completion of CEQA. Again, while the proposed Agreement purports not to commit the City to any action (para. C), the specific terms of the Agreement (as well as the evidence in the record) make clear that the City has already committed to the actions associated with acquisition and development of a park on the Gallade property. (Item E.1, Att. 4, para. 1.01; Item E.2, Att. 5, para. 1.01 (“funds shall only be used towards the development of the [1 approximately two- acre park (on the Gallade parcel)”].) Those commitments precede required CEQA review. (*Save Tara, supra*, 45 Cal.4th 116.)

Response II.B: As discussed in the prior **Response II.A** above, the Dumbarton Specific Plan proposed, and the related Specific Plan EIR analyzed, the acquisition, future development, and ongoing use of the Gallade Chemical parcel as a park, as depicted on the approved Specific Plan land use plan (Specific Plan Figure 8.3) as one of two new public parks to be developed within the Specific Plan. Therefore, the use of the Gallade parcel as a park was evaluated in a certified EIR. The certified Specific Plan EIR provides adequate information at this stage of the City’s decision-making with respect to the future park planned on the Gallade parcel.

Comment III.A: The Project Description is Misleading and Results in Improper Segmentation

The project description fails to include conversion of the Gallade site to a park as part of the overall Project. The Project is defined in section 3.5.1 of the SEIR as preparation of Site A and Site B for residential development, and construction of homes and other facilities “on those sites.” (SEIR, p. 40.) Yet, as noted above, the Project requires the acquisition of the Gallade site and conversion to a park. The failure to include the conversion of the Gallade site to a park as part of the fundamental project description is misleading. (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185.) A “finite project description is indispensable to an informative, legally adequate EIR.” (*Id.* At 199.)

This failure also results in segmentation in violation of CEQA. The City may not split a project into small pieces so as to avoid environmental review of the entire project. (*Orinda Ass’n v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171.) Yet, that is precisely what has occurred with the SEIR’s failure to include converting the Gallade site to a park as part of the project. Moreover, the characterization of the park requirement as a condition of the Project, rather than part of the originally proposed Project, does not excuse the requirement to evaluate impacts associated with the park requirement. (*Laurel Heights Improvement Ass’n v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376; see also, CEQA Guidelines, §§ 15126.2, 15126.4; *Stevens v. City of Glendale* (1981) 125 Cal.App.3d 986.)

In addition, the baseline for consideration of environmental impacts assumes, as a pre-condition, that Gallade would no longer be in operation. This is an inappropriate baseline as it does not reflect existing conditions, but rather future changes that have not occurred (and have not been evaluated). (CEQA Guidelines, § 15125.)

Response III.A: This comment states the SEIR’s project description is misleading by not including the planned conversion of the Gallade parcel to a public park as a related action, and therefore, the SEIR’s analysis has not accounted for all aspects of the proposed project, thereby

leading to a segmented environmental review. This comment appears to misunderstand the purpose of the SEIR and what has already been disclosed in the Specific Plan EIR. The purpose of the current Trumark Dumbarton TOD Residential Project SEIR is to evaluate the specific impacts of the two pending residential development applications (neither of which are located on the Gallade parcel), based on additional project detail that did not exist when the Specific Plan EIR was prepared. The Supplemental EIR is just that, a supplemental document to the original Specific Plan EIR that focuses its analysis on the physical changes planned for the two residential sites, and the SEIR was not written to address anticipated physical changes to other properties within the Specific Plan. The holistic project description and environmental impact analysis the comment is requesting encompassing the planned park on the Gallade parcel is to be found in the Specific Plan EIR. Therefore, the City has not segmented its environmental review of the various Specific Plan components. The current SEIR is supplementing the Specific Plan EIR's analysis of the two Trumark residential project sites, it is not attempting to supplement the certified EIR's analysis of the Specific Plan as a whole, nor specifically the planned park on the Gallade parcel.

The comment further disagrees with the selection of an environmental baseline that does not include the current Gallade Chemical operations for purposes of evaluating the two Trumark residential development applications. The SEIR employed a baseline with the Gallade Chemical Co. no longer in operation, as the TOD Specific Plan identifies that parcel as a planned park and based on the proposed conditions of approval. Substantial evidence in the record supports the SEIR's approach, including the current status of negotiation with the Gallade parcel owner for the acquisition of the parcel through a purchase and sale agreement.

Comment III.B: The Approvals Contemplate Actions With Impacts That Have Not Been Evaluated Under CEQA

Because the SEIR fails to include the park as part of the Project, there is no analysis of the potential environmental impacts of converting the Gallade site to a park. The SEIR notes: "The Specific Plan EIR provided a program -level analysis of the environmental effects of converting the former industrial land in the Specific Plan area to residential, retail and community uses and the environmental impacts of the construction and operation of the entire Specific Plan project. As such, the DR did not analyze the project-level environmental impacts resulting from the development of specific parcels other than the Torian project site in the Specific Plan area." (SEIR, p. 38.)

With respect to the park specifically, the SEIR notes, "Use of this property as a public park was evaluated in the Specific Plan EIR only at a program level given the final cleanup activities to allow use of the site as a park were not sufficiently defined." (SEIR, section 3.5.3, p. 44.) The SEIR goes on to acknowledge that there isn't sufficient info for a project level analysis of the park, but that the park will be subject to further environmental review when plans for its development are prepared. (*Id.*) Thus, while the Project is contingent on the park, there is no analysis of the impacts of constructing the park, including but not limited to impacts on the

existing Gallade operation, and impacts resulting to industrial site relocation, cleanup and remediation of the site, and construction of a park.

In addition to committing the City to take certain actions regarding the Park Site prior to CEQA analysis of review of those actions, the proposed approvals include various entitlements and conditions that have not been evaluated under CEQA. The SEIR focused only on six environmental impact areas (air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, and noise), and failed to evaluate the potentially significant impacts that could result to other environmental areas. The Specific Plan EIR did not evaluate impacts associated with the park at a project-level and conversion of the Gallade site to a park has the potential to result in significant impacts to biology, air quality, traffic, noise, greenhouse gas emissions, hazards, public health and safety, utilities, hydrology, and geology.

Moreover, impacts resulting from the residential projects themselves are truncated and insufficient. For example, Item E.1, Att. 6 (proposed approval of TM-12-32) includes numerous conditions requiring road improvements (see, e.g., conditions dd through gg), but the SEIR does not even evaluate potential traffic impacts of the Project or impacts associated with the construction of those traffic improvements.

Response III.B: The first part of this comment reiterates previous comments that the City has not conducted appropriate environmental review for the Trumark residential project decisions that are pending related to the planned park on Gallade parcel. This issue has been addressed in the prior responses above.

The second part of this comment states the SEIR's analysis of the environmental impacts associated with the Trumark residential projects only focused on six impact areas (air quality, biological resources, cultural resources, greenhouse gases, hazards and hazardous materials, and noise), and should have also evaluated other topics. The City concluded, in determining that an SEIR was necessary to disclose significant new information relating to the six impact areas noted in the comment, that the certified Specific Plan EIR adequately addressed the two Trumark residential projects' impacts in all other environmental topic areas. As stated in the Draft SEIR (pg.50), other topics and potential impact areas such as aesthetics, traffic, land use, and geology are not analyzed further in the SEIR because the proposed Trumark residential developments would result in impacts consistent with the Specific Plan EIR's analysis.

Comment III.C: The SEIR Inadequately Addresses Biological Resources

The SEIR fails to commit to any mitigation measure for nesting raptors. The SEIR is based on surveys that were conducted for one month during the nesting season (although nesting season is from February 1 - August 31) and concluded there was no observation of white-tailed kites and red-tailed hawks. The mitigation measure incorporates Dumbarton TOD Specific Plan EIR MM 4.3-4 which states that a construction fence shall be installed if nesting raptors are identified. Because no nesting raptors were identified during the survey, it is assumed that the project proponent will not incorporate this mitigation measure. This is insufficient analysis - the Biological Resources Report found that there is potential for white-tailed kites and red-tailed hawks to nest in trees on or adjacent

to the project sites and one month of surveying during the first month of nesting season is insufficient to determine the impact. The project proponent needs to engage in longer surveying and the mitigation measure needs to be revised to commit the project proponent to the measure. (SEIR, p. 62 - 4.2.2.3 Nesting Raptors.)

Response III.C: This comment states that the SEIR does not specify appropriate mitigation measures for impacts to nesting raptors, and that a nesting raptor survey conducted during preparation of the Biological Resources Report (included as Appendix B-1 of the SEIR) is inadequate to determine the presence or absence of nesting raptors. The SEIR includes the results of a nesting raptor survey conducted during February 2013 to determine if nesting raptors were present *at the time of preparation of the SEIR* to establish the environmental baseline; none were observed. However the comment is incorrect in its assumption that no additional surveys for nesting raptors would be required or that the project would not be required to implement appropriate buffer areas (through the installation of construction fencing) if nesting raptors are present at commencement of construction. As described on Pages 62-63 of the SEIR and as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the project, the project would implement Specific Plan EIR Mitigation Measure 4.3-2, which requires that pre-construction surveys for nesting raptors be conducted on each project site if initial earth moving or construction work is to occur during the raptor nesting season of February 1-August 31. If nesting raptors are identified during the surveys, appropriate buffer areas around the nest would be established and maintained. The size and duration of the buffer area are described in detail in the SEIR and the MMRP.

The SEIR provides updated information about the status of nesting raptors on the site at the time of its preparation, and appropriately identifies that Specific Plan EIR Mitigation Measure 4.3-2 would apply to the project to prevent impacts to nesting raptors if they are present at commencement of construction.

Comment III.D: The Alternatives Analysis Is Flawed

The project objectives are too narrowly drawn and are designed to minimize or avoid CEQA 's requirement for an EIR to identify a reasonable range of alternatives. Specifically, the SEIR identifies the applicant's primary objectives to include: 1) "Develop an economically viable, high-quality residential project consistent with the Dumbarton TOD Specific Plan"; 2) "Develop single family detached residences consistent with the project sites' (sic) Medium High Density Residential land use designation"; and 3) "Prepare Site B for residential development by addressing soil and groundwater contaminants to achieve established regulatory standards for residential use of the property." These artificially narrow objectives are then applied in the alternatives analysis as a basis for constraining the Location Alternative (off-site alternative) to possible sites within the extremely tight physical confines of the 205 acre Specific Plan area. This is contrary to the intent of CEQA, and forcibly truncates what should have been a broader analysis of a reasonable range of alternatives, including an honest review of legitimate off-site locations. Achieving the City's goals of sustainable development, mixed use housing, and transit-oriented development should never be artificially constrained to the Specific Plan area, and should instead

require meaningfully be examination through consideration of a range of other legitimate locations. Though the Specific Plan's state of readiness may arguably be more advanced than other off-site locations around the City, this is not a legal basis for limiting the range of alternatives analysis in direct violation of CEQA.

The No Project Alternative wrongly concludes that in the absence of the project, development would not occur, and therefore, impacts of the project would be avoided. This determination is inconsistent with the existence of an approved Specific Plan that has designated development for the sites. Specifically, the SEIR states:

Under the No Project Alternative, the sites would remain vacant and would not be developed to effectuate residential development under the Dumbarton TOD Specific Plan. Remediation of soil contaminants to regulatory standards for residential use of Site B would not be implemented.

Under the No Project Alternative, the project sites would presumably remain vacant as other nearby properties were developed under the Dumbarton TOD Specific Plan, unless or until the Plan was amended to specify other uses of the sites. Alternative use of the sites for purposes other than residential would also require an amendment to the Newark General Plan and rezoning.

Under the No Project Alternative, disturbance of seasonal wetlands and Condon's tarplant would be avoided since existing habitat would be not disturbed by site remediation and residential development. This alternative would avoid the significant unavoidable impact to future residents of the site resulting from an accidental release of hazardous substances from hazardous material users in the vicinity of the project.

(SEIR, p. 118.)

It is a fiction for the SEIR to conclude that an area within an approved Specific Plan will not develop if the immediate project proposal does not go forward. Additionally, as stated in the SEIR excerpt above, the assumption that the site would remain vacant until both the Specific Plan and General Plan are amended, and the sites are rezoned to accommodate uses other than residential is completely fabricated and entirely lacking in evidentiary support. This approach is a deliberate attempt to avoid a true assessment of the viability and legitimacy of the No Project Alternative, and violates CEQA. The alternatives analysis is further flawed with regard to continued claims that the "No Project Alternative would avoid the identified environmental impacts of the proposed project, [and] would not support the objectives of the Dumbarton TOD Specific Plan and could be detrimental to successful implementation of the Plan ... nor would it accomplish the highest and best use of the sites by leaving them vacant." (SEIR, p. 118.) Again, there is no evidence to support these flawed conclusions, which are themselves inconsistent with the City's adopted planning scheme, which remains in place regardless of whether or not the proposed project proceeds.

Finally, in what can only be described as a mysterious internal inconsistency, the No Project Alternative analysis summarized above is entirely at odds with the Summary section presented in the SEIR at pages xxv and xxvi, which clearly states that the No Project Alternative will

neither limit development of the site under the Specific Plan, or avoid the key environmental impacts of the proposed project. The Summary provides:

The No Project-Existing Plan Alternative assumes the proposed project is not approved or is not implemented, but that another future project is built consistent with existing plans and policies. In this case, what can be reasonably expected to occur in the foreseeable future, based on current plans and consistent with available infrastructure and community services is another residential project, at a density consistent with the Specific Plan designation for the site, Medium Density Residential (DTOD Specific Plan) 14-25 du/acre.

Regardless of the residential unit type ultimately developed under this alternative, remediation of soil contaminants on Site B and remediation of VOCs on Site A would have to occur prior to residential development. Extensive grading and excavation necessary to prepare Site B for residential use would still affect seasonal wetlands and Congdon's tarplant on the site to the same extent as the proposed project. The potential to avoid seasonal wetlands on Site A is discussed in more detail below in the Reduced Development Alternative and the Design Alternative.

The No Project - Existing Plan Alternative would not avoid the significant unavoidable impact from the potential exposure of future residents on Site A and Site B to airborne hazardous substances. The No Project -Existing Plan Alternative would not avoid the significant impacts of the proposed project on Site B.

(SEIR, p. xxvi.)

This glaring inconsistency cannot be reconciled and presents a clear flaw in the document. It would appear that the alternatives analysis was drafted by one individual, and the summary of the alternatives analysis by another, and that for whatever reason, neither bothered to check what the other was saying. This extremely casual approach to preparing and drafting an EIR for a major urban infill project permeates the alternatives analysis and the SEIR in general, and violates CEQA's requirements for a clear and consistent presentation of the environmental effects of the project to enable the public to understand and evaluate that which is proposed.

Response III.D: This comment states the project objectives are too narrow and have improperly constrained the SEIR's analysis of off-site location alternative(s). The SEIR's objectives are appropriately focused on implementing the Dumbarton TOD Specific Plan, and have not unduly constrained the consideration of other potential off-site location alternatives. The CEQA Guidelines do not require consideration of an off-site location alternative (per Guideline §15126.6(a), "An EIR shall describe a reasonable range of alternatives to the project or to the location of a project...", *emphasis added*), and the City elected to include, among the SEIR's range of alternatives, discussion of a location alternative within the Specific Plan itself in an attempt to avoid the hazardous materials release impact affecting the two Trumark residential sites while still implementing a component of the Specific Plan. CEQA does not require that the SEIR include location alternatives outside the Specific Plan, as it does not require that the SEIR include any particular location alternative.

The comment further states that the SEIR's discussion of the No Project — No Development Alternative assumes an artificial scenario using flawed assumptions that the two sites would not otherwise be developed (i.e., the two Trumark sites would remain undeveloped if the current proposed Trumark applications are not implemented). The SEIR's discussion of this alternative (pg.117) starts by referencing relevant language from the CEQA Guidelines (per Guideline §15126.6(e)(2)), that states that the No Project Alternative should address both the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved. The SEIR addresses both conditions. The No Project — No Development Alternative is focused on the former condition (i.e. existing conditions) per the Guidelines, while the No Project - Existing Plan Alternative discusses the latter condition. The comment expresses an opinion that the SEIR's discussion of the No Project — No Development Alternative provides little apparent value since it is reasonably foreseeable that other development would be implemented consistent with the Specific Plan, which does not require further response.

The comment concludes by describing a perceived (albeit non-existent) inconsistency that the SEIR Summary includes a discussion of the No Project - Existing Plan Alternative, while the SEIR Alternatives chapter discusses a different No Project — No Development Alternative. As stated above, **Section 7.0 Project Alternatives** of the SEIR includes discussion of two variations of the No Project Alternative (as suggested by Guideline §15126.6(e)(2)); the first of which assumes, should the current Trumark developments not be implemented, no development occurs on the two sites, while the second no project alternative assumes other development consistent with the Specific Plan ultimately is implemented on each site. As noted in the comment, the latter alternative scenario may be more likely, and therefore given its increased informational value, this No Project - Existing Plan Alternative was discussed in the SEIR Summary, while the No Project — No Development Alternative (in which the comment finds little apparent informational value) was not included in the Summary and instead is discussed solely in the SEIR Alternatives section.

Comment III.E: The SEIR Provides an Inadequate Analysis of the Project's Impacts and Proposed Mitigation of Greenhouse Gas Emissions

1. Operational Greenhouse Gas Emissions Impacts

The SEIR fails to provide substantial evidence to support its conclusion that the Project's operational 'greenhouse gas ("MG") emissions will have a less than significant impact. Specific Plan EIR MM 4.6-1 requires that listed design features "shall be incorporated into future buildings to ensure consistency with adopted Statewide plans and programs. The project applicant shall demonstrate the incorporation of project design features prior to the issuance of building permits." (SEIR, p. 77 (emphasis added).) The SEIR's conclusion of less than significance related to operational long-term GHG emissions is premised entirely on the Project

being “consistent with the Specific Plan land use designations and assumed densities” and whether the applicable emissions reduction measures identified in the Specific Plan EIR are implemented. “ (Id. at p. 76.) Yet, the SEIR provides that the Project would implement only the “majority” of the Specific Plan EIR mitigation measures and only those “applicable” to the Project, while simultaneously concluding that potentially significant operational emissions would be reduced to a less than significant level. (Id. at p. 79.)

The City cherry picks which of Specific Plan EIR MM 4.6-1 GHG reduction measures the Project will implement. In some instances the Project does not propose to implement listed reduction measures at all, in other instances it gives residents the “option” of purchasing the design feature specified in the reduction measure, thus ensuring no guarantee of implementation. (SEIR, p. 78.)

With regards to the GHG reduction measure to provide a minimum of 15 percent affordable housing, the SEIR states that the Project would provide in-lieu fees to the City to fund affordable housing development. (SEIR, p. 78.) No information is given on the amount of in-lieu fees to be provided, nor whether the proposed amount would be adequate to implement affordable housing equivalent to 15 percent of the Project’s units. Nor does the City explain how it would ensure that the in-lieu fees would be used to provide these affordable housing units near transportation networks, the key component that makes the affordable housing requirement a source of GHG reductions.

To implement the GHG reduction measure “incorporate design guidelines for transit oriented development and complete street standards,” the SEIR states that the Project “will construct or contribute to reconstruction of Enterprise Drive and Willow Street consistent with Specific Plan Complete Street designs.” (SEIR, p. 78.) The SEIR fails to provide any explanation of how the reconstruction of these two streets will fully implement the GHG reduction measure, given that there are other streets surrounding the project. More importantly, no explanation is provided on what level of “contribution” the Project would assume, nor how the remainder of the funding presumably necessary to realize the GHG reduction measure for these streets would be available.

In addition, the GHG reduction measures outlined in Specific Plan ELE MM 4.6-1 are only some of the potential design features the Project could utilize to demonstrate and ensure consistency with the adopted statewide plans and programs related to climate change. (SEIR, p. 77.) Yet, the SEIR proposes no other, alternative GHG emission reduction measures to ensure that its emissions impacts are sufficiently mitigated. The SEIR does not quantify the Project’s GHG emissions, so the impact of the SEIR’s failure to incorporate all design features in accordance with Specific Plan EIR MM 4.6-1, or propose and implement alternative measures, cannot be evaluated. The SEIR even fails to provide a *qualitative* analysis of how the Project’s failure to implement certain GHG reduction measures affects the assumption that operational GHG emissions impacts are lowered to less than significant.

2. Construction GHG Emissions Impacts

The SEIR provides three best management practices (“BMPs”) from the Bay Area Air Quality Management District (“BAAQMD”) for the reduction of construction GHG emissions and

ambiguously discusses the Project's implementation of two of the three BMPs. (SEIR, p. 79.) Compliance with the City's Municipal Code would ensure the implementation of one of the BMPs, recycling or reusing at least 50 percent of construction waste and demolition materials. However, the SEIR provides no assurance that the Project would abide by, or even attempt to implement, the remaining two BMPs. The SEIR ambiguously states that the Project site is located in an urban location within close distance of construction supplies and equipment, which would help minimize GHG emissions generated from transport of construction materials and waste. (*Ibid.*) The SEIR provides no assurance, however, that the Project will actually implement the BMP to use at least 10 percent local building materials, much less providing an enforceable mitigation measure to that effect. The impacts analysis does not address the feasibility or the Project's intention to implement the remaining specified BMP to use alternative-fueled construction vehicles/equipment for at least 15 percent of the fleet. The SEIR only states it will implement recommended BMPs "where feasible" to reduce construction GHG emissions. (*Id.* at 81.) Finally, similarly to the operational GHG emission reduction measures, the Project is not limited to *only* the specified GHG reduction strategies; the Project could specify other measures to mitigate emissions. Yet, the SEIR does not even attempt to outline other construction GHG BMPs or emissions reductions that could be implemented to mitigate impacts.

Despite the Project's lack of sufficient, or enforceable, measures to mitigate construction GHG emissions, the SEIR concludes that the Project will have a less than significant impact with respect to construction GHG emissions impacts. (SEIR, p. 80.) With the potential implementation of one or two BAAQMD BMPs, the SEIR lacks substantial evidence to support this conclusion. There is no qualitative or quantitative discussion of construction emissions, their impacts, or the reduction in emissions with the (potential) implementation of the BMPs. The lack of a quantified threshold of significance from BAAQMD or the City related to impacts resulting from construction GHG emissions does not excuse the City from quantifying the Project's emissions and analyzing their impact and whether the proposed mitigation would lower that impact to below significance. The lack of enforceable mitigation measures (assuming the mitigation proffered would be sufficient to lower impacts) also renders the conclusion of less than significant invalid.

3. Consistency with Plans and Policies

The SEIR's conclusion that the Project would not conflict with any applicable 01-16 reduction plans, policies or regulations is supported only by the statement that the Project will incorporate "most" of the Specific Plan MR's applicable GHO reduction measures. (SEIR, p. 80) As discussed above, picking and choosing those GHG reduction measures that the Project finds convenient to incorporate into the Project does not provide substantial evidence to support the conclusion that operational GHG emissions impacts are mitigated to a less than significant level. The incorporation of some GHG emissions reduction measures is similarly insufficient to conclude that the Project is consistent with all applicable GHG reduction plans, policies, and regulations, particularly where the Project's actual consistency with the unnamed "plans, policies, and regulations" is absent from the SEIR discussion.

Response III.E.1: The comment states that the SEIR does not support its conclusion that the project would have less than significant operational GHG impacts, and that the project is

not consistent with Specific Plan EIR Mitigation Measure 4.6-1, which identifies potential GHG emission reduction design features for development under the Specific Plan.

The SEIR summarizes the Specific Plan EIR's GHG impact analysis, which includes a calculation of GHG emissions resulting from build out and operation of all development under the Specific Plan. The Specific Plan EIR estimated that the Specific Plan project would generate 25,600 Metric Tons of Carbon Dioxide equivalent emissions per year (MT CO₂e/year) before implementation of the energy efficiency and emission reduction design features identified in Mitigation Measure 4.6-1. The SEIR reiterates the Specific Plan EIR's calculation that implementation of the reduction measures is estimated to reduce Specific Plan emissions by 27.92% resulting in GHG emissions of approximately 18,500 MT CO₂e/year, which equates to approximately 2.26 MT CO₂e/year per service population. This rate of emission is less than half that of the BAAQMD threshold of significance for GHG emissions of 4.6 MT CO₂e/year per service population.

If none of the energy efficiency and emission reduction design features were implemented by the Specific Plan project, the Specific Plan area's annual GHG emissions of 25,600 CO₂e/year for the service population of 8,150 persons within the Specific Plan area would be approximately 3.14 MT CO₂e/year per service population, which is still well below the BAAQMD threshold of 4.6 MT CO₂e/year per service population. Therefore, if the Specific Plan EIR had identified no GHG reduction measures, Specific Plan GHG emissions, including those from the two Trumark residential projects, would still be less than significant.

This list of potential energy efficiency and emission reduction design features identified in Specific Plan EIR Mitigation Measure 4.6-1 apply to various development facets of the Specific Plan area, including residential, commercial and community serving land uses. As such, not all design measures would apply to all land uses within the Specific Plan area (i.e., single family residential development would not be expected to implement cool roof or green roof features). The SEIR appropriately identifies which of the potential design features would be implemented by the proposed project and therefore demonstrates the project's compliance with Specific Plan EIR Mitigation Measure 4.6-1.

CEQA provides discretion to the Lead Agency to determine whether to assess a project's emissions quantitatively or qualitatively (Guideline §15064.4(a)). Nonetheless, to accommodate the commenter's request for a quantified analysis for the Trumark Residential Project, a greenhouse gas analysis was prepared by Environ Corp. (Attachment B). That analysis is additional substantial evidence that the Project will not result in significant greenhouse gas impacts. Using the assumed Trumark Project's service population of 796 residents yields an operational GHG

emissions efficiency of 4.2 MT CO₂e/year per service population, which is below the BAAQMD CEQA significance threshold of 4.6 MT CO₂e/year per service population. There are no thresholds of significance for GHG emissions from construction equipment.

CEQA Guidelines Section 15088.5 requires an EIR to be recirculated when “significant new information” is added to the EIR prior to certification. “Significant new information” requiring recirculation can include a disclosure showing that a new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented; or a substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

“New information” is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse effect (including a feasible project alternative) that the project’s proponents have declined to implement. Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. Recirculation of the SEIR would not be required for this Project because the quantified GHG emissions report is not evidence that the Project would result in any new significant impacts, nor does it show that there would be a substantial increase in the severity of an already identified impact. Instead, the report merely amplifies the SEIR’s conclusion that the Project would not result in significant greenhouse gas impacts.

2. The comment suggests that the SEIR should identify mitigation measures for reducing construction period GHG emissions. See **Response III. E. 1**, above.
3. The comment states that the project is not consistent with applicable GHG reduction plans and policies. See **Response III. E. 1**, above.

Comment III.F: The SEIR Analysis of Air Quality Impacts is Flawed and Insufficient

1. Analysis of Construction Emissions Impacts

In its discussion of impacts of fugitive dust emissions associated with construction, the SEIR states that the Project would not exceed the BAAQMD significance threshold for construction-related criteria pollutants, even though the only figures in the SEIR for particulate matter (“PM”) are for construction vehicle exhaust emissions only and do not include any emissions from fugitive dust. (SEIR, pp. 55-56.) The SEIR then goes on to provide that mitigation measures related to fugitive dust will be implemented “even though the proposed project would not exceed those thresholds.” (*Id.* at p. 56.) With no quantification of construction fugitive dust emissions, or analysis of how these emissions would be reduced with the implementation of BAAQMD’s standard mitigation measures, the SEIR improperly concludes that the Project would not result in significant impacts related to fugitive dust emissions during construction. (*Id.* at 57.) In fact, the SEIR goes so far as to state that the impact related to construction fugitive dust emissions is the same impact as in the

Specific Plan EIR, despite the fact that the Specific Plan EIR did not include any project-specific emissions data. (*Ibid.*)

Related to the SEIR's analysis of exhaust emissions during construction of the Project, the SEIR states that "emissions generated in other air basins associated with transport of [contaminated] soil would be attributed to the facilities receiving the soil." (SEIR, p. 54.) It is impermissible under CEQA to ignore a direct environmental impact on the basis that the impact will occur at a certain distance from the Project. Air quality impacts that are a direct result of the Project must be analyzed, regardless of the impact potentially occurring in an adjacent air basin. While the mitigation of these impacts may be outside the jurisdiction of the City or BAAQMD, there is no basis on which to shift the analysis of the impact outside of the SEIR, particularly where there is no forum for analysis of that impact by another jurisdiction.

The SEIR states that "[e]xhaust emissions of criteria pollutants during construction would not exceed BAAQMD thresholds, therefore the project would not result in a cumulatively considerable increase in criteria pollutants for which the Bay Area is in non-attainment." (SEIR, p. 55.) CEQA requires that a cumulative impacts analysis consider not only the impacts of the Project, but also the impacts of the Project in *combination* with all other cumulative projects. (*Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 117-121.) The SEIR has failed to undertake this analysis in support of the statement that the Project "would not result in a cumulatively considerable increase." (SEIR, p. 55.) CEQA forbids the City from looking solely at the magnitude of the Project-specific impact in order to determine whether the impact would be cumulatively considerable. That the Project emissions will remain below BAAQMD significance thresholds goes only to the question of whether there is a Project-specific impact from construction emissions.

2. Community Health Risk Assessment of Operational Impacts

The SEIR's determination of a less than significant impact associated with toxic air contaminants ("TACs") is predicated on the number of daily commuter train pass-by events per day. (SEIR, p. 53.) The SEIR states that Dumbarton Rail Corridor train operations "was anticipated to be twelve events per day," citing a 2004 San Mateo County Transit Authority *Summary of the Dumbarton Rail Corridor Project Study Report*. (*Ibid.*) No explanation is provided with regards to the accuracy of this estimate, given that the *Project Study Report* is now a decade old. With a maximum increased cancer risk at the Project of 8.4 million cases in one million, approaching the significance threshold of 10 cases or greater per million, reliance on an outdated *Project Study Report* to conclusively determine TAC impacts are less than significant is inappropriate and in violation of CEQA.

3. Consistency with Air Quality Plans and Impacts related to Odors and Carbon Monoxide

The SEIR concludes that the Project would not conflict with applicable air quality plans or cause new impacts related to odors or carbon monoxide, based on the Project's consistency with Specific Plan land use designations for the site and residential development envisioned in the Specific Plan. (SEIR, p. 51, 58.) The SEIR fails to provide any explanation of how the Project-specific emissions of criteria pollutants, including carbon monoxide, or TACs and

odors associated with the Project none of which could have been described or analyzed in the programmatic Specific Plan EIR - are consistent with what was provided for in the Specific Plan EIR. For instance, if the City does not describe or specify what odors would be emitted during Project construction or operation, the SEIR cannot determine whether these types or levels of odors are consistent with the "residential development envisioned" in the Specific Plan EIR.

Response III.F.1: This comment states that the SEIR should analyze fugitive dust generated during construction as a construction emission. The BAAQMD CEQA Guidelines do not establish a numeric significance threshold for construction-related fugitive dust, therefore no quantification of construction period dust generation is required. Additionally, due to the variability of site and meteorological conditions during construction, quantification of construction fugitive dust generation is not technically feasible. Accordingly, the BAAQMD Guidelines recommend basic dust control practices Best Management Practices (BMPs) for all construction projects and additional dust and emission control BMPs for projects that exceed BAAQMD criteria pollutant construction emissions thresholds. As shown in Table 4-1 of the SEIR, the project would not exceed BAAQMD thresholds for criteria pollutant construction emissions. The project would however implement both basic dust control BMPs and the enhanced dust and emission reduction BMPs for projects that exceed criteria pollutant construction emission thresholds since the Specific Plan EIR established that all projects built under the Specific Plan would implement both the basic dust control BMPs and the enhanced dust and emission reduction BMPs. As described on Pages 55-57 of the SEIR and as identified in the Mitigation Monitoring and Reporting Program prepared for the project, the project would implement Specific Plan EIR Mitigation Measures 4.2-1.(a) for the basic fugitive dust control BMPs and 4.2-1.(b) for enhanced dust and emissions BMPs, respectively. Therefore, as stated in the SEIR, impacts from dust would be reduced to less than significant levels.

The comment further asserts that the SEIR should include an analysis of construction emissions (from the transport of contaminated soil to receiving facilities) outside of the Bay Area Air Basin. The City has chosen a reasonable and practical geographic scope for measuring criteria pollutants, and has provided a reasonable explanation for its selection. The chosen geographic scope allows for proper analysis of the severity and significance of the project's air quality impacts. The SEIR appropriately states that emissions associated with the project's truck trips outside of the Bay Area Air Basin are associated with the transportation infrastructure being used (whether trucks on highways or railcars) and the facility receiving the material (i.e. the ordinary operations of that receiving facility are already accounted for in the Clean Air Plan for that air basin and should be considered part of the baseline for that air basin). Only if the receiving facility was needing to expand or a new facility was needed to accommodate the material from the Trumark project would there truly be an increase in emissions compared to current baseline conditions with the receiving facility operating today at its normal

amount of activity. Further, including emissions outside the Project's air basin could serve to confuse the results of the EIR's analysis because a determination of the location and amount of emissions in other air basins would be speculative (it will be up to the soil remediation contractor to determine the location of disposal and mode of transportation, based on a variety of factors) and provide limited informational value to the public and decision-makers.

Nonetheless, to address the commenter's request for an analysis of the truck emissions from the transport of contaminated soil to receiving facilities outside the Bay Area Air Basin, an analysis of truck emissions to the nearest Class I facility in Buttonwillow, CA, is provided in Appendix C. This analysis assumes 25,000 cubic yards of soil would be transported to the Buttonwillow facility, which is located in the San Joaquin Air Basin. As noted in the SEIR, the exact amount of soil requiring disposal at a Class I facility is unknown until remediation on Site B is underway and testing of excavated soils determines pollutant concentrations, however the 25,000 cubic yard assumption is believed to be reasonably conservative and it is unlikely the amount of material to be transported would exceed that amount. The analysis found that emissions from 2,500 truck trips to the San Joaquin Air Basin (1,250 trips to the facility plus 1,250 return trips) would generate an estimated 0.10 tons Reactive Organic Gasses (ROG) and 5.49 tons of nitrous oxide (NO_x). Compared to the San Joaquin Valley Air Pollution Control District (SJVAPCD) significance thresholds of 10 tons/year for both ROG and NO_x, respectively, emissions from potential contaminated soil hauling within the SJVAPCD would be less than significant.

The comment additionally states that the SEIR does not adequately address cumulative construction-period emissions of criteria pollutants. The SEIR appropriately concludes that the project would not result in a cumulatively considerable increase in criteria pollutants because the project's construction-period emissions of criteria pollutants would be less than significant. The BAAQMD thresholds of significance identified in the SEIR are the basis for determining whether a project's emissions would constitute a cumulatively considerable contribution of temporary, construction-period criteria pollutant emissions. As noted in the **Response III.F.1**, above, the project would implement BAAQMD enhanced dust and emission control BMPs during construction to minimize its construction period emissions.

2. The comment questions the number of daily train pass-bys that are assumed to occur when the Dumbarton Rail Corridor service is operational. The San Mateo County Transportation Authority (SMCTA) initiated and currently oversees the planning effort for the Dumbarton Rail Corridor (DRC) project. As such, it is appropriate for the City to rely on the most recently available information from the SMCTA to serve as the basis for its analysis of the potential impact of DRC operation emissions on the proposed project. The SMCTA did not provide new information regarding the planned service of the DRC during the public review and comment period for SEIR, nor has it published new planning documents that indicate a more frequent DRC service than that used in the SEIR's analysis. The City has,

acting in good faith, relied upon the most recent publicly available information about the planned operation of a rail service by another public agency.

3. The comment states the SEIR does not explain how project emissions and odors are consistent with those analyzed in the Specific Plan EIR. The certified Specific Plan EIR *does* include an analysis of air quality impacts, including those for carbon monoxide based on Specific Plan vehicle traffic generation, and includes an analysis of potential odor impacts based on the proposed land uses in the Specific Plan and stationary odor sources in the vicinity of the Plan area. The SEIR includes an analysis of project-specific operational criteria pollutants that determined those emissions would be less than significant (Page 52). The project would not introduce a new permanent source of odors, and single family residential development is not considered an odor source, therefore no additional analysis for odors was required.

Comment III.G: The SEIR Fails to Adequately Analyze Impacts related to Hazards and Hazardous Materials Associated with the Project

1. Site A Remediation

The SEIR explains that the remediation of Site A of the Project is proceeding under the San Francisco Bay Regional Water Quality Control Board's ("Regional Board") Final Site Cleanup Requirements Order No. R22007-0005 ("Order") and an Alternate Cleanup Plan ("ACP") approved by the Regional Board. (SEIR, pp. 86-87.) However, the SEIR then provides that Specific Plan EIR MM 4.7-1 a and MM HAZ-1 will be implemented to address the soil and groundwater contamination that is known to affect Site A, by requiring the preparation of a remediation plan and a risk management plan, to be reviewed by the Regional Board. (*Id.* at p. 88.) These plans would supposedly achieve Cal-EPA approved risk management standards for residential use of Site A. (*Ibid.*)

First, no information is provided on the relationship between the Order and ACP, already approved by the Regional Board, and the "remediation plan" and "risk management plan" provided for in MM HAZ-1. Whether these are additional, separate plans is unclear. In addition, any standards under which these plans would be drafted or evaluated for sufficiency are entirely missing from the mitigation measure and the SEIR discussion. More importantly, the SEIR provides that Specific Plan EIR Mitigation Measure 4.7-1a is amended by MM HAZ-1 to address the specific conditions of Site A. (*Ibid.*) MM HAZ-1 provides that the Regional Board will "review" the remediation plan and risk management plan, but does not require the plans to be approved, rendering this mitigation measure a meaningless requirement without any force and without any guarantee of mitigating the significant danger the Site's contamination poses to future residents. Despite these flaws, the SEIR concludes that with implementation of the mitigation measure, the Project would have a less than significant impact on human health.

2. Site B Remediation

The SEIR notes that the Regional Board issued a conditional approval of a Remedial Action Plan ("RAP") for Site B of the Project, contingent on the Project's preparation of a RAP Addendum. (SEIR, p. 90.) The RAP Addendum must include (1) either a rationale for the grid-based sampling plan for dioxins or present an alternative sampling methodology, and (2) a post-remediation monitoring plan for soil, soil vapor, and groundwater. (*Ibid.*) The SEIR does not provide any information on the status of preparation of the RAP Addendum, nor whether the Project has determined which sampling methodology to seek approval of.

Estimated excavation quantities for Site B specify that approximately 94,000 cubic yards ("CY") of soil will be excavated in total, with approximately 60,350 CY removed from site for disposal. (SEIR, p. 90, Table 4-3.) The SEIR provides that excavated soil will be tested to determine whether additional excavation is necessary and to determine what soils may be reused onsite. Therefore, the SEIR provides only rough estimates of the total quantities of soil to be excavated, disposed of, and reused. Yet, the SEIR uses these estimates to determine the significance of impacts associated with the removal and disposal of these soils. For instance, construction emissions are calculated based on truck trips necessary to transport 60,350 CY of soil, and based on those calculations, the SEIR made a determination of a less than significant impact. Traffic estimates and related impacts similarly rely on the number of truck trips associated with soil removal from the site. The SEIR gives no information on how it came up with the purportedly conservative estimates of necessary soil excavation, given that testing sufficient to determine the actual extent of contamination has not been conducted.

The SEIR also specifies that a portion of the estimated 29,000 CY, containing metals, dioxins, furans, and VOCs, removed from the former evaporation ponds, would be reused on site. (SEIR, pp. 90-91.) The City also anticipates that almost half of the soil removed from the former chemical processing facility at the northwest corner of the site, contaminated with metals, VOCs, and PCBs, will be reused, for a total of approximately 15,000 CY. (*Id.* at 9142.) The SEIR fails to provide any explanation on how the risk associated with this reuse will be evaluated to ensure the protection of human health. The SEIR merely states that these soils "could be clean enough" to be used as backfill on the site. (*Id.* at p. 92.)

Given the extensive contamination and remediation needed for these Project Sites to approach a level of safety for the proposed residential uses that the City is seeking to approve, the SEIR needs to provide full disclosure and analysis of the proposed remediation solutions, to meet the requirements and intention of CEQA to allow decision-makers and the public to fully evaluate and consider the potential impacts of the Project prior to setting the City on an irreversible course of permitting housing to be built on and adjacent to contaminated land.

3. Offsite Hazardous Material Releases

The SEIR analyzes the potential impacts associated with an accidental release of hazardous substances from nearby industrial facilities, (SEIR, pp. 95-97.) This analysis is inadequate, as it improperly excludes the potential for a release from the Gallade facility. The City attempts to exclude this potential impact "since the proposed project would not be occupied with Gallade Chemical operating at its current location. The Specific Plan identifies this parcel as a future park, and the project will be pre-conditioned such that units will not be occupied while Gallade Chemical

remains in operation at the current location.” (*Id.* at 96.) The SEIR ignores the potential impact to construction workers who would face exposure in the event of an accidental release from the Gallade site during construction and prior to occupation of the proposed housing units. Furthermore, Gallade intends to remain operating at its current location indefinitely, despite the City’s intentions to strip Gallade of its vested rights to do so.

4. Failure to Analyze the Hazardous Material Impacts Associated with the Use of the Gallade Site as a Park

The City states its intention to turn the current site of Gallade operations into a park as an aside in the SEIR, but fails to analyze this action by the City as part of the Project, nor the potential for impacts to human health associated with use of the parcel for recreation. (SEIR, p. 96.) As discussed in more detail *supra*, this omission from both the Specific Plan EIR and the SEIR, including the hazards and hazardous materials analyses, is a fatal flaw under CEQA.

Response III.G.1: The comment claims that there is no explanation in the SEIR of the relationship of the RWQCB Order No. 2007-0005 and the remediation and risk management plans that are required to be prepared under to that Order. The comment also questions whether RWQCB review of plans prepared pursuant the Order is protective of human health. The Final SEIR provides the status of the Alternative Cleanup Plan (ACP) that was submitted to the RWQCB pursuant to the Order at the time of preparation of the SEIR. The ACP is a remediation plan, and is identified as an “alternative” plan as it is an alternative to the original plan to remediate shallow ground water to residential cleanup goals per the Order’s remediation standards. Any remediation plan submitted to the Water Board pursuant to the Order requires Water Board review and approval, however the RWQCB does not have a formal process for approval (i.e. granting of a permit) for actions taken to comply with the active Order, therefore SEIR Mitigation Measure HAZ-1 has been modified to not specify RWQCB “approval”. Because residential cleanup goals for shallow ground water are not likely to be achieved before occupancy of the homes, a risk management plan will be prepared that presents engineering, maintenance and management controls to eliminate the risk of vapor intrusion into the residences, as required by the RWQCB. Finally, as described in the City’s response to comments on the SEIR (See Final SEIR Response A-25, and *Revisions to the Text of the Draft SEIR*) contained in the Final SEIR, the City has modified SEIR Mitigation Measure HAZ-1 to address the concerns of the RWQCB and those of the Alameda County Water District with regard to the protection of public and worker health.

Additionally, while the Commenter claims that “MM HAZ-1 provides that the Regional Board will “review” the remediation plan and risk management plan, but does not require the plans to be approved, rendering this mitigation measure a meaningless requirement without any force and without any guarantee of mitigating the significant danger the Site’s contamination poses to future residents.” However, the Commenter is selectively presenting only part of MM HAZ-1, in a manner that is

misleading. MM HAZ-1 actually provides that the Water Board “will review the plans to confirm that implementation of the plans should achieve risk management standards applied by the RWQCB for residential use.” Accordingly, MM HAZ- I ensures that the plans will be appropriate to eliminate any significant risk.

2. This comment seeks an update of the status of the Remedial Action Plan Addendum that was being prepared at the time of circulation of the Draft SEIR and additional information about sampling and monitoring methodologies included in the RAP Addendum. The RWQCB maintains all technical documents addressing remediation of the Jones-Hamilton site (Site “B” in the SEIR) at the following website:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL20226844

The SEIR described the status of the regulatory approvals for remediation of the site at the time of preparation of the document and reflects a good faith effort at describing the regulatory approvals and remediation actions necessary to prepare the site for residential development, as well as the remediation standards the project must achieve. The SEIR is not obligated, however, to provide a continual update of ongoing regulatory actions or technical considerations that result from refinement of the remediation plan. The SEIR, as was required by CEQA, has disclosed the current known condition of each of the two sites, the anticipated physical change (i.e. remediation) necessary to prepare each site for residential use, and the environmental effects of implementing the remediation.

This comment also questions the SEIR’s estimate of the amount of soil that could be reused on the site and/or would be removed from the site. Existing analytical data was used to estimate the extent of excavation required to meet residential cleanup goals and to estimate the volume of soil that may be removed for off-site disposal. As noted in the SEIR, the actual volume of soil to be removed will be based on laboratory analyses of verification samples collected during the remediation process. This comment erroneously states that the SEIR’s analysis of construction-period air quality impacts assumes that 60,350 cubic yards of soil would be removed from the site. As described on Page 54 of the SEIR, the analysis of construction exhaust emissions modeled a “worst case” scenario of 109,850 cubic yards removed from the site, as well as maximum of 59,500 cubic yards of soil imported to the site if soil reuse fell below estimates. Even under the maximum, or “worst case” scenario of soil export and import, construction emissions were determined be the less than significant.

3. This comment asserts the analysis of potential hazardous materials releases included in the SEIR should have included potential releases from Gallade Chemical. The comment additionally claims that an accidental release of hazardous substances from Gallade during project construction could affect construction workers. The hazardous release analysis appropriately excluded the potential for hazardous material releases from Gallade Chemical to affect future residents of the project sites since it is not reasonably foreseeable that operations on the Gallade parcel will exist at the time residences are occupied on Site A and Site B. The SEIR’s analysis did not evaluate

the potential hazardous material releases from Gallade Chemical to affect construction workers during site remediation and project development since their presence on the site is transient and the risk of exposure is de minimus and similar to all other workers in the project area.

4. The comment states that the SEIR should include an analysis of the potential environmental impacts associated with the development of the Gallade Chemical Company parcel into a park site. This comment is addressed in Response III.A.

Response.IIIG.3: This comment asserts the analysis of potential hazardous materials releases included in the SEIR should have included potential releases from Gallade Chemical. Please see response to comment III.A above. The SEIR's analysis did not evaluate the potential hazardous material releases from Gallade Chemical to affect construction workers during site remediation and project development since their presence on the site is transient and the risk of exposure is de minimus and similar to all other workers in the project area.

Comment IV: The Proposed Affordable Housing Findings are Not Supported

In order to approve an in-lieu fee as satisfying the requirements of the City's affordable housing ordinance, the City must make very specific findings required under Sections 17.18.050D and G of the City Code. The findings contained in the Projects' staff reports and proposed resolutions regarding affordable housing are not supported by substantial evidence, and are insufficient to support allowance of in-lieu fees rather than building inclusionary units.

Approval of the Projects' alternative means of compliance with the affordable housing requirements must be supported by findings that: 1) bridge the analytical gap between the raw evidence and the ultimate decision, 2) are supported by substantial evidence, and 3) meet the requirements set forth in state and local law. (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506.)

The requirement to render findings serves to induce the City to draw legally relevant sub-conclusions supportive of its ultimate decision. (*Id.* at 515.) The intended effect is to facilitate orderly analysis and minimize the likelihood that the City will randomly leap from evidence to conclusions. In addition, findings enable the reviewing court to trace and examine the City's analysis. (*Id.* at 516.) They also serve to demonstrate to the public that the City's decision-making is careful, reasoned, and equitable. (*Id.* at 516-17.)

The findings requirement cannot be satisfied by a mere recitation of statutory language. (*City of Carmel-by-the-Sea v. Board of Supervisors* (1977) 71 Cal.App.3d 84; *see also, Dore v. County of Ventura* (1994) 23 Cal.App.4th 320, 328 ("Our Supreme Court expressly disapproved 'the practice of setting forth findings solely in the language of the applicable legislation. '"") (*quoting Topanga*, 11 Cal. 3d at 517, fn 16).)

Here, the findings proposed in the staff reports and proposed resolutions merely parrot the findings as stated in the City Code. The staff reports and proposed resolutions provide no

analysis nor evidence to support the findings required by the City's housing ordinance. For example, there is no explanation as to how an in-lieu fee would be equal to or better than actually building affordable housing. Further, the staff report finds that proposed alternative means of compliance will not unduly concentrate below market rate housing in one geographic area because the City can monitor this concern when particular affordable housing developments are proposed. This required finding, in essence, is punted to future City Councils, with no guarantee that affordable housing will not be concentrated in a single geographic area. Deferring this particular consideration to future legislative bodies does not satisfy the requirements of the City's affordable housing ordinance. Moreover, there is no evidence in the record that demonstrates that the proposed in-lieu fees will adequately mitigate the impact caused by market-rate housing. For an in. lieu fee system to satisfy the duty to mitigate, either that system must be evaluated by CEQA or the in-lieu fees or other mitigation must be evaluated on a project-specific basis. (*California Native Plant Society v. County of El Dorado* (2009) 170 Cal. App.4th 1026, 1055.) There is no evidence in the record to support the determination that payment of a \$25,000 per/unit in-lieu fee would adequately mitigate the impact of the market rate housing, or otherwise be equivalent to the actual construction of the required inclusionary housing.

Response IV:

See staff report.