E.4 Hearing to consider: (1) adopting a resolution approving P-15-5, a planned unit development, and U-15-6, a conditional use permit, for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review, for the project building elevations and finding that Vesting Tentative Map 8085 is in substantial conformance; and (2) adopting a resolution approving the second Addendum to the Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012), for development of 542 residential units within the Dumbarton Transit-Oriented Development (TOD) Specific Plan area – from Assistant City Manager Grindall. (RESOLUTIONS-2)

Background/Discussion - William Lyon Homes is seeking further approvals for the development of the Torian parcels within the Dumbarton Transit-Oriented Development (TOD) Specific Plan area and has submitted applications for a planned unit development and conditional use permit, and for architectural and site plan review, with several project refinements to the City for review and approval (the project). The project proposes the construction of 542 residential units on 42.22 acres generally located on the west side of Willow Street at the terminus of Central Avenue in the City of Newark. The 42.22 acres being developed with residential uses is wholly within the 205-acre TOD Specific Plan area. The project refinements include relocating a wetland connection directly to the Alameda County Flood Control District (ACFCD) F1 Channel under the ACFCD access road, a reconfiguration of the proposed wetland area that would require less of the Hickory Street right-of-way, reconfiguration of certain lots and internal roads, realignment and enlargement of the wetlands reserve to 4.57 acres from 3.5 acres, and realignment of a trail to the north side of the wetlands reserve, a further reduction in the total proposed number of units from 547 units to 542 units, and other minor adjustments to the site plan. A conceptual alignment for the relocation of the force mains through the project site required by a 2013 Regional Board approval is also now available.

Planned Unit Development/Conditional Use Permit

The project proposes the development of a previously analyzed and approved project with minor deviations from the City's Form Based Code for the TOD Specific Plan area. These deviations require the approval of a planned unit development permit and accompanying conditional use permit. The specific proposed deviations are: (1) Village 3 would include 0' front setbacks in lieu of 10' setbacks for Plan 3. This reduced setback is generally consistent with the attached housing product included in the Village and would eliminate a potential nuisance corridor at the end of the Village's alleys; (2) Residences in Village 4 would have rear yard setbacks of 5.5' in lieu of 10'. The Village 4 rear yards have been designed to wrap around the corner of the residences which results in a greater amount of total rear yard square footage that the minimum required by the Form Based Code and is therefore consistent with the intent of the code; and (3) The garages fronting the public street in Villages 4 would exceed the Form Based Code allowed façade area, however these garages would be split with varied setbacks to address the intent of the Form Based Code to avoid unarticulated frontages.

With these design changes, the project would result in 542 residential units and thus would continue to advance the Specific Plan's objectives to develop residential uses of stable and

desirable character on the site; and the project would continue to achieve the purpose of the Form Based Code to ensure that the design and form of the development is compatible with the surrounding environment. Further, the environmental effects of the Project, including those related to traffic and affecting public health and safety, have been analyzed in previous CEQA documents, as discussed below. These CEQA documents demonstrate that the project would not overload roadways and would not adversely affect health and safety.

Architectural and Site Plan Review

Before the Project can be approved, in addition to the other requirements and approvals discussed herein, the City has required that the Project undergo architectural and site plan review. The proposed site plan substantially conforms to Vesting Tentative Tract Map 8085 and will produce a high quality residential development with landscaping and other site improvements that will greatly enhance the site, improve land values, and will complement existing development in the area and the City of Newark. Development of the 542 residential units as shown in the site plan would also promote the objectives of the TOD Specific Plan to produce an attractive, desirable residential community on the Torian parcels.

The proposed architectural styles are Seaside Modern and Agrarian to be consistent with the DTOD Form Based Codes.

Environmental Determination

The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) was certified by the City of Newark on September 8, 2011. The EIR analyzes the impacts of development that will occur on many different parcels owned by various entities within the 205-acre Specific Plan area, including the Torian parcels at issue for the Project. The EIR analyzed the impacts of the construction and operation of 583 residential units on the Torian parcels. The Project calls for development of 542 residential units, which is 40 units less than the development already analyzed by the EIR.

Relying on the EIR, on November 29, 2012, the City of Newark approved Tentative Tract Map 8085 for a 553 residential unit development on the Torian parcels. On February 28, 2013 the City approved a revised Tentative Tract Map, which made minor revisions to the original Tentative Tract Map 8085. These revisions included a contemplated wetland connection through, and the abandonment of, Hickory Street and a total of 547 units, as well as other minor site plan revisions. The revised Tentative Tract Map approval relied on an addendum to the EIR, which concluded that the project revisions would not result in any new or substantially increased environmental impacts.

A second Addendum to the EIR has been prepared, which analyzes the proposed revisions to the development on the Torian parcels as well as any changed circumstances and new information that may require further environmental review. The Project was analyzed by the EIR, the first Addendum, and now the second Addendum; and as proposed, the Project will be undertaken pursuant to and in conformity with the TOD Specific Plan, and the City and applicant will remain obligated to comply with all applicable mitigation measures and conditions of approval contained within the EIR.

Under CEQA, where a public agency has previously certified an EIR for a specific plan, no subsequent EIR shall be prepared for a project undertaken pursuant to that EIR and in conformity with the previously analyzed specific plan as long as the project has not changed in scope since the specific plan was adopted, and as long as the circumstances described in CEQA Guidelines section 15162 have not occurred. Based on the second Addendum, Staff concludes that, because the Project does not include substantial changes relative to the previously analyzed development, will not be developed under substantially changed circumstances, and no new information has come to light meeting the requirements of CEQA Guidelines section 15162(a)(3), preparation of a supplemental EIR is not required.

Attachment

Update – At their April 14, 2015 meeting, the Planning Commission: (1) adopted Planning Commission Resolution No. 1906, approving P-15-5, a planned unit development, and U-15-6, a conditional use permit, for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review, for the project building elevations and finding that Vesting Tentative Map 8085 is in substantial conformance; and (2) adopted Planning Commission Resolution No. 1907, approving the second Addendum to the Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012), for development of 542 residential units within the Dumbarton Transit-Oriented Development (TOD) Specific Plan area.

Action - It is recommended that the City Council, by resolutions, (1) approve P-15-5, a planned unit development, and U-15-6, a conditional use permit, for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review, for the project building elevations and finding that Vesting Tentative Map 8085 is in substantial conformance; and (2) approve the second Addendum to the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report (State Clearinghouse Number 2010042012), for and approving the development of 542 residential units within the Specific Plan Area, and making findings in support thereof.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING A PLANNED UNIT DEVELOPMENT (P-15-5), A CONDITIONAL USE PERMIT (U-15-6), FOR: (A) REDUCED SIDE AND FRONT YARD SETBACKS FOR CERTAIN UNIT PLANS; AND (B) THE NUMBER OF GARAGE FACADES FRONTING ONE STREET TO EXCEED WHAT IS ALLOWED BY THE FORM BASED CODES; AND ASR-15-9, AN ARCHITECTURAL AND SITE PLAN REVIEW FOR THE PROJECT ELEVATIONS AND FINDING THAT THE VESTING TENTATIVE MAP 8085 IS IN SUBSTANTIAL CONFORMANCE

WHEREAS, William Lyon Homes has filed with the City Council of the City of Newark applications for a Planned Unit Development (P-15-5) and a Conditional Use Permit (U-15-6), for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review for the project elevations and finding that the Vesting Tentative Map 8085 is in substantial conformance; and

WHEREAS, on April 14, 2015, pursuant to Chapter 17.40 (Planned Unit Developments), Section 17.40.050 (Permit Procedure) and Chapter 17.72 (Use Permits), Section 17.72.070 (Action by Planning Commission), the Planning Commission made the following findings:

1) That Application P-15-5 for a planned unit development is in accord with the purpose of the Form Based Code and other regulations applicable to the Dumbarton Transit-Oriented Development (TOD) Specific Plan area. Application P-15-5 proposes to construct a previously approved residential development with minor deviation from the City's Form Based Code for the TOD Specific Plan area. With these design changes, the project would result in 542 residential units and thus would continue to advance the Specific Plan's objectives; and the project would continue to achieve the purpose of the Form Based Code to ensure that the design and form of the development is compatible with the surrounding environment. The specific deviations addressed through the PUD permit are: (1) Village 3 would include 0' front setbacks in lieu of 10' setbacks for Plan 3. This reduced setback is generally consistent with the attached housing product included in the Village and would eliminate a potential nuisance corridor at the end of the Village's alleys; (2) Residences in Village 4 would have rear yard setbacks of 5.5' in lieu of 10'. The Village 4 rear yards have been designed to wrap around the corner of the residences which results in a greater amount of total rear yard square footage that the minimum required by the Form Based Code and is therefore consistent with the intent of the Code; and (3) The garages fronting the public street in Villages 4 would exceed the Form Based Code allowed façade area, however these garages would be split with varied setbacks to address the intent of the Form Based Code to avoid unarticulated frontages.

2) That Application P-15-5 for a planned unit development is not likely to cause serious health problems. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number

2010042012) certified by the City Council on September 8, 2011, the first Addendum approved by the City Council on November 29, 2012, and the second Addendum approved by the Planning Commission on April 14, 2015 analyze all of the impacts on public health and safety that might occur from the project, including with the proposals contained in Application P-15-5. The project elements proposed by the planned unit development are within the scope of the project previously analyzed in these CEQA documents, and the second Addendum for the project demonstrates that the project would not cause serious health or safety problems.

3) That the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities, and landscaped areas as contained in Application P-15-5 for a planned unit development will continue to produce an environment of stable and desirable character consistent with the objectives of the Dumbarton TOD Specific Plan.

4) That the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities as contained in Application P-15-5 for a planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload facilities. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011, the Addendum approved by the City Council on November 29, 2012, and the second Addendum drafted to analyze the minor project changes analyze all of the impacts on traffic and utilities.

5) That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

6) That Application U-15-6 for a conditional use permit is in accord with the purpose of the Form Based Code and other regulations applicable to the Dumbarton Transit-Oriented Development (TOD) Specific Plan area. Application U-15-6 proposes to construct a previously approved residential development with minor deviation from the City's Form Based Code for the TOD Specific Plan area. With these design changes, the project would result in 542 residential units and thus would continue to advance the Specific Plan's objectives; and the project would continue to achieve the purpose of the Form Based Code to ensure that the design and form of the development is compatible with the surrounding environment. The specific deviations addressed through the conditional use permit are: (1) Village 3 would include 0' front setbacks in lieu of 10' setbacks for Plan 3. This reduced setback is generally consistent with the attached housing product included in the Village and would eliminate a potential nuisance corridor at the end of the Village's alleys; (2) Residences in Village 4 would have rear yard setbacks of 5.5' in lieu of 10'. The Village 4 rear yards have been designed to wrap around the corner of the residences which results in a greater amount of total rear yard square footage that the minimum required by the Form Based Code and is therefore consistent with the intent of the Code; and (3) The garages fronting the public street in Villages 4 would exceed the Form Based Code allowed façade area, however these garages would be split with varied setbacks to address the intent of the Form Based Code to avoid unarticulated frontages.

7) That Application U-15-6 for a conditional use permit is not likely to cause serious health problems. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011, the first Addendum approved by the City Council on November 29, 2012, and the second Addendum approved by the Planning Commission on April 14, 2015 analyze all of the impacts on public health and safety that might occur from the project, including with the proposals contained in Application U-15-6. The project elements proposed by the conditional use permit are within the scope of the project previously analyzed in these CEQA documents, and the second Addendum for the project demonstrates that the project would not cause serious health or safety problems.

8) That Application U-15-6 for a conditional use permit will comply with each of the applicable provisions of the City's Code concerning use permits.

9) For ASR-15-9, the Architectural and Site Plan Review, that the location, exterior design and appearance, including materials, colors, and landscaping of the development would promote the stability of land values and investments, and the general welfare, and would help to prevent the depreciation or impairment of land values.

10) For ASR-15-9, the Architectural and Site Plan Review, that the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities, and landscaped areas will be such that the development will continue to produce an environment of stable and desirable character consistent with the objectives of the Dumbarton TOD Specific Plan.

11) For ASR-15-9, the Architectural and Site Plan Review, that the site plan for 542 residential units is in substantial conformance with Vesting Tentative Tract Map 8085, which calls for construction of 547 residential units and was approved, as amended, by the City Council at its meeting on February 28, 2013.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark does hereby approve this application as shown on Exhibit A, pages 1 through 92, subject to compliance with the following conditions:

Planning Division

a. This project is subject to all conditions of Planning Commission Resolution Nos. 1846, 1906, and 1907, and City Council Resolution Nos. 10,034, 10,035, and 10,066 unless otherwise amended herein.

b. 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.

c. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.

d. 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.

e. 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.

f. 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.

g. 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.

h. 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.

i. 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.

j. 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.

k. Prior to the issuance of a building permit, the manner and location for garbage and recycling collection for the project shall be submitted for the review and approval of Republic Services and the Community Development Director, in that order.

l. 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.

m. 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.

n. Measures to respond to and track complaints regarding construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).

o. 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.

Engineering Division

p. The proposed storm drain box culverts to convey treated stormwater runoff from the biotreatment/wetlands area directly to the Alameda County Flood Control and Water Conservation District (AFCD &WCD) Line F-1 Channel shall be owned and maintained by the owner of proposed Parcel A in a manner consistent with condition 'b' of City Council Resolution No. 10066. The developer shall obtain all necessary easements and/or permits from the ACFC&WCD for construction and continuous operation and maintenance of the culverts.

q. The developer shall be responsible for the design and construction of replacement sanitary sewer force mains through the project site to the satisfaction of the Union Sanitary District. Any additional modifications to the site plan, including but not limited to potential residential lot relocations or reductions and public and private street changes shall be the developer's responsibility.

Landscape-Parks Division

r. Park and street name assignments shall be subject to review and approval by the City Council on the final map for Tract 8085. Names provided as placeholders on the conceptual landscape plans and other preliminary documents are for demonstration purposes only and are not subject to approval with the current planned unit development and conditional use permit review.

s. All plant material, surface treatments, park furniture, play equipment and other improvements shown on conceptual park and landscape exhibits are subject to final approval by the City Engineer as part of the Tract Improvement Plan for Tract 8085.

Building Inspection Division

t. Construction for this project, including site work and all structures, can occur only between the hours of 7:00 AM and 6:00 PM, Monday through Friday. The applicant may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time duration of the request, the proximity to residential neighborhoods and input by affected neighbors. All approvals will be done so in writing.

General

u. 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 applicant shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval.

v. If any condition of this Planned Unit Development, Conditional Use Permit, and Architectural and Site Plan Review be declared invalid or unenforceable by a court of competent jurisdiction, this Planned Unit Development, Conditional Use Permit, and Architectural and Site Plan Review shall terminate and be of no force and effect, at the election of the City Council on motion.

w. Prior to the submittal for building permit review, all conditions of approval of this project, as approved by the City Council, shall be printed on the plans.

x. 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 or, alternatively, the City will rescind the approval.

y. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby further notified that the 90-day approval period in which the developer may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the developer fails to file a

protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK ADOPTING A SECOND ADDENDUM TO THE DUMBARTON TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2010042012) FOR AND APPROVING THE DEVELOPMENT OF 542 RESIDENTIAL UNITS WITHIN THE SPECIFIC PLAN AREA, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the City of Newark certified the Dumbarton Transit-Oriented Development Specific Plan Environmental Impact Report (State Clearinghouse Number 2010042012) (Specific Plan EIR), adopted a statement of overriding considerations for the significant and unavoidable impacts identified therein, and approved a mitigation monitoring and reporting program on September 8, 2011; and

WHEREAS, the Specific Plan EIR analyzes the impacts of development that will occur on many different parcels owned by various entities within the 205-acre Specific Plan area, including the Torian parcels at issue for the project. The EIR analyzed the impacts of the construction and operation of 583 residential units on the Torian parcels; and

WHEREAS, relying on the Specific Plan EIR, on November 29, 2012, the City of Newark approved Tentative Tract Map 8085 for a 553 residential unit development on the Torian parcels; and

WHEREAS, on February 28, 2013 the City approved a revised Tentative Tract Map, which made minor revisions to the original Tentative Tract Map 8085. These revisions included a contemplated wetland connection through, and the abandonment of, Hickory Street and a total of 547 units, as well as other minor site plan revisions. The revised Tentative Tract Map approval relied on an addendum to the EIR, which concluded that the project revisions would not result in any new or substantially increased environmental impacts; and

WHEREAS, William Lyon Homes is seeking further approvals for the development of the Torian parcels within the Specific Plan area (the project). The project proposes the construction of 542 residential units on 42.22 acres within the 205-acre Specific Plan area; and

WHEREAS, the project would relocate a wetland connection directly to the Alameda County Flood Control District (ACFCD) F1 Channel under the ACFCD access road, reconfigure the proposed wetland area that would require less of the Hickory Street right-of-way, reconfigure certain lots and internal roads, realign and enlarge the wetlands reserve to 4.7 acres from 3.5 acres, and realign of a trail to the north side of the wetlands reserve, a further reduction in the total proposed number of units from 547 units to 542 units, and make other minor adjustments to the site plan; and

WHEREAS, pursuant to CEQA Section 21166 and Sections 15162, 15163, and 15182 of the CEQA Guidelines, a second Addendum to the Specific Plan EIR was prepared by the City to analyze the project (second Addendum). The second Addendum incorporates by reference the analysis contained in the Specific Plan EIR and first Addendum, and addresses only those issues specific to the project. The second Addendum concludes that the project will not result in impacts beyond those previously analyzed in the Specific Plan EIR, because the project would not cause new or substantially increased significant direct or reasonably foreseeable indirect adverse effects on the environment; and

WHEREAS, the City of Newark is the lead agency for the project under CEQA; and

WHEREAS, the City Council has reviewed and considered the Specific Plan EIR and the second Addendum for the project, and intends to take action on the project in compliance with CEQA, and state and local guidelines implementing CEQA; and

WHEREAS, the second Addendum to the Dumbarton TOD Specific Plan EIR for the project is on file in the Community Development Department, located at 37101 Newark Blvd, Newark, California 94560, is available for inspection by any interested person at that location and is, by this reference, incorporated into this Resolution as if fully set forth herein.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Newark as follows:

SECTION 1. THAT THE CITY COUNCIL OF THE CITY OF NEWARK does hereby make the following findings: (1) it has independently reviewed and analyzed the second Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the project; (2) the second Addendum prepared for the project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the second Addendum represent the independent judgment and analysis of the City of Newark, as lead agency for the project.

SECTION 2. THAT THE CITY COUNCIL OF THE CITY OF NEWARK does hereby find that based upon the entire record of proceedings before it and all information received and pursuant to CEQA Guidelines Sections 15162 and 15164, that there is no substantial evidence that the project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in the Specific Plan EIR; and that no changes or additions to the Specific Plan EIR analyses are necessary, nor is there a need for any additional mitigation measures; and that none of the conditions described in CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the project otherwise exist.

SECTION 3. THAT THE CITY COUNCIL OF THE CITY OF NEWARK does hereby incorporate by reference and readopt the statement of overriding considerations for the significant and unavoidable impacts identified in the Specific Plan EIR, and the approved mitigation monitoring and reporting program.

SECTION 4. THAT THE CITY COUNCIL OF THE CITY OF NEWARK does hereby adopt the second Addendum for the project, and approve the project.

SECTION 5. The City Clerk is directed to file a Notice of Determination as provided in Section 15094 of the CEQA Guidelines.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings have been based are located in the City of Newark City Hall, 37101 Newark Boulevard, Newark, California 94560. The custodian for these records is the City Clerk of the City of Newark.

CITY OF NEWARK

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE DUMBARTON TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN

A. PROJECT INFORMATION

1. Project Title:	Tract 8058 Architectural Design Review and Planned Unit Development (aka Torian Parcels)
2. Lead Agency Name and Address:	City of Newark 37101 Newark Blvd. Newark, CA 94560
3. Contact Person(s) and Phone Numbers:	Terrence Grindall (510) 578-4208
4. Project Location:	The project is generally located on the west side of Willow Street at the terminus of Central Avenue in the Dumbarton Transit Oriented Development Specific Plan Area of the City of Newark

INTRODUCTION & PROJECT DESCRIPTION:

The Dumbarton Transit Oriented Development Specific Plan ("DTODSP") Environmental Impact Report ("EIR") was certified by the City of Newark in 2011. The DTODSP guides future development and redevelopment of an approximately 205 acre area generally located at the western edge of the City of Newark ("City") and south/southwest of the Dumbarton Rail Corridor ("DRC"). Figure 1 in Appendix A shows the project location. Implementation of the proposed Specific Plan would allow a mix of residential, office, retail, park and recreational open space uses.

The EIR analyzes the impacts of development that will occur on many different parcels owned by various entities within the 205-acre DTODSP project site. The EIR sets out the ownership by assessor parcel number ("APN"), and allocates certain permissible uses and permissible residential densities per ownership/APN. Among these ownership categories are the Torian parcels. On November 29, 2012, the City of Newark approved Tentative Tract Map 8085 for a 553 unit parcel on the Torian parcels. That approval relied on the DTODSP EIR. On February 28, 2013 the City approved a revised Tentative Tract Map which made minor revisions to the original Tentative Tract Map 8085. These revisions included a contemplated wetland connection through, and the abandonment of, Hickory Street and a total of 547 units, as well as other minor site plan revisions. The revised Tentative Tract Map approval relied on an addendum to the DTODSP EIR which concluded that the project revisions would not result in any new or substantially increased environmental impacts.

William Lyon Homes is now seeking further approvals for the development of the Torian parcels and has submitted Tract 8085 Architectural Design Review and Planned Unit Development

("Tract 8085 ADR/PUD"), with several project refinements to the City for review and approval. Those project refinements and their consistency with the DTODSP EIR are the subject of this addendum. This addendum analyzes these proposed revisions to the proposed development on Torian parcels as well as any changed circumstances and new information that may require further environmental review.

The express intent of the DTODSP EIR was to analyze and cover all impacts on the environment resulting from the development of the DTODSP project site, including the Tract 8085 ADR/PUD area. The Tract 8085 ADR/PUD project and refinements were analyzed by the EIR, prior addendum and now this addendum, and as proposed, the project will be undertaken pursuant to and in conformity with the DTODSP, and the City and applicant will remain obligated to comply with all applicable mitigation measures and conditions of approval contained within the EIR.

The Tract 8085 ADR/PUD proposes the construction of 542 residential units on 42.22 acres generally located on the west side of Willow Street at the terminus of Central Avenue in the City of Newark. The 42.22 acres being developed with residential uses is wholly within the 205 acre DTODSP project site. As with the revised Tentative Tract Map, the Tract 8085 ADR/PUD contemplates certain offsite improvements on properties adjacent to the DTODSP area.

The project refinements addressed in this addendum are shown in the vesting tentative map conformance exhibit (Figure 2, Appendix A) which is also included in the Tract 8085 ADR/PUD package submitted to the City. The project refinements include relocating the wetland connection directly to the Alameda County Flood Control District ("ACFCD") F1 Channel under the ACFCD access road, a reconfiguration of the proposed wetland area that would require less of the Hickory Street right-of-way, reconfiguration of certain lots and internal roads, realignment and enlargement of the wetlands reserve to 4.53 from 3.5 acres, (Figure 3, Appendix A, see also Appendix B) and realignment of the trail to the north side of the wetlands reserve, a further reduction in the total proposed number of units to 542 units, and other minor adjustments to the site plan.

Also, a portion of a Union Sanitary District ("USD") sewer force main system runs beneath the wetlands reserve. On September 4, 2013, the Regional Water Quality Control Board approved a Section 401 Water Quality Certification related to Tract 8085 that required that the force mains that run beneath the wetlands reserve be abandoned in place (RWQCB Site No. 02-01-C1123(BKW)). This addendum therefore also analyses the additional detail now available related to relocation of the force mains to outside the Wetland Reserve.

Consistent with RWQCB Site No. 02-01-C1123(BKW), William Lyon Homes proposes to construct new force mains and abandon the existing force main in place once the new force mains are completed. The new force mains would begin south of the Specific Plan area boundary, in Perrin Road near Willow Street and would go under the ACFCD F1 Channel, through Tract 8085, and would then travel within the existing Hickory Street right of way and the existing USD easement in the Integral Communities property and FMC properties. (Figure 4, Appendix A.) The new pipeline would continue north of the Specific Plan area through the

Hetch Hetchy right of ways and San Mateo County Transit property to the existing Newark Pump Station. Because USD owns and operates the force main system, its approval as a responsible agency for the force main relocation portion of the project would be required.

The DTODSP EIR anticipated that sewer force mains within the Hickory Street right of way may be replaced and that improvements to the force main within Willow Street might also occur (see, e.g., DTODSP EIR. P. 3-38), and included necessary mitigation (including, but not limited to, Mitigation Measures 4.2-2, 3.10-1, and 4.12-2). The DTODSP EIR also anticipated connections to existing major infrastructure improvements adjacent to the DTODSP project area (e.g. DTODSP EIR p. 3-35 ["The drainage systems within the Specific Plan area would be designed so that lots, streets, and parks convey surface runoff to new inlets within the development, which would then transport the storm water through underground piping networks to discharge outlets"].)

The EIR assumed complete disturbance of the parcels within the Specific Plan and also specifically allocated a maximum of 583 residential units to the Tract 8085 ADR/PUD site (138 units to APN 092-0115-008 and 445 units to APN 092-0115-010). As such, the EIR analyzed the impacts of the FI connection, force main relocation, and of the construction and operation of 583 residential units on the Tract 8085 ADR/PUD site. The Tract 8085 ADR/PUD only calls for development of 542 residential units, which is 40 units less than already analyzed and covered by the EIR.

CEQA REQUIREMENTS FOR AN ADDENDUM:

California Environmental Quality Act ("CEQA") Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report or Negative Declaration if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or Negative Declaration (ND) have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)). Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;[1]
2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR [or ND] . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR [or ND] was certified as complete . . . shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR [or ND] or negative declaration;
    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR [or ND];
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR [or ND] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

    (CEQA Guidelines, Section 15162, subd. (a); *see also* Pub. Resources Code, Section 21166).

This addendum and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to City's approval of the Tract 8085 ADR/PUD package and may be relied on by responsible and trustee agencies for any related approvals to the development of the Torian parcels.

The certified DTODSP EIR specifically states that under Government Code Section 65457, any residential development project, including any subdivision or zoning change, that is undertaken to implement and is consistent with the Dumbarton TOD Specific Plan is exempt from further CEQA analysis, unless an event specified in CEQA Section 21166 occurs, in which case a Supplemental EIR or other CEQA document may be required.

FINDINGS AND CONCLUSIONS

As required under CEQA, the City of Newark has reviewed the Tract 8085 ADR/PUD application to determine whether a subsequent or supplemental EIR is required. (Pub. Resources Code, Section 21166(a); CEQA Guidelines, Section 15162(a).

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[1] CEQA Guidelines Section 15382 defines "significant effect on the environment" as " . . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . ." (see also Public Resources Code, Section 21068).

Based on the environmental analysis set forth in this addendum as well as the DTODSP EIR and its prior addendum, the General Plan EIR, the Staff Report, testimony received at public hearings, and the record of proceedings, the City has determined, based on substantial evidence, that:

1) No substantial changes are proposed that would require major revisions to the previous EIR resulting from new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts.

2) No substantial changes in the circumstances under which the Project will be developed have occurred that would require major revisions to the previous EIR resulting from new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts.

3) No new information has arisen that was not known and could not have been known when the previous EIR was certified demonstrates any of the following:

- The project will cause significant environmental impacts not discussed in the previous EIR;
- Significant environmental impacts previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found to be infeasible would in fact be feasible, and would substantially reduce one or more significant environmental impacts, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant environmental impacts, but the project proponents decline to adopt the mitigation measure or alternative.

Accordingly, since none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental EIR has occurred, the City prepared this second Addendum to the DTODSP EIR for the Tract 8085 ADR/PUD. (CEQA Guidelines, Sections 15164, 15168.)

ANALYSIS:

As explained in greater detail in each impact category below, because Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information has come to light meeting the requirements of CEQA Guidelines Section 15162(a)(3), preparation of a supplemental EIR is not required.

Aesthetics

After considering the DTODSP's impacts on light and glare, alteration/degradation of the visual character of the project area, and changes to views in the project area, the EIR concluded the DTODSP would have a less than significant impact on aesthetics, and therefore the EIR did not propose any mitigation measures.

The Tract 8085 ADR/PUD is consistent with this analysis. Tract 8085 ADR/PUD proposes construction of 542 residential units, which is within the 583 unit limit for the Tract 8085 ADR/PUD area specifically analyzed by the EIR.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to aesthetics exists that meet the thresholds of CEQA Section 21166 or CEQA Guidelines Section 15162.

Agricultural Resources/Mineral Resources

The EIR excluded analysis of the DTODSP' s impact on mineral resources and agriculture/forest resources from the EIR because through the scoping process, it was determined based on substantial evidence in the record that the project would have no impacts in these areas. Thus, the EIR concluded the DTODSP has no impact on agricultural or mineral resources. The Tract 8085 ADR/PUD is consistent with this analysis. The project does not affect any parcels/land not specifically analyzed by the EIR. As a result, the Tract 8085 ADR/PUD will have no impact on agricultural or mineral resources because the EIR already specifically concluded that the development of any of the Tract 8085 parcels will have no impact of agriculture of mineral resources. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to agricultural or mineral issues exists that meet the thresholds of CEQA Section 21166 or CEQA Guidelines Section 15162.

Air Quality

After analyzing both short term impacts (construction) and long term impacts (operations), the EIR concluded the DTODSP had several potentially significant impacts on the environment with regard to air quality.

Short Term Impacts

The EIR concluded the short-term construction activities associated with the proposed project would result in significant air pollutant emissions when the various projects covered by the EIR, including the Tract 8085 ADR/PUD, commence.

The EIR proposed several construction mitigation measures in order to mitigation these impacts.

First, prior to issuance of any Grading Permit, the Public Works Director and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, the project

is in compliance with the BAAQMD *CEQA Air Quality Guidelines*. The EIR also proposed many specific construction mitigation measures.

The EIR concluded that after implementation of these measures, the short term impacts of the DTODSP on air quality would be mitigated to a less than significant level.

The Tract 8085 ADR/PUD is consistent with this analysis. The project will not cause any more construction than already analyzed under the EIR. Further, the relocation of the USD force main, including those portions located adjacent to the DTODSP Area, will occur concurrently with construction on Tract 8085. The EIR also anticipated that the mains within the Hickory Street right of way may be replaced and that improvements to the main within Willow Street might also occur. Thus, no new or increased significant impacts will result from the Tract 8085 ADR/PUD.

The Tract 8085 ADR/PUD will implement all mitigation measures proposed by the EIR.

Long Term Impacts

The EIR concluded that the DTODSP had potentially significant impacts resulting from the long term operation of the project. The EIR specifically stated increased trip generation from the operation of the DTODSP could cause significant localized air quality impacts resulting from vehicle/public transit emissions.

To mitigate long term impacts, the EIR proposed installation of filtered air supply systems on residential units, air intakes located away from the freeway, and preparation of a plan ensuring ongoing maintenance of ventilation and filtration systems.

The EIR concluded that after mitigation, the DTODSP's long term impacts on air quality were less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. As discussed above, the Tract 8085 ADR/PUD proposes 542 residential units, which is within the 583 limit of residential units specifically allocated to the Tract 8085 ADR/PUD by the DTODSP and analyzed by the EIR. Thus, the Tract 8085 ADR/PUD will not increase the trip generation already analyzed by the EIR because the Tract 8085 ADR/PUD will not increase the number of residents on the Tract 8085 ADR/PUD site to a number not already analyzed by the EIR. Trip generation is the main driver for long term air quality impacts. Thus, no new or substantially greater impacts will result.

The Tract 8085 ADR/PUD will implement all the relevant mitigation measures proposed by the EIR.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to short or long term air quality impacts exists that meet the thresholds of CEQA Section 21166 or CEQA Guidelines Section 15162.

Biological Resources

The EIR found that before mitigation, the DTODSP caused potentially significant impacts on (1) salt marsh harvest mouse (2) nesting raptors (3) western burrowing owl (4) tricolored blackbird, saltmarsh common yellowthroat and other nesting passerine birds (5) special-status plant species (6) wetlands and waters of the State/U.S (7) protected trees, and (8) a cumulative impact on loss of vegetation and wildlife resources.

The EIR proposed a variety of mitigation measures to mitigate these potentially significant impacts. After mitigation, the EIR concluded that all biological impacts would be mitigated to a less than significant level.

The Tract 8085 ADR/PUD is consistent with this analysis.

Wetland delineations throughout Tract 8085 area have been completed in accordance MM 4.3-6, mitigation credits from an approved mitigation bank (San Francisco Bay Wetland Mitigation Bank, seasonal wetland 7.6 acres) have been purchased, and 4.53 acres (increased from 3.5 acres) have been designated as the Wetlands Reserve within Tract 8085, and are now incorporated into the development plan for the project area, as shown in Figure 3, Appendix A. In the Wetlands Reserve there are 0.89 acre of preserved wetlands, 1.95 acres of new tidal marsh, and 1.69 acres of upland buffer to enhance habitat quality.

Pursuant to Mitigation Measure 4.3-6 of the DTODSP EIR, the Corps consulted with the U.S. Fish and Wildlife Service (USFWS) under Section 7 of the Endangered Species Act for potential impacts to the federal-endangered salt marsh harvest mouse (SMHM, Reithrodontomys raviventris), Ridgway's rail (formerly California clapper rail, Rallus obsoletus), and Western snowy plover (Charadrius nivosus nivosus) resulting from the Torian Project . The Biological Assessment analyzed the Torian project site, and surrounding areas, including the F-1 Channel where the box culvert structure is proposed. The Biological Assessment found that the project site and adjacent areas do not contain suitable nesting habitat for Western snowy plover or Ridgeway's rail. The F-1 Channel does contain less-than optimal habitat for SMHM because it is deeply incised, contains only a thin fringe of marsh along its edges, and is dominated by alkali bulrush (Scirpus robustus), an indicator of brackish tidal marshes, which is not optimal habitat for SMHM. The USFWS does require implementation of Best Management Practices during construction of the project to minimize potential impacts to SMHM and its habitat. Relocation of the USD force main would not disturb the F-1 Channel because construction methods that would not require any ground disturbance within the ACFCD right of way would be employed. Also, the Torian project connection between the on-site wetland mitigation area and the F-1 Channel does include migration paths for SMHM within the proposed culverts. Therefore, the construction of the F-1 Channel culverts will not result in new substantially increased impacts to biological resources.

The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR and the conclusion under the Tract 8085 ADR/PUD remains the same. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new

information related to biological impacts exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Cultural Resources

The EIR found that the DTODSP caused the following potentially significant impacts on cultural resources:

> Project implementation may cause a substantial adverse change to an unknown historical or archaeological resource, or result in the damage or destruction of unknown paleontological resources or human remains.
>
> Future development of the project site allowed by the DTODSP could result in cumulatively considerable cultural resource impacts.

The EIR proposed several mitigation measures, including the retention of qualified archaeologist prior to the issuance of grading permits. The EIR concluded that after the implementation of the mitigation measures, all impacts on cultural resources would be less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to cultural resources exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Geology and Soils

The EIR found that the DTODSP caused the following potentially significant impacts on geology and soils:

> The proposed project could expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death as a result of seismic-related ground shaking, liquefaction, or landslides.
>
> Future development of the project site allowed by the DTODSP could result in substantial soil erosion or the loss of topsoil.
>
> Future development within the DTODSP area could be located on a geologic formation unit or soil that is unstable, or that would become unstable as a result of construction and potentially result in subsidence or differential settlement.
>
> The proposed project could be located on expansive soil, as defined in Table 18-1-b of the California Building Code (2004), creating substantial risks to life or property.
>
> Future development of the project site allowed by the DTODSP could result in cumulatively considerable seismic or soils hazards.

The EIR proposed several mitigation measures. The EIR concluded that after the implementation of these measures, all impacts on geology and soils will be mitigated to a less than significant level.

The Tract 8085 ADR/PUD is consistent with this analysis. The grading and construction activities associated with Tract 8085 ADR/PUD, including those associated with the F1 Channel culverts, will be subject to all relevant mitigation measures proposed in the EIR, and the USD force main relocation does not require any ground disturbance within the ACFCD right of way. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to geology or soils exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Greenhouse Gasses

The EIR found that the DTODSP has potentially significant impacts relating to greenhouse gas emissions. However, the EIR concluded the DTODSP is consistent with all applicable GHG plans, policies, and regulations.

The EIR proposed a non-exclusive list of design features for future projects in the DTODSP that will mitigate potential impacts of GHG emissions. The EIR concluded after mitigation the DTODSP's impact on GHG emissions would be less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD calls for a number of residential units (542) within its unit limit specifically stated in the EIR (583), and therefore the Tract 8085 ADR/PUD will not result in more construction or residents than already analyzed by the EIR. As such, the Tract 8085 ADR/PUD will not generate any more trips, will not result in more natural gas or water usage, produce more waste, or any increase any other source of GHG emissions not already analyzed in the EIR. The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to greenhouse gasses exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Hazards

The EIR found that the DTODSP has the following potentially significant impacts with relation to hazards:

> The sites that are included on a list of hazardous materials sites compiled pursuant to government code section 65962.5 and, as a result, could create a significant hazard to the public or the environment.

> The proposed project may create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment.
>
> Future development of the project site allowed by the DTODSP could result in cumulatively considerable impacts associated with hazards and hazardous materials.

The EIR proposed several mitigation measures that apply to all these impacts. The EIR found after implementation of these measures, the DTODSP's impacts on hazards would be less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD area does not include any of the eight parcels specifically identified by the EIR as containing hazardous materials. As a result, the first significant impact identified by the EIR does not apply to the Tract 8085 ADR/PUD. As discussed above, the Tract 8085 ADR/PUD will construct a number of residential units (542) within the limit imposed by the EIR (583), and will be constructed in an area fully analyzed under the EIR. Thus, no new or increased significant impacts will result.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to hazards exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Hydrology

The EIR found that the DTODSP has the following potentially significant impacts on hydrology:

> The proposed project would substantially alter the existing drainage pattern of the site or area, which could result in substantial erosion or siltation on or off-site.
>
> The proposed project could substantially alter the existing drainage pattern of the site or area, which could substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site.
>
> The proposed project could create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
>
> Future development of the project site allowed by the DTODSP could result in cumulatively considerable hydrology and water quality impacts.

The EIR proposed several mitigation measures, including detailed hydrology reports which have been completed and measures to ensure that there is sufficient room for future storm drainage lines to pass over Hetch Hetchy Pipeline. After implementation of these mitigation measures, the EIR concluded that all impacts on hydrology will be mitigated to a less than significant level.

The Tract 8085 ADR/PUD is consistent with this analysis. The storm drainage plan has been completed as required in EIR MM 4.8-4a. The required storm drainage plan provides for outfalls

into the Alameda County Flood Control Line F-1, which is consistent with the Specific Area Plan conceptual Grading and Drainage Plan (Exhibit8.2 in the SAP). With the Wetland Reserve in place, storm water would continue to flow into Line F-1, which is a channelized version of Plummer Creek under BCDC 'Certain Waterways' jurisdiction (as opposed to the typical 'Bay' and adjacent 100' shoreline band jurisdictions).

The outfall into Line F-1 would consist of multiple parallel culverts passing beneath the ACFCD access road that parallels the southern side of the site. The outfall would allow higher tides to flow into and out of the Wetland Preserve, thereby providing a regular source of water for the wetlands, enlarging the total area of tidal marsh habitat, and providing a connection to other areas of tidal marsh habitat for sensitive species in the area. To access tidal waters, the new outfall would likely require a minor encroachment (~200 square feet) into BCDC and Corps jurisdiction below the high tide line on Plummer Creek, which would be addressed in permitting with the Corps, RWQCB, CDFW and BCDC.

Allowing tidal waters into the Wetland Preserve would subject that area to regular tidal inundation, and any additional water level variations that may result from sea level rise and/or Alameda County Flood Control and Water Conservation District (ACFCWCD) capacities and operations. Water flow rate and level variations in Alameda County Flood Control District Line F-1, however have been analyzed (CBG 2015; Balance Hydrologics 2015) and the housing areas have been elevated out of any potential inundation area and would not be subject to flooding. Therefore there are no additional hydrologic impacts resulting from allowing tidal waters onto the project site.

Next to the Wetland Reserve are water quality treatment bioretention basins which intercept and infiltrate storm water runoff, to capture sediment and pollutants, before the storm water drains into the Wetland Reserve and ultimately Line F-1. The Wetland Reserve provides on-site wetland mitigation for permits required by the Corps, Regional Water Quality Control Board, and U.S. Fish and Wildlife permits and approvals. As discussed above, the Tract 8085 ADR/PUD will construct a number of units within the limit imposed by the EIR and specifically analyzed be the EIR.

The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR and the conclusion under the Tract 8085 ADR/PUD remains the same. The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to hydrology exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Land Use

The EIR found the DTODSP will have a less than significant impact on land use, and the EIR did not propose any mitigation measures. The EIR found the DTODSP does not disrupt or divide a community, and found that it is consistent with the City's General Plan land use strategy, the Bay Area Regional Smart Growth Strategy/Regional Livability Footprint Project, the San Francisco Bay Trail Plan and the San Francisco Bay Plan. The EIR concluded that even without mitigation, the DTODSP would have a less than significant impact on land use.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD proposed to build 542 residential units, which as discussed above, is well, within the 583 unit Limit set out in the DTODSP for the Tract 8085 ADR/PUD area Secondly, the Tract 8085 ADR/PUD only proposes uses that are permissible under the DTODSP. The specific permissible uses of the Tract 8085 ADR/PUD site analyzed by, the EIR are MDR/MHDR (APN 092-0 115-008) and LDR/MDR/MHDR (APN '092-011.5-010), both of which allow for the construction of 542 residential units in the manner proposed by the Tract 8085 ADR/PUD.[2] Thus, the EIR specifically contemplated the Tract 8085 ADR/PUD 's proposed residential use and unit density, and therefore the Tract 8085 ADR/PUD is consistent with the DTODSP.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to land use exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Noise

The EIR found that the DTODSP has the following potentially significant impacts on noise:

> Construction related activities could result in temporary noise impacts to nearby noise sensitive receivers.
>
> Development associated with implementation of the proposed project could result in temporary vibration impacts to nearby sensitive receptors during grading and construction activities.
>
> Implementation of the proposed project would not result in an increase in onsite ambient noise levels due to operational noise impacts.
>
> Traffic generated by the proposed project could significantly contribute to existing traffic noise in the area or exceed the City's established standards.
>
> Implementation of the proposed project and other related cumulative projects, anticipated by the General Plan, as most recently updated, could result in cumulatively considerable noise impacts.

The EIR proposed several mitigation measures, including preparation of an acoustical assessment before grading permits are issued and a speed limit change on Willow Street. The EIR concluded after mitigation, the DTODSP's impacts on noise were less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD proposed to build 542 residential units, which as discussed above, is well within the 583 unit limit set out in the EIR for the Tract 8085 ADR/PUD site. Further, construction of the USD force main

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[2] LDR =Low Density Residential; MDR =Medium Density Residential; MOHR= Medium High Density Residential. (EIR, p. 3-28)

relocation, including the portions adjacent to the DTODSP Area boundary, would occur concurrently with construction of Tract 8085, and the EIR anticipated that development of the Specific Plan would require that mains within the Hickory Street right of way may be replaced and that improvements to the main within Willow Street might also occur. Therefore, the force main relocation would not be expected to extend the construction period or otherwise result in a significant construction noise impact. Thus, the Tract 8085 ADR/PUD will not increase noise either from construction activities or operations to a level higher than already analyzed under the EIR. The noise impacts created by construction and occupation of 583 units has already been analyzed under the EIR, which would exceed the noise impacts resulting from the Tract 8085 ADR/PUD 's 542 units.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to noise exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Population & Housing

The EIR found the DTODSP will have a less than significant impact on population and housing, and as a result the EIR did not propose any mitigation measures. Specifically, the EIR found the DTODSP will increase the population by 8,150 people (through the construction of 2,500 residential units), yet this number was less than significant.

The EIR analyzed an increase in population resulting from 2,500 residential units and concluded that such an increase would have less than significant population and housing impacts. The Tract 8085 ADR/PUD proposes to build 542 residential units is well less than the 583 unit limit assumed in the DTODSP and DTODSP EIR for the Tract 8085 parcels.

The Tract 8085 ADR/PUD 's impacts on population increase resulting from the construction of 542 residential units are certain to be less than significant. This conclusion is consistent with the EIR's and prior addendum's conclusions.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to population and housing exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Public Services/Utilities

The EIR found that the DTODSP had a potentially significant impact on wastewater, but all other impacts on public services and utilities were less than significant. Specifically, the EIR found the proposed project could result in a determination by the wastewater treatment provider that it has inadequate capacity to provide for the project's projected demand in addition to the provider's existing commitments.

The EIR proposed a mitigation measure calling for possible improvements to wastewater systems. After implantation of the mitigation measure, the EIR concluded that all impacts on public services and utilities would be less than significant.

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD proposes to build 542 residential units, which as discussed above, is well within the 583 unit for the Tract 8085 parcels. Thus, the Tract 8085 ADR/PUD will not increase demand on wastewater systems beyond the level than was already analyzed by the EIR. The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to public services and utilities exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Recreation

The EIR found that the DTODSP has the following two potentially significant impacts on recreation:

> The proposed project would include the construction of recreational facilities that might have an adverse effect on the environment.
>
> Future development of the project site allowed by the DTODSP could cumulatively contribute to increased demand for recreational facilities, and impacts associated with the construction or expansion of recreational facilities.

The EIR concluded that if the mitigation measures proposed in the Air Quality and Noise sections were implemented, the DTODSP's impact on recreation would be mitigated to a less than significant level. The Tract 8085 ADR/PUD will implement all relevant mitigation measures proposed in the EIR in the Air Quality and Noise sections

The Tract 8085 ADR/PUD is consistent with this analysis. The Tract 8085 ADR/PUD proposes to build 542 residential units which is less than the 583 unit limit set out in the DTODSP for the Tract 8058 parcels. The trail planned to connect to the Bay Trail would be realigned away from the southern and western perimeter roads, slightly inland, along the Central Avenue alignment at the southern edge of the developed area, and just north of the wetland habitat area to improve user experience. The trail will be completed through the property as a requirement development as discussed in the DTODSP EIR and therefore there are no additional impacts resulting from the realignment of the trail. The Tract 8085 ADR/PUD will not increase demand on recreation beyond the level than was already analyzed under the EIR.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to recreation exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Traffic and Circulation

The EIR found that the DTODSP has the following potentially significant impacts on traffic and circulation:

The proposed project would increase traffic and have a significant impact at the following four intersections: (1) Willow Street/Thornton Avenue, (2) Cedar Boulevard/Thornton Avenue, (3) Willow Street/Enterprise Drive, and (4) Cherry Street/Mowry Avenue.

The proposed project would create demand for public transit lines serving the area.

Traffic generated by the proposed project would cause unacceptable operations at the Enterprise Drive/Willow Street intersection.

The EIR proposed mitigation measures specific to all four of these intersections, and found that all traffic impacts on all intersections except impacts on Cedar Boulevard/Thornton Avenue will be mitigated to a less than significant level. The EIR concluded DTODSP's impacts on Cedar/Thornton are significant and unavoidable. The EIR also proposed mitigation measures for the increased demand on public transit lines, but concluded that even after mitigation the impacts will be significant and unavoidable. Finally, the EIR proposed a mitigation measure calling for improvements to the Enterprise/Willow intersection, and the EIR concluded that after mitigation, the DTODSP' s impacts on this intersection would be less than significant.

The EIR also found the following potentially significant impacts on traffic and circulation in the year 2035 (project buildout conditions):

The proposed project would increase cumulative traffic volumes and have a potentially significant cumulative impact on ten intersections.

Traffic generated by the proposed project would contribute to unacceptable operations at the Enterprise Drive/Willow Street intersection under Cumulative Conditions.

The proposed project would increase traffic on regional roadways in the project vicinity.

The EIR proposes mitigation measures specific to each impacted intersection, but still concluded that the DTODSP's impacts on these intersections will be significant and unavoidable. Similarly, the EIR's proposed mitigation measures to mitigate impacts on regional roadways in the project vicinity, but the EIR still concluded the DTODSP's impacts remained significant and unavoidable. Finally, the EIR proposed mitigation measures specific to the Enterprise/Willow intersection, and the EIR concluded that after mitigation, impacts on this intersection would be reduced to a less than significant level.

The Tract 8085 ADR/PUD is consistent with this analysis. As discussed above, the Tract 8085 ADR/PUD proposes 542 residential units, which is less than the 583 units analyzed in the EIR. Thus, the Tract 8085 ADR/PUD will not increase the trip generation already analyzed by the EIR

because the Tract 8085 ADR/PUD will not increase the number of residents on the Tract 8085 ADR/PUD.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed circumstances, and no new information related to traffic and circulation exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

Mandatory Findings of Significance

The EIR concluded the DTODSP had four significant and unavoidable impacts:

> The addition of project traffic to existing conditions would cause the intersection Level of Service (LOS) at Cedar Boulevard/Thornton Avenue to degrade from acceptable to unacceptable during the PM peak hour and exacerbate operations by increasing the average delay by four or more seconds during the AM peak hour.
>
> The project's increased demand for transit service may not be met by Dumbarton Rail Corridor (DRC) project, as the future of the DRC project is uncertain as of the publication of the Draft EIR and improved bus service to the Specific Plan area cannot be guaranteed, as it is under Alameda County (AC) Transit's jurisdiction.
>
> The addition of project traffic to future year 2035 conditions would cause intersection LOS to degrade from acceptable to unacceptable or exacerbate operations by increasing the average delay by four or more seconds at the following five intersections: SR-84 Eastbound Ramps/Thornton Avenue, Cherry Street/Thornton Avenue, Newark Boulevard/Thornton Avenue, Cedar Boulevard/Thornton Avenue, and Cherry Street/Central Avenue.

The addition of project traffic to future year 2035 conditions would degrade operations on the following five roadway segments:

1. I-880, from SR 84 Eastbound to Thornton Avenue;
2. I-880, from Mowry Avenue to Stevenson Boulevard;
3. Thornton Avenue, from Willow Street to Spruce Street;
4. Thornton Avenue, from Spruce Street to Cherry Street; and
5. Thornton Avenue, from Cedar Boulevard to I-880 Southbound Ramps.

The Tract 8085 ADR/PUD is consistent with this analysis. As discussed above, the Tract 8085 ADR/PUD proposes 542 residential units, which is less than the 583 units analyzed in the EIR. Thus, the Tract 8085 ADR/PUD will not increase the trip generation already analyzed by the EIR because the Tract 8085 ADR/PUD will not increase the number of residents on the Tract 8085 ADR/PUD.

The Tract 8085 ADR/PUD does not include substantial changes relative to anticipated development previously analyzed, will not be developed under substantially changed

circumstances, and no new information related to traffic and circulation exists that meet the thresholds of CEQA section 21166 or CEQA Guidelines section 15162.

CONCLUSION:

Accordingly, and based on the findings and information contained in the certified DTODSP EIR, the analysis above, and the CEQA statute and State CEQA Guidelines, including sections 15164 and 15162, the proposed Tract 8085 ADR/PUD, a subset of what was already approved in the certified EIR, will not result in any additional effects on any environmental resources located on or near the project site and the potential environmental effects of the proposed relocation have been adequately addressed in the certified EIR for the Dumbarton TOD Specific Plan. Therefore, an Addendum to the EIR is appropriate under State CEQA Guidelines section 15164.

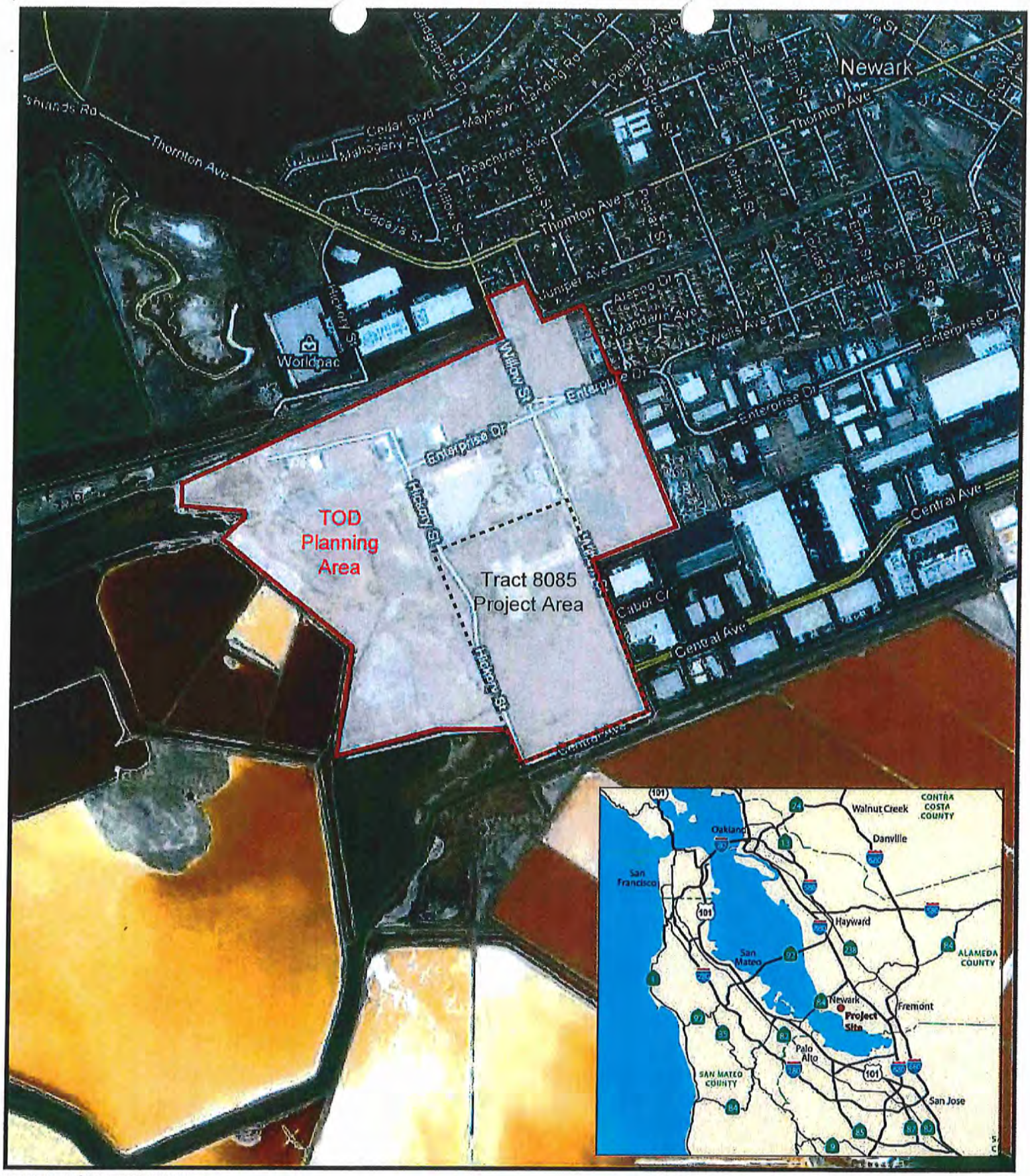
List of Appendices

APPENDIX A
Figure 1: Project Location Map
Figure 2: Tract 8085 Site Plan
Figure 3: Wetland Reserve Conceptual Mitigation Plan
Figure 4: USD Force Main Re-Alignment Exhibit

APPENDIX B
Biological Technical Memorandum

APPENDIX A
Figures 1-4

Figure 1: Project Location Map



Source: Dahlin Group (2010)

wra ENVIRONMENTAL CONSULTANTS

Not to scale

Project Location

Figure 2: Tract 8085 Site Plan

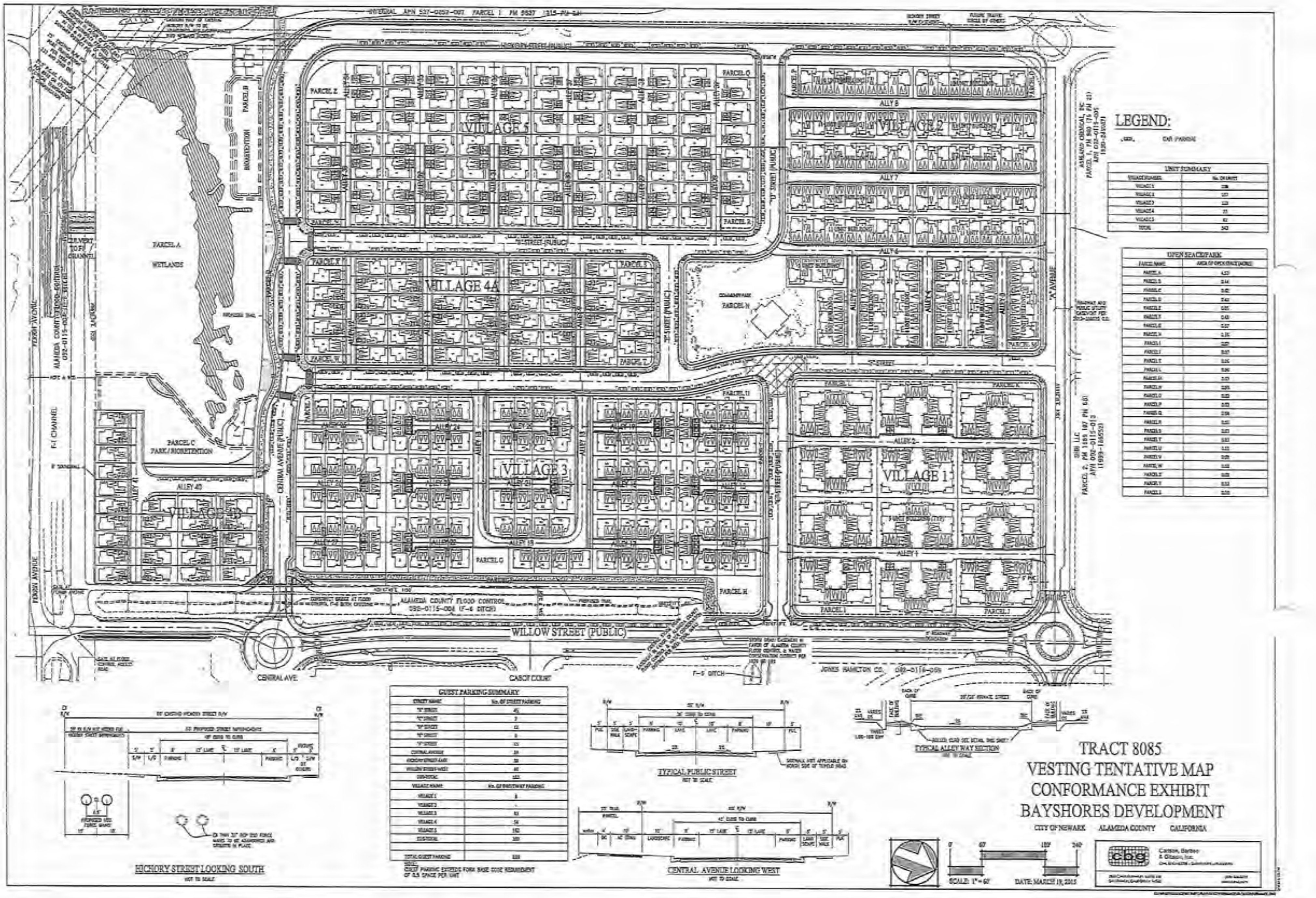
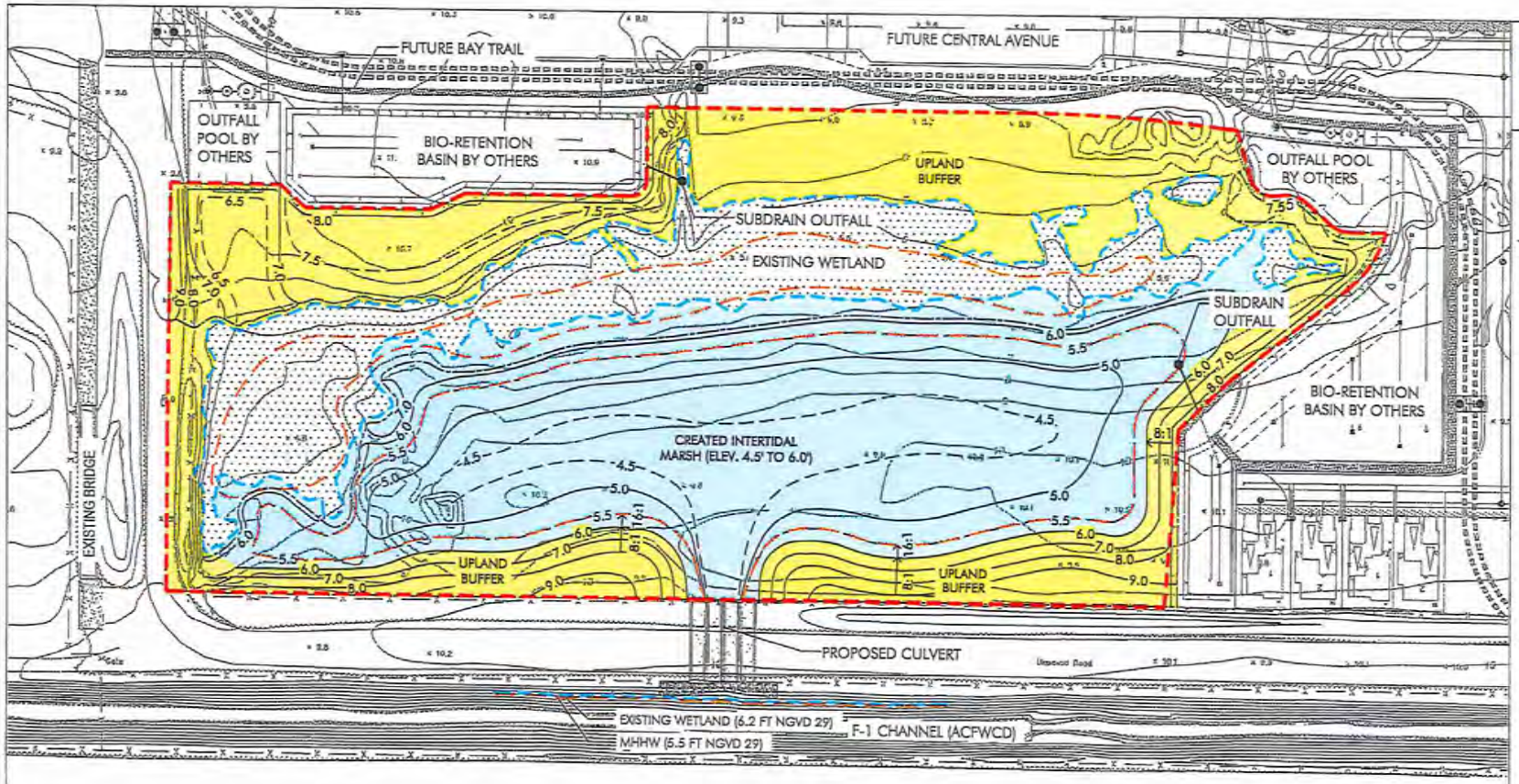

LEGEND:
UNIT SUMMARY
OPEN SPACE/PARK
VILLAGE 1
VILLAGE 2
VILLAGE 3
VILLAGE 4A
VILLAGE 4B
VILLAGE 5
PARCEL A
WETLANDS
PARCEL C
PARK / BIORETENTION
WILLOW STREET (PUBLIC)
CENTRAL AVENUE (PUBLIC)
CENTRAL AVE
CABOT COURT
ALAMEDA COUNTY FLOOD CONTROL
092-0115-008 (F-4 DITCH)
F-1 CHANNEL
PERRIN AVENUE
JONES HAMILTON CO.
GUEST PARKING SUMMARY
HICKORY STREET LOOKING SOUTH
TYPICAL PUBLIC STREET
CENTRAL AVENUE LOOKING WEST
TYPICAL ALLEY WAY SECTION
TRACT 8085
VESTING TENTATIVE MAP
CONFORMANCE EXHIBIT
BAYSHORES DEVELOPMENT
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60'
DATE: MARCH 19, 2015
cbg

Figure 3: Wetland Reserve Conceptual Mitigation Plan



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ENVIRONMENTAL CONSULTANTS

Torian Residential Project
Wetland Mitigation
Newark, California

Figure 3.
Wetland Reserve
Conceptual
Mitigation Plan

LEGEND

- WETLAND RESERVE BOUNDARY
- 5 PROPOSED CONTOUR
- 5 EXISTING CONTOUR
- PRESERVED WETLAND
- CREATED INTERTIDAL MARSH
- UPLAND BUFFER
- LIMIT OF GRADE
- MEAN HIGHER HIGH WATER (5.5 FT NGVD 29)
- EXISTING WETLAND BOUNDARY

PROPOSED MITIGATION AREAS

HABITAT TYPE	AREA WITHIN WETLAND RESERVE
PRESERVED WETLAND	0.89 AC.
CREATED INTERTIDAL MARSH	1.95 AC.
UPLAND BUFFER	1.69 AC.
TOTAL WETLAND RESERVE	4.53 AC.

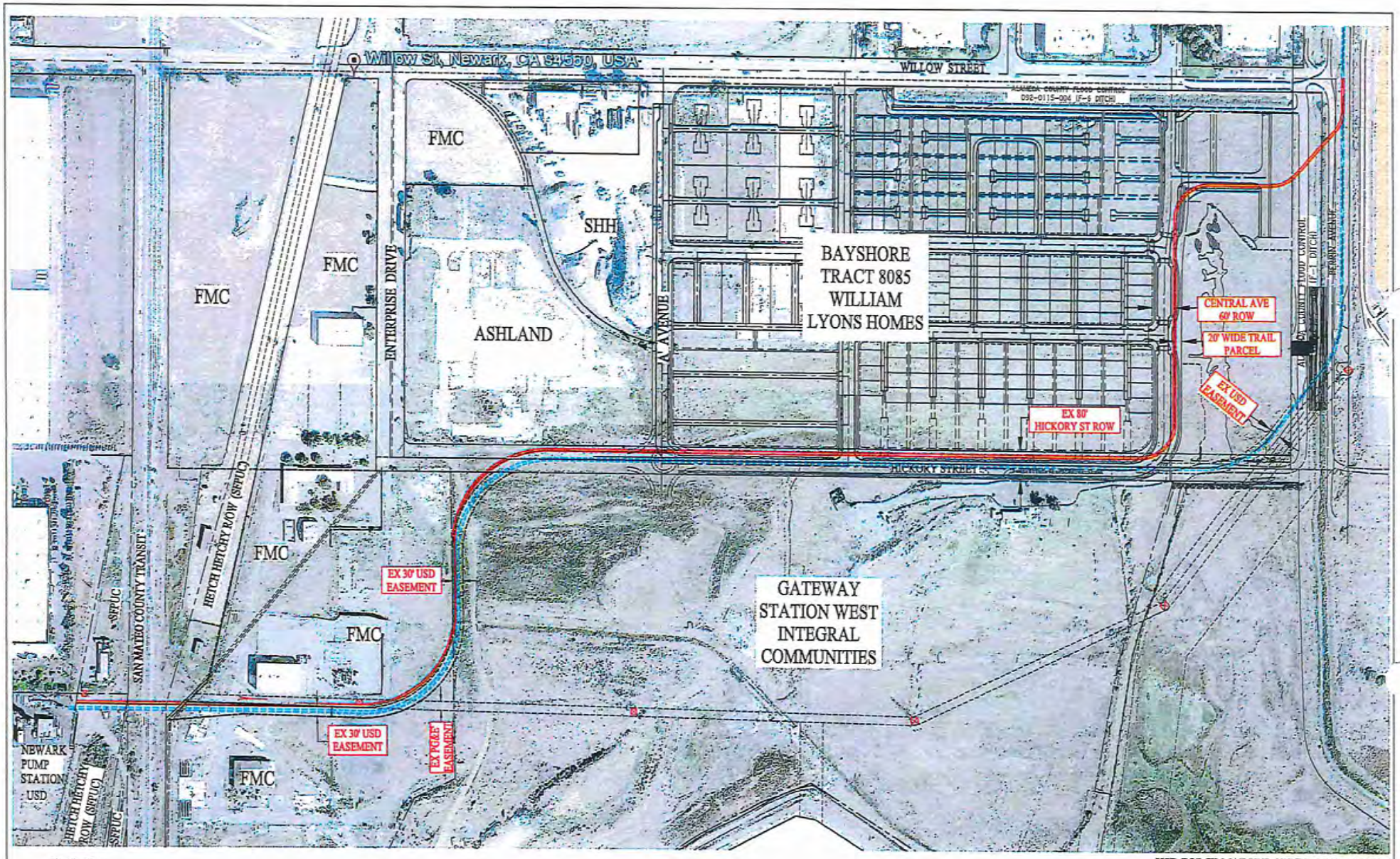
N

0 70
SCALE: 1" = 70'

NOT FOR CONSTRUCTION

Date: March 19, 2015
Figure By: IM, JM, CS

Figure 4: USD Force Main Re-Alignment Exhibit



LEGEND

- PROPOSED TWIN 33" SANITARY SEWER FORCE MAINS
- EXISTING TWIN 33" SANITARY SEWER FORCE MAINS
- EXISTING PG&E HIGH VOLTAGE TOWERS
- EASEMENT
- PROPERTY LINE

Figure 4

USD FORCE MAIN RE-ALIGNMENT EXHIBIT
TRACT 8085
TORIAN PROPERTY
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 100' 200' 400'
SCALE: 1"=100'
DATE: FEBRUARY, 2015

cbg Carlson, Barbee & Gibson, Inc.

APPENDIX B
Biological Technical Memorandum

ENVIRONMENTAL CONSULTANTS

Memorandum

To: William Lyon Homes

From: Mark Kalnins
kalnins@wra-ca.com
415-524-7357

Subject: Biological Technical Memorandum, Torian Project Connection to F-1 Channel

Date: February 3, 2015

This technical memorandum provides an assessment of the Torian Project connection to the Alameda County Flood and Water Conservation District's (ACFWCD) F-1 Channel (aka Plummer Creek). The connection to the F-1 Channel was anticipated as part of the Torian Project, as shown in Figure 8.2 Conceptual Grading and Drainage Plan of the Specific Plan, and analyzed in the Dumbarton Transit Oriented Development Specific Plan (DTODSP) Environmental Impact Report (EIR), as certified by the City of Newark in 2011. To implement the Grading and Drainage Plan, and to comply with permit requirements discussed below, the Torian Project includes an on-site wetlands mitigation and habitat conservation area in the southwestern corner of the project that connects to the F-1 channel via a box culvert structure.

In accordance with Mitigation Measure 4.3-6 of the DTODSP EIR, a wetland delineation is required (completed) to identify waters of the U.S./State, and authorization from the U.S. Army Corps of Engineers (Corps) and the California Regional Water Quality Control Board (RWQCB) are also required (in varying stages of completion). Additional permits will also be required from the San Francisco Bay Conservation and Development Commission (BCDC) for impacts to wetlands located within the F-1 channel due to construction of the outfall improvements. The permit approvals for the F-1 channel portion of the project will also likely include replacement of impacted wetlands within the channel at a minimum 1:1 ratio (replacement to impacts).

Subsequent to adoption of the Final EIR and pursuant to Mitigation Measure 4.3-6 of the DTODSP EIR, the Corps consulted with the U.S. Fish and Wildlife Service (USFWS) under Section 7 of the Endangered Species Act for potential impacts to the federal-endangered salt marsh harvest mouse (SMHM, *Reithrodontomys raviventris*), Ridgway's rail (formerly California clapper rail, *Rallus obsoletus*), and Western snowy plover (*Charadrius nivosus nivosus*) resulting from the Torian Project[1]. The Biological Assessment analyzed the Torian project site, and surrounding areas, including the F-1 Channel where the box culvert structure is proposed. The Biological Assessment found that the project site and adjacent areas do not contain suitable nesting habitat for Western snowy plover or Ridgeway's rail. The F-1 Channel does contain less-than optimal habitat for SMHM because it is deeply incised, contains only a thin fringe of marsh along its edges, and is dominated by alkali bulrush (*Scirpus robustus*), an indicator of brackish tidal marshes, which is not optimal habitat for SMHM. The USFWS does require implementation of Best Management Practices during construction of the project to minimize potential impacts to SMHM and its habitat. The Torian project connection between the on-site

1 Zentner and Zentner. 2012. Torian Property Biological Assessment for salt marsh harvest mouse, California clapper rail, and Western snowy plover. February 2012.

wetland mitigation area and the F-1 Channel does include migration paths for SMHM within the proposed culverts.

PLANNING COMMISSION ACTIONS

RESOLUTION NO. 1906

RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (P-15-5), A CONDITIONAL USE PERMIT (U-15-6), FOR: (A) REDUCED SIDE AND FRONT YARD SETBACKS FOR CERTAIN UNIT PLANS; AND (B) THE NUMBER OF GARAGE FACADES FRONTING ONE STREET TO EXCEED WHAT IS ALLOWED BY THE FORM BASED CODES; AND ASR-15-9, AN ARCHITECTURAL AND SITE PLAN REVIEW FOR THE PROJECT ELEVATIONS AND FINDING THAT THE VESTING TENTATIVE MAP 8085 IS IN SUBSTANTIAL CONFORMANCE

WHEREAS, William Lyon Homes has filed with the Planning Commission of the City of Newark applications for a Planned Unit Development (P-15-5) and a Conditional Use Permit (U-15-6), for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review for the project elevations and finding that the Vesting Tentative Map 8085 is in substantial conformance; and

PURSUANT to Municipal Code Section 17.72.060, a public hearing notice was published in The Argus on April 3, 2015 and mailed as required, and the Planning Commission held a public hearing on said application at 7:30 p.m. on April 14, 2015 at the City Administration Building, 37101 Newark Boulevard, Newark, California; and

WHEREAS, pursuant to Chapter 17.40 (Planned Unit Developments), Section 17.40.050 (Permit Procedure) and Chapter 17.72 (Use Permits), Section 17.72.070 (Action by Planning Commission), the Planning Commission makes the following findings:

1) That Application P-15-5 for a planned unit development is in accord with the purpose of the Form Based Code and other regulations applicable to the Dumbarton Transit-Oriented Development (TOD) Specific Plan area. Application P-15-5 proposes to construct a previously approved residential development with minor deviation from the City's Form Based Code for the TOD Specific Plan area. With these design changes, the project would result in 542 residential units and thus would continue to advance the Specific Plan's objectives; and the project would continue to achieve the purpose of the Form Based Code to ensure that the design and form of the development is compatible with the surrounding environment. The specific deviations addressed through the PUD permit are: (1) Village 3 would include 0' front setbacks in lieu of 10' setbacks for Plan 3. This reduced setback is generally consistent with the attached housing product included in the Village and would eliminate a potential nuisance corridor at the end of the Village's alleys; (2) Residences in Village 4 would have rear yard setbacks of 5.5' in lieu of 10'. The Village 4 rear yards have been designed to wrap around the corner of the residences which results in a greater amount of total rear yard square footage that the minimum required by

the Form Based Code and is therefore consistent with the intent of the Code; and (3) The garages fronting the public street in Villages 4 would exceed the Form Based Code allowed façade area, however these garages would be split with varied setbacks to address the intent of the Form Based Code to avoid unarticulated frontages.

2) That Application P-15-5 for a planned unit development is not likely to cause serious health problems. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011, the first Addendum approved by the City Council on November 29, 2012, and the second Addendum approved by the Planning Commission on April 14, 2015 analyze all of the impacts on public health and safety that might occur from the project, including with the proposals contained in Application P-15-5. The project elements proposed by the planned unit development are within the scope of the project previously analyzed in these CEQA documents, and the second Addendum for the project demonstrates that the project would not cause serious health or safety problems.

3) That the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities, and landscaped areas as contained in Application P-15-5 for a planned unit development will continue to produce an environment of stable and desirable character consistent with the objectives of the Dumbarton TOD Specific Plan.

4) That the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities as contained in Application P-15-5 for a planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload facilities. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011, the Addendum approved by the City Council on November 29, 2012, and the second Addendum drafted to analyze the minor project changes analyze all of the impacts on traffic and utilities.

5) That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

6) That Application U-15-6 for a conditional use permit is in accord with the purpose of the Form Based Code and other regulations applicable to the Dumbarton Transit-Oriented Development (TOD) Specific Plan area. Application U-15-6 proposes to construct a previously approved residential development with minor deviation from the City's Form Based Code for the TOD Specific Plan area. With these design changes, the project would result in 542 residential units and thus would continue to advance the Specific Plan's objectives; and the project would continue to achieve the purpose of the Form Based Code to ensure that the design and form of the development is compatible with the surrounding environment. The specific deviations addressed through the conditional use permit are: (1) Village 3 would include 0' front setbacks in lieu of 10' setbacks for Plan 3. This reduced setback is generally consistent with the attached housing product included in the Village and would eliminate a potential nuisance corridor at the end of the Village's alleys; (2) Residences in Village 4 would have rear yard setbacks of 5.5' in

lieu of 10'. The Village 4 rear yards have been designed to wrap around the corner of the residences which results in a greater amount of total rear yard square footage that the minimum required by the Form Based Code and is therefore consistent with the intent of the Code; and (3) The garages fronting the public street in Villages 4 would exceed the Form Based Code allowed façade area, however these garages would be split with varied setbacks to address the intent of the Form Based Code to avoid unarticulated frontages.

7) That Application U-15-6 for a conditional use permit is not likely to cause serious health problems. The Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) certified by the City Council on September 8, 2011, the first Addendum approved by the City Council on November 29, 2012, and the second Addendum approved by the Planning Commission on April 14, 2015 analyze all of the impacts on public health and safety that might occur from the project, including with the proposals contained in Application U-15-6. The project elements proposed by the conditional use permit are within the scope of the project previously analyzed in these CEQA documents, and the second Addendum for the project demonstrates that the project would not cause serious health or safety problems.

8) That Application U-15-6 for a conditional use permit will comply with each of the applicable provisions of the City's Code concerning use permits.

9) For ASR-15-9, the Architectural and Site Plan Review, that the location, exterior design and appearance, including materials, colors, and landscaping of the development would promote the stability of land values and investments, and the general welfare, and would help to prevent the depreciation or impairment of land values.

10) For ASR-15-9, the Architectural and Site Plan Review, that the standards for population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities, and landscaped areas will be such that the development will continue to produce an environment of stable and desirable character consistent with the objectives of the Dumbarton TOD Specific Plan.

11) For ASR-15-9, the Architectural and Site Plan Review, that the site plan for 542 residential units is in substantial conformance with Vesting Tentative Tract Map 8085, which calls for construction of 547 residential units and was approved, as amended, by the City Council at its meeting on February 28, 2013.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve this application as shown on Exhibit A, pages 1 through 92, subject to compliance with the following conditions:

Planning Division

a. This project is subject to all conditions of Planning Commission Resolution No. 1846 and City Council Resolution Nos. 10,034, 10,035, and 10,066 unless otherwise amended herein.

b. 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.

c. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.

d. 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.

e. 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.

f. 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.

g. 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.

h. 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.

i. 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.

j. 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.

k. Prior to the issuance of a building permit, the manner and location for garbage and recycling collection for the project shall be submitted for the review and approval of Republic Services and the Community Development Director, in that order.

l. 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.

m. 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.

n. Measures to respond to and track complaints regarding construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).

o. 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.

Engineering Division

p. The proposed storm drain box culverts to convey treated stormwater runoff from the biotreatment/wetlands area directly to the Alameda County Flood Control and Water Conservation District (AFCD &WCD) Line F-1 Channel shall be owned and maintained by the owner of proposed Parcel A in a manner consistent with condition 'b' of City Council Resolution No. 10066. The developer shall obtain all necessary easements and/or permits from the ACFC&WCD for construction and continuous operation and maintenance of the culverts.

q. The developer shall be responsible for the design and construction of replacement sanitary sewer force mains through the project site to the satisfaction of the Union Sanitary District. Any additional modifications to the site plan, including but not limited to potential residential lot relocations or reductions and public and private street changes shall be the developer's responsibility.

Landscape-Parks Division

r. Park and street name assignments shall be subject to review and approval by the City Council on the final map for Tract 8085. Names provided as placeholders on the conceptual landscape plans and other preliminary documents are for demonstration purposes only and are not subject to approval with the current planned unit development and conditional use permit review.

s. All plant material, surface treatments, park furniture, play equipment and other improvements shown on conceptual park and landscape exhibits are subject to final approval by the City Engineer as part of the Tract Improvement Plan for Tract 8085.

Building Inspection Division

t. Construction for this project, including site work and all structures, can occur only between the hours of 7:00 AM and 6:00 PM, Monday through Friday. The applicant may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time duration of the request, the proximity to residential neighborhoods and input by affected neighbors. All approvals will be done so in writing.

General

u. 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 applicant shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval.

v. If any condition of this Planned Unit Development, Conditional Use Permit, and Architectural and Site Plan Review be declared invalid or unenforceable by a court of competent jurisdiction, this Planned Unit Development, Conditional Use Permit, and Architectural and Site Plan Review shall terminate and be of no force and effect, at the election of the City Council on motion.

w. This Planned Unit Development, Conditional Use Permit, and Architectural and Site Plan Review shall be given a public hearing before the City Council for the Council's review and approval.

x. Prior to the submittal for building permit review, all conditions of approval of this project, as approved by the City Council, shall be printed on the plans.

y. 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 or, alternatively, the City will rescind the approval.

z. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby further notified that the 90-day approval period in which the developer may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the developer fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.

This Resolution was introduced at the Planning Commission's April 14, 2015 meeting by Commissioner Nillo, seconded by Commissioner Bridges, and passed as follows:

AYES: Aguilar, Bridges, Fitts, Nillo and Otterstetter.

NOES: None.

ABSENT: None.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/William Fitts
WILLIAM FITTS, Chairperson

RESOLUTION NO. 1907

A RESOLUTION OF THE CITY OF NEWARK PLANNING COMMISSION ADOPTING A SECOND ADDENDUM TO THE DUMBARTON TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2010042012) FOR AND APPROVING THE DEVELOPMENT OF 542 RESIDENTIAL UNITS WITHIN THE SPECIFIC PLAN AREA, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the City of Newark certified the Dumbarton Transit-Oriented Development Specific Plan Environmental Impact Report (State Clearinghouse Number 2010042012) (Specific Plan EIR), adopted a statement of overriding considerations for the significant and unavoidable impacts identified therein, and approved a mitigation monitoring and reporting program on September 8, 2011; and

WHEREAS, the Specific Plan EIR analyzes the impacts of development that will occur on many different parcels owned by various entities within the 205-acre Specific Plan area, including the Torian parcels at issue for the project. The EIR analyzed the impacts of the construction and operation of 583 residential units on the Torian parcels; and

WHEREAS, relying on the Specific Plan EIR, on November 29, 2012, the City of Newark approved Tentative Tract Map 8085 for a 553 residential unit development on the Torian parcels; and

WHEREAS, on February 28, 2013 the City approved a revised Tentative Tract Map, which made minor revisions to the original Tentative Tract Map 8085. These revisions included a contemplated wetland connection through, and the abandonment of, Hickory Street and a total of 547 units, as well as other minor site plan revisions. The revised Tentative Tract Map approval relied on an addendum to the EIR, which concluded that the project revisions would not result in any new or substantially increased environmental impacts; and

WHEREAS, William Lyon Homes is seeking further approvals for the development of the Torian parcels within the Specific Plan area (the project). The project proposes the construction of 542 residential units on 42.22 acres within the 205-acre Specific Plan area; and

WHEREAS, the project would relocate a wetland connection directly to the Alameda County Flood Control District (ACFCD) F1 Channel under the ACFCD access road, reconfigure the proposed wetland area that would require less of the Hickory Street right-of-way, reconfigure certain lots and internal roads, realign and enlarge the wetlands reserve to 4.7 acres from 3.5 acres, and realign of a trail to the north side of the wetlands reserve, a further reduction in the total proposed number of units from 547 units to 542 units, and make other minor adjustments to the site plan; and

WHEREAS, pursuant to CEQA Section 21166 and Sections 15162, 15163, and 15182 of the CEQA Guidelines, a second Addendum to the Specific Plan EIR was prepared by the City to analyze the project (second Addendum). The second Addendum incorporates by reference the analysis contained in the Specific Plan EIR and first Addendum, and addresses only those issues specific to the project. The second Addendum concludes that the project will not result in impacts beyond those previously analyzed in the Specific Plan EIR, because the project would not cause new or substantially increased significant direct or reasonably foreseeable indirect adverse effects on the environment; and

WHEREAS, the City of Newark is the lead agency for the project under CEQA; and

WHEREAS, the Planning Commission has reviewed and considered the Specific Plan EIR and the second Addendum for the project, and intends to take action on the project in compliance with CEQA, and state and local guidelines implementing CEQA; and

WHEREAS, the second Addendum to the Dumbarton TOD Specific Plan EIR for the project is on file in the Community Development Department, located at 37101 Newark Blvd, Newark, California 94560, is available for inspection by any interested person at that location and is, by this reference, incorporated into this Resolution as if fully set forth herein.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newark as follows:

SECTION 1. THAT THE PLANNING COMMISSION does hereby make the following findings: (1) it has independently reviewed and analyzed the second Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the project; (2) the second Addendum prepared for the project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the second Addendum represent the independent judgment and analysis of the City of Newark, as lead agency for the project.

SECTION 2. THAT THE PLANNING COMMISSION does hereby find that based upon the entire record of proceedings before it and all information received and pursuant to CEQA Guidelines Sections 15162 and 15164, that there is no substantial evidence that the project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in the Specific Plan EIR; and that no changes or additions to the Specific Plan EIR analyses are necessary, nor is there a need for any additional mitigation measures; and that none of the conditions described in CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the project otherwise exist.

SECTION 3. THAT THE PLANNING COMMISSION does hereby incorporate by reference and readopt the statement of overriding considerations for the significant and unavoidable impacts identified in the Specific Plan EIR, and the approved mitigation monitoring and reporting program.

SECTION 4. THAT THE PLANNING COMMISSION does hereby adopt the second Addendum for the project, and approve the project.

SECTION 5. The City Clerk is directed to file a Notice of Determination as provided in Section 15094 of the CEQA Guidelines.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings have been based are located in the City of Newark City Hall, 37101 Newark Boulevard, Newark, California 94560. The custodian for these records is the City Clerk of the City of Newark.

This Resolution was introduced at the Planning Commission's April 14, 2015 meeting by Commissioner Nillo, seconded by Commissioner Bridges, and passed as follows:

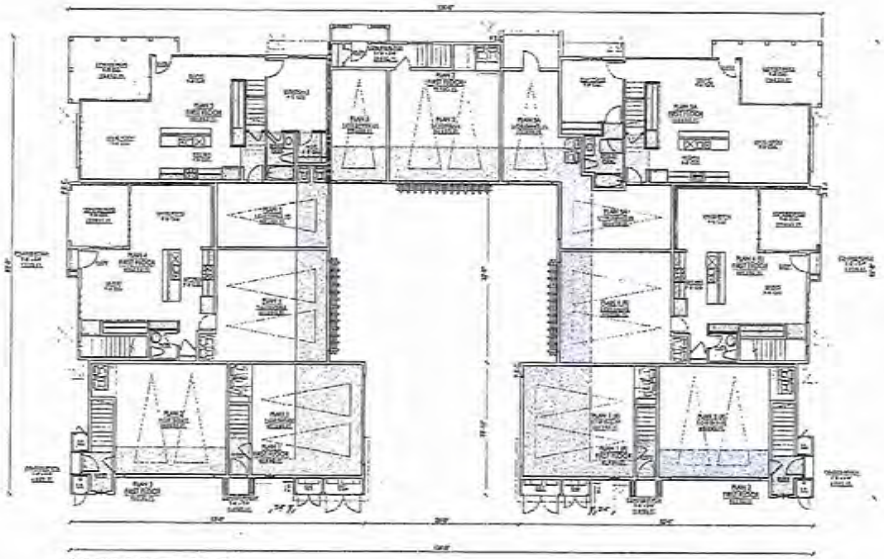
AYES: Aguilar, Bridges, Fitts, Nillo and Otterstetter.

NOES: None.

ABSENT: None.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/William Fitts
WILLIAM FITTS, Chairperson



BUILDING PLAN • FIRST FLOOR

9-PLEX • W ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING SQUARE FOOTAGE CALCULATIONS • 13-179:

Bldg Type	Unit Type	Number of Stories	BED/BATH Count	Cond Space S.F.	Garage S.F	Covered Porch S.F.	Covered Patio S.F	Covered Deck S.F.	Open Patio S.F.	Open Deck S.F (N.A.)	Total Covered S.F.
BUILDINGS I-XII •9-PLEX• (FULL BUILDING)	Plan 1	2	2/2.5	1,282	480	11	-	131	-	-	1,957
	Plan 2	2	3/3	1,591	482	22	-	93	-	-	2,190
	Plan 3	2	3/2	1,673	483	6	-	97	-	-	2,259
	Plan 4	2	3/2.5	1,756	447	7	123	100	-	-	2,413
	Plan 6	2	3/3	1,830	492	-	177	177	-	-	2,681
	Plan 5A	2	3/3	1,943	508	-	177	177	-	-	2,705
	Plan 1 (R)	2	2/2.5	1,282	480	11	-	131	-	-	1,957
	Plan 3 (R)	2	3/2	1,673	483	6	-	97	-	-	2,259
	Plan 4 (R)	2	3/2.5	1,756	447	7	123	100	-	-	2,413
9-Plex Building	Bldg Totals	-	23/23	14,791	4,229	69	600	1,103	0	0	19,842

EXHIBIT Ap1

A4.0

William Lyon Homes, Inc.

THE COVE AT BAYSHORES

NEWARK, CA

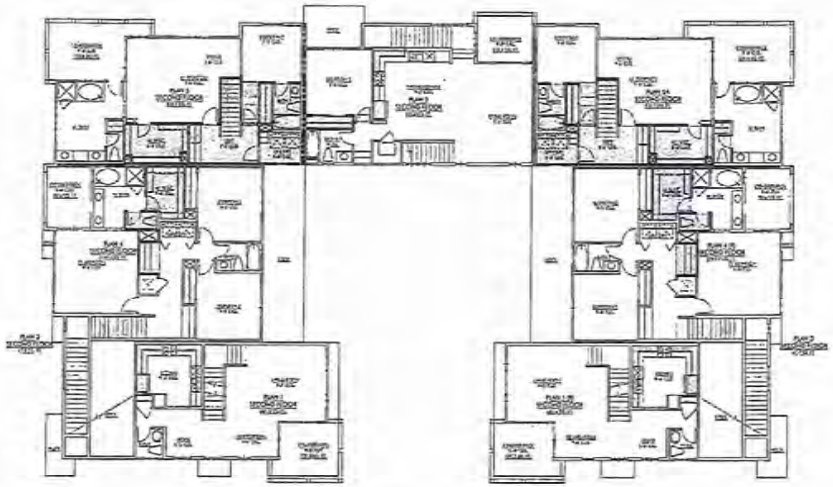
01/19/2015

JOB #: 13-180

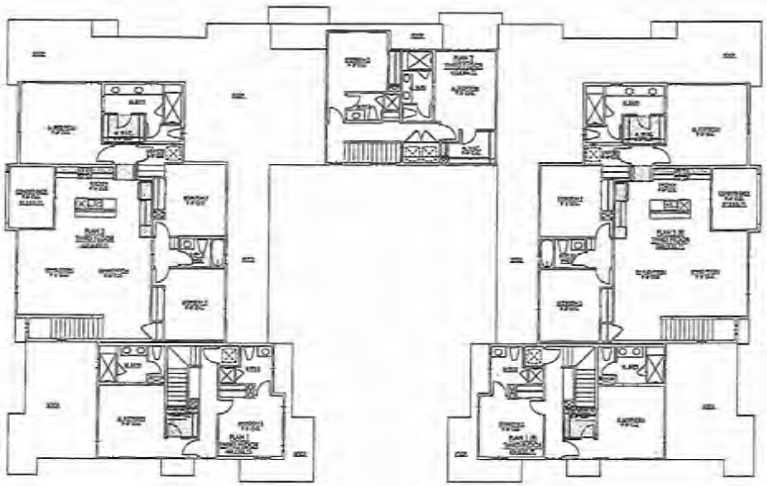
URBAN ARENA

SCALE: 1/8" = 1'-0"

VILLAGE 1: 9 PLEX - BUILDING PLANS 1ST & 2ND FLOOR



BUILDING PLAN • SECOND FLOOR



BUILDING PLAN • THIRD FLOOR

EXHIBIT Ap2

A4.1

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015

JOB #: 13-182

William Lyon Homes, Inc.

URBAN ARENA

VILLAGE 1: 9 PLEX - BUILDING PLANS 3RD FLOOR

EXHIBIT Ap3

A5.0

William Lyon Homes, Inc.

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 1: 9 PLEX - A IMAGERY

FRONT ELEVATION
9-PLEX - 'A' ELEVATION

REAR ELEVATION
9-PLEX - 'A' ELEVATION

EXHIBIT Ap4

A5.1

William Lyon Homes, Inc.

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-102

URBAN ARENA

VILLAGE 1: 9 PLEX - ELEVATION 'A' FRONT & REAR

LEFT ELEVATION
9-PLEX - 'A' ELEVATION

RIGHT ELEVATION
9-PLEX - 'A' ELEVATION

EXHIBIT A5.2 Ap5

William Lyon Homes, Inc.

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 1: 9 PLEX - ELEVATION 'A' RIGHT & LEFT

EXHIBIT A6.0 Ap6

THE COVE AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 1: 9 PLEX - B IMAGERY

FRONT ELEVATION
9-PLEX - 'B' ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION
9-PLEX - 'B' ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT Ap7

A6.1

William Lyon Homes, Inc.

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 1: 9 PLEX - ELEVATION 'B' FRONT & REAR

LEFT ELEVATION

RIGHT ELEVATION

EXHIBIT Ap 8

A6.2

THE COVE AT BAYSHORES

NEWARK, CA

01/19/2015

JOB #: 13-182

William Lyon Homes, Inc.

URBAN ARENA

VILLAGE 1: 9 PLEX - ELEVATION 'B' RIGHT & LEFT

BAYSHORES

NEWARK, CA

VILLAGE 2
PASEO ELEVATION
"SEASIDE MODERN"

0 4' 16'
2' 8'

WILLIAM LYON HOMES
03.31.15

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EXHIBIT Ap9

BAYSHORES

NEWARK, CA

VILLAGE 2

BUILDING 11-PLEX

1ST & 2ND FLOOR

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

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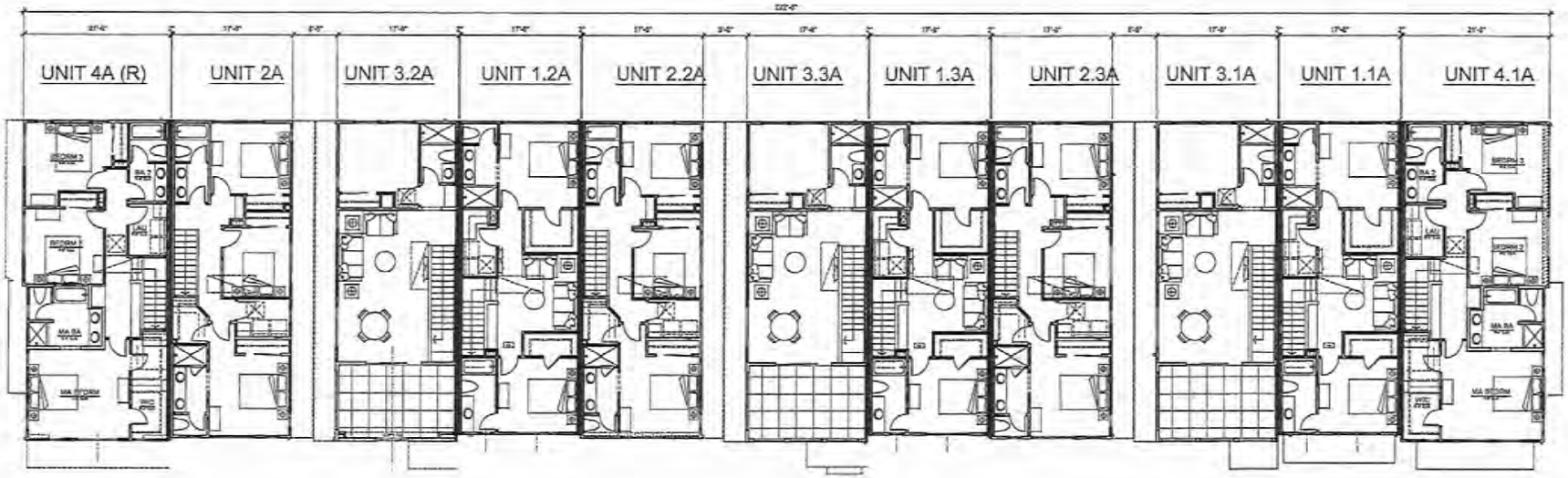
EXHIBIT Ap10



BAYSHORES

NEWARK, CA

VILLAGE 2

BUILDING 11-PLEX

3RD FLOOR PLAN

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

Angeleno Associates, Inc.

147 City Place Drive, Santa Ana, Ca 92705

EXHIBIT A011

11-PLEX

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap12

VILLAGE 2
PASEO ELEVATION
"BAY AREA CONTEMPORARY"

0 4' 16'
2' 8'

WILLIAM LYON HOMES
03.31.15

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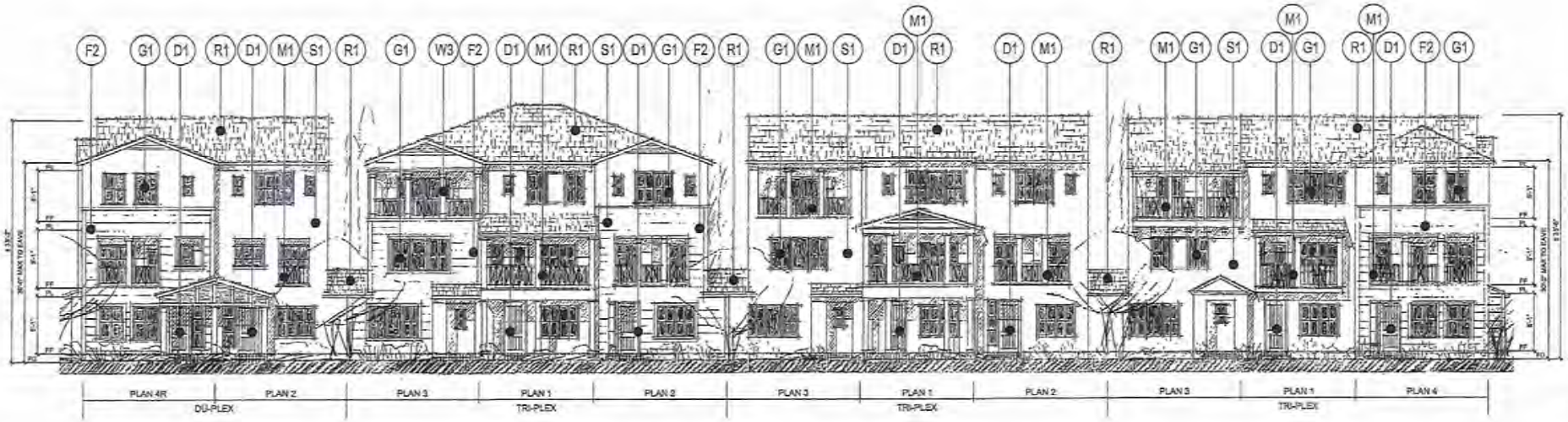
BAYSHORES
NEWARK, CA



11-PLEX

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

BAYSHORES NEWARK, CA

VILLAGE 2
PASEO ELEVATION
"SEASIDE MODERN"

0 4' 16'
2' 8'

WILLIAM LYON HOMES
03.31.15

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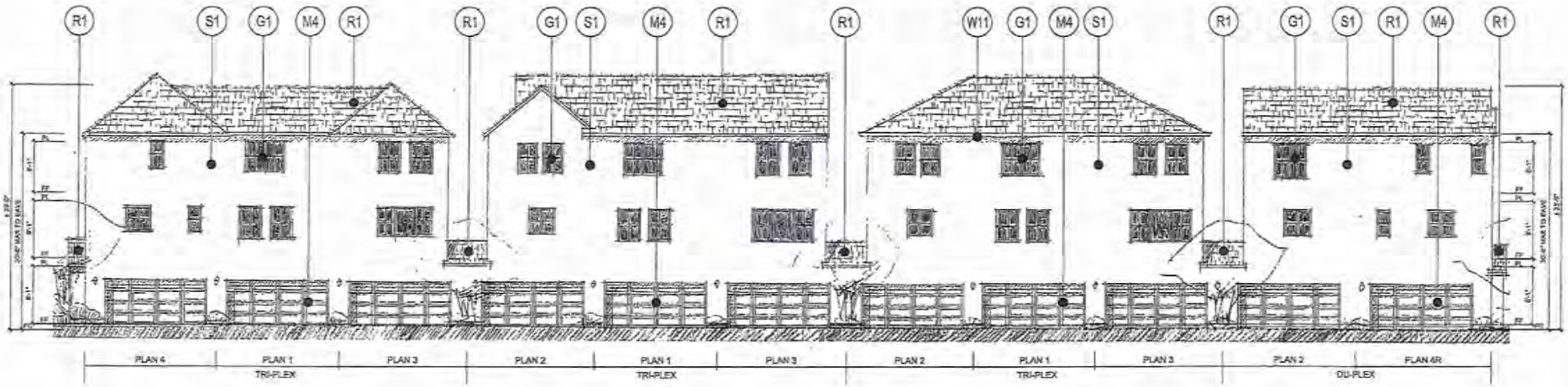
EXHIBIT Ap13



11-PLEX

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

BAYSHORES

NEWARK, CA

VILLAGE 2

MOTORCOURT ELEVATION

"BAY AREA CONTEMPORARY"

0 4' 16'

2' 8'

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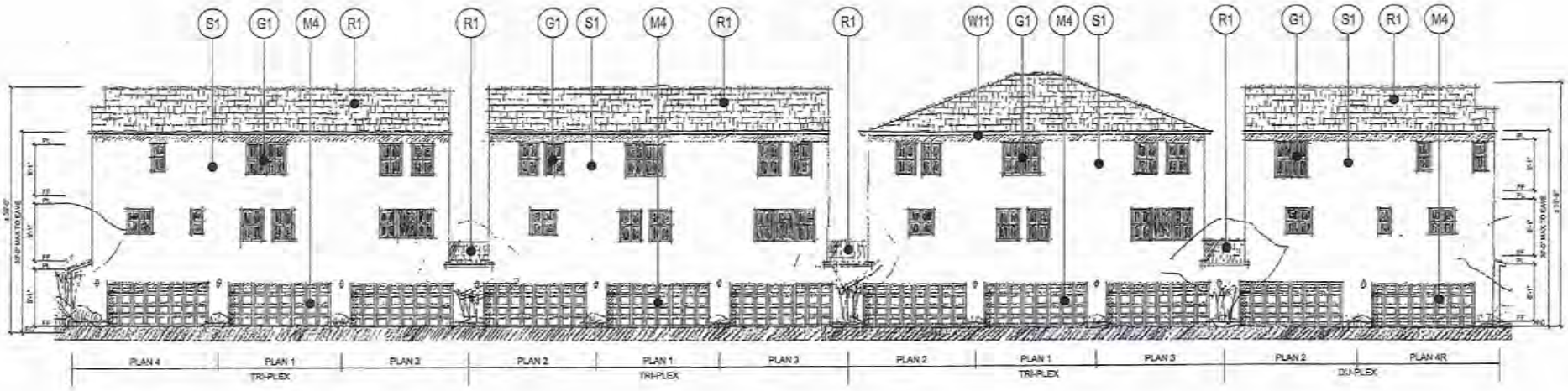
EXHIBIT Ap14



11-PLEX

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 2
MOTORCOURT ELEVATION
"SEASIDE MODERN"

0 4' 16'
2' 8'

WILLIAM LYON HOMES
03.31.15

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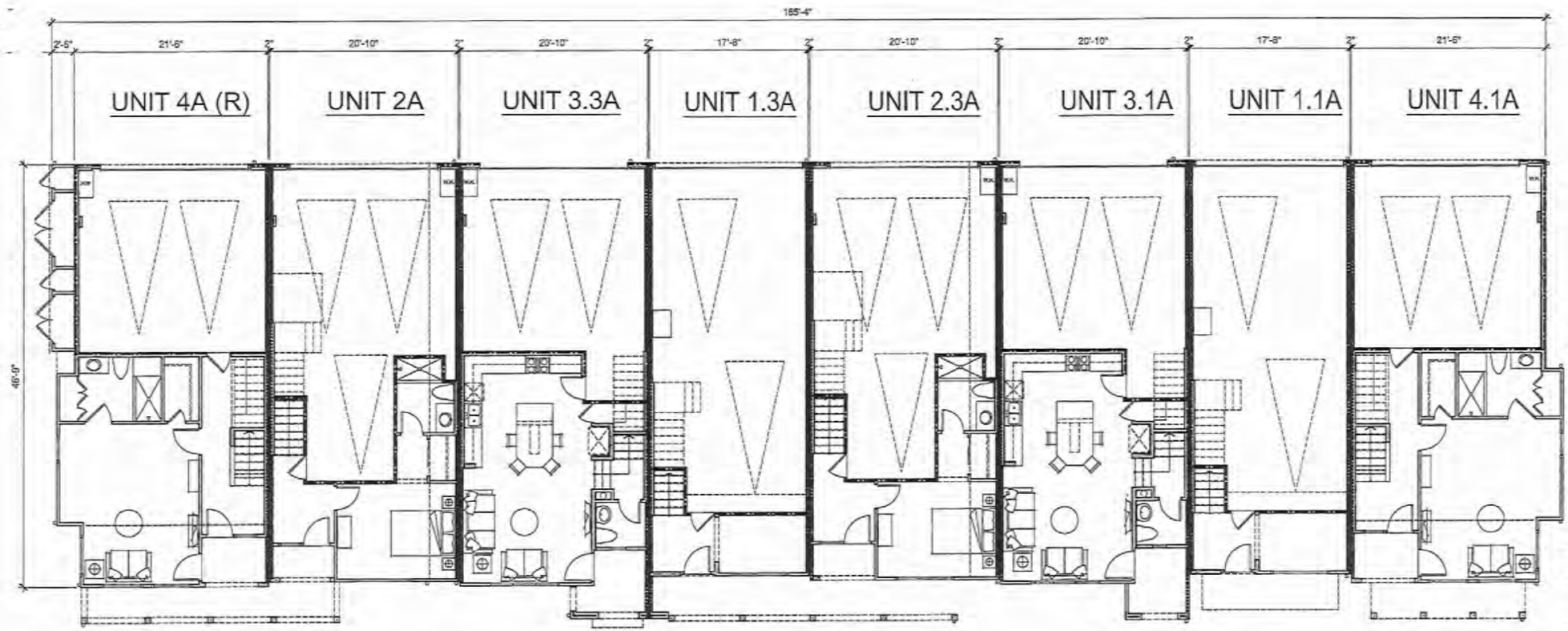
EXHIBIT Ap15

BAYSHORES
NEWARK, CA



NEWARK, CA

BAYSHORES

VILLAGE 2
BUILDING 8-PLEX
1ST FLOOR PLAN

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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EXHIBIT Ap16

VILLAGE 2
BUILDING 8-PLEX
2ND FLOOR PLAN

0 2' 8'
1' 4'

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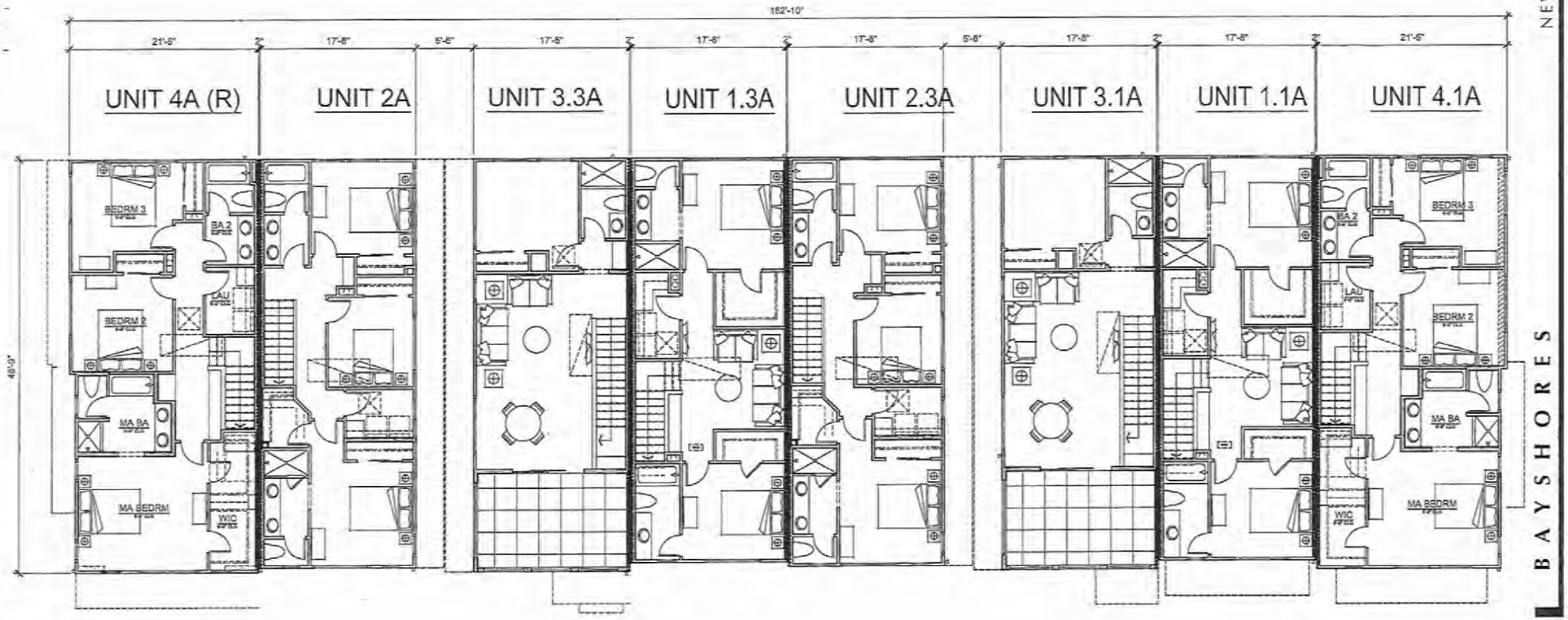
EXHIBIT Ap17



VILLAGE 2
BUILDING 8-PLEX
3RD FLOOR PLAN

0 2' 8'
1' 4'

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03.31.15

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EXHIBIT Ap18

8-PLEX

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 2
FRONT ELEVATIONS
"BAY AREA CONTEMPORARY"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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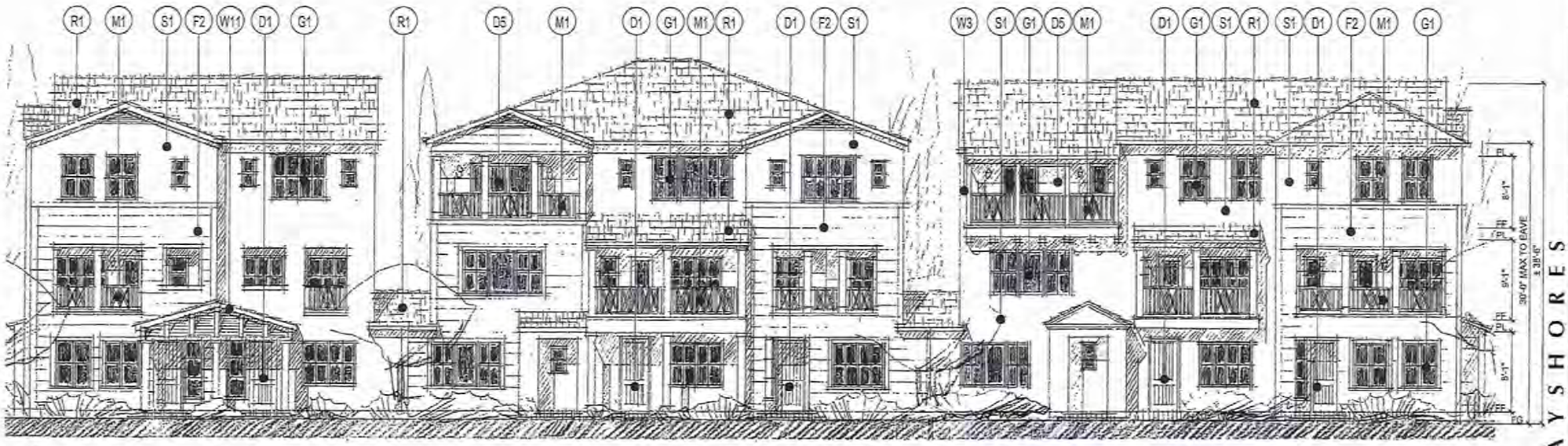
EXHIBIT Ap19



8-PLEX

NEWARK, CA

BAYSHORES

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT A-20

VILLAGE 2
PASEO ELEVATION
"SEASIDE MODERN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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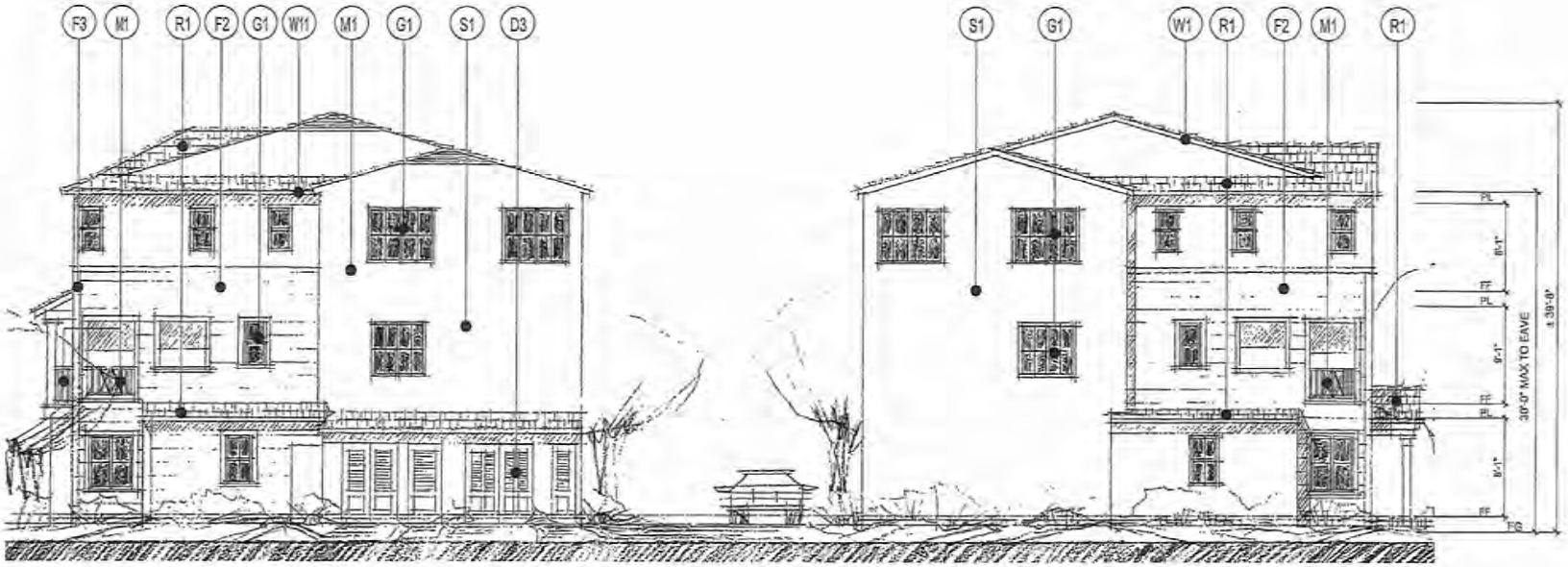

PLAN 4

PLAN 4-R

BAYSHORES

NEWARK, CA

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

EXHIBIT A p21

VILLAGE 2
SIDE ELEVATION
"SEASIDE MODERN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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5 - PLEX

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

EXHIBIT Ap22

BAYSHORES NEWARK, CA

VILLAGE 2
PASEO ELEVATION
"SEASIDE MODERN"

0 2' 8'
1' 4'

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03.31.15

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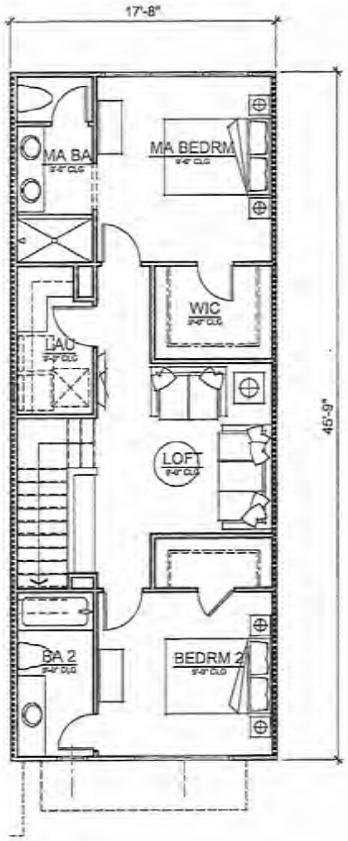
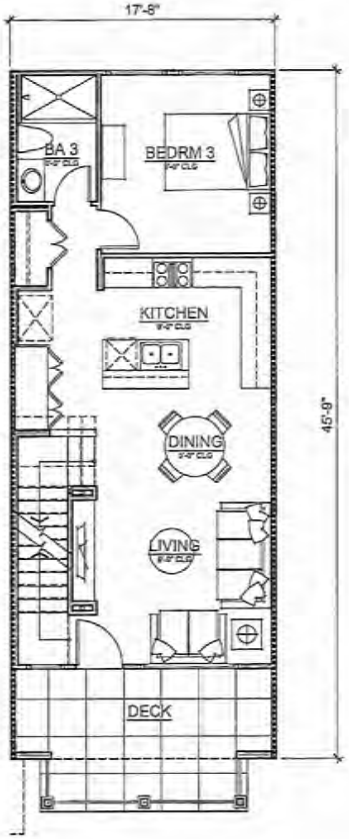


THIRD FLOOR PLAN



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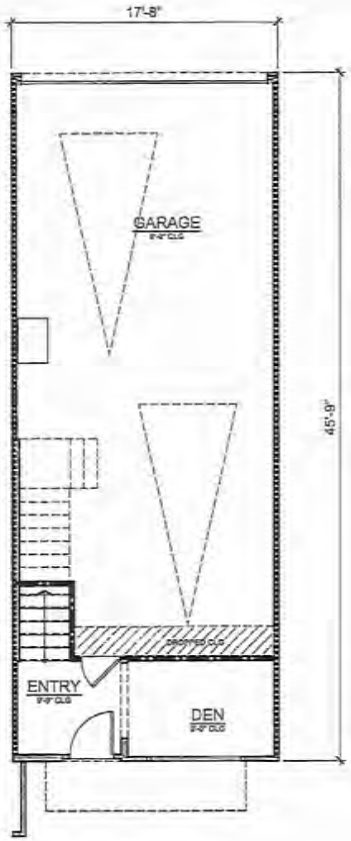

FIRST FLOOR PLAN

UNIT 1A
3 BR, 3 BA
DEN/ LOFT
1,542 SF

BAYSHORES
NEWARK, CA

VILLAGE 2
UNIT 1A

0 2' 8'
1' 4'

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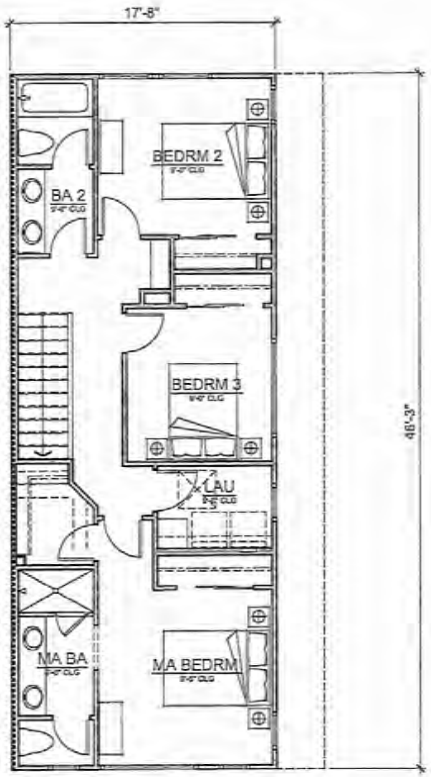

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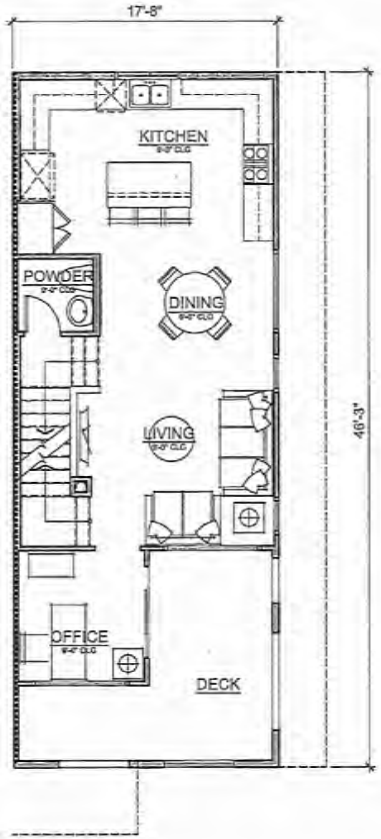

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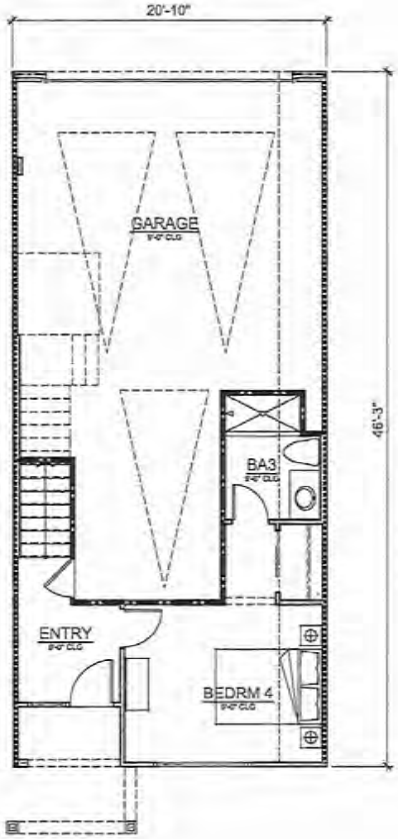

FIRST FLOOR PLAN

UNIT 2A
4 BR, 3 BA
OFFICE
1,731 SF

NEWARK, CA

BAYSHORES

VILLAGE 2
UNIT 2A

0 2' 8'
1' 4'

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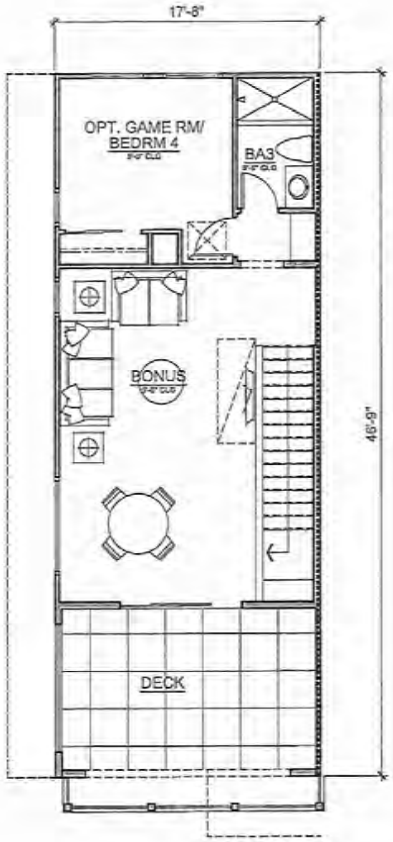

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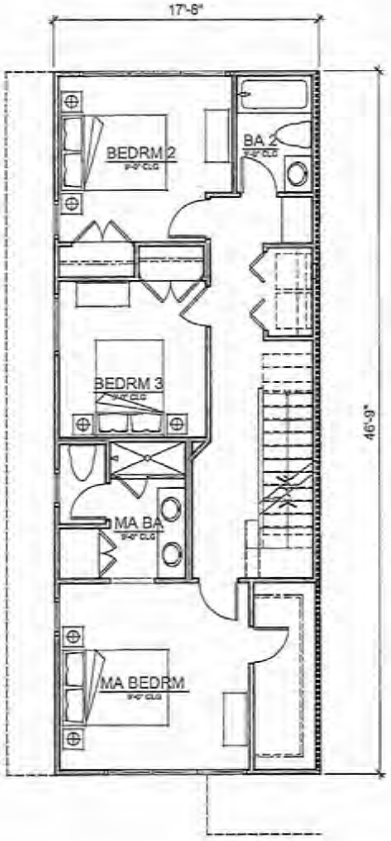

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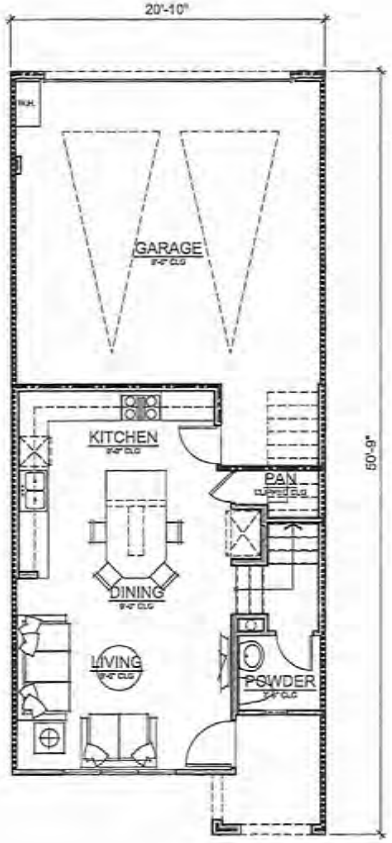

FIRST FLOOR PLAN

UNIT 3A
4 BR, 3 1/2 BA
BONUS ROOM
1,824 SF

BAYSHORES
NEWARK, CA

VILLAGE 2
UNIT 3A

0 2' 8'
1' 4'

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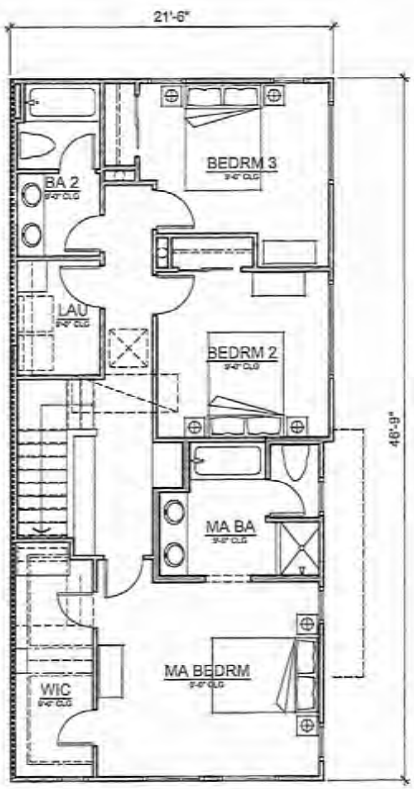
EXHIBIT Ap25



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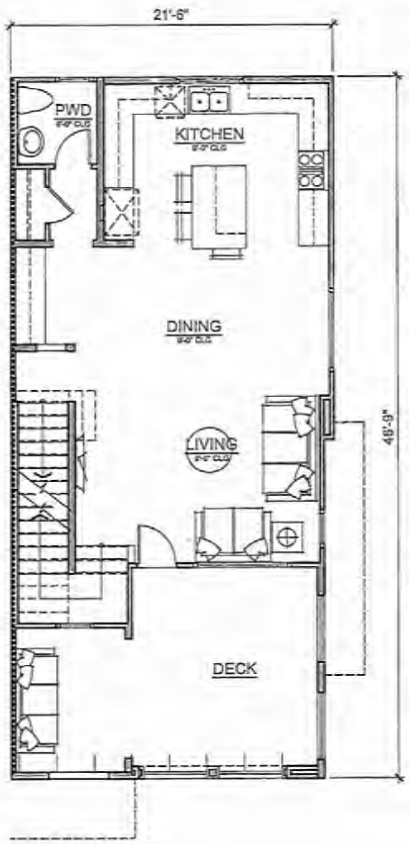

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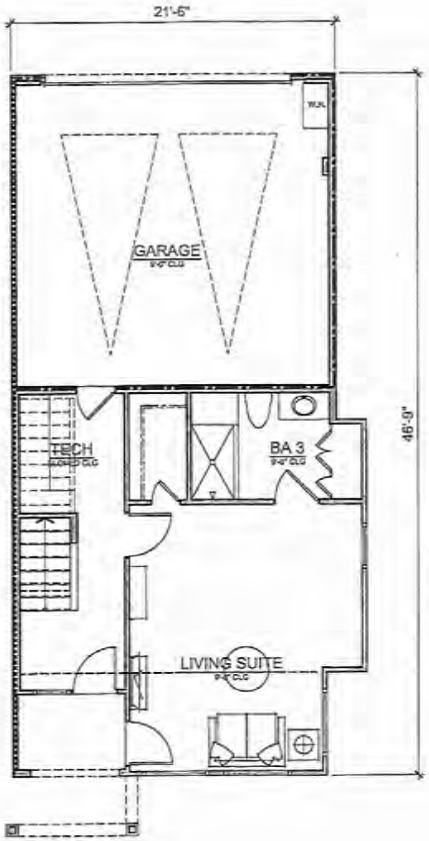

FIRST FLOOR PLAN

UNIT 4A
3 BR, 3 1/2 BA
LIVING SUITE
2,188 SF

BAYSHORES NEWARK, CA

VILLAGE 2
UNIT 4A

0 2' 8'
1' 4'

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EXHIBIT A p26

PLAN 3B
SEASIDE MODERN

PLAN 2B
SEASIDE MODERN

PLAN 1B
SEASIDE MODERN

PLAN 4B
SEASIDE MODERN

BAYSHORES

NEWARK, CA

VILLAGE 3

PASEO ELEVATION
"SEASIDE MODERN"

0 5' 10' 20'

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EXHIBIT Ap27

PLAN 3A PLAN 2A PLAN 1A PLAN 4A

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 3

PASEO ELEVATION

"AGRARIAN"

0 10'

5' 20'

WILLIAM LYON HOMES

03.31.15

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EXHIBIT Ap28

PLAN 4A PLAN 1A PLAN 2A PLAN 3A

BAYSHORES NEWARK, CA

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

VILLAGE 3
MOTORCOURT ELEVATION
"AGRARIAN"

0 5' 10' 20'

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EXHIBIT Ap29

PLAN 3B
SEASIDE MODERN

PLAN 2B
SEASIDE MODERN

PLAN 1B
SEASIDE MODERN

PLAN 4B
SEASIDE MODERN

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap30

VILLAGE 3
PASEO ELEVATION
"SEASIDE MODERN"

0 5' 10' 20'

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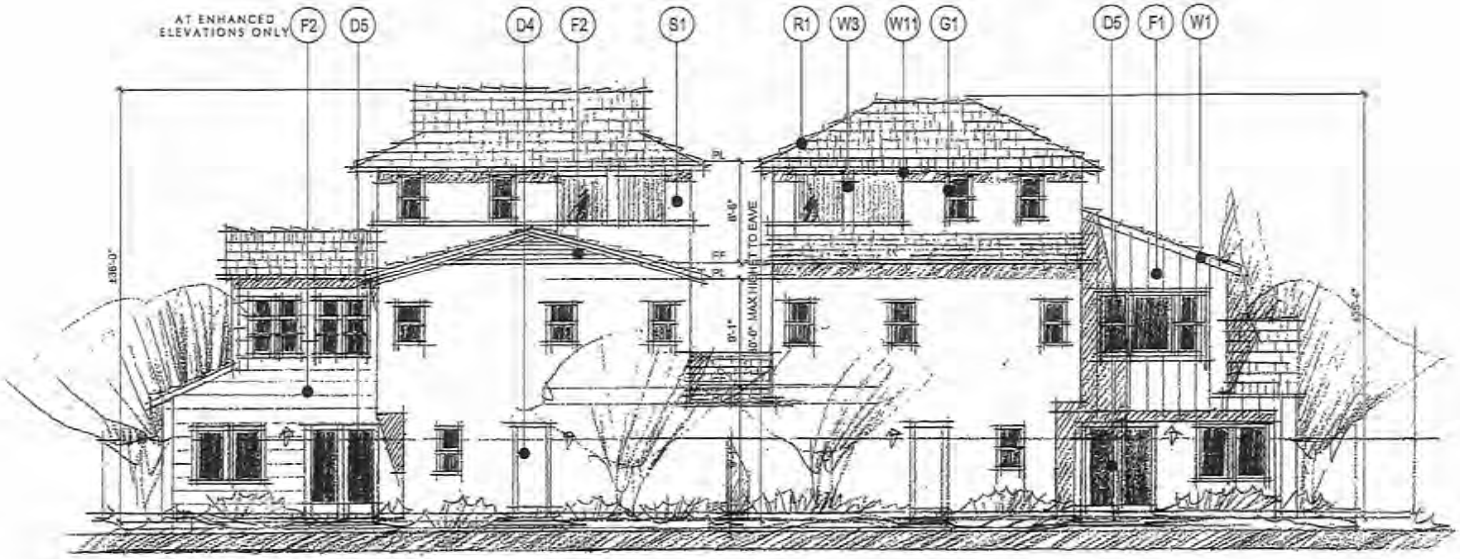

PLAN 3B-R
"SEASIDE MODERN"

PLAN 3A
"AGRARIAN"

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 3
SIDE ELEVATION
"SEASIDE MODERN & AGRARIAN"

0 5' 10' 20'

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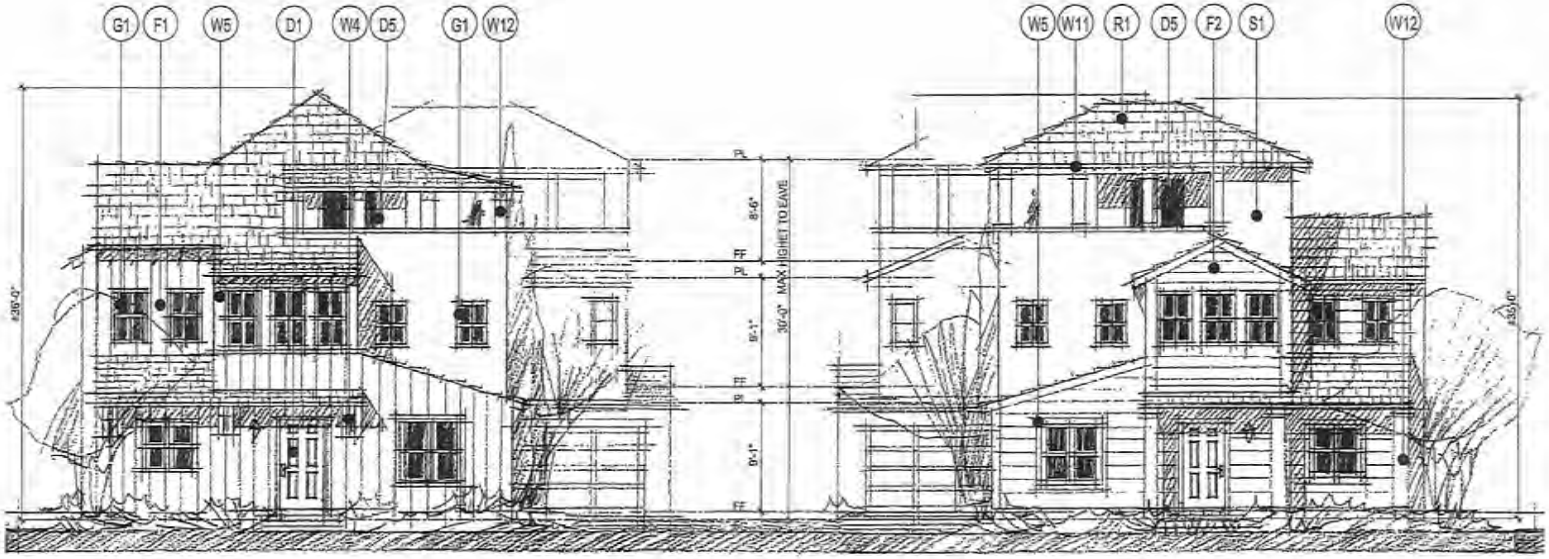
EXHIBIT Ap31

BAYSHORES NEWARK, CA



PLAN 4A
"AGRARIAN"

PLAN 4B-R
"SEASIDE MODERN"

BAYSHORES

NEWARK, CA

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

VILLAGE 3
STREET ELEVATION
"AGRARIAN & SEASIDE MODERN"

0 5' 10' 20'

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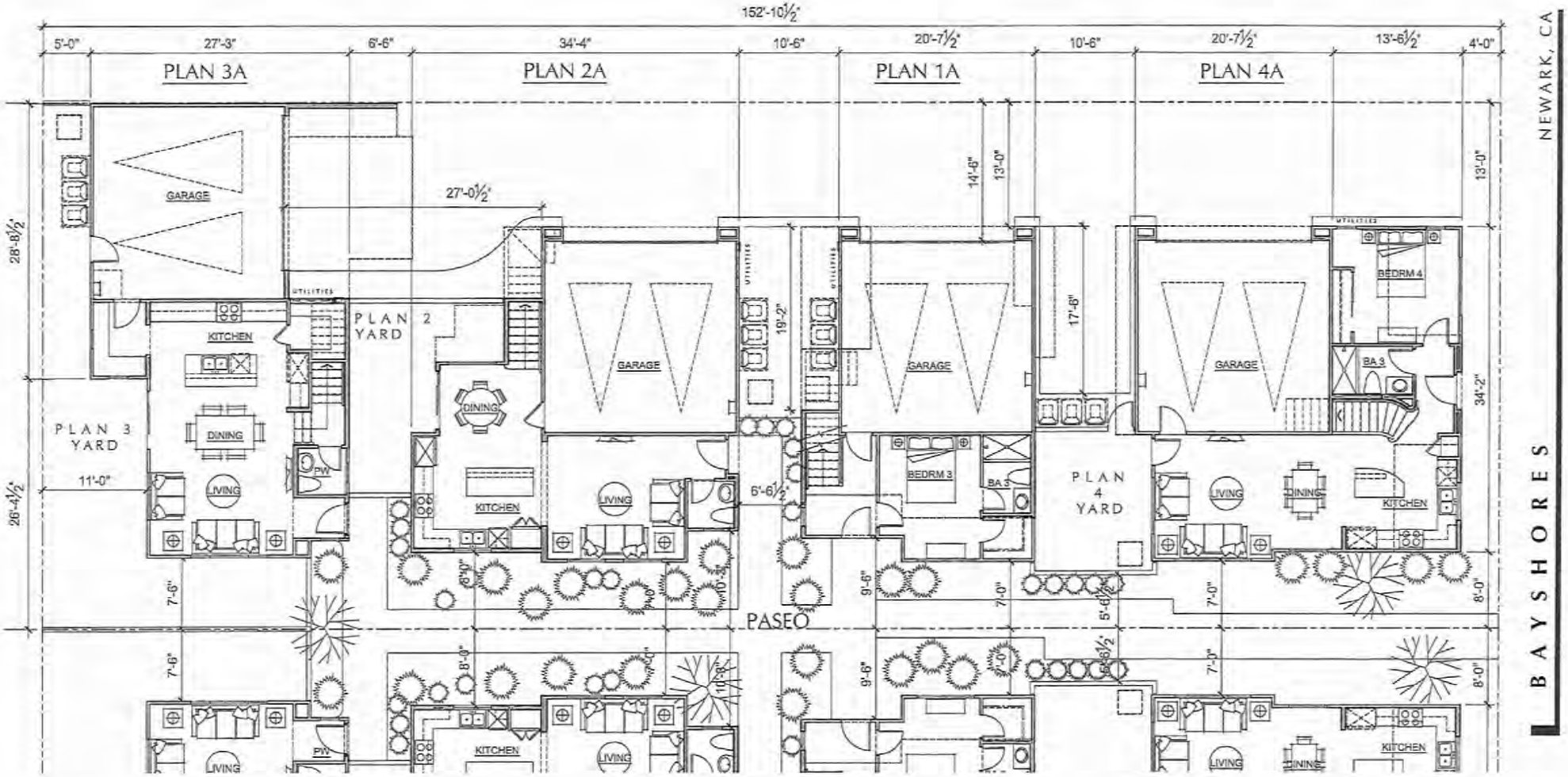
EXHIBIT A p32



PLAN 3A
1,878 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

PLAN 2A
1,712 SF
3 BEDRM, 2 1/2 BA
BONUS, DECK

PLAN 1A
1,634 SF
3 BEDRM, 2 1/2 BA
DECK

PLAN 4A
2,011 SF
4 BEDRM, 3 BA
DEN, BONUS,DECK

VILLAGE 3
1ST FLOOR PLAN

0 5' 10' 20'

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EXHIBIT Ap33

VILLAGE 3
2ND FLOOR PLAN

0 5' 10' 20'

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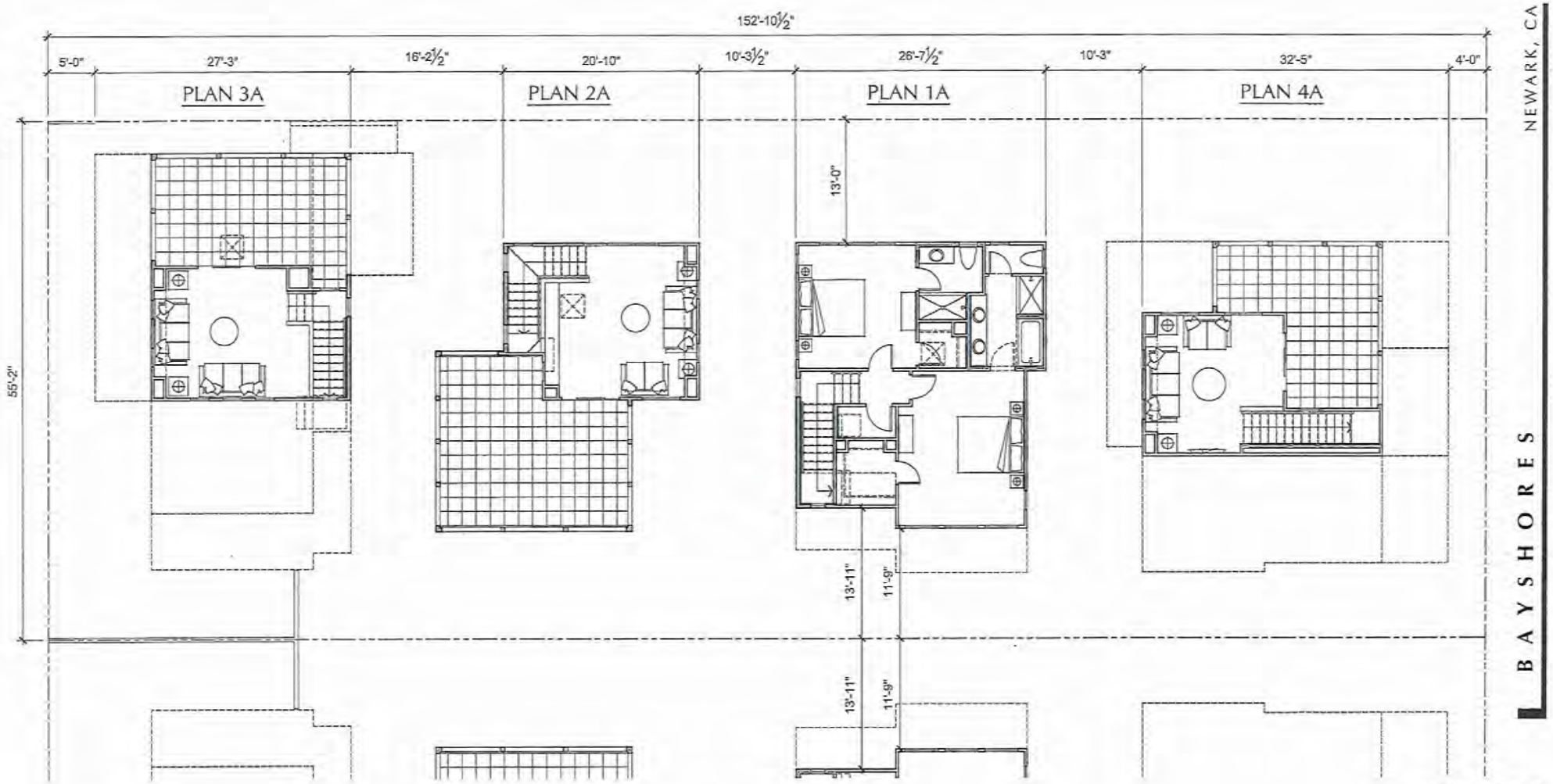
EXHIBIT A-34



VILLAGE 3
3RD FLOOR PLAN

0 5' 10' 20'

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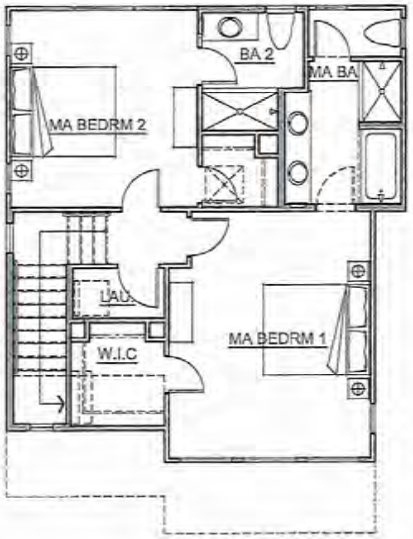
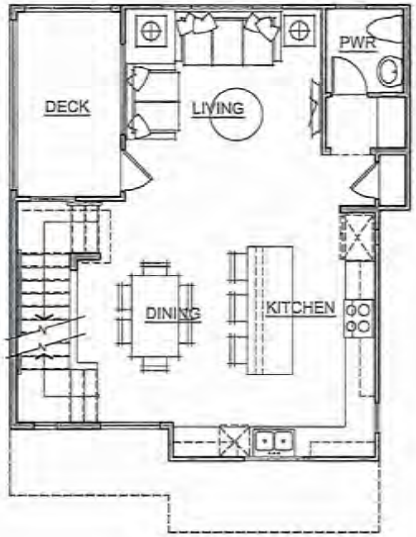
EXHIBIT Ap35

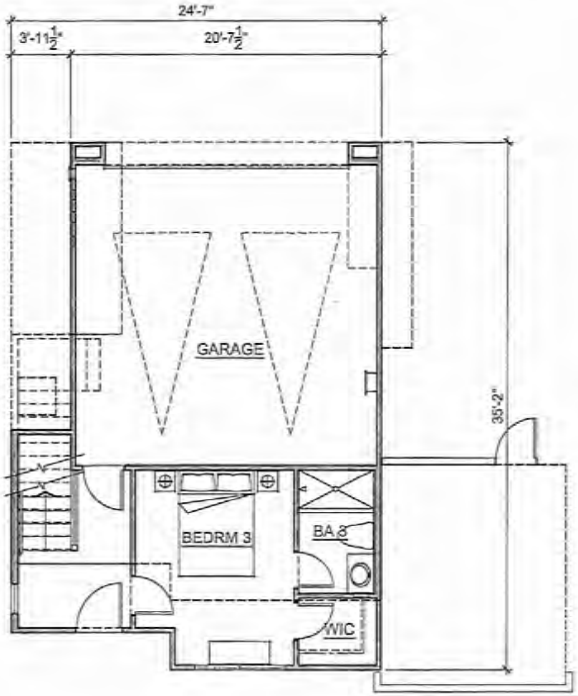
35



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1A

1,634 SF
3 BEDRM, 2 1/2 BA
DECK

EXHIBIT Ap36

BAYSHORES NEWARK, CA

VILLAGE 3
PLAN 1A
"AGRARIAN"

0 2' 8'
1' 4'

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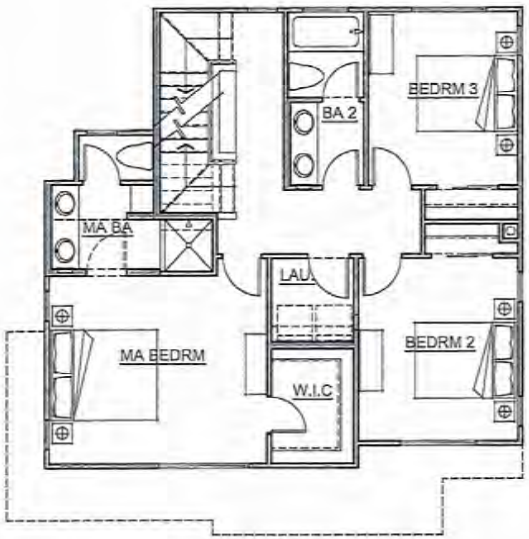
THIRD FLOOR PLAN



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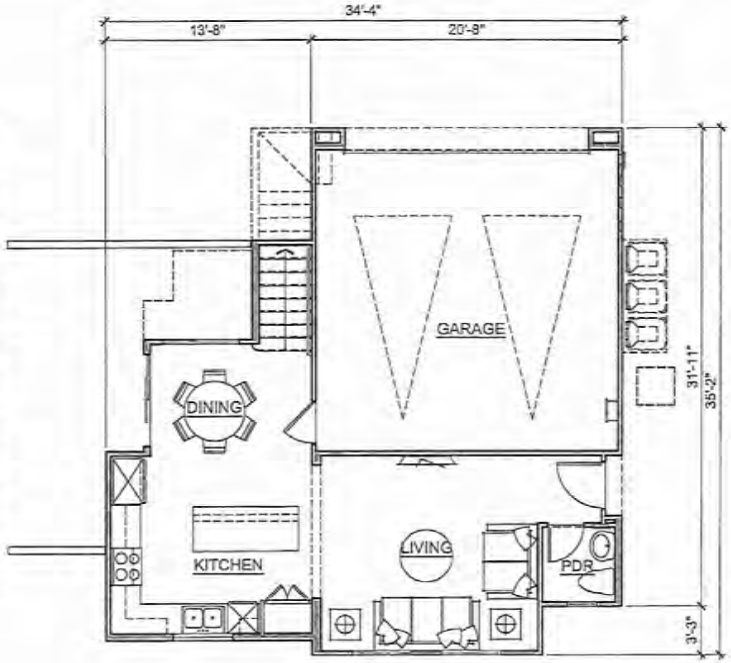

FIRST FLOOR PLAN

PLAN 2A

1,712 SF
3 BEDRM, 2 1/2 BA
BONUS, DECK

VILLAGE 3
PLAN 2A
"AGRARIAN"

0 2' 8'
1" 4'

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03.31.15

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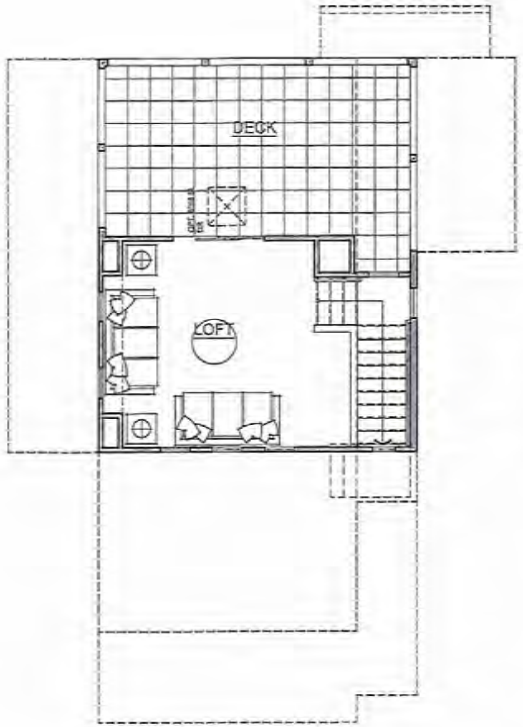
BAYSHORES

NEWARK, CA

EXHIBIT Ap37



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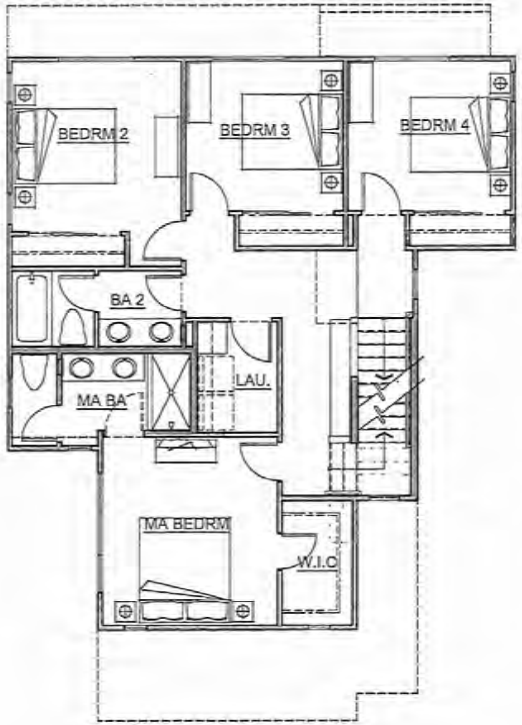

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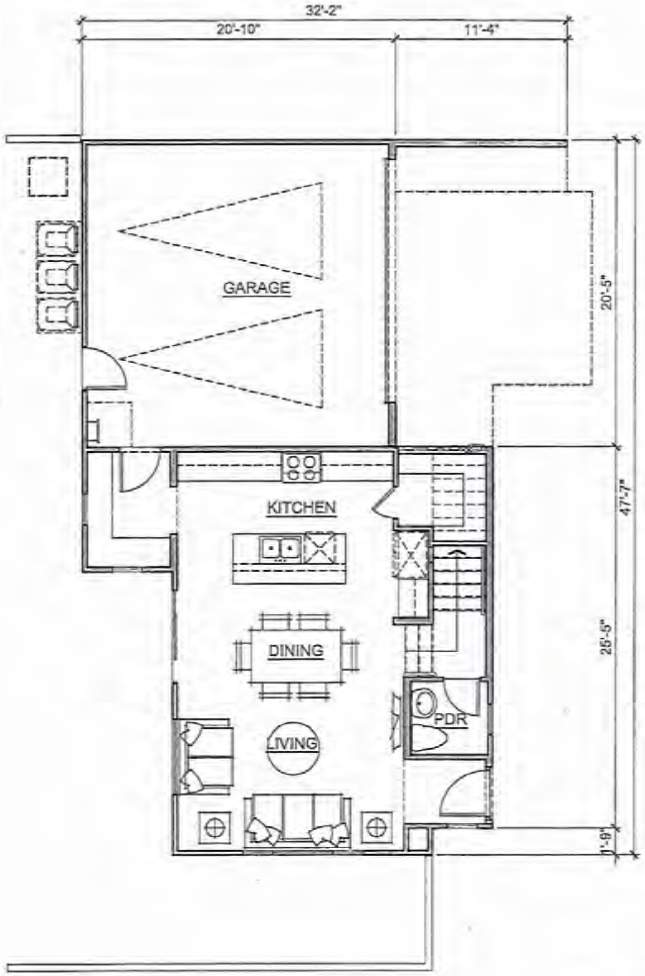

FIRST FLOOR PLAN

PLAN 3A

1,878 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

BAYSHORES
NEWARK, CA

VILLAGE 3
PLAN 3A
"AGRARIAN"

0 2' 8'
1' 4'

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03.31.15

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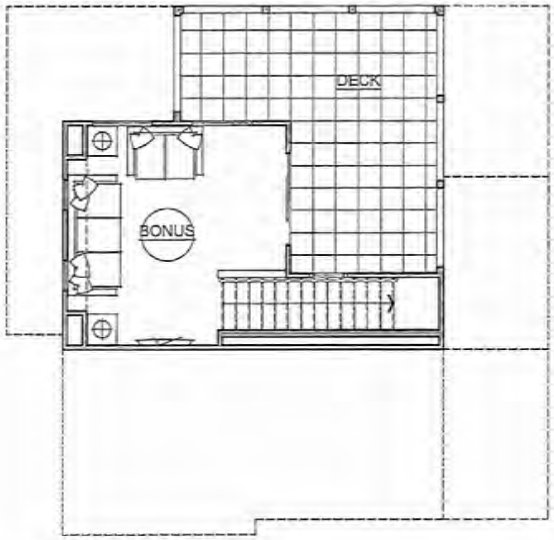
EXHIBIT Ap38



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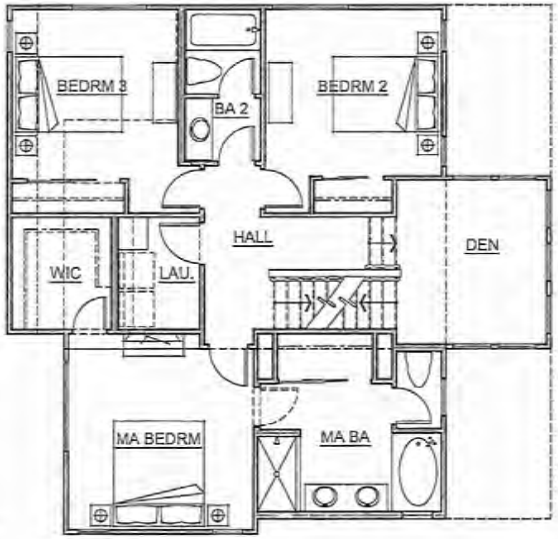

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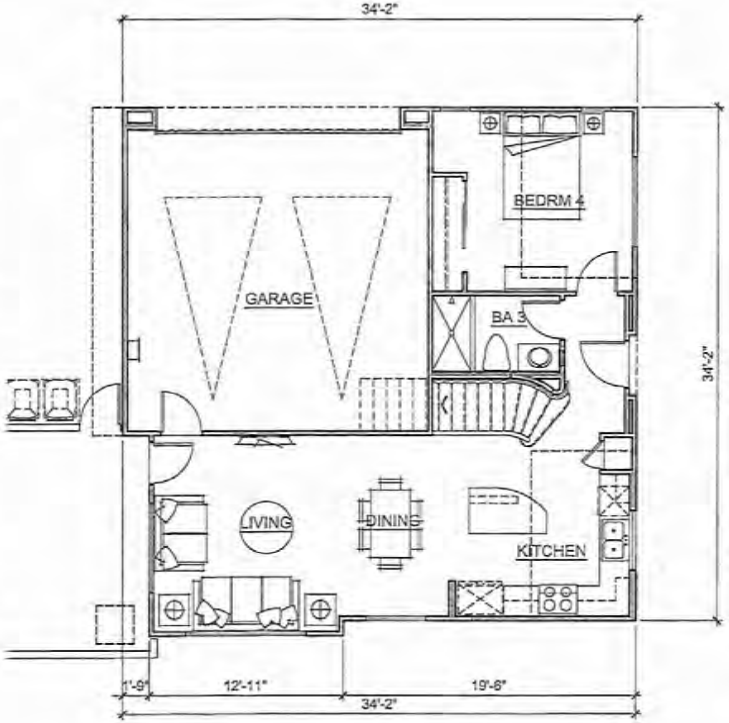

FIRST FLOOR PLAN

PLAN 4A

2,011 SF
4 BEDRM, 3 BA
DEN, BONUS,DECK

VILLAGE 3
PLAN 4A
"AGRARIAN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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BAYSHORES
NEWARK, CA

EXHIBIT Ap39

PLAN 3A-R
AGRARIAN

PLAN 2B
SEASIDE MODERN

PLAN 1A
AGRARIAN

PLAN 2A
AGRARIAN

PLAN 1B
SEASIDE MODERN

PLAN 3B
SEASIDE MODERN

BAYSHORES

NEWARK, CA

VILLAGE 4
STREET SCENE ELEVATION

0 4' 16'
2' 8'

WILLIAM LYON HOMES
03.31.15

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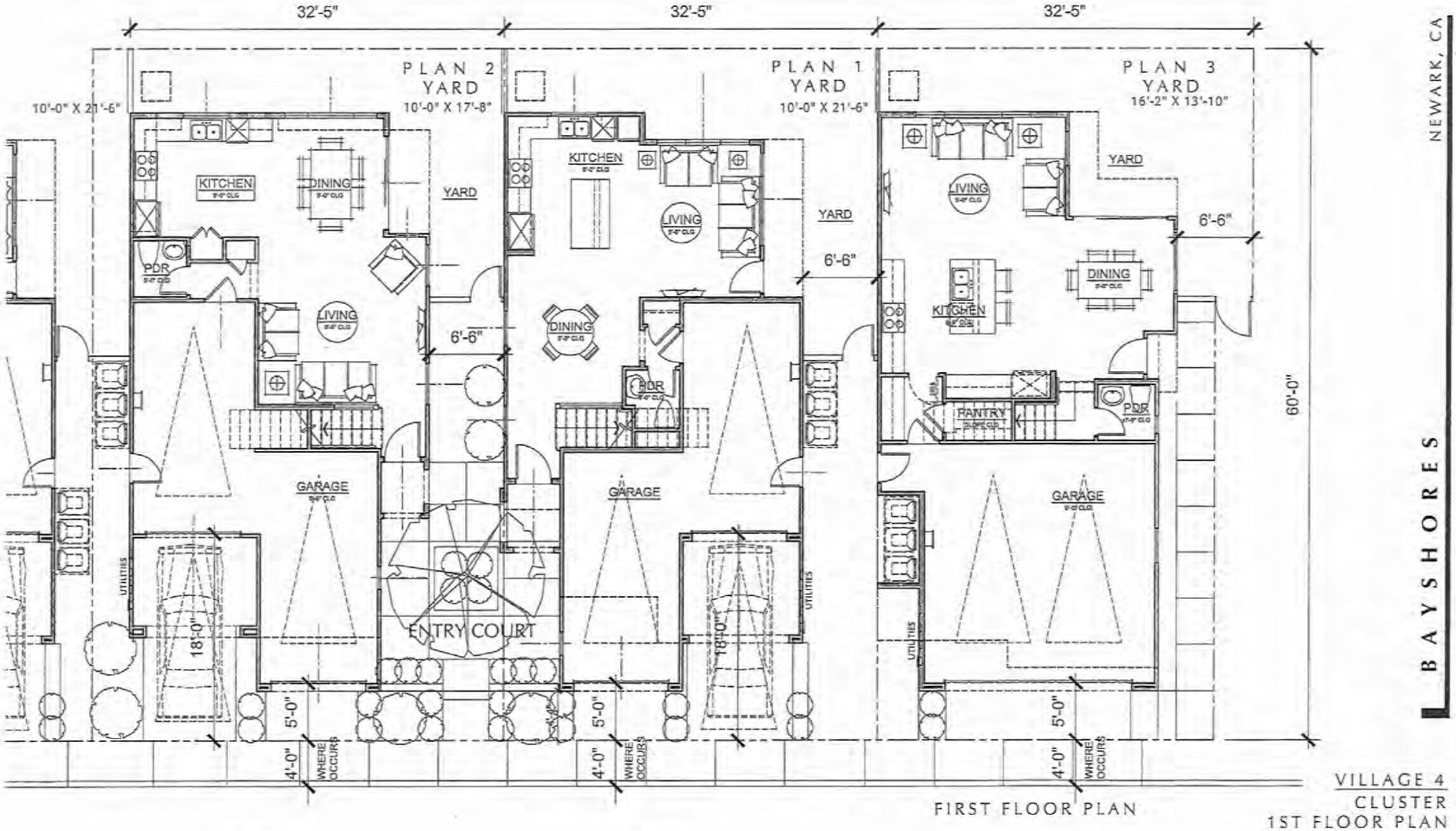
EXHIBIT A p40



FIRST FLOOR PLAN

VILLAGE 4
CLUSTER
1ST FLOOR PLAN

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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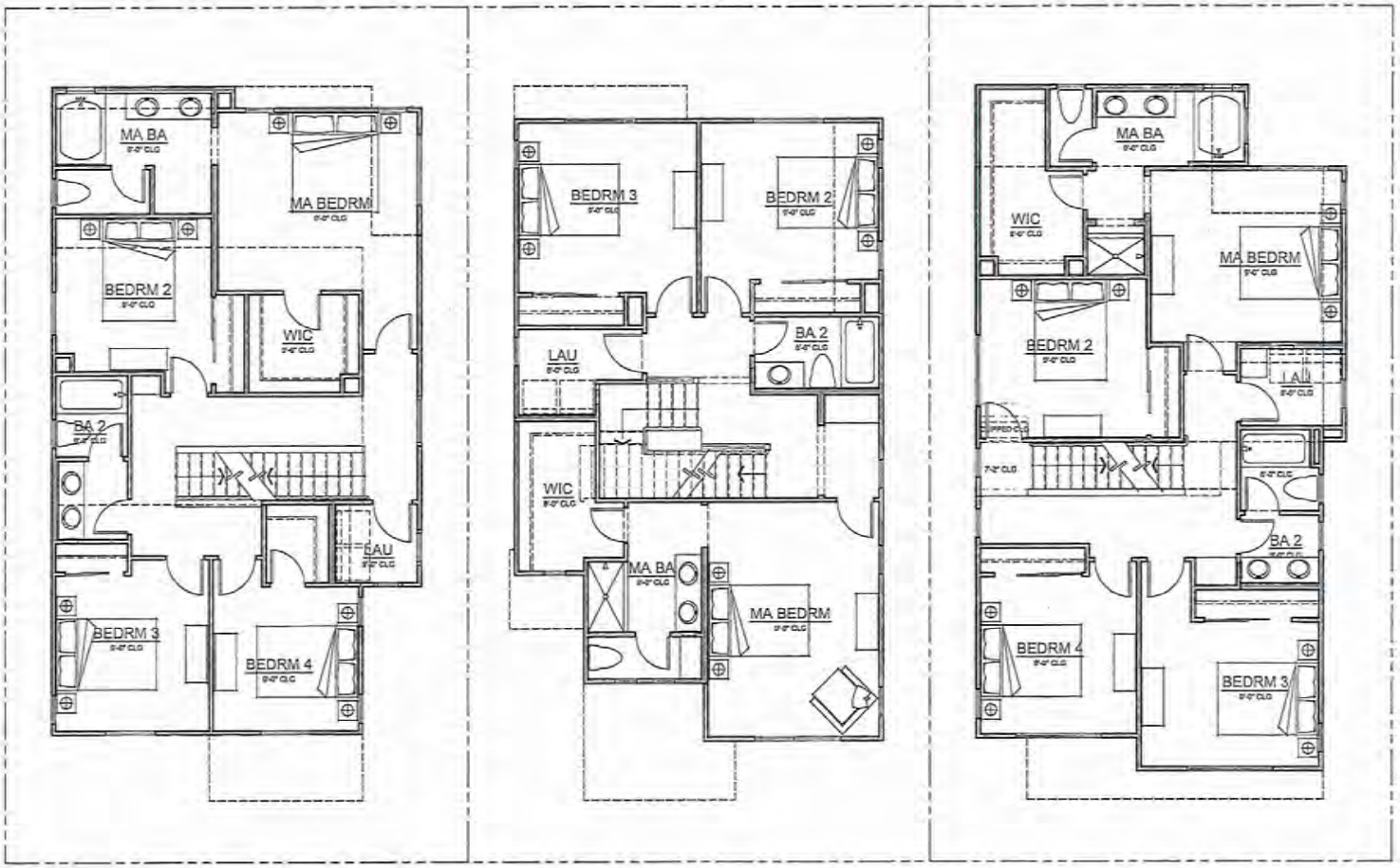
PLAN 2
2,036 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

PLAN 1
1,922 SF
3 BEDRM, LOFT, 3 1/2 BA
BONUS, DECK

PLAN 3
2,147 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

EXHIBIT A p41



SECOND FLOOR PLAN

PLAN 2
2,036 SF

PLAN 1
1,922 SF

PLAN 3
2,147 SF

BAYSHORES
NEWARK, CA

VILLAGE 4
CLUSTER
2ND FLOOR PLAN

0 2' 8'
1' 4'

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03.31.15

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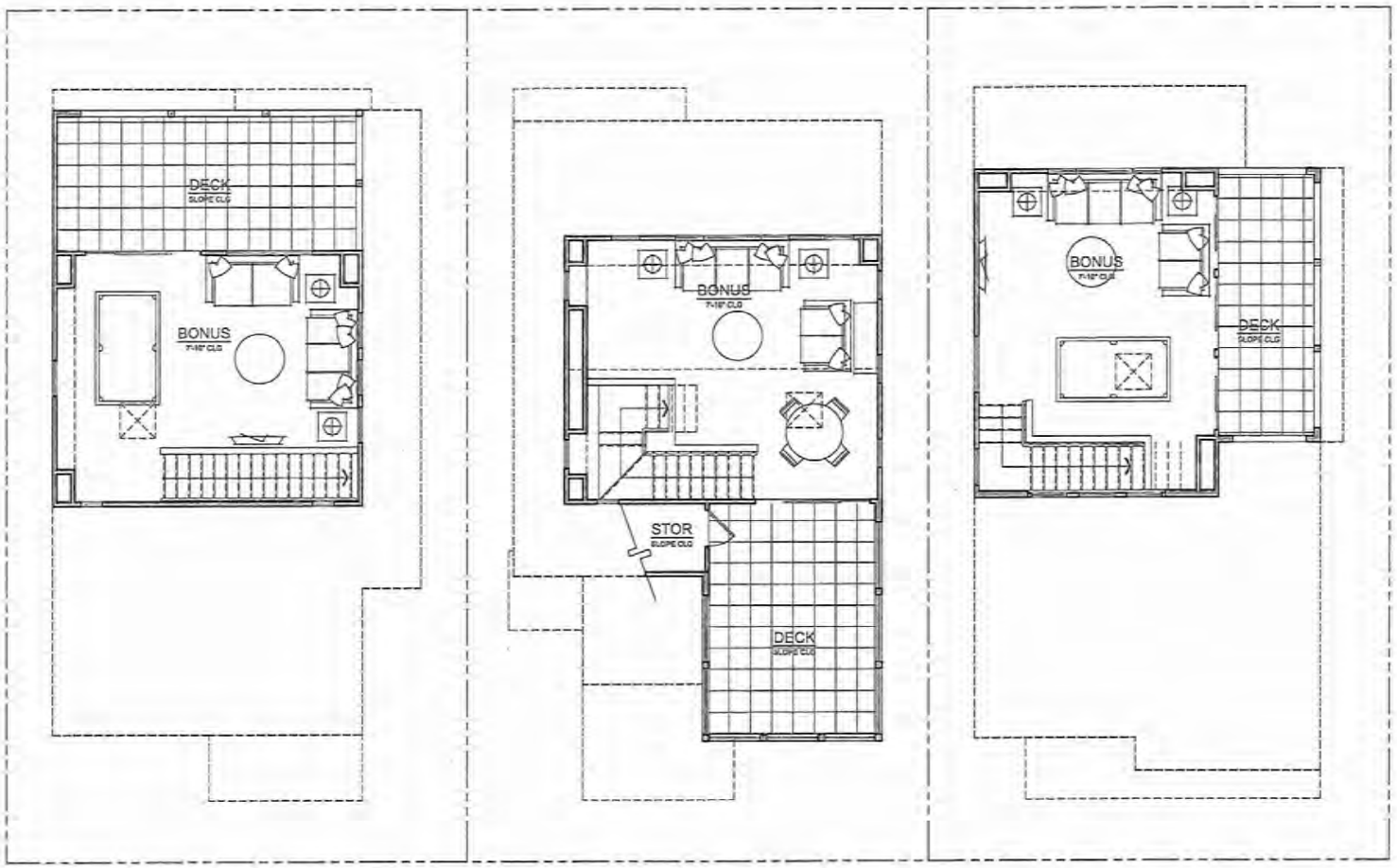
EXHIBIT Ap42



THIRD FLOOR PLAN

PLAN 2
2,036 SF

PLAN 1
1,922 SF

PLAN 3
2,147 SF

BAYSHORES
NEWARK, CA

VILLAGE 4
CLUSTER
3RD FLOOR PLAN

0 2' 8'
1' 4'

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03.31.15

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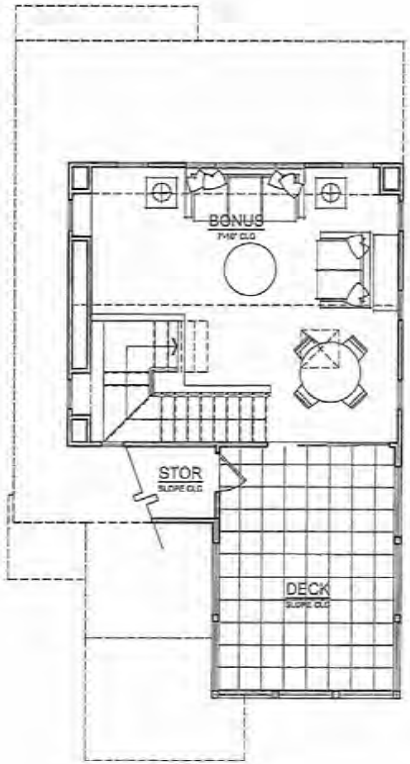
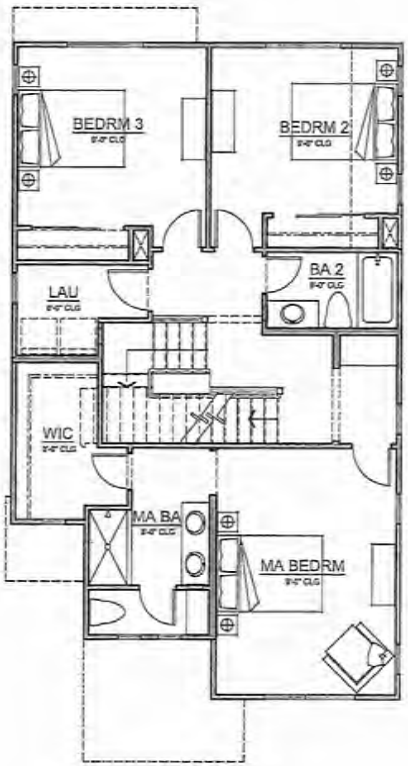
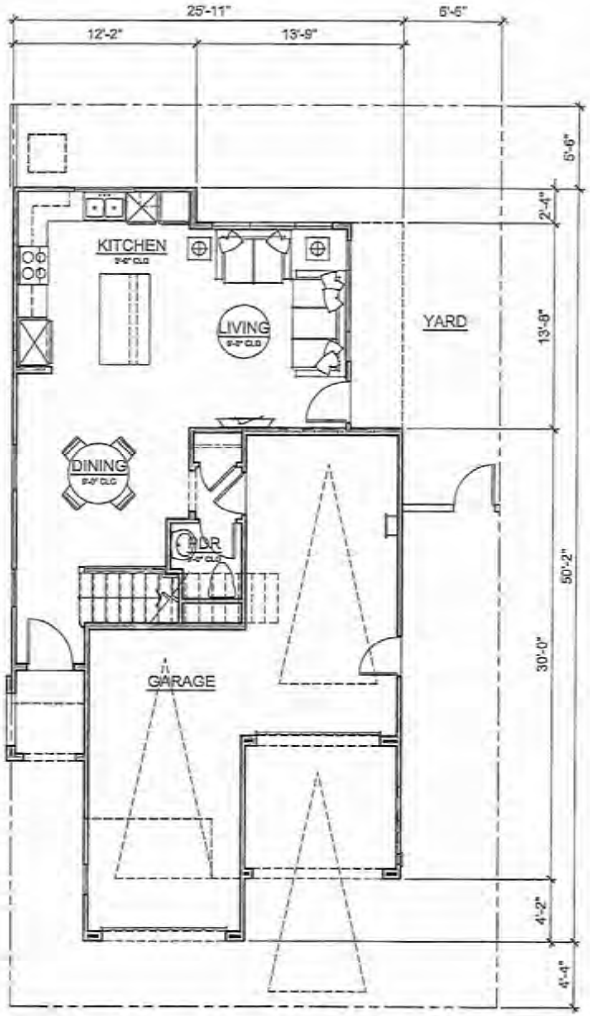
EXHIBIT Ap43



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1

1,922 SF
3 BEDRM, LOFT, 3 1/2 BA
BONUS, DECK

NEWARK, CA

BAYSHORES

VILLAGE 4

PLAN 1A
"AGRARIAN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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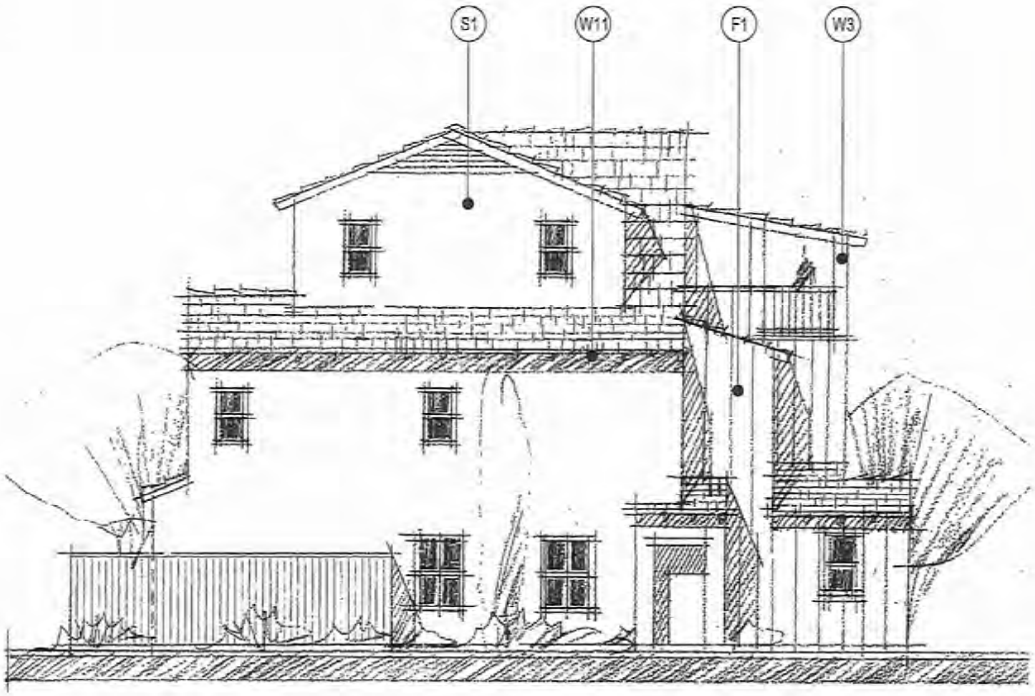
EXHIBIT Ap44



LEFT ELEVATION

FRONT ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 4

PLAN 1A

"AGRARIAN"

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

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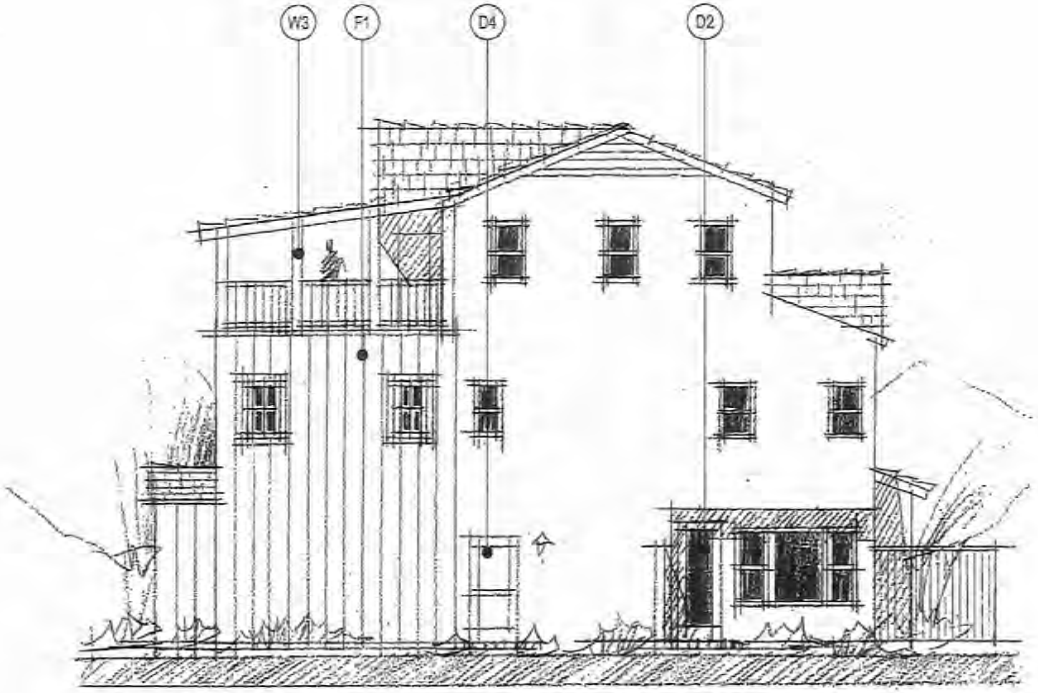
EXHIBIT Ap45



RIGHT ELEVATION

REAR ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 4

PLAN 1A

"AGRARIAN"

0 2' 8'

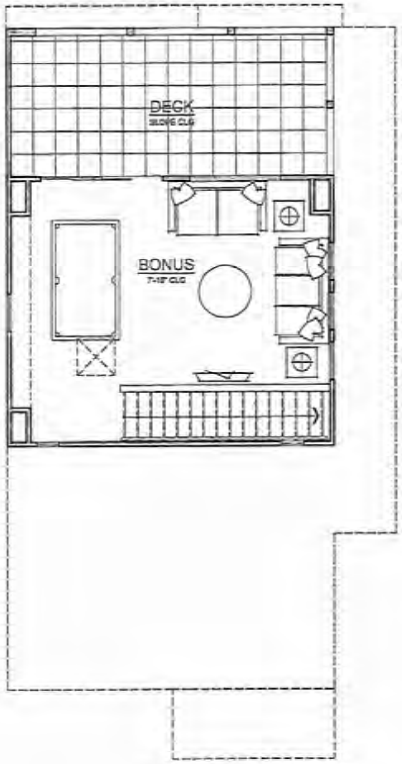
1" 4'

WILLIAM LYON HOMES

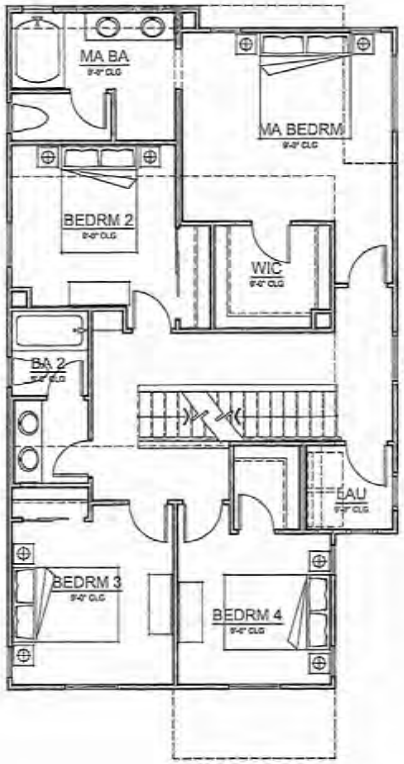
03.31.15

Angeleno Associates, Inc.

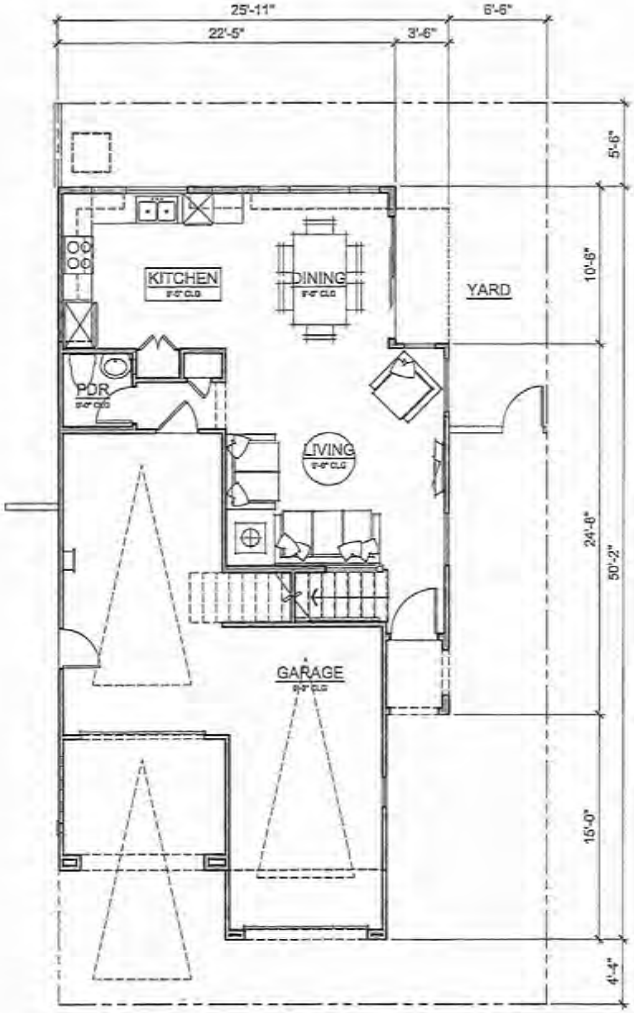
EXHIBIT Ap46



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2

2,036 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

NEWARK, CA

BAYSHORES

VILLAGE 4

PLAN 2A

"AGRARIAN"

0 2' 8'

1' 4'

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03.31.15

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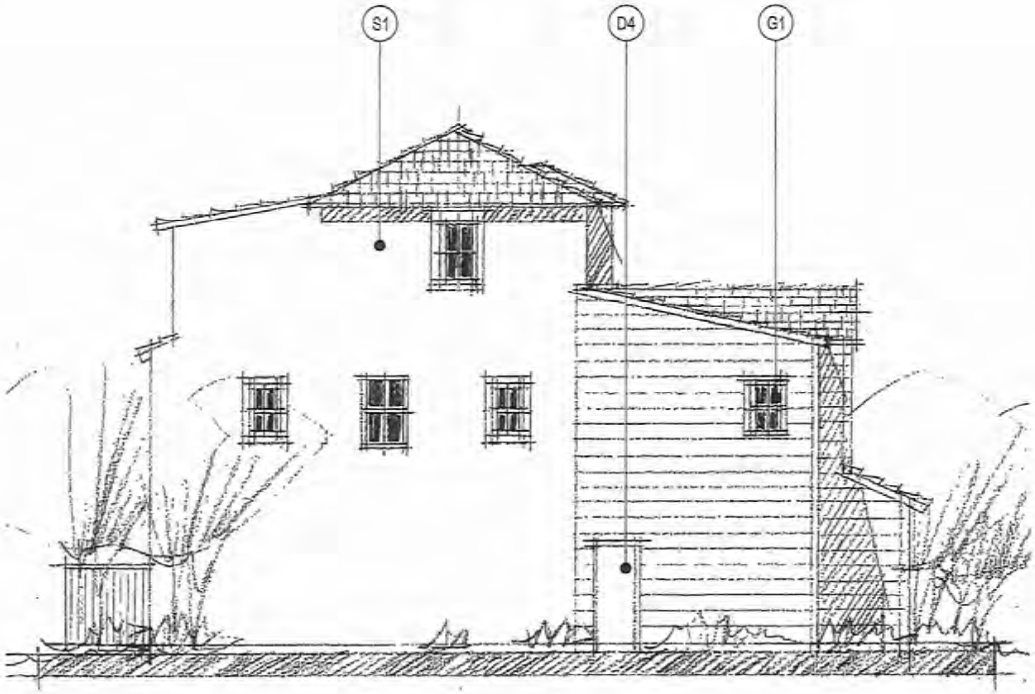
EXHIBIT Ap47



LEFT ELEVATION

FRONT ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap48

VILLAGE 4

PLAN 2B

"SEASIDE MODERN"

0 2' 8'

1' 4'

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03.31.15

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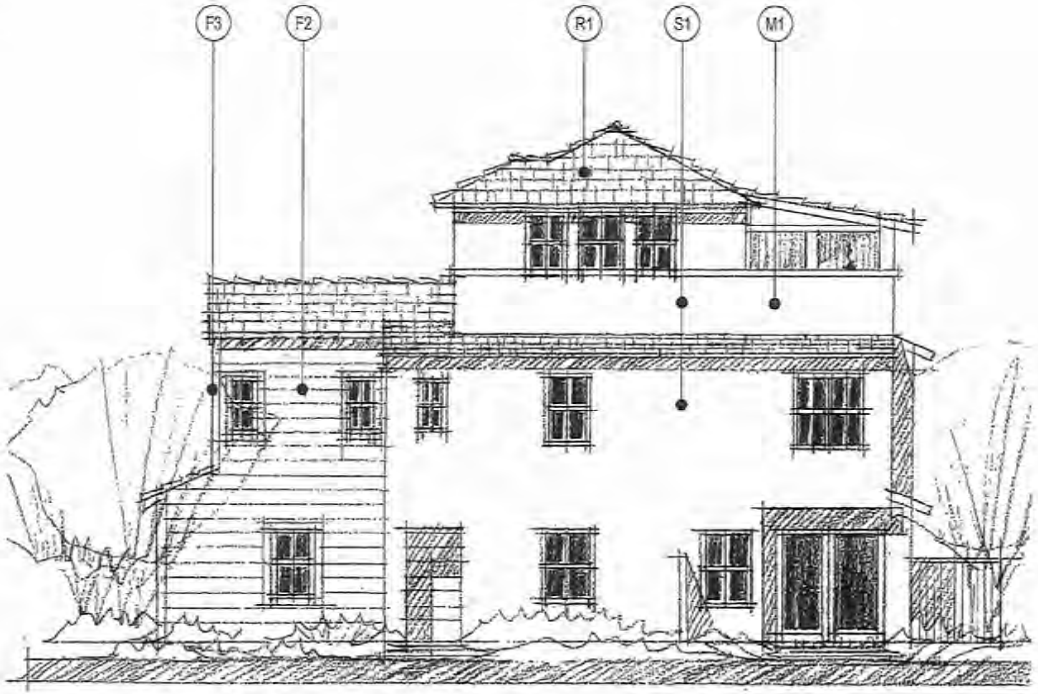
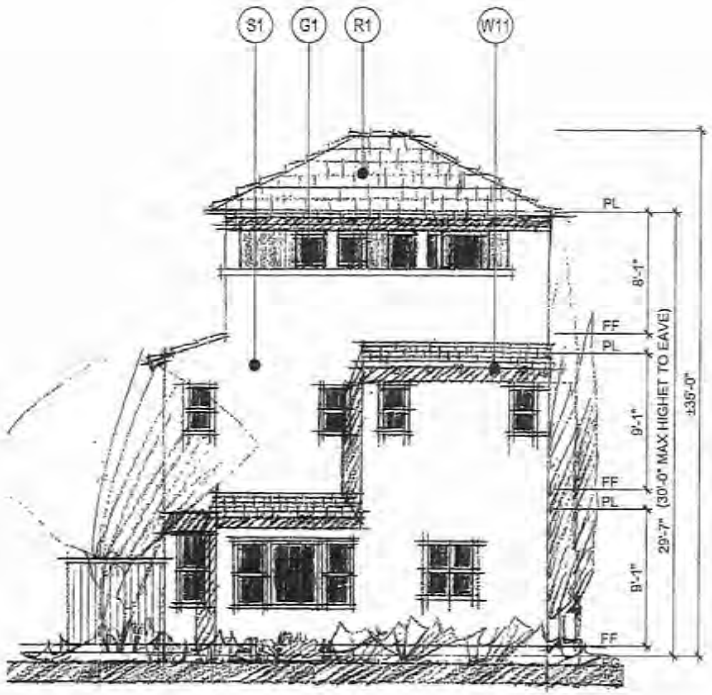


RIGHT ELEVATION



REAR ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 4

PLAN 2B

"SEASIDE MODERN"

0 2' 8'

1" 4'

WILLIAM LYON HOMES

03.31.15

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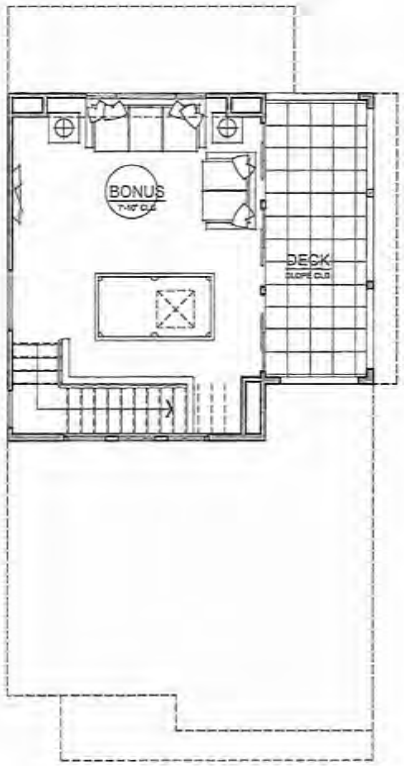
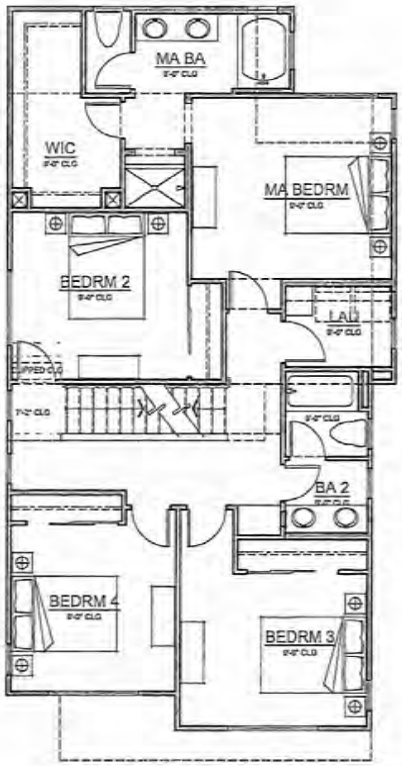
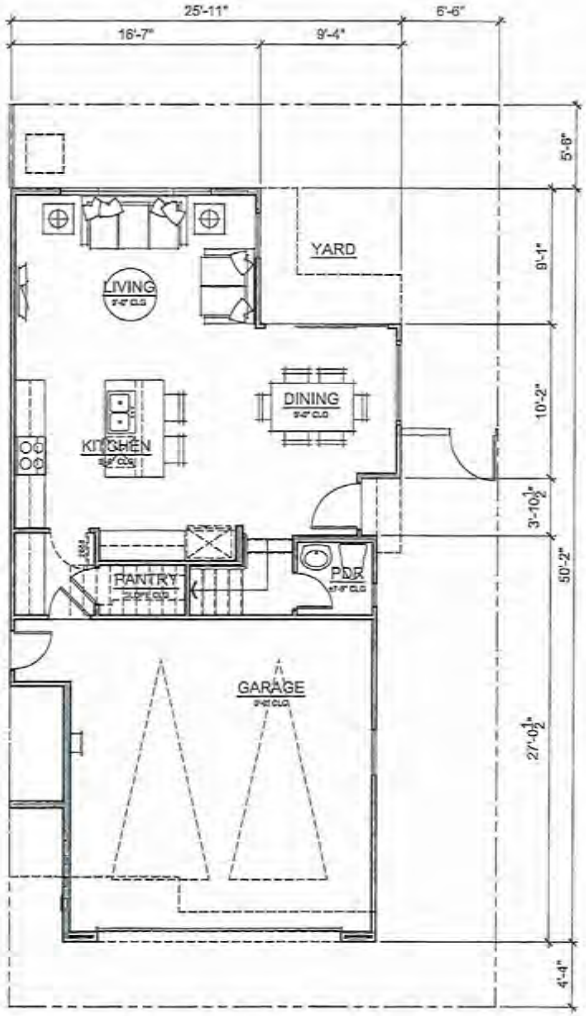


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3
2,147 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

BAYSHORES
NEWARK, CA

VILLAGE 4
PLAN 3A
"AGRARIAN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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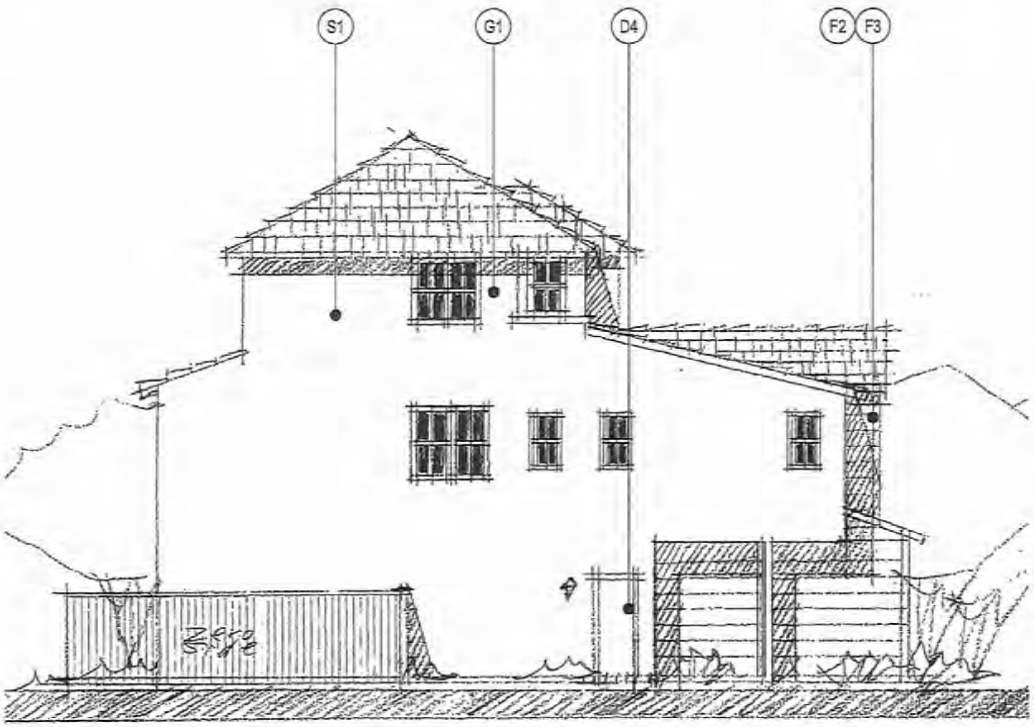
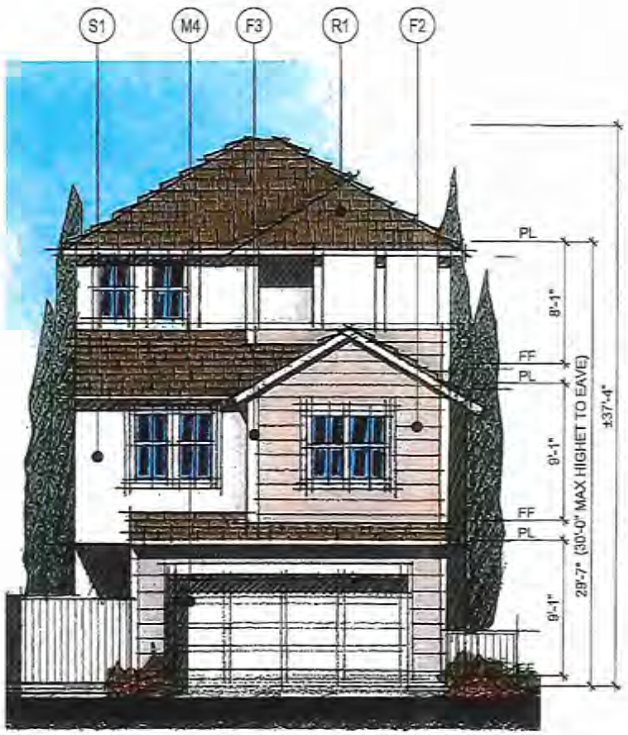
EXHIBIT Ap50



LEFT ELEVATION



FRONT ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR	M1	METAL RAILING
D2	FRENCH DOORS	M3	METAL DECORATIVE LIGHT FIXTURE
D3	METAL UTILITY DOOR W/ VENT	M4	METAL SECTIONAL GARAGE DOOR
D4	MAN DOOR		
D5	SLIDING DOOR	R1	ASPHALT SHINGLE
F1	FIBER VERTICAL SIDING	S1	STUCCO FINISH
F2	FIBER HORIZONTAL SIDING	S2	STUCCO FOAM TRIM
F3	FIBER CORNER TRIM BOARD	S3	STUCCO FOAM SURROUND
		S4	STUCCO DETAIL
G1	VINYL WINDOWS		

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 4

PLAN 3B

"SEASIDE MODERN"

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

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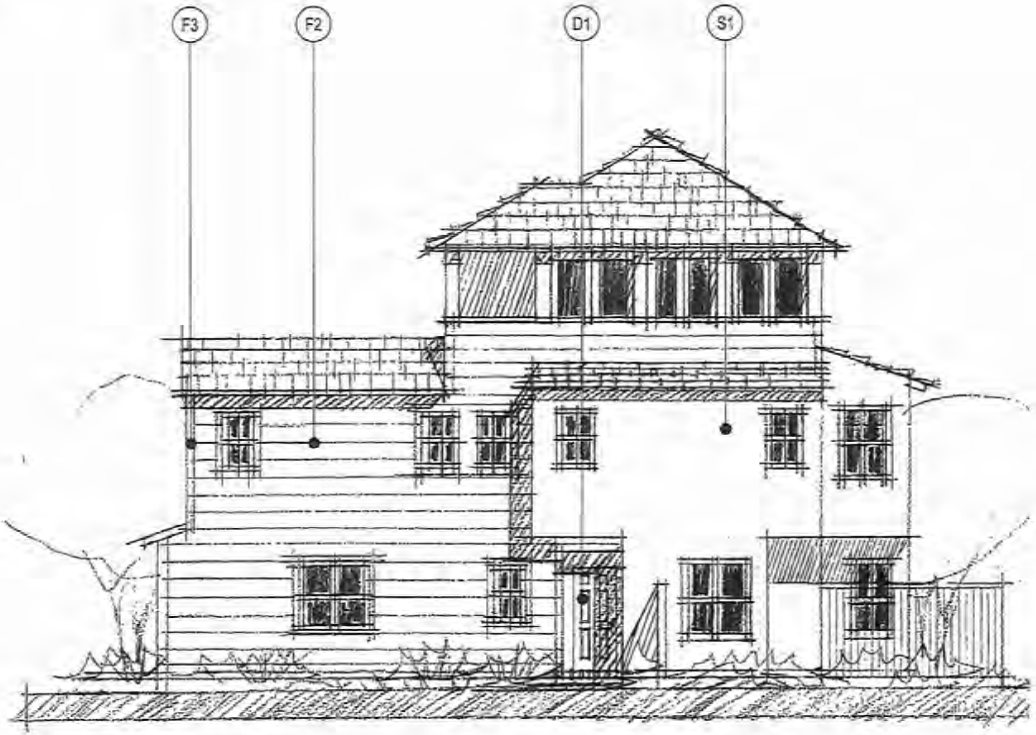
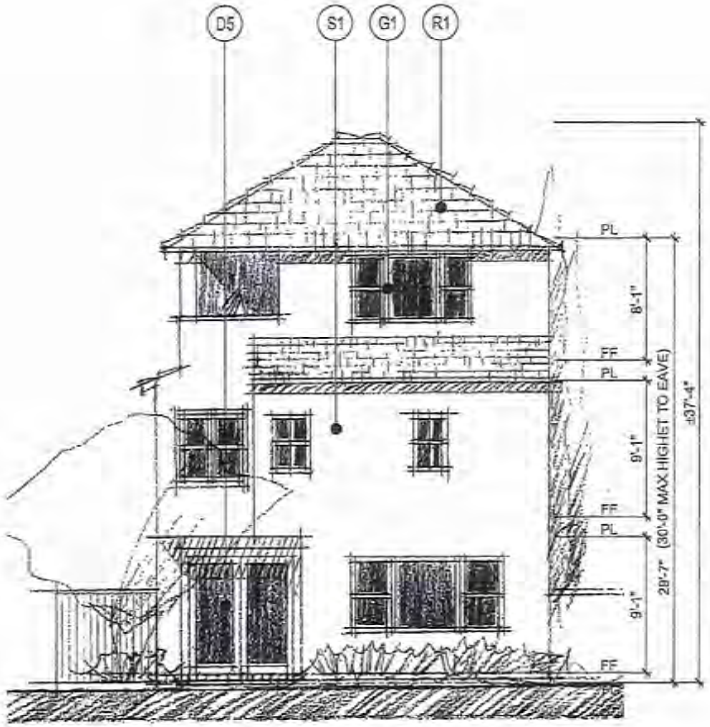
EXHIBIT A p51



RIGHT ELEVATION



REAR ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

VILLAGE 4

PLAN 3B

"SEASIDE MODERN"

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

Angeleno Associates, Inc.

EXHIBIT Ap52

FRONT ELEVATION
PLAN 2A

FRONT ELEVATION
PLAN 1B

FRONT ELEVATION
PLAN 3A

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap53

VILLAGE 4
CLUSTER
PLAN 2A, 1B & 3A

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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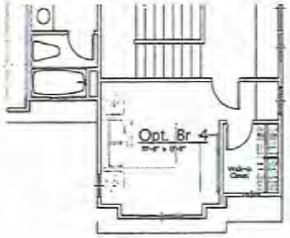
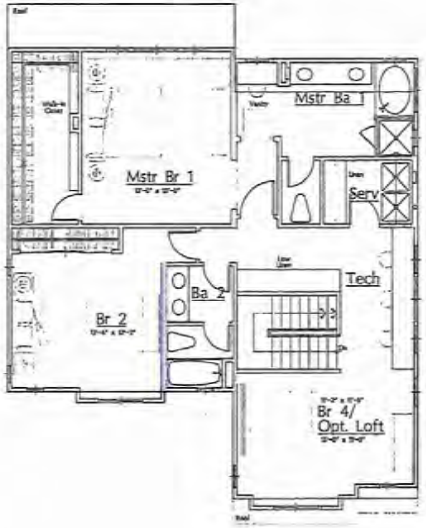
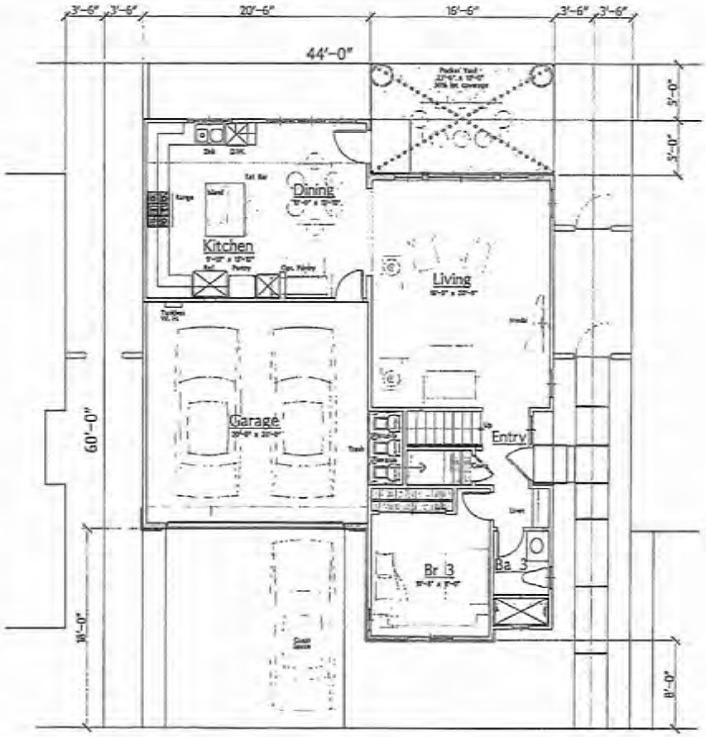


Optional Bedroom/
Bath Scheme



SECOND LEVEL - 1232 S.F.



FIRST LEVEL - 1019 S.F.

PLAN 1 TOTAL S.F. - 2,251 S.F.

EXHIBIT A p54

A0.0

THE ISLES AT BAYSHORES

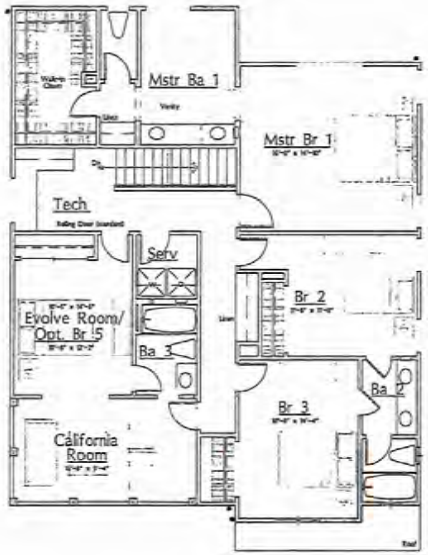
William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #- 13-182

URBAN ARENA

VILLAGE 5: PLAN 1 44' X 60' FLOOR PLAN



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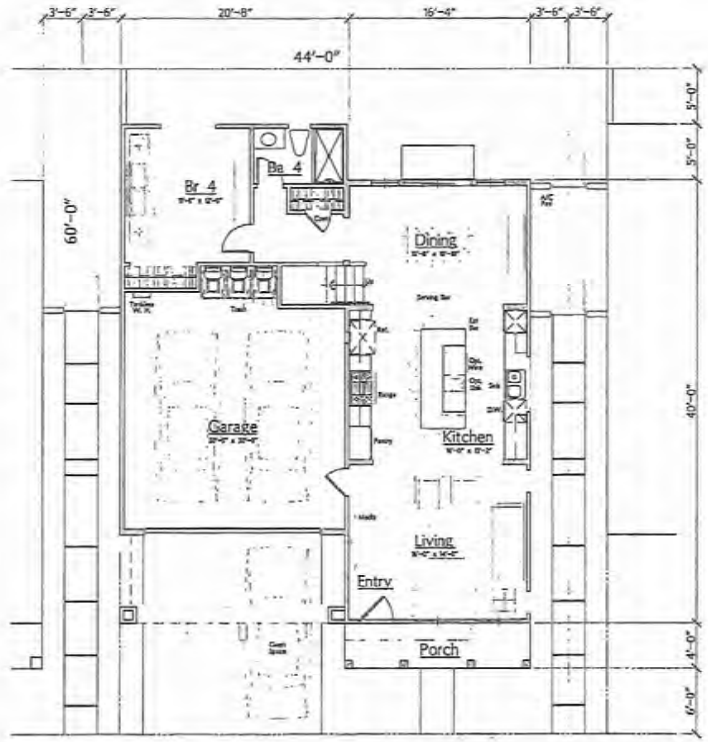


FIRST LEVEL - 966 S.F.

PLAN 2 TOTAL S.F. - 2,382 S.F.

EXHIBIT A p55

A0.1

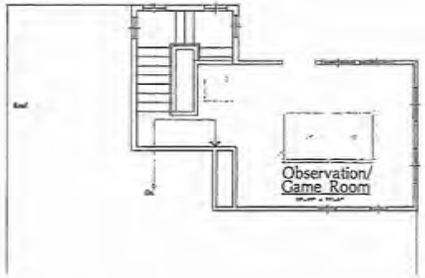
THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

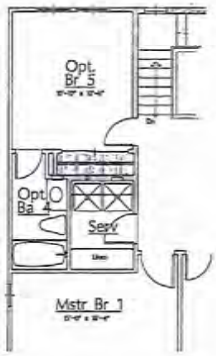
NEWARK, CA

URBAN ARENA

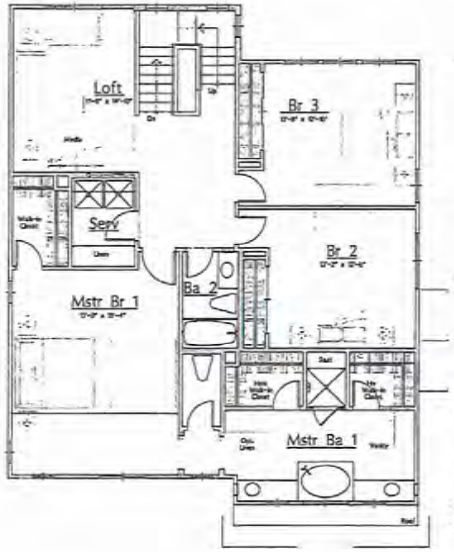
VILLAGE 5: PLAN 2 44' X 60' FLOOR PLAN



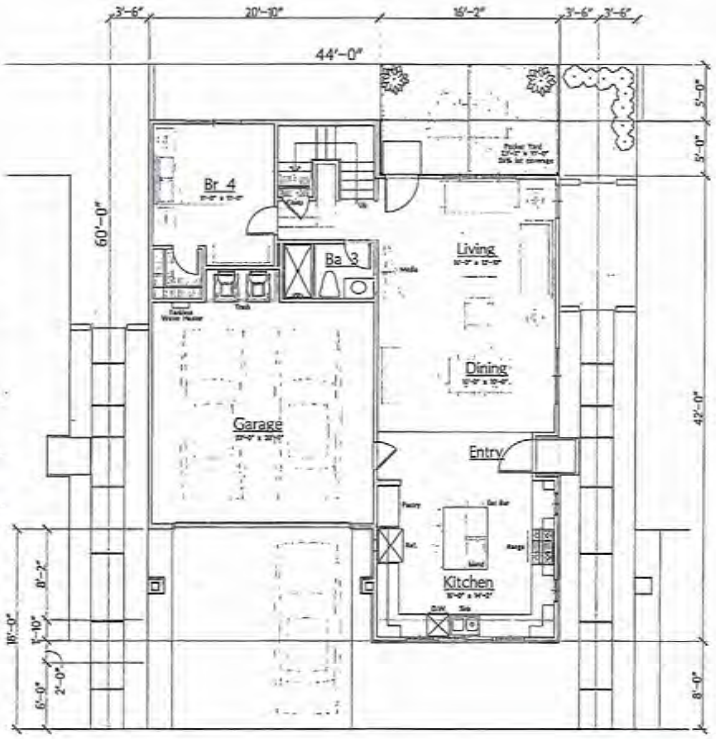
THRID LEVEL - 286 S.F.



Optional Bedroom/
Bath Scheme



SECOND LEVEL - 1543 S.F.



FIRST LEVEL - 1031 S.F.

PLAN 3 TOTAL S.F. - 2,860 S.F.

EXHIBIT Ap56

A0.2

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 5: PLAN 3 44' X 60' FLOOR PLAN

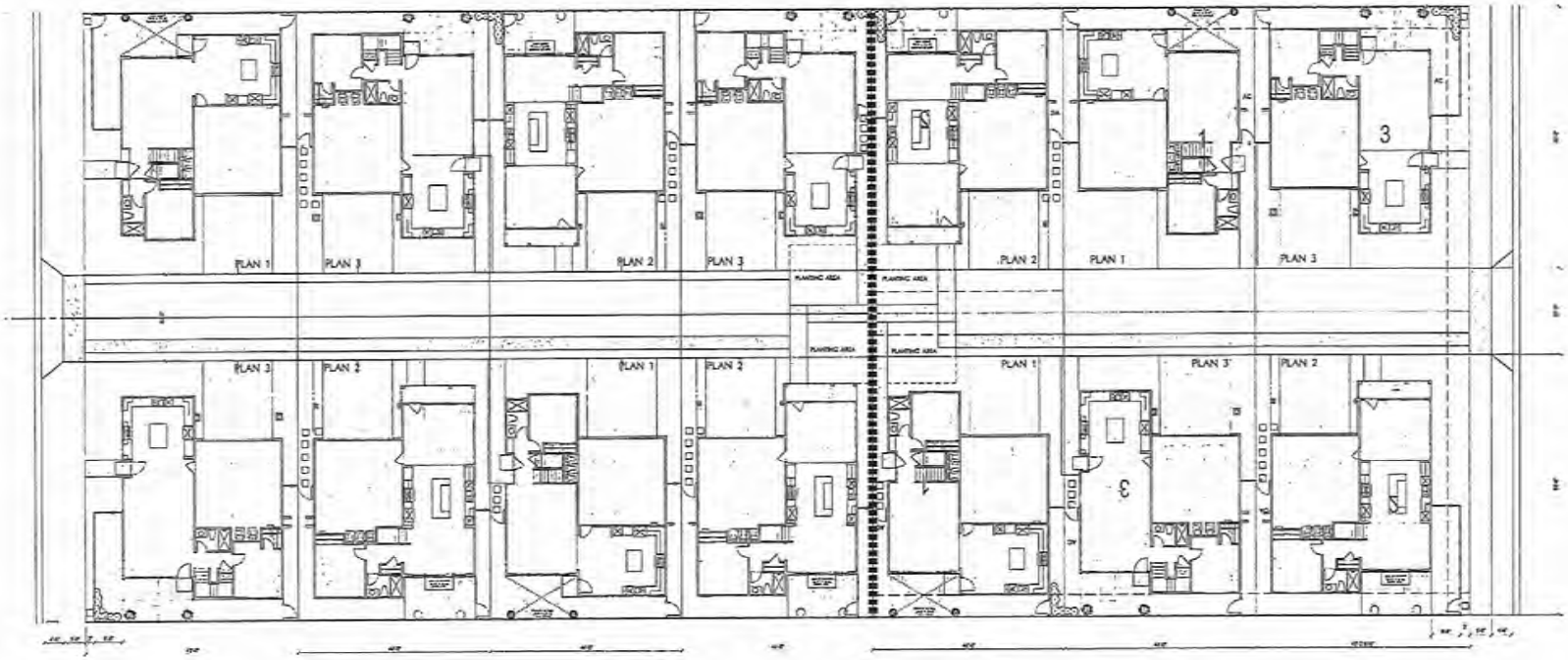


EXHIBIT Ap57

A0.3

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

URBAN ARENA

VILLAGE 5: BLOCK LAYOUT ALLEY

PLAN 1 – A
AGRARIAN

PLAN 1 – B
BEACH COTTAGE

PLAN 1 – C
REGENCY – SEASIDE

EXHIBIT Ap58

A1.0

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA
01/19/2015
JOB #: 13-182

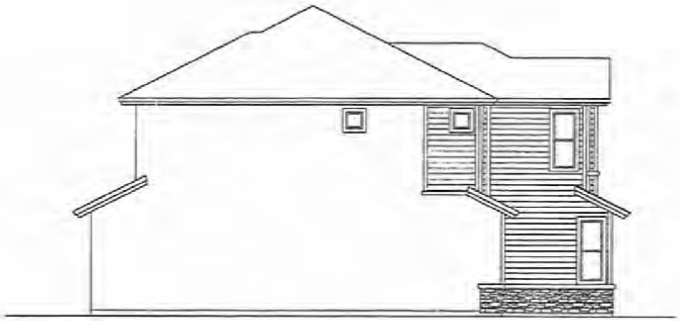
URBAN ARENA

VILLAGE 5: PLAN 1 44' X 60' LOTS

PLAN 1 – B FRONT
BEACH COTTAGE

PLAN 1 – B REAR
BEACH COTTAGE

PLAN 1 – B RIGHT
BEACH COTTAGE



PLAN 1 – B LEFT
BEACH COTTAGE

EXHIBIT Ap59

A1.1

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 5: PLAN 1 WRAP

PLAN 2 – A
AGRARIAN

PLAN 2 – B
BEACH COTTAGE

PLAN 2 – C
REGENCY – SEASIDE

EXHIBIT A p60

A2.0

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 5: PLAN 2 44' X 60' LOTS

PLAN 2 – B FRONT
BEACH COTTAGE

PLAN 2 – B REAR
BEACH COTTAGE

PLAN 2 – B RIGHT
BEACH COTTAGE

PLAN 2 – B LEFT
BEACH COTTAGE

EXHIBIT ApG1

A2.1

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/19/2015
JOB #: 13-182

URBAN ARENA

VILLAGE 5: PLAN 2 WRAP

PLAN 3 – A
AGRARIAN

PLAN 3 – B
BEACH COTTAGE

PLAN 3 – C
REGENCY – SEASIDE

EXHIBIT A pG2

A3.0

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

01/09/2015
JOB #: 13-1162

URBAN ARENA

VILLAGE 5: PLAN 3 44' X 60' LOTS

PLAN 3 – A FRONT
AGRARIAN

PLAN 3 – A REAR
AGRARIAN

PLAN 3 – A RIGHT
AGRARIAN

PLAN 3 – A LEFT
AGRARIAN

EXHIBIT Ap63

A3.1

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA

URBAN ARENA

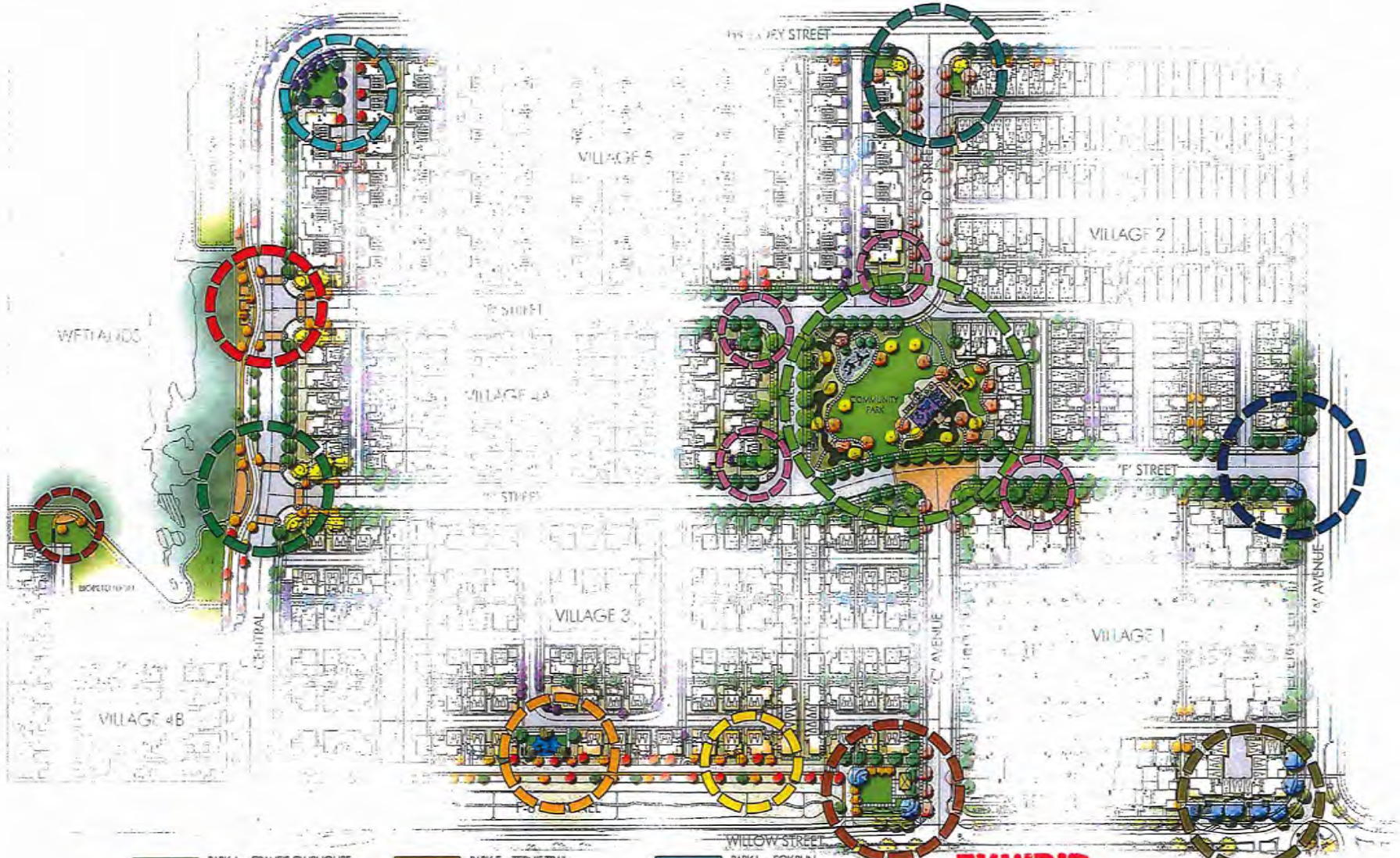
VILLAGE 5: PLAN 3 WRAP

BAYSHORES NEWARK, CA DATE 3.19.15 LA JOB # 14005 CONCEPTUAL OVERALL LANDSCAPE EXHIBIT

EXHIBIT A p64

William Lyon Homes, Inc.

URBAN ARENA



PARK-A	CRANE'S CLUBHOUSE	PARK-E	TERN'S TRAIL	PARK-I	FOX RUN
PARK-B	SPARROW'S HIDEAWAY	PARK-F	PLOVER'S LOOKOUT	PARK-J	EGRET'S ENTRY
PARK-C	GULL'S GATEWAY	PARK-G	EAGLE'S NEST	PARK-K	TORIAN'S GULL
PARK-D	HAWK'S HANGOUT	PARK-H	PELICAN'S PERCH	PARK-L	CASPIAN TERN CORNERS

EXHIBIT A p65

BAYSHORES NEWARK, CA DATE 3.19.15 LA JOB # 14-005 CONCEPTUAL OVERALL LANDSCAPE EXHIBIT

William Lyon Homes, Inc.

URBAN ARENA

10' WIDE BIKE TRAIL WITH 4' WIDE DG TRAIL

MAIN ACCESS POINTS TO TRAIL FROM THE SHORE'S PROJECT

MAIN ACCESS POINT TO TRAIL FROM ADJACENT DEVELOPMENT

EXHIBIT A p66

BAYSHORES NEWARK, CA DATE: 3.19.15 LA JOB #: 14.005 PEDESTRIAN ACCESS TO TRAIL SYSTEM

William Lyon Homes, Inc.

URBAN ARENA

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	48" BOX	MEDIUM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	36" BOX STANDARD	MEDIUM
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	36" BOX	MEDIUM
	ROBINIA X AMBIGUA 'PURPLE ROBE'	HONEY LOCUST	24" BOX	LOW
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	TRISTANIOPSIS LAURINA	WATER GUM	36" BOX	MEDIUM
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE EVERGREEN ELM	36" BOX	MEDIUM

SHRUBS - GENERAL CHARACTER SELECTIONS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS AFRICANUS 'BLUE'	LILY-OF-THE-NILE	1 GAL	MEDIUM
	AGAPANTHUS AFRICANUS 'WHITE'	LILY-OF-THE-NILE	1 GAL	MEDIUM
	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	1 GAL	MEDIUM
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24" BOX	MEDIUM
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	24" BOX	MEDIUM
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	5 GAL	MEDIUM
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	MEDIUM
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	MEDIUM
	CORNUS STOLONIFERA	RED TWIG DOGWOOD	15 GAL	MEDIUM
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	LOW
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	LOW
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	5 GAL	LOW
	ESCALLONIA 'FRADESII'	ESCALLONIA	5 GAL	MEDIUM
	GREWIA OCCIDENTALIS	GREWIA	5 GAL COLUMNAR	MEDIUM
	HEMEROCALLIS 'DOUBLE ORANGE'	HEMEROCALLIS	5 GAL	MEDIUM
	HEMEROCALLIS 'LEMON YELLOW'	HEMEROCALLIS	5 GAL	MEDIUM
	LEUCOPHYLLUM L. 'TEXANUM'	TEXAS FRANKIE	5 GAL	MEDIUM
	LIRIOPE 'SUNFROOD'	LIRIOPE 'SUNFROOD'	5 GAL	MEDIUM
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	5 GAL	LOW
	PENNISETUM S. 'RADON CANYON'	PURPLE FOUNTAIN GRASS	5 GAL	MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM'	NEW ZEALAND FLAX	15 GAL	LOW
	PHORMIUM 'TENAX DWARF'	NEW ZEALAND FLAX	5 GAL	LOW
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT'	DWARF VARIEGATED TOBIRA	5 GAL	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL	MEDIUM
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL	LOW
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL	MEDIUM
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	MEDIUM
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURESTINUS	5 GAL	MEDIUM
	VINCA MAJOR 'ALBA'	WHITE PERIWINKLE	1 GAL	MEDIUM
	VINCA MAJOR 'PURPLE'	PURPLE PERIWINKLE	1 GAL	MEDIUM
	MARATHON II	TURF	SOD IN ROLLS	HIGH

SHRUBS - WETLAND CHARACTER SELECTIONS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	BACCHARIS PILULARIS	COYOTE BUSH	5 GAL	LOW
	CENTAURIUM VENUSTUM	CHIMMING CENTAURY	1 GAL	LOW
	COTULA CORONOPIFOLIA	GOLDEN BUTTONS	1 GAL	LOW
	ELEOCHARIS MACROSTACHYA	PALE SPIKE RUSH	1 GAL	LOW
	JAUMEA CARNOSA	JAUMEA	1 GAL	LOW
	OENANTHE SARMENTOSA	WATER PARSLEY	1 GAL	LOW
	PLAGIOBOTHRYS BRACTEATUS	BRACTED POPCORN FLOWER	1 GAL	LOW
	PLANTAGO MARITIMA	GOOSE TONGUE	1 GAL	LOW
	SALICORNIA SUBTERMINALIS	PICKLEWEED	5 GAL	LOW
	TYPHA ANGUSTIFOLIA	CATTAIL	5 GAL	LOW
	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	36" BOX	MEDIUM
	JUNIPERUS TORULOSA	HOLLYWOOD JUNIPER	15 GAL	MEDIUM

EXHIBIT A p67

BAYSHORES NEWARK, CA DATE: 3.19.15 OVERALL CONCEPTUAL TREE AND SHRUB LEGEND

William Lyon Homes, Inc.

URBAN ARENA

BAYSHORES NEWARK, CA DATE: 3.19.15 JOB #: 14-005 CONCEPTUAL OVERALL TREE EXHIBIT

William Lyon Homes, Inc.

URBAN ARENA

EXHIBIT A068

BAYSHORES NEWARK, CA

DATE 3.19.15
UA JOB # 14-005

CONCEPTUAL IMAGERY

William Lyon Homes, Inc.

URBAN ARENA

EXHIBIT A p69

BAYSHORES NEWARK, CA DATE: 3.19.15 LA JOB #: 14-005 PARK A- CRANE CLUBHOUSE

William Lyon Homes, Inc.

URBAN ARENA

EXHIBIT A p.70

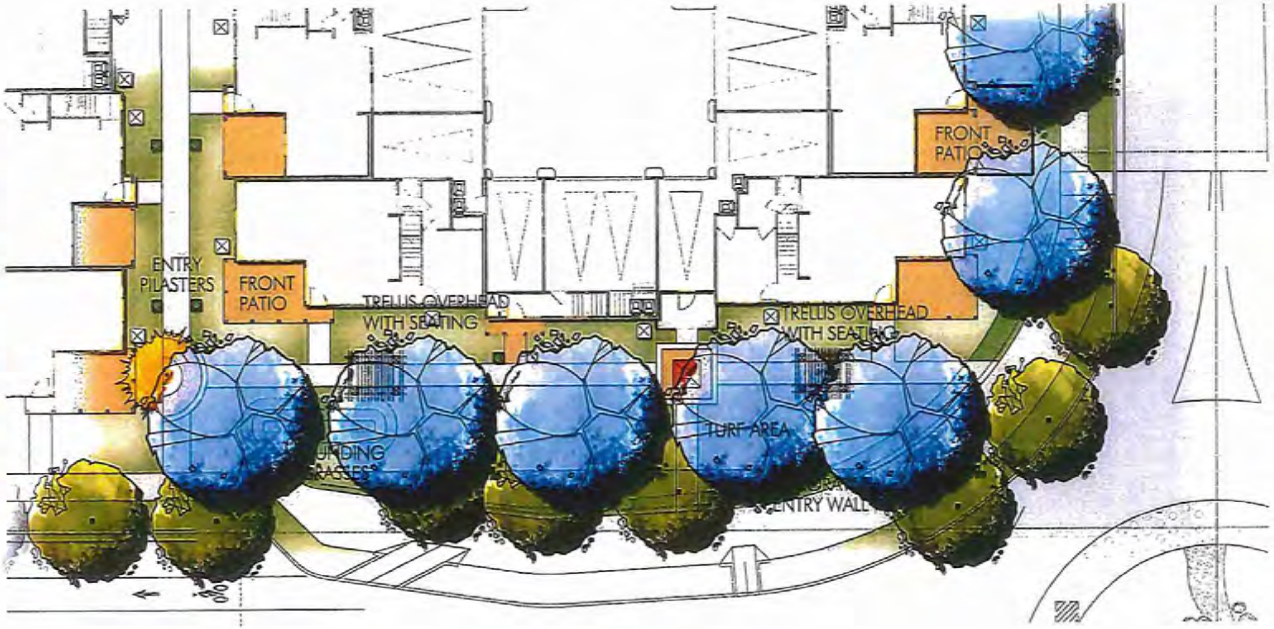


EXHIBIT Ap71

BAYSHORES NEWARK, CA DATE 3.19.15 UA JOB #: 14-005 PARK B- SPARROW HIDEAWAY

William Lyon Homes, Inc.

URBAN ARENA

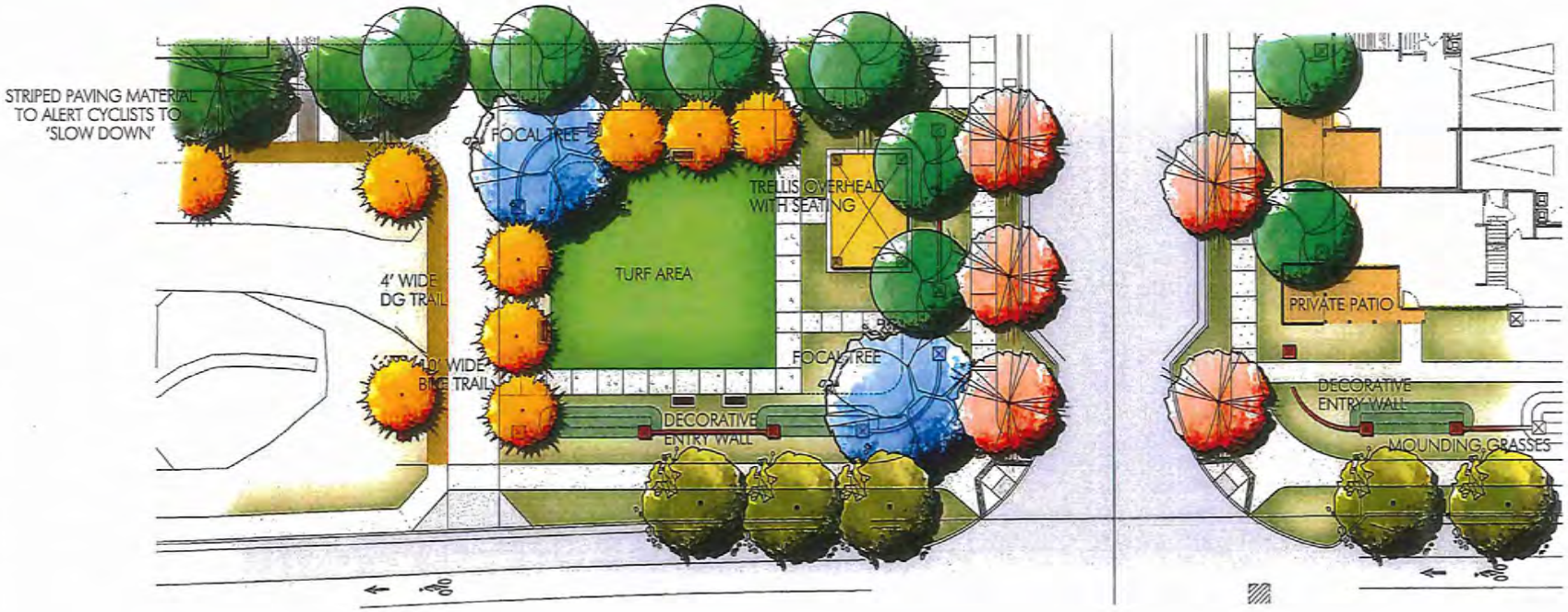


EXHIBIT Ap72

BAYSHORES NEWARK, CA DATE: 3.19.15 UA JOB #: 14-006 PARK C- GULL GATEWAY

William Lyon Homes, Inc.

URBAN ARENA

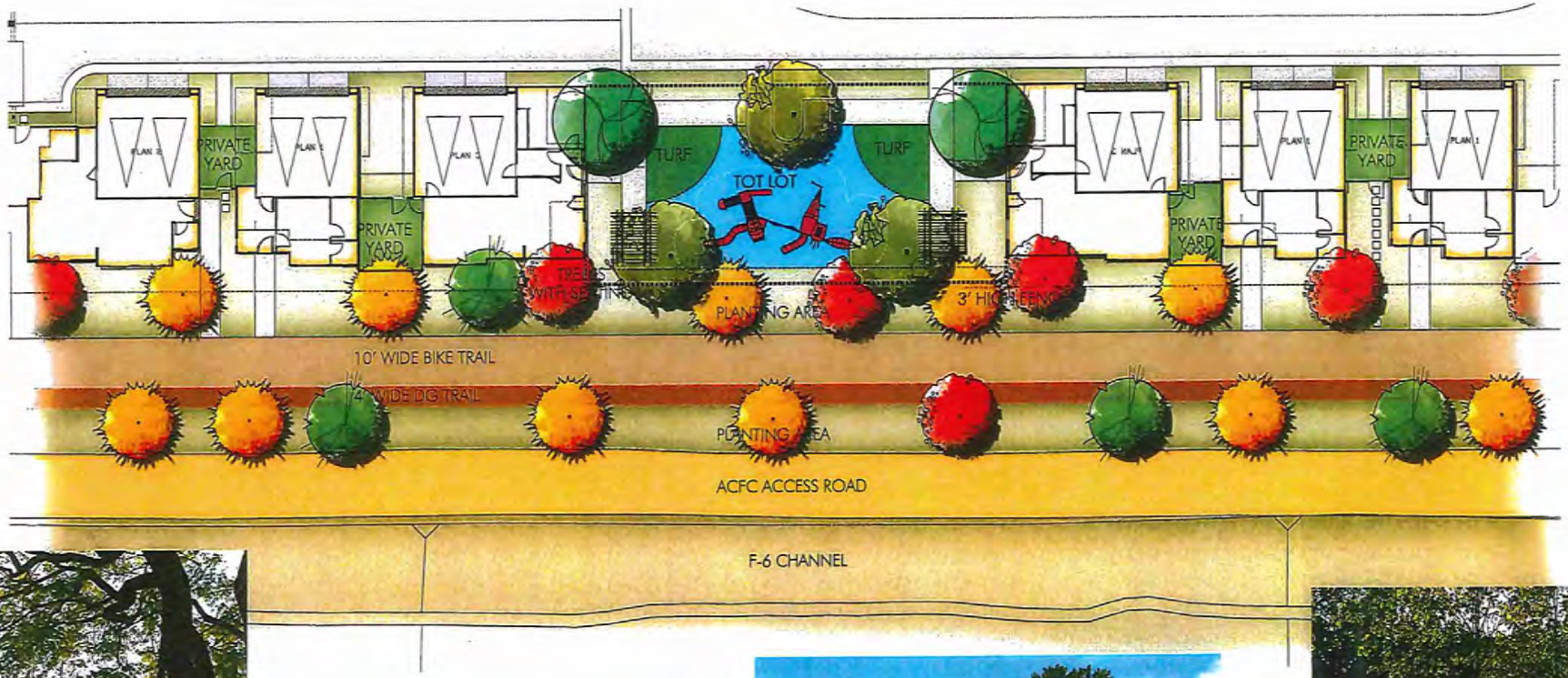


EXHIBIT Ap 73

William Lyon Homes, Inc.

URBAN ARENA

BAYSHORES NEWARK, CA DATE: 3.19.15 UA JOB #: 14-006 PARK D- HAWK HANGOUT

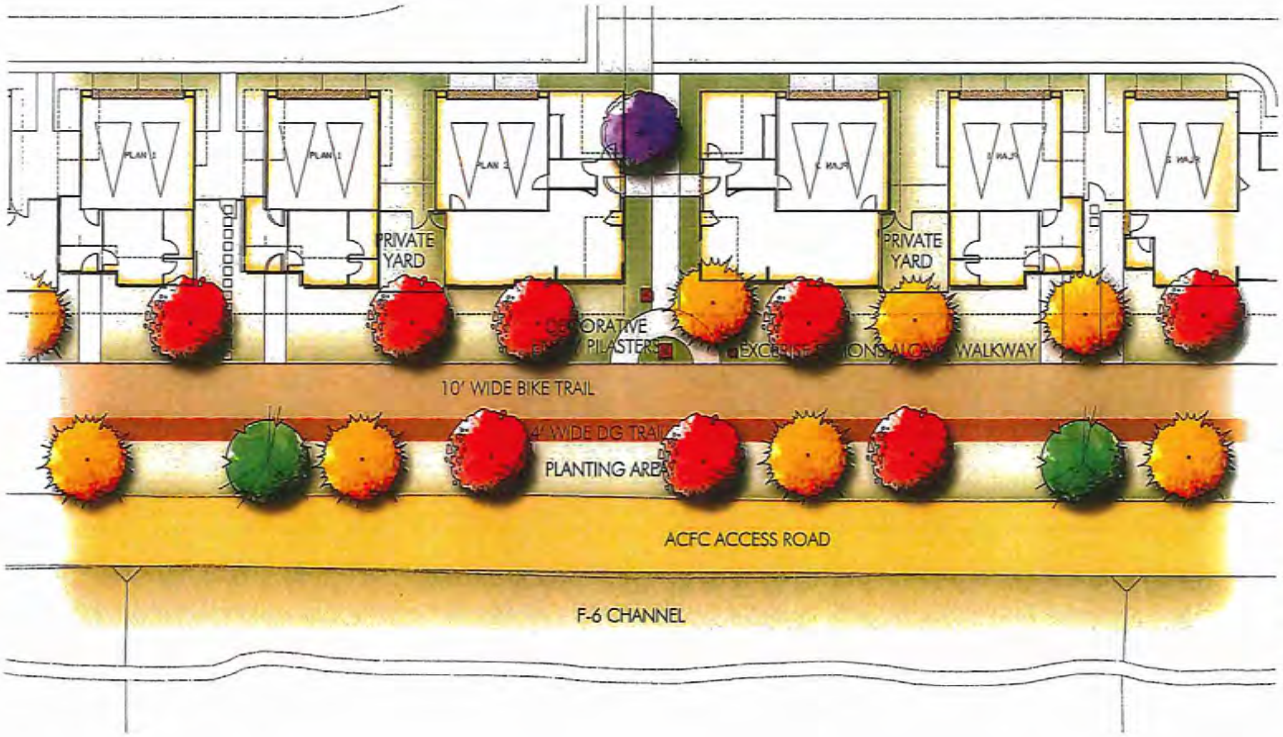


EXHIBIT Ap74

BAYSHORES NEWARK, CA

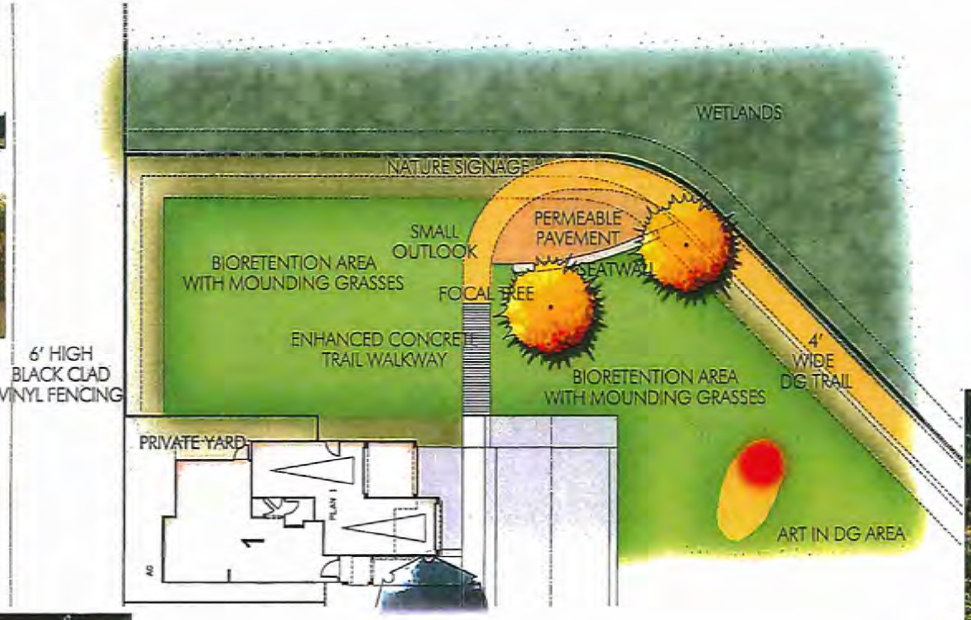
DATE: 3.19.15
LA JOB #: 14-005

PARK E- TERN TRAIL

William Lyon Homes, Inc.

SCALE: 1" = 10'-0"

URBAN ARENA



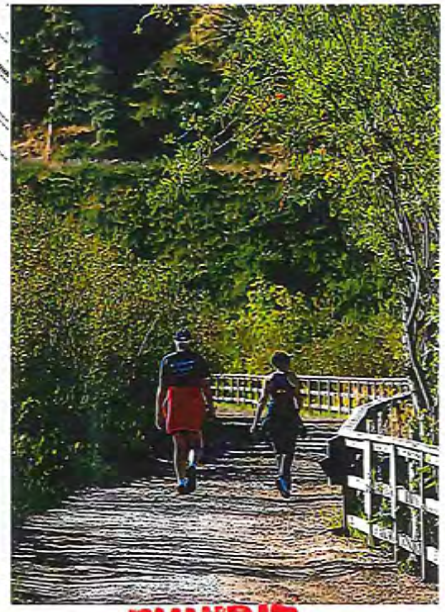


EXHIBIT Ap75

BAYSHORES NEWARK, CA DATE: 3.19.15 LA JOB #: 14-005 PARK F- PLOVER LOOKOUT

William Lyon Homes, Inc.

URBAN ARENA

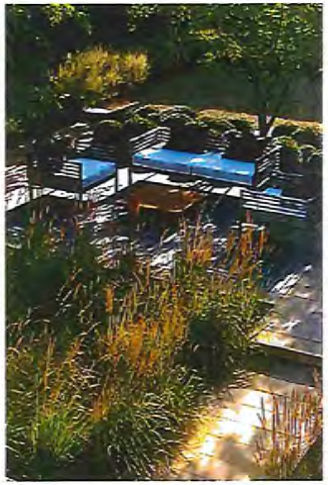


EXHIBIT Ap 76

BAYSHORES NEWARK, CA DATE 3.19.15 PARK G- EAGLE NEST

William Lyon Homes, Inc.

URBAN ARENA

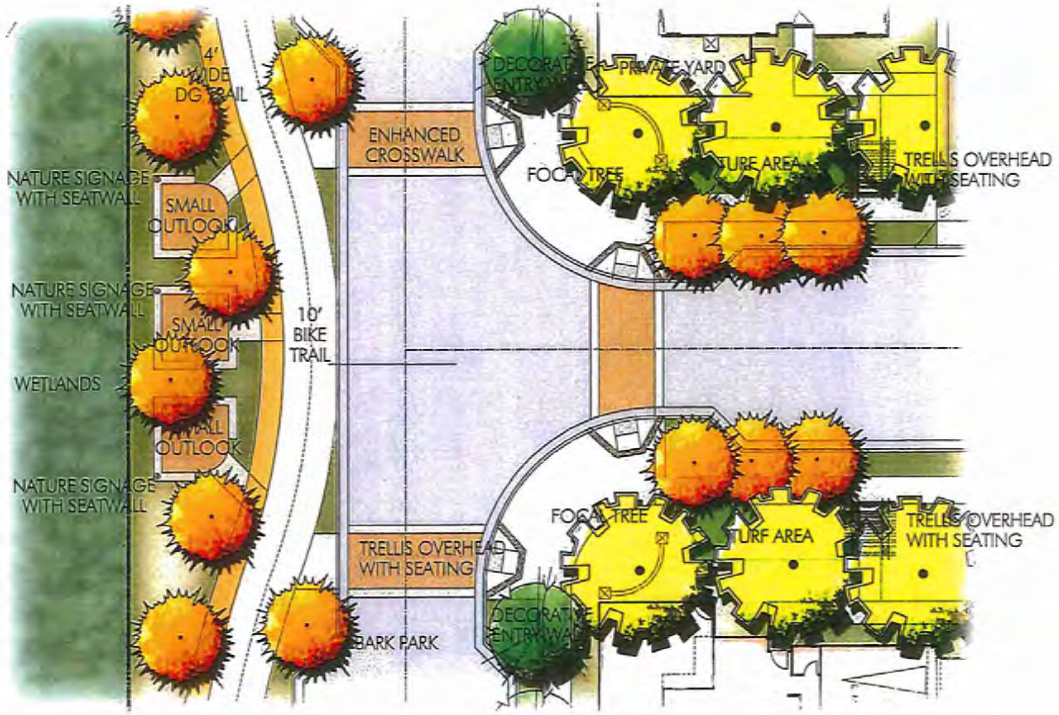


EXHIBIT Ap 77

BAYSHORES NEWARK, CA DATE: 3.19.15 LA JOB #: 14-005 PARK H- PELICAN PERCH

William Lyon Homes, Inc.

URBAN ARENA

FILE NAME: DATE/TIME OF PLOT:

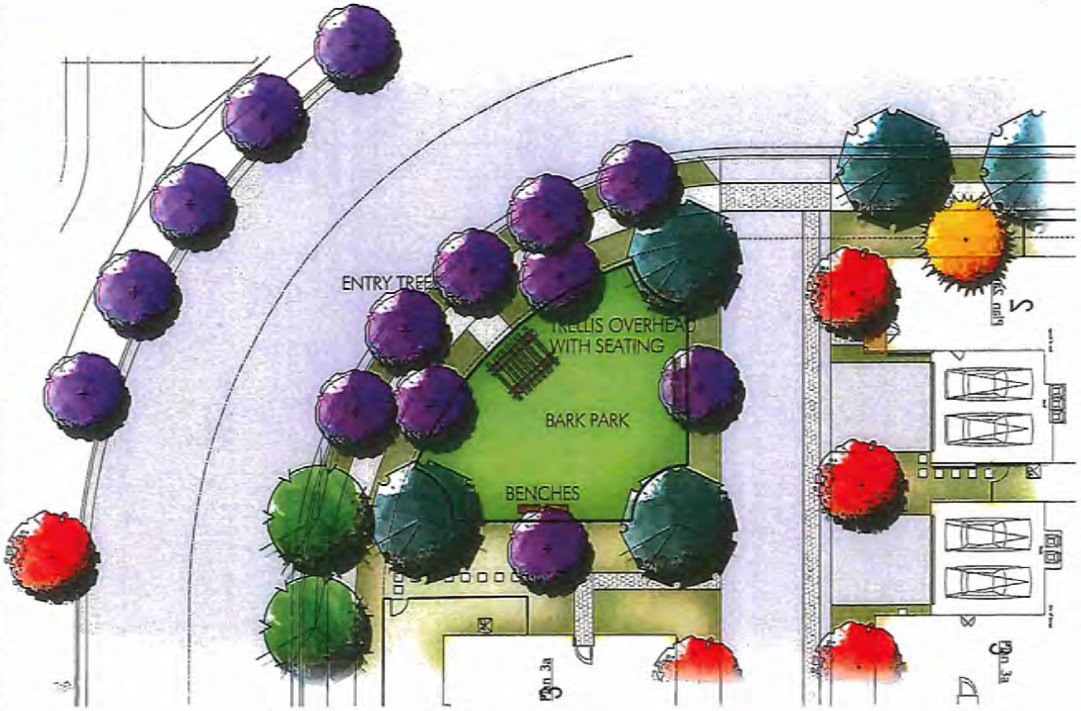
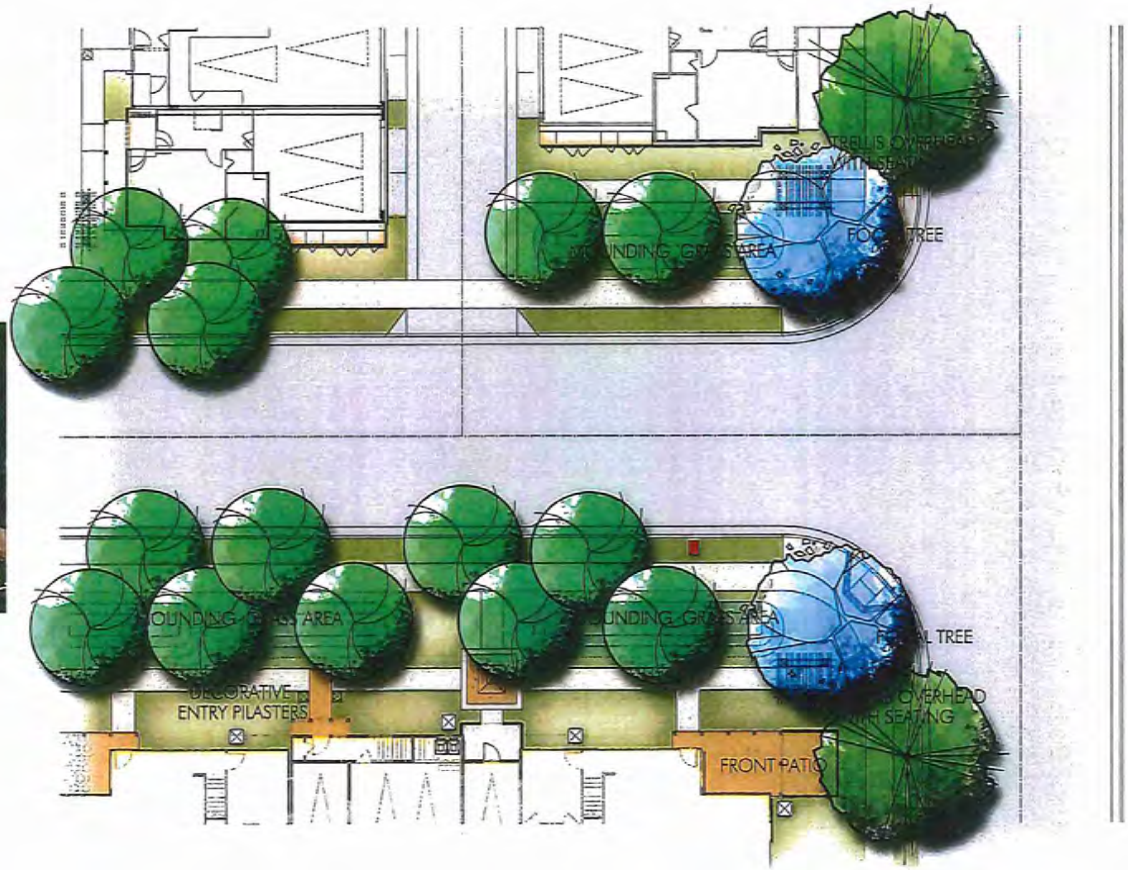


EXHIBIT Ap'78

BAYSHORES NEWARK, CA DATE: 3.19.15 UA JOB #: 14-005 PARK I- FOX RUN

William Lyon Homes, Inc.

URBAN ARENA



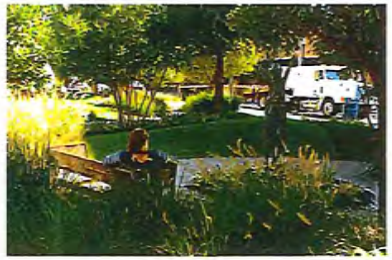


EXHIBIT Ap79

BAYSHORES NEWARK, CA DATE 3.19.15 JA JOB # 14-005 PARK J- EGRET ENTRY

William Lyon Homes, Inc.

SCALE: 1"=10'-0"

0 5 10 20

URBAN ARENA

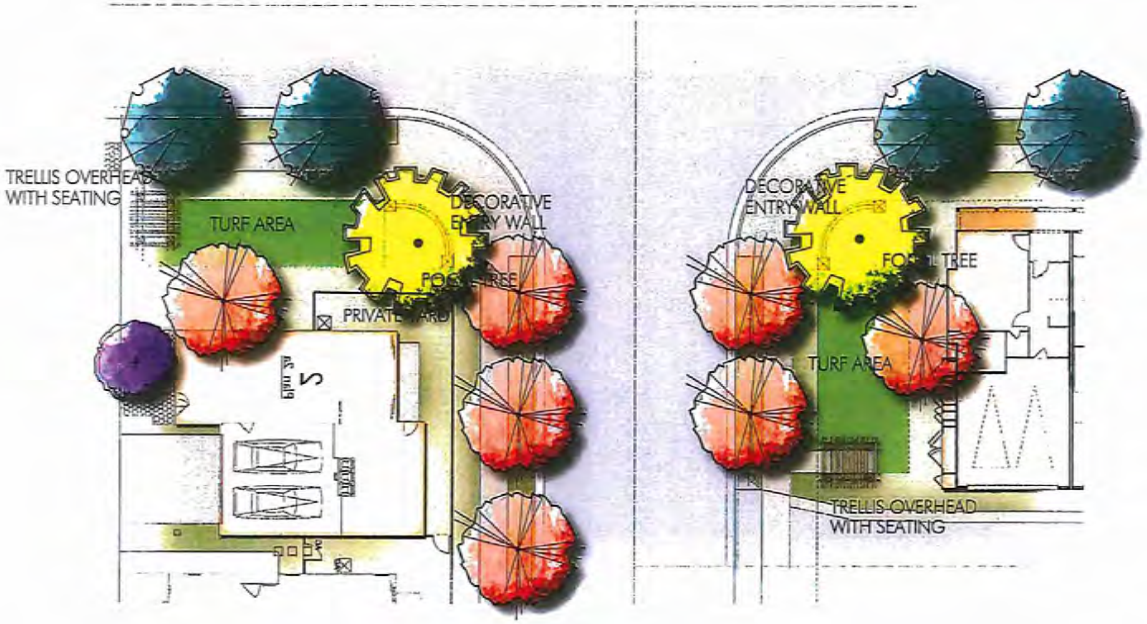


EXHIBIT Ap80

BAYSHORES NEWARK, CA DATE: 3.19.15 LA JOB #: 14.006 PARK K- TORIAN GULL

William Lyon Homes, Inc.

URBAN ARENA

EXHIBIT Ap81

A0.0

William Lyon Homes, Inc.

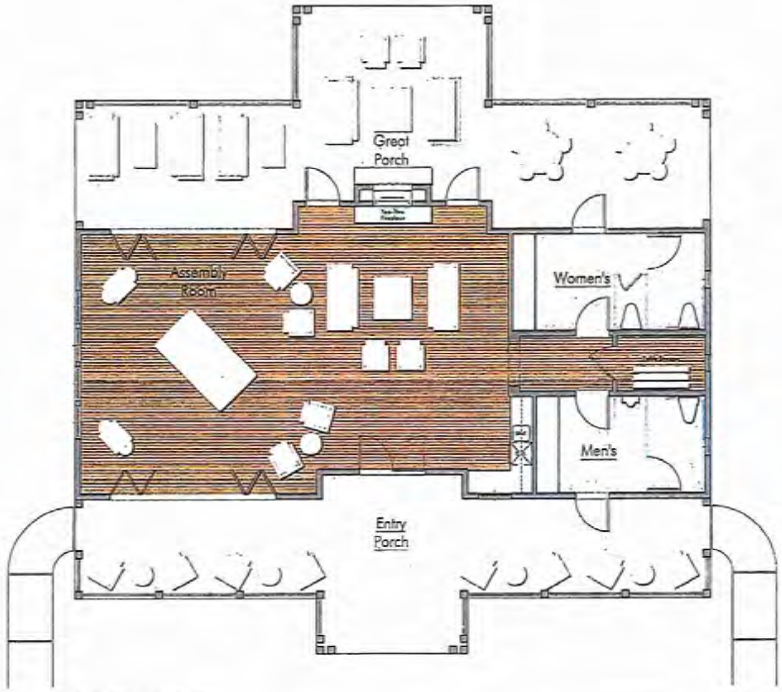
BAYSHORES

NEWARK, CA

02/06/2015
JOB #: 13-182

URBAN ARENA

COVER SHEET



CLUBHOUSE • FLOOR PLAN

EXHIBIT Ap82

A0.0

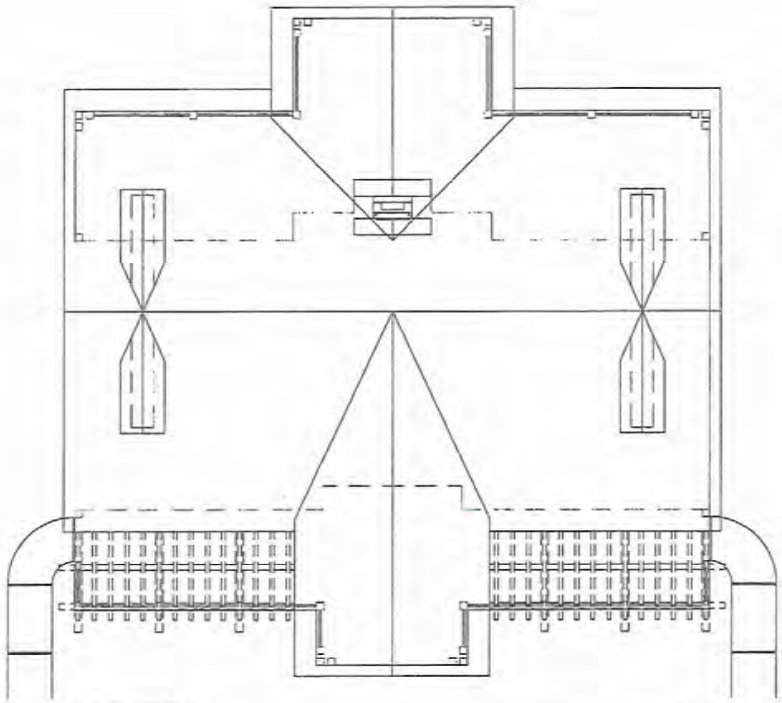
BAYSHORES

NEWARK, CA

William Lyon Homes, Inc.

URBAN ARENA

CLUBHOUSE FLOOR PLAN



CLUBHOUSE • ROOF PLAN

SCALE: 1/8" = 1'-0"

EXHIBIT Ap83

A0.2

William Lyon Homes, Inc.

BAYSHORES

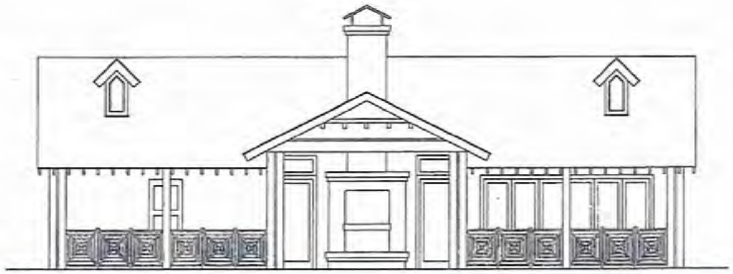
NEWARK, CA

02/06/2015

JOB #: 13-182

URBAN ARENA

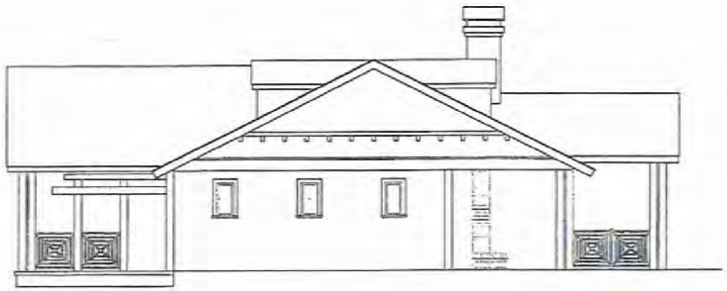
CLUBHOUSE ROOF PLAN



CLUBHOUSE • REAR ELEVATION

CLUBHOUSE • FRONT ELEVATION

CLUBHOUSE • LEFT ELEVATION



CLUBHOUSE • RIGHT ELEVATION

EXHIBIT Ap84

A0.3

BAYSHORES

NEWARK, CA

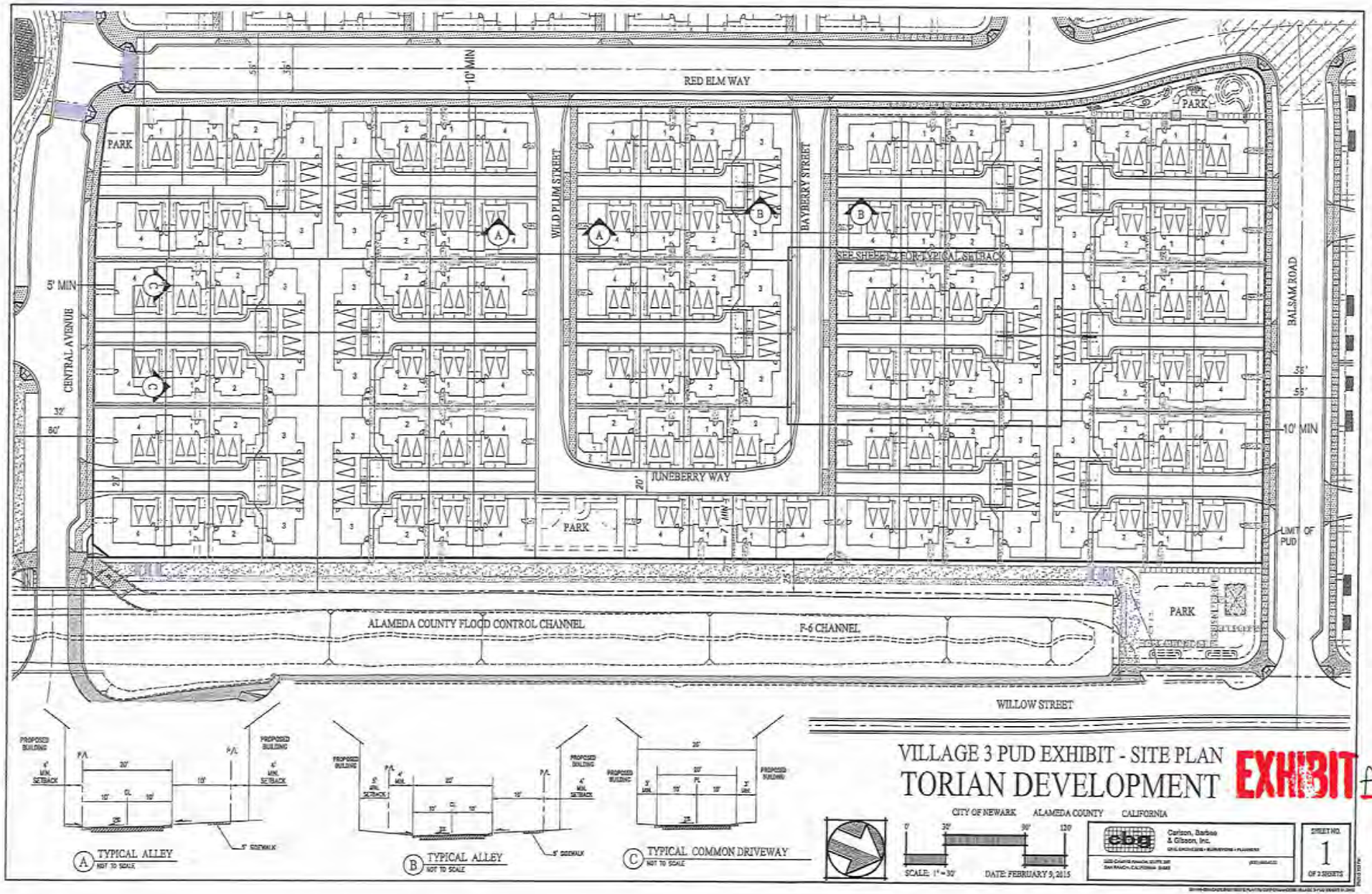
02/06/2015

JOB #: 13-182

William Lyon Homes, Inc.

URBAN ARENA

CLUBHOUSE ELEVATIONS

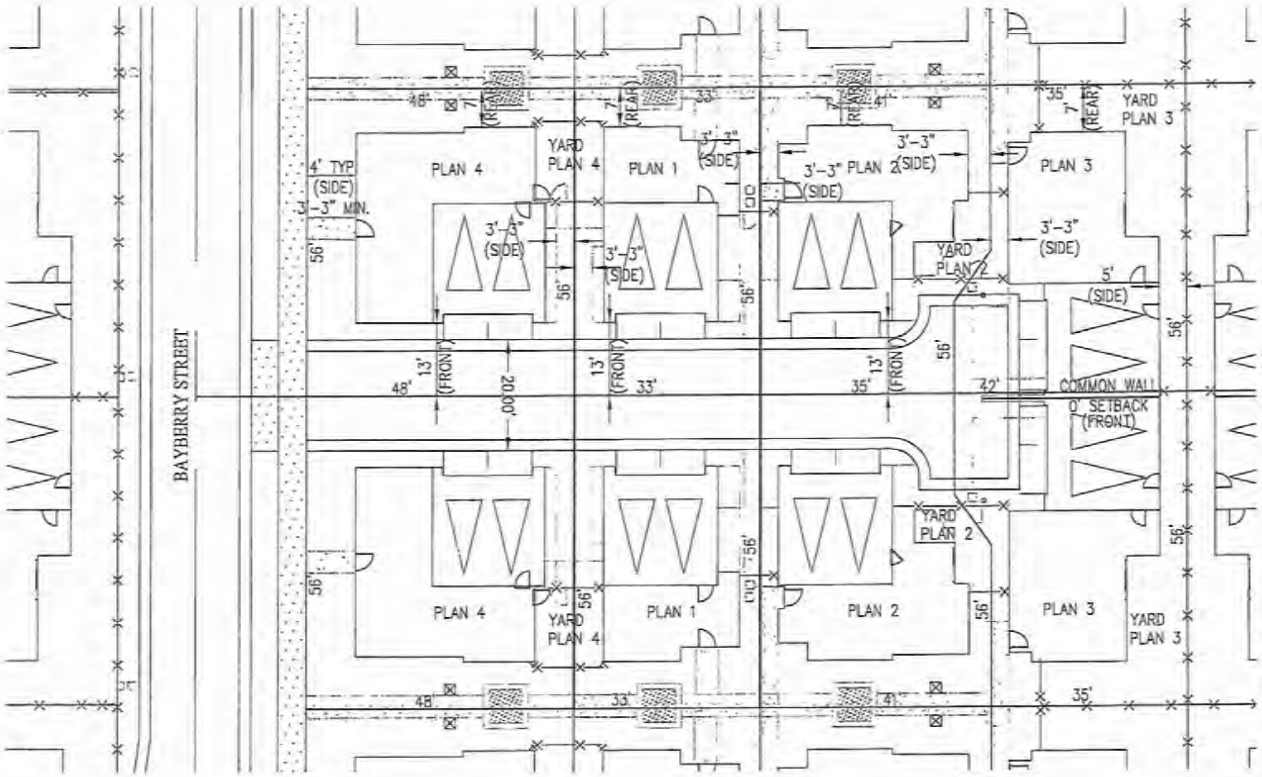


VILLAGE 3 PUD EXHIBIT - SITE PLAN

TORIAN DEVELOPMENT

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

EXHIBIT Ap85



Planned Unit Development
Tract 8085-Village 3

Land Use Designation:	Medium Density Residential (14-25du/ac)	
Site Area:	6.96	AC
Number of Residential Units:	120	Units
Density:	17.24	du/ac

Development Standards:

Parking

1) Off-street parking provided by 2 garage spaces provided per unit
2) Guest parking:

Central Avenue	5	
Red Elm Way	14	
Bassett Road	7	
On-site Driveways	48	
Total	125	
Guest parking ratio	0.99	(guest parking required at 0.5 ratio)

Building Height

All buildings to be less than 60' measured from finish grade at the entry to the top of the ridge line

Streetscape Setbacks

	Form Based Code Requirements			Provided by PUD		
	Front Yard Minimum	Front Yard Maximum	Side Street Yard Minimum	Front Yard Minimum	Front Yard Maximum	Side Street Yard Minimum
Central Avenue	10'	18'	5'	NA	NA	5'
Neighborhood Street	10'	18'	5'	10'	18'	5'

General Development Standards

	Lot Width (Min/Max)	Lot Depth (Min/Max)	Front Setback (Min/Max)	Front Setback to Porch (Min)	Rear Setback (Min)	Side Setback (Min)	Side Setback at Corners (Min)
Form Based Code Requirement (Alley/Loaded)	30'/60'	50'/150'	8'/60'	6'	5'	3'3"	9'3"
Plan 1	20'	50'	12'	NA	7'	3'3"	NA
Plan 2	20'	50'	12'	NA	7'	3'3"	NA
Plan 3	20'/40'	50'	8'	NA	7'	3'3"	NA
Plan 4	40'	50'	12'	NA	7'	3'3"	NA

Notes:

1) Setbacks are minimums unless otherwise noted.
2) Streetscape Setbacks are per the Dumbarton Transit Oriented Specific Plan Area Form Based Code, City of Newark Ordinance Section 17.37.060. All Streetscape setback requirements are met for this PUD.
3) General Development Standards are per the Dumbarton Transit Oriented Specific Plan Area Form Based Code, City of Newark Ordinance Section 17.37.060. All General Development Standard setbacks are met for this PUD except the front setback for plan 3 as noted in the table above.

VILLAGE 3 PUD EXHIBIT
TRACT 8085

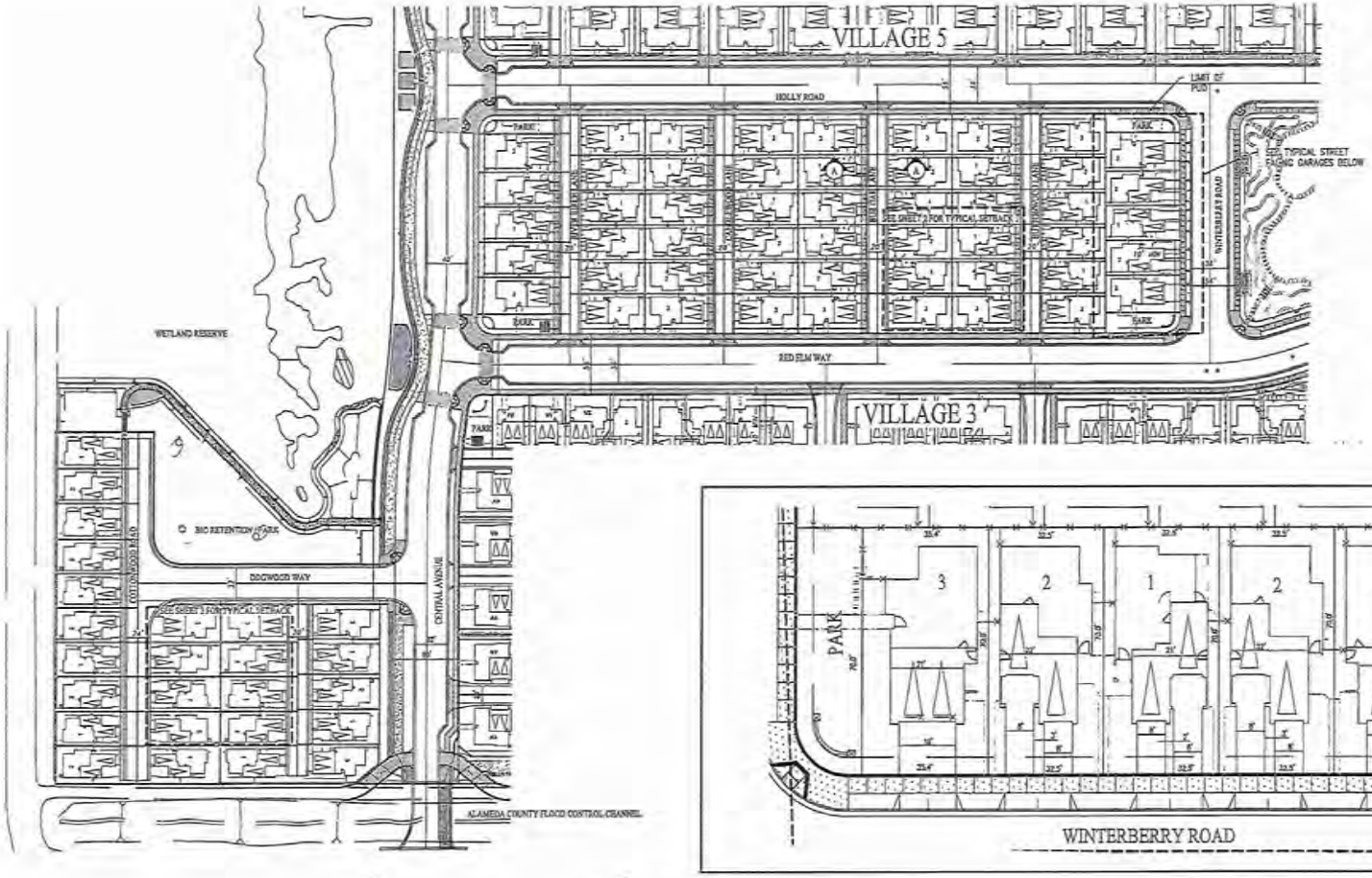
EXHIBIT Ap86

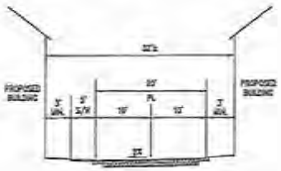
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 10' 30' 40'
SCALE: 1" = 10'
DATE: FEBRUARY 9, 2015

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO. 2 OF 2 SHEETS





(A) TYPICAL COMMON DRIVEWAY
NOT TO SCALE

VILLAGE 4 PUD EXHIBIT - SITE PLAN
TORIAN DEVELOPMENT

EXHIBIT A p87

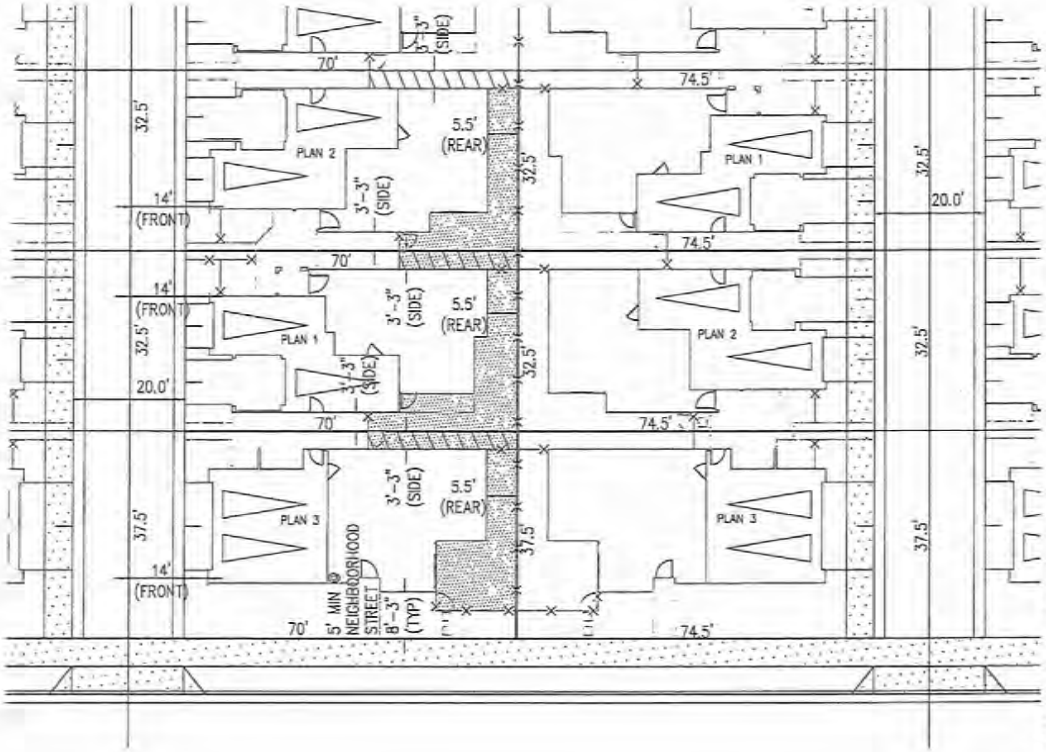
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE: 1" = 50' DATE: FEBRUARY 5, 2015

cbg Carlson, Barbee & Gibson, Inc.

SHEET NO. 1 OF 2 SHEETS



LEGEND

- REAR YARD
- PRIVATE YARD EASEMENT
- FENCE

Planned Unit Development
Tract 8085-Village 4

Land Use Designation:	Medium Density Residential (14-15du/ac)	
Site Area:	4.86	AC
Number of Residential Units:	77	Units
Density:	15.84	du/ac

Development Standards:

Parking

1) Off-street parking provided by 2 garage spaces provided per unit
2) Guest parking:

Central Avenue	6	
Red Elm Way	18	
Basam Road	17	
On-site Driveways	54	
Total	95	
Guest parking ratio	1.23	(guest parking required at 0.5 ratio)

Building Height

All buildings to be less than 50' measured from finish grade at the entry to the top of the ridge line

Streetscape Setbacks

	Form Based Code Requirements			Provided by PUD		
	Front Yard Minimum	Front Yard Maximum	Side Street Yard Minimum	Front Yard Minimum	Front Yard Maximum	Side Street Yard Minimum
Central Avenue Neighborhood Streets	10'	10'	5'	NA	NA	NA
	10'	10'	5'	10'	10'	5'

General Development Standards

	Lot Width (Min/Max)	Lot Depth (Min/Max)	Front Setback (Min/Max)	Front Setback to Porch (Min)	Rear Setback (Min)	Side Setback (Min)	Side Setback at Corners (Min)
Form Based Code Requirement (Key Landed)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Plan 1	[illegible]	[illegible]	[illegible]	NA	[illegible]	[illegible]	NA
Plan 2	[illegible]	[illegible]	[illegible]	NA	[illegible]	[illegible]	NA
Plan 3	[illegible]	[illegible]	[illegible]	NA	[illegible]	[illegible]	[illegible]

Notes:
1) Setbacks are minimum unless otherwise noted.
2) Streetscape Setbacks are per the Dumbarton Trench Oriented Specific Plan Area Form Based Code; City of Newark Ordinance Section 17.37.060. All Streetscape setback requirements are met for this PUD.
3) General Development Standards are per the Dumbarton Trench Oriented Specific Plan Area Form Based Code; City of Newark Ordinance Section 17.37.060. All General Development Standard setbacks are met for this PUD except the rear setbacks as noted in the table above. Rear yards are enhanced through private yard easements to maximize usable yards.
4) Per the Dumbarton Trench Oriented Specific Plan Area Form Based Code; City of Newark Ordinance Section 17.37.100, a street loaded garage may not occupy fifty percent or more of a lot's width. Units that front Whiteberry Road, as shown on sheet 1 exceed that requirement but provide split garages on plans 1 & 2 which provides for a varied garage setback and building setback.

VILLAGE 4 PUD EXHIBIT
TRACT 8085

EXHIBIT A p88

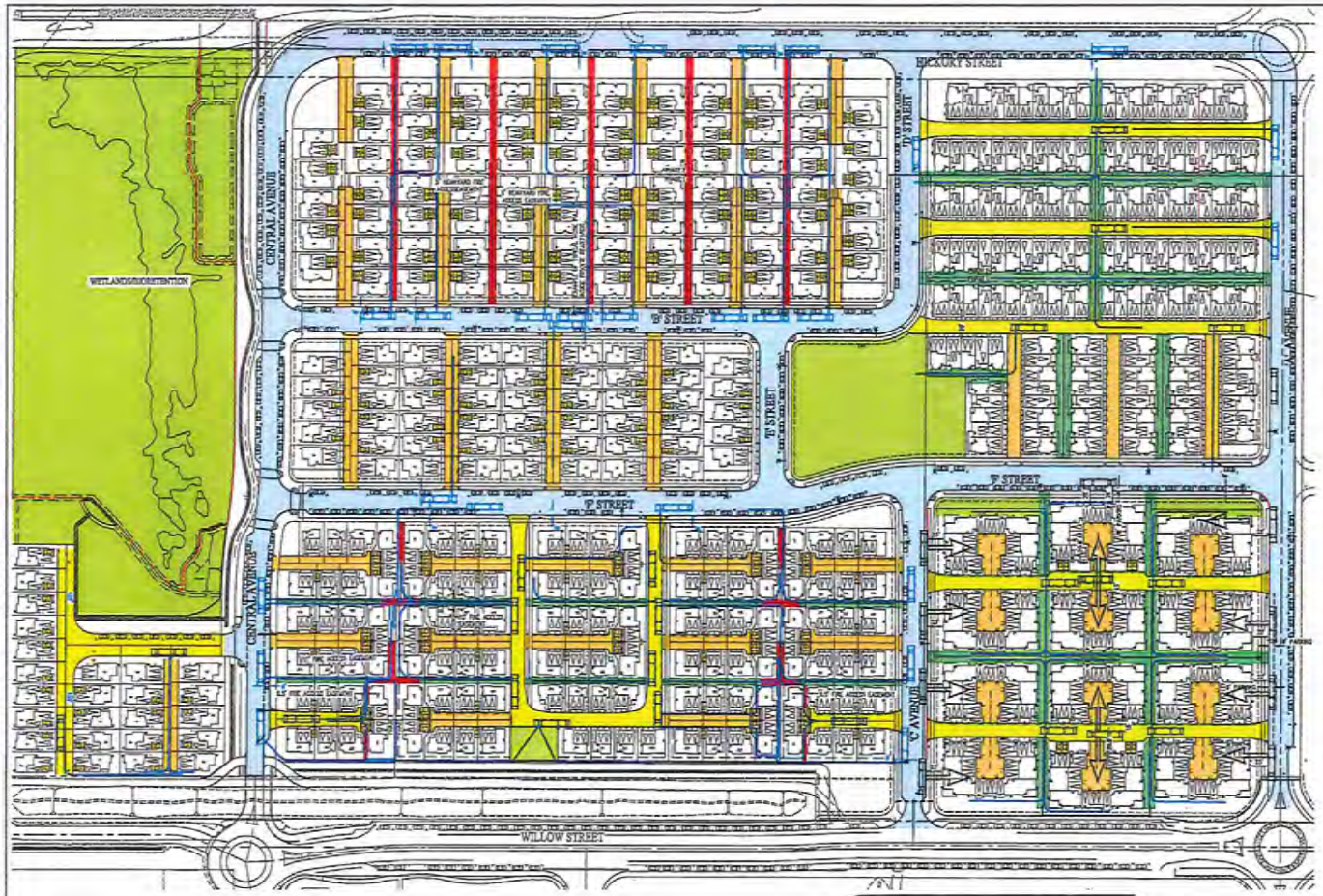
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 10' 30' 40'

SCALE: 1" = 10' DATE: FEBRUARY 9, 2015

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 200
SAN RAMON, CALIFORNIA 94583
(925) 866-0322

SHEET NO. 2 OF 2 SHEETS

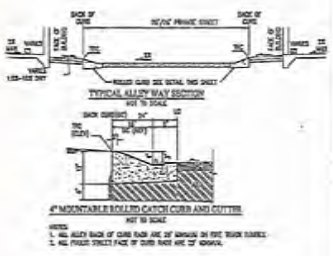


LEGEND:

- PUBLIC ROAD / NON FIRE TRUCK ACCESS
- PRIVATE ALLEY / NO FIRE ACCESS
- PRIVATE ALLEY / WITH FIRE TRUCK ACCESS
- PRIVATE REARYARD–HOME OWNER'S MAINTAINED / NON FIRE ACCESS
- PASEO–HOA MAINTAINED / NON FIRE ACCESS
- PARK / OPEN SPACE
- PROPOSED FENCE
- CONSTRUCTION PHASE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT ON WILLOW STREET
- PROPOSED FENCE
- PHASE LINE
- FIRE TRUCK AND 200' HOSE
- LADDER FIRE TRUCK FOR 30'+ HEIGHT ROOF ACCESS (MEETING 30' TRUCK TO BUILDING CLEARANCE REQUIREMENT)
- ACCESS POINTS TO 30'+ ROOF HEIGHT (MEETING 30' TRUCK TO BUILDING CLEARANCE REQUIREMENT)
- CAR PARKING

NOTES:

1. LADDER TRUCK CLEARANCE FROM BUILDING SHALL BE AT LEAST 15' BUT NO MORE THAN 30' AWAY.
2. MAXIMUM FIRE HOSE REACH IS 200'



VILLAGE NEIGHBORHOOD KEY MAP

EXHIBIT A p89

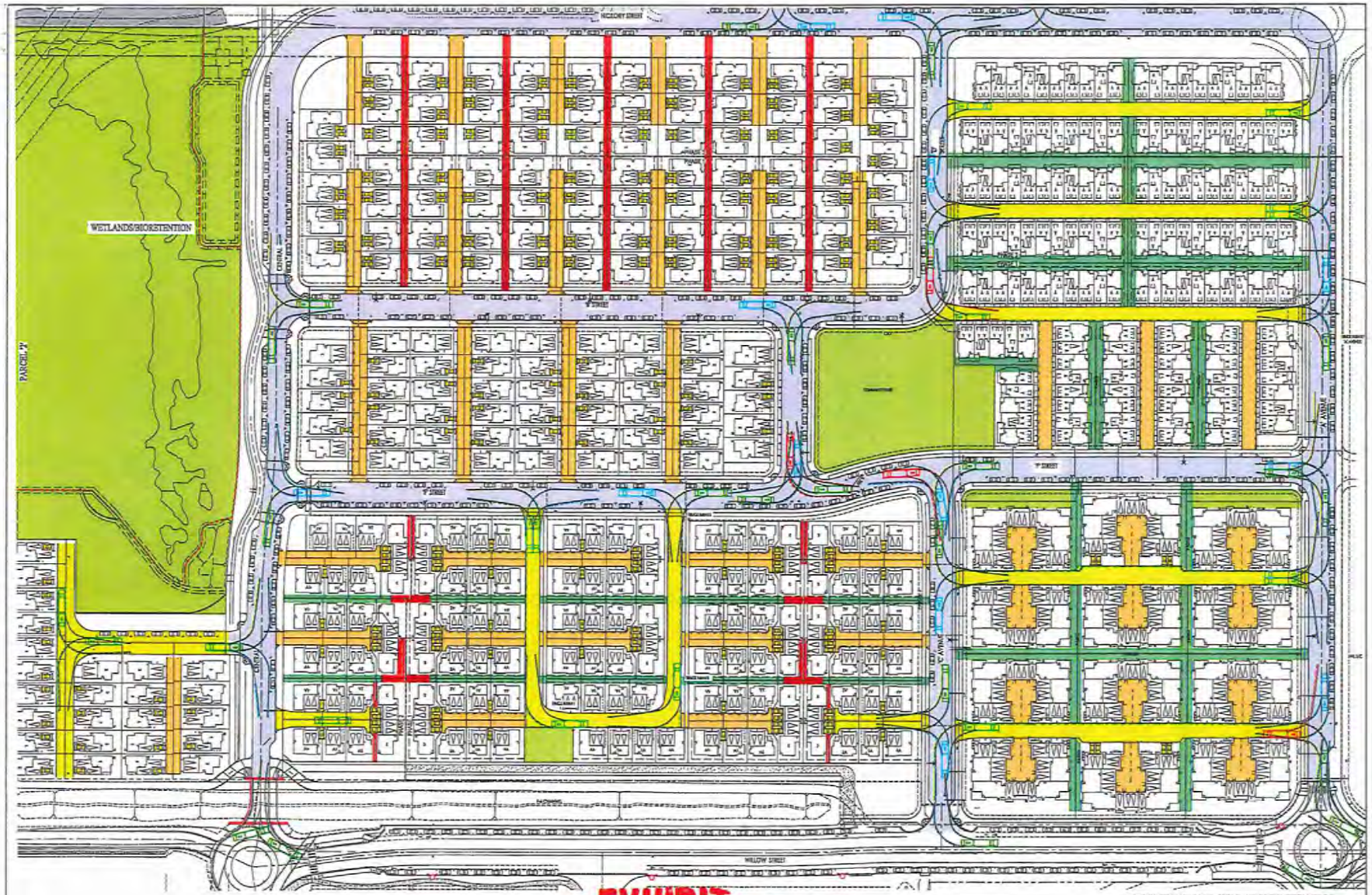
FIRE EXHIBIT FOR 200' HOSE AND LADDER TRUCK BAYSHORES DEVELOPMENT

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=60'

DATE: MARCH 30, 2015

cbg Carlson, Barbee & Gibson, Inc.


WETLANDS/BIORETENTION
PARCEL "F"
HICKORY STREET
WILLOW STREET
EXHIBIT Ap90
FIRE HYDRANT, FIRE TRUCK TURNING
AND NO PARKING EXHIBIT
BAYSHORES DEVELOPMENT

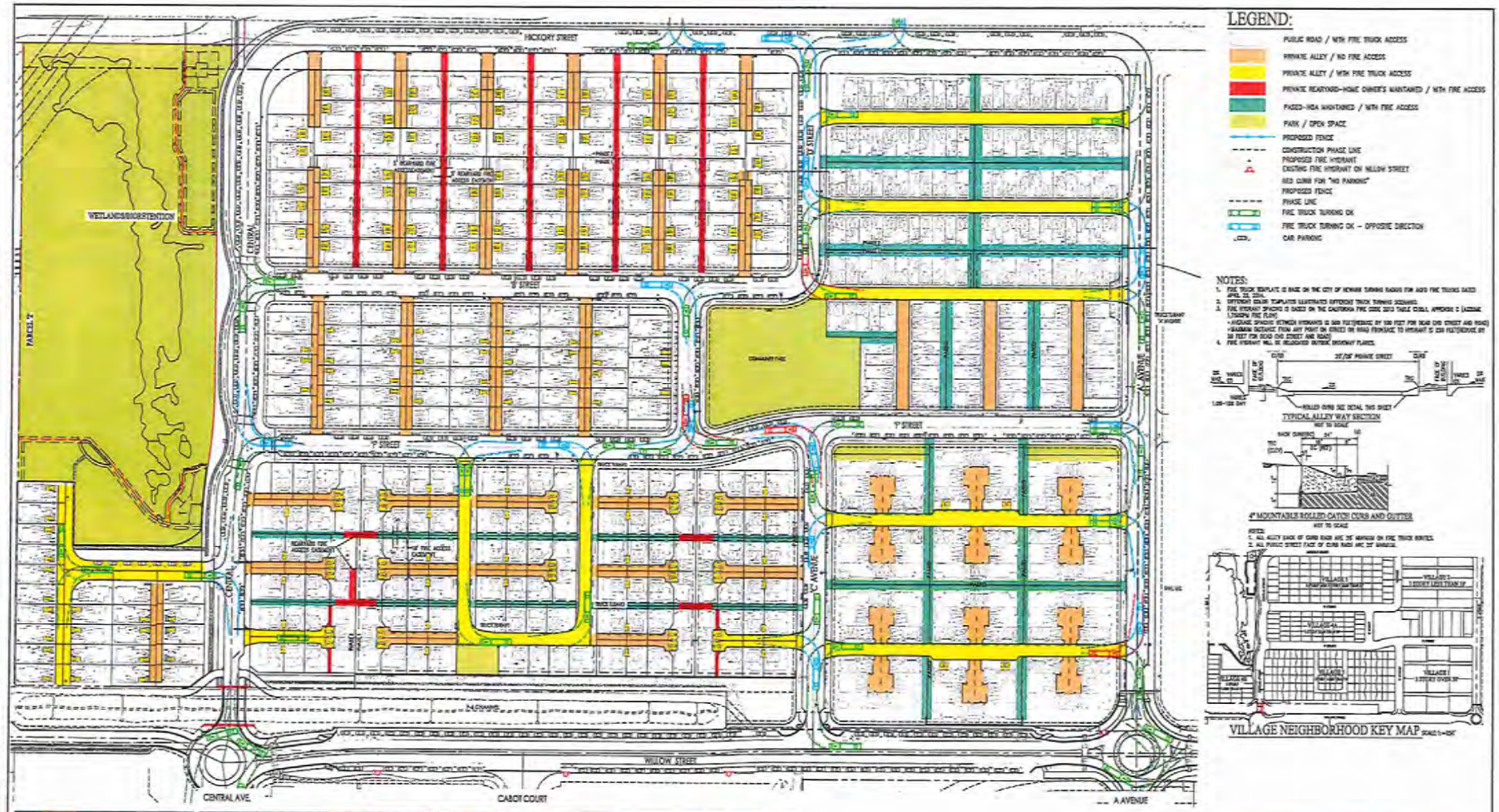
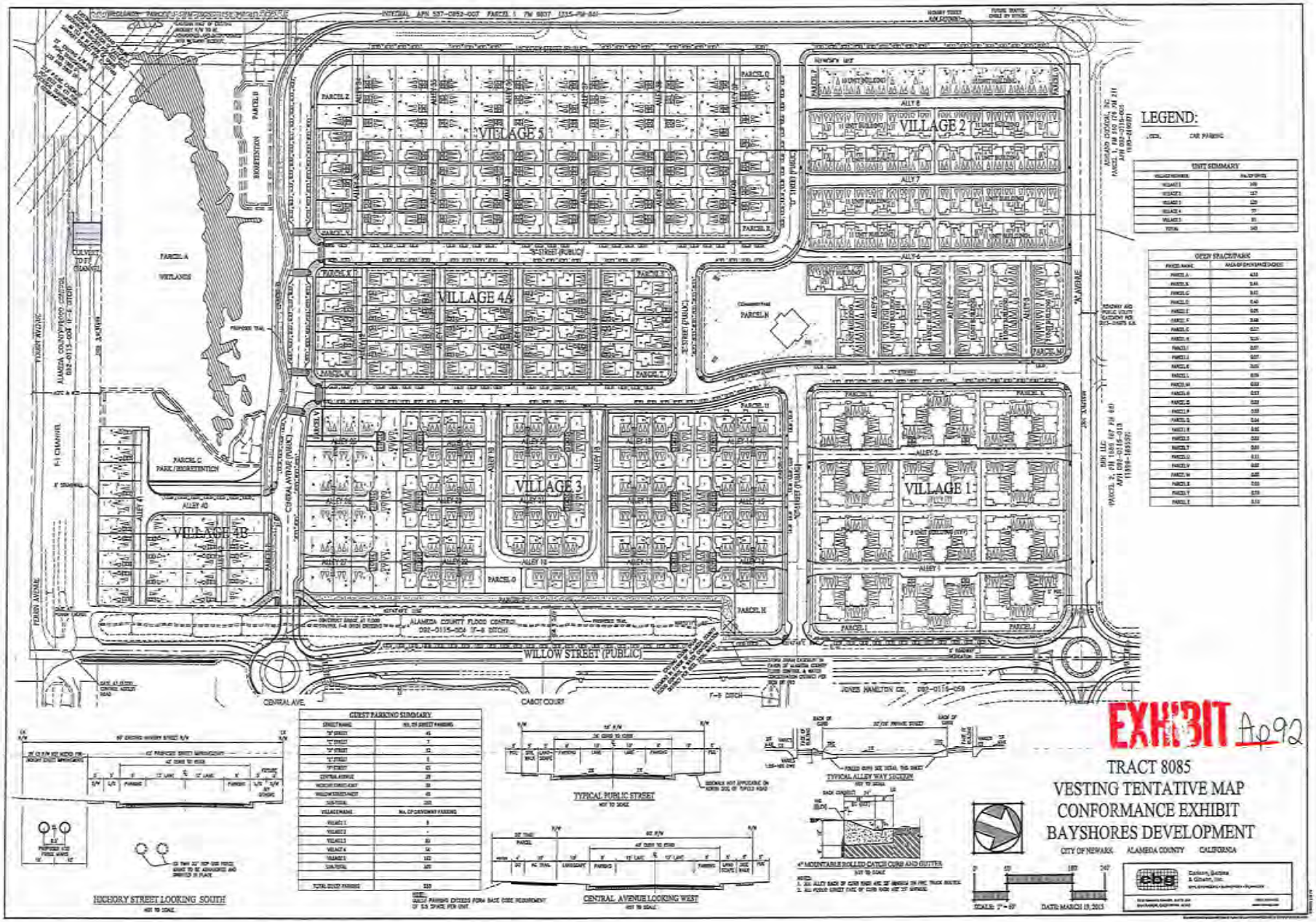


EXHIBIT A-91

FIRE HYDRANT, FIRE TRUCK TURNING AND NO PARKING EXHIBIT
BAYSHORES DEVELOPMENT



VILLAGE 5
VILLAGE 2
VILLAGE 4A
VILLAGE 3
VILLAGE 1
VILLAGE 4B
PARCEL A
WETLANDS
PARCEL C
PARK/BIORETENTION
PARCEL N
PARCEL O
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL U
PARCEL V
PARCEL Z
PARCEL Y
PARCEL X
PARCEL W
PARCEL T
PARCEL S
PARCEL R
PARCEL Q
PARCEL P
PARCEL B
ALLEY 1
ALLEY 2
ALLEY 4
ALLEY 5
ALLEY 6
ALLEY 7
ALLEY 8
ALLEY 10
ALLEY 12
ALLEY 14
ALLEY 15
ALLEY 16
ALLEY 17
ALLEY 18
ALLEY 20
ALLEY 22
ALLEY 27
ALLEY 28
ALLEY 29
ALLEY 30
ALLEY 31
ALLEY 32
ALLEY 33
ALLEY 34
ALLEY 35
ALLEY 36
ALLEY 37
ALLEY 38
ALLEY 39
ALLEY 40
ALAMEDA COUNTY FLOOD CONTROL
WILLOW STREET (PUBLIC)
CENTRAL AVE.
CABOT COURT
F-8 DITCH
JONES HAMILTON CO.
PERKIN AVENUE
FERRY AVENUE
"A" AVENUE
"B" STREET (PUBLIC)
"C" STREET (PUBLIC)
"D" STREET (PUBLIC)
"E" STREET (PUBLIC)
"F" STREET (PUBLIC)
"G" STREET (PUBLIC)
"H" STREET (PUBLIC)
"I" STREET (PUBLIC)
"J" STREET (PUBLIC)
"K" STREET (PUBLIC)
"L" STREET (PUBLIC)
"M" STREET (PUBLIC)
"N" STREET (PUBLIC)
"O" STREET (PUBLIC)
"P" STREET (PUBLIC)
"Q" STREET (PUBLIC)
"R" STREET (PUBLIC)
"S" STREET (PUBLIC)
"T" STREET (PUBLIC)
"U" STREET (PUBLIC)
"V" STREET (PUBLIC)
"W" STREET (PUBLIC)
"X" STREET (PUBLIC)
"Y" STREET (PUBLIC)
"Z" STREET (PUBLIC)
ALAMEDA COUNTY FLOOD CONTROL
082-0115-004 (F-8 DITCH)
ALAMEDA COUNTY FLOOD CONTROL
082-0115-005 (F-8 DITCH)
F-1 CHANNEL
BIORETENTION
PARCEL B
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
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PARCEL S
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PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z
LEGEND:
CAR PARKING
UNIT SUMMARY
GREEN SPACE/PARK
GUEST PARKING SUMMARY
HICHORY STREET LOOKING SOUTH
NOT TO SCALE
TYPICAL PUBLIC STREET
NOT TO SCALE
CENTRAL AVENUE LOOKING WEST
NOT TO SCALE
TYPICAL ALLEY WAY SECTION
NOT TO SCALE
4" MOUNTABLE ROLLED CATCH CURB AND GUTTER
NOT TO SCALE
EXHIBIT Ap92
TRACT 8085
VESTING TENTATIVE MAP
CONFORMANCE EXHIBIT
BAYSHORES DEVELOPMENT
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60'
DATE: MARCH 19, 2013
ebg