ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK AMENDING TITLE 17 (ZONING) OF THE NEWARK MUNICIPAL CODE, SECTION 17.44.010 "ZONING MAP" BY REZONING ALL THAT REAL PROPERTY SHOWN ON VESTING TENTATIVE MAP 8212 (APN: 92A-775-46) FROM R6000 (SINGLE FAMILY RESIDENTIAL) TO LDR-FBC (LOW DENISTY RESIDENTIAL-FORM BASED CODE)

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

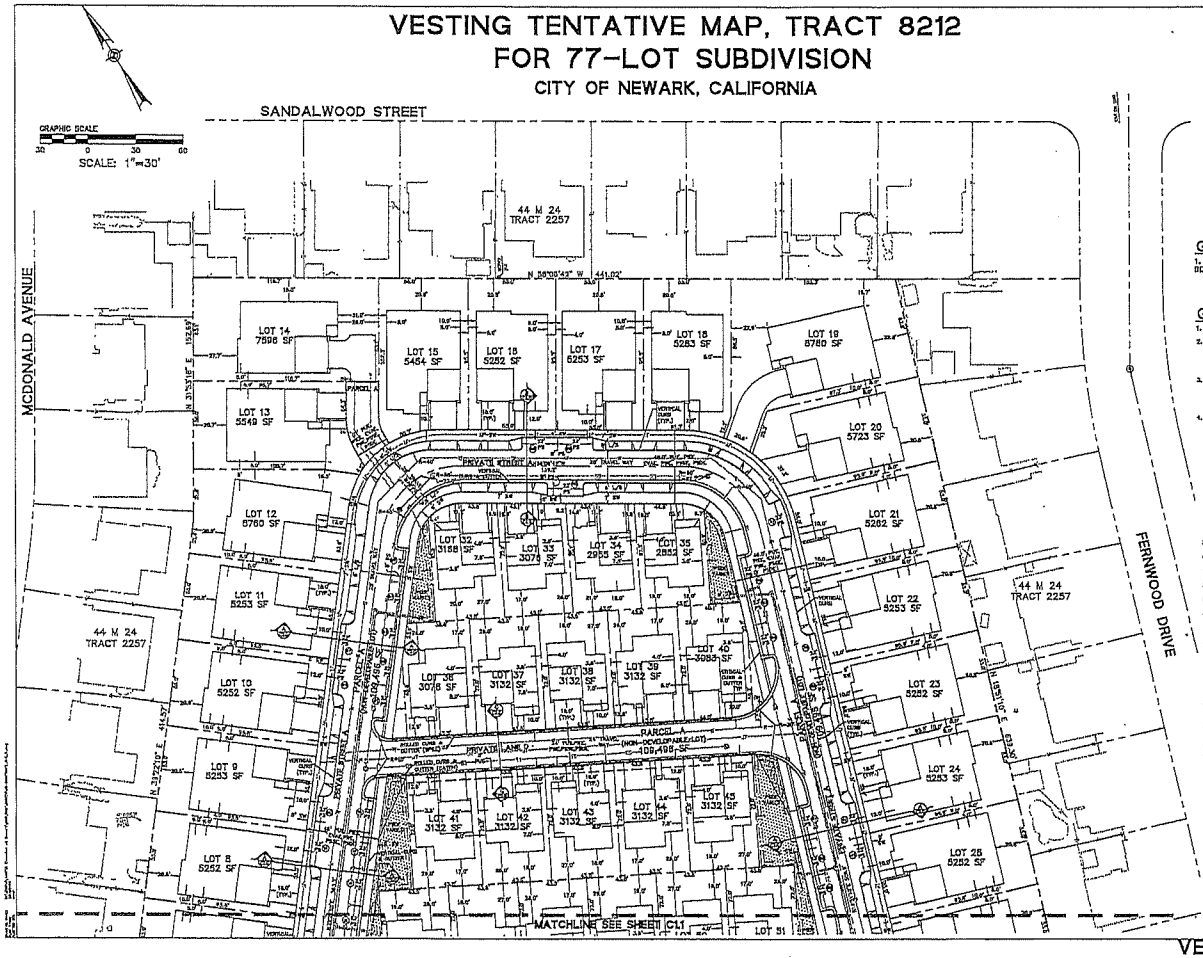
Section 1: Pursuant to Section 17.80.070 of Title 17 (Zoning) of the City of Newark Municipal Code, the City Council of the City of Newark does hereby find that the zoning change embodied in this ordinance is necessary and desirable to achieve the purposes of Title 17 (Zoning) of the Newark Municipal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

Section 2: Title 17 (Zoning) and Section 17.44.010 "Zoning Map" thereof, being the City of Newark Zoning Regulations, are hereby amended by rezoning and redistricting the territory in the City of Newark, County of Alameda, State of California, from R-6000 (Single Family Residential) to LDR-FBC (Low Density Residential – Form Based Codes) hereinafter described as follows:

> All that real property designated as Vesting Tentative Map 8212 in the City of Newark, County of Alameda, State of California as shown on Exhibit A attached hereto and incorporated herein by reference

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

VESTING TENTATIVE MAP, TRACT 8212
FOR 77-LOT SUBDIVISION
CITY OF NEWARK, CALIFORNIA



LEGEND

PROJECT BOUNDARY	
EASEMENT LINE	
STREET CENTERLINE	
LOT LINE	
BIORETENTION BASIN	
PRIVATE STORM DRAIN EASEMENT (PSDE)	
PUBLIC STORM DRAIN EASEMENT (SDE)	
PRIVATE STREET ONSITE PARKING	28
VISION TRIANGLE	15.0' 50'

ABBREVIATIONS

DET	= DETAIL
DWY	= DRIVEWAY
LS	= LANDSCAPE STRIP
(N)	= NEW
PS	= PARKING STALL
R	= RADIUS
ROW	= RIGHT OF WAY
STD	= STANDARD
SF	= SQUARE FEET
SW	= SIDEWALK
TYP	= TYPICAL
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PUBLIC SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PWE	= PUBLIC WATER EASEMENT
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT
SDE	= PUBLIC STORM DRAIN EASEMENT

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REPAIR ANY AND ALL DAMAGE THAT MAY BE CAUSED BY CONSTRUCTION ACTIVITY.

GENERAL INFORMATION

1. OWNER: NEWARK UNIFIED SCHOOL DISTRICT
2. DEVELOPER/APPLICANT/SUBDIVIDER: CLASSIC COMMUNITIES
   1556 E. MEADOW CIRCLE
   PALO ALTO, CA 94303
   CONTACT: JIM PULLANT
   (408) 498-4498
3. CIVIL ENGINEER: BKF ENGINEERS
   1650 TECHNOLOGY DRIVE, SUITE 650
   SAN JOSE, CA 95110
   CONTACT: BRENT BERRYMAN
   (408) 467-9100
4. PROPERTY: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RUSSIAN DRIVE, 60 FEET WIDE, WITH THE DIRECT EXTENSION SOUTHWESTERLY OF THE SOUTHEASTERN LINE OF LOT 147, AS SAID DRIVE AND LOT ARE SHOWN ON THE MAP OF "TRACT 2133" ENG. FILED AUGUST 04, 1960 IN BOOK 43 OF MAPS, PAGES 25 TO 32,INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE ALONG SAID CENTER LINE OF RUSSIAN DRIVE, SOUTH 81° 46' 14" EAST 389.81 FEET; THENCE CONTINUING ALONG THE LAST NAMED LINE, TANGENT WITH THE LAST NAMED COURSE, NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1530 FEET, A DISTANCE OF 239.42 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 41° 39' 53" WEST; THENCE ALONG SAID RADIAL LINE, NORTH 41° 39' 53" EAST 30 FEET TO THE NORTHWESTERN LINE OF LOT 146, AS SAID LOT IS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE DIRECT EXTENSION THEREOF NORTH 38° 04' 48" EAST 172.48 FEET; THENCE NORTH 10° 51' 15" EAST 639.20 FEET; THENCE NORTH 84° 04' 42" WEST 441.02 FEET; THENCE SOUTH 31° 53' 18" WEST 133.88 FEET; THENCE SOUTH 34° 33' 15" WEST 414.87 FEET TO THE DIRECT EXTENSION NORTHWESTERLY OF THE SOUTHEASTERN LINE OF LOT 147; THENCE ALONG THE LAST MENTIONED EXTENDED LINE AND ALONG THE SOUTHEASTERN LINE OF SAID LOT 147, SOUTH 34° 09' 48" WEST 344.48 FEET TO THE NORTHEASTERN LINE OF RUSSIAN DRIVE, AS SAID DRIVE IS SHOWN ON SAID MAP; AND THENCE ALONG SAID DIRECT EXTENSION SOUTHWESTERLY OF SAID SOUTHEASTERN LINE OF SAID LOT 147, SOUTH 34° 09' 48" WEST 30 FEET TO THE POINT OF BEGINNING.
5. ASSESSORS PARCEL NO.: 093A-0770-048
6. GENERAL PLAN: LOW DENSITY RES
7. EXISTING ZONING: INSTITUTIONAL
8. PROPOSED ZONING: LOW DENSITY RESIDENTIAL
9. EXISTING USE: INSTITUTIONAL
10. PROPOSED USE: RESIDENTIAL (SINGLE FAMILY HOMES)
11. GROSS AREA: 10.16± ACRES
12. NUMBER OF UNITS: 77
13. NUMBER OF LOTS: 77 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:
    A. WATER:
       PUBLIC STREETS: ALAMEDA COUNTY WATER DISTRICT
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    B. SANITARY SEWER:
       PUBLIC STREETS: UNION SANITARY DISTRICT
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    C. STORM DRAIN:
       PUBLIC STREETS: ALAMEDA COUNTY FLOOD CONTROL/CITY OF NEWARK
       PRIVATE STREETS: ALAMEDA COUNTY FLOOD CONTROL & HOME OWNERS ASSOCIATION
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF NEWARK BENCHMARK #39: CUT SQUARE IN TOP OF CURB AT THE NORTHWEST CURB RETURN, INTERSECTION OF NEWARK BLVD AND LAFAYETTE AVE. ELEVATION 22.479 – (NGVD 29)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED APRIL 2014.
17. FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X (SHADED) AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NO. 06001C0410 DATED AUGUST 3, 2009.
18. LOT SIZES:
    PARCEL A = 109,489 SF
    LOT 1-77 = 330,936 SF
    TOTAL = 440,425 SF
    SMALLEST LOT IS LOT 35 = 2,831 SF

TENTATIVE MAP INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C1.0-C1.1	VESTING TENTATIVE MAP
C2.0-C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0-C3.1	PRELIMINARY UTILITY PLAN
C4.0-C4.1	PRELIMINARY STORMWATER MANAGEMENT PLAN

VESTING TENTATIVE MAP

DECEMBER 1, 2014 BKF Project No: 20146012

BKF
Engineers | Surveyors | Planners

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

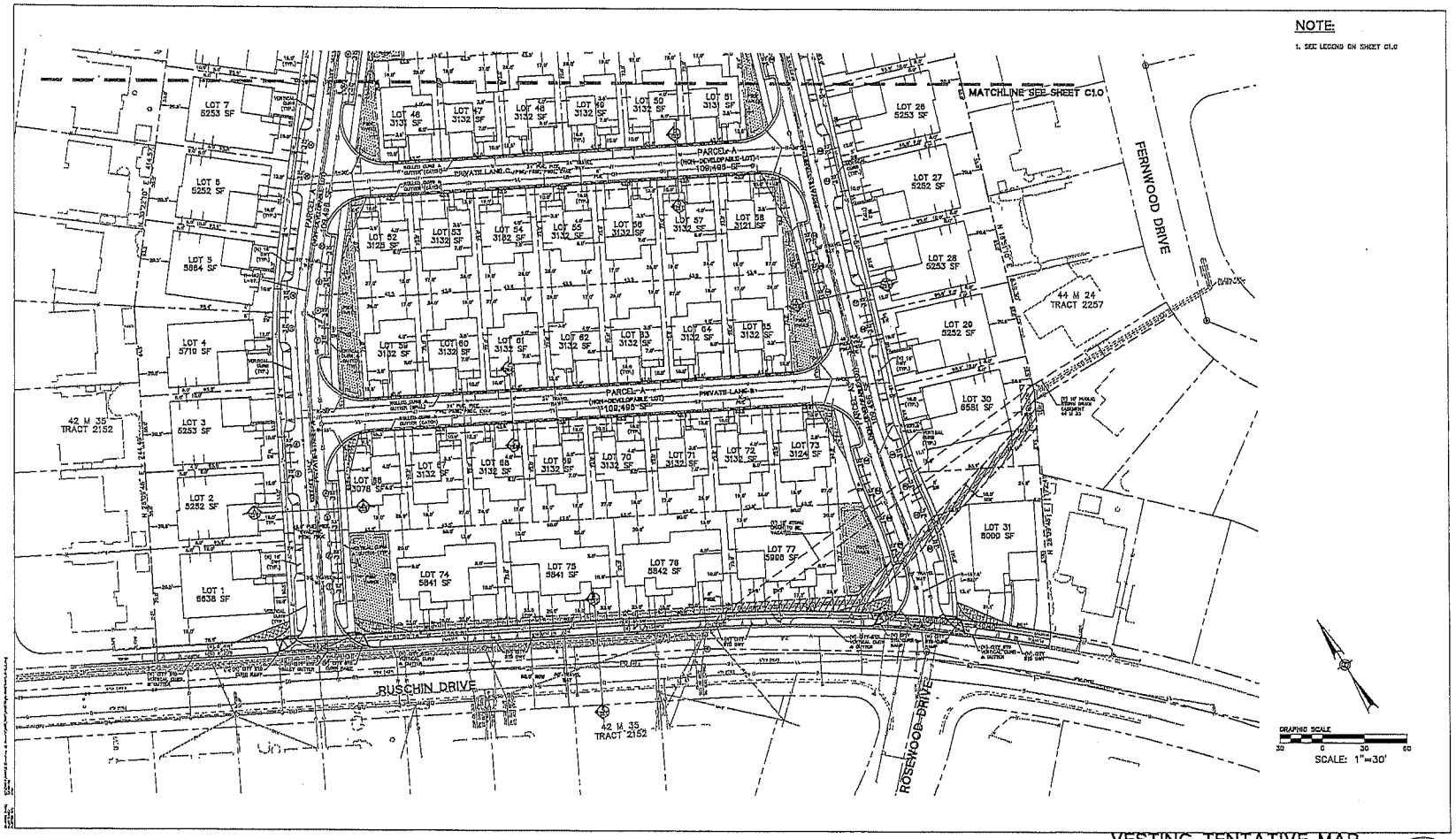
S. E. SCHOOL
No. 47812
Exp. 12-31-14
CIVIL
STATE OF CALIFORNIA

C1.0

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EXHIBIT A



VESTING TENTATIVE MAP

DECEMBER 1, 2014 BKF Project No: 20146012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

C1.1

EXHIBIT A.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING VESTING TENTATIVE MAP 8212 AND SUBDIVISION AND ZONING VARIANCES THERETO

WHEREAS, Classic Communities has submitted TM-14-43, Vesting Tentative Map 82128, to the City Council of the City of Newark with subdivision and zoning variances covered by P-14-41, a planned unit development, and U-14-42, a conditional use permit, for a 77-unit residential project at 36120 Ruschin Drive;

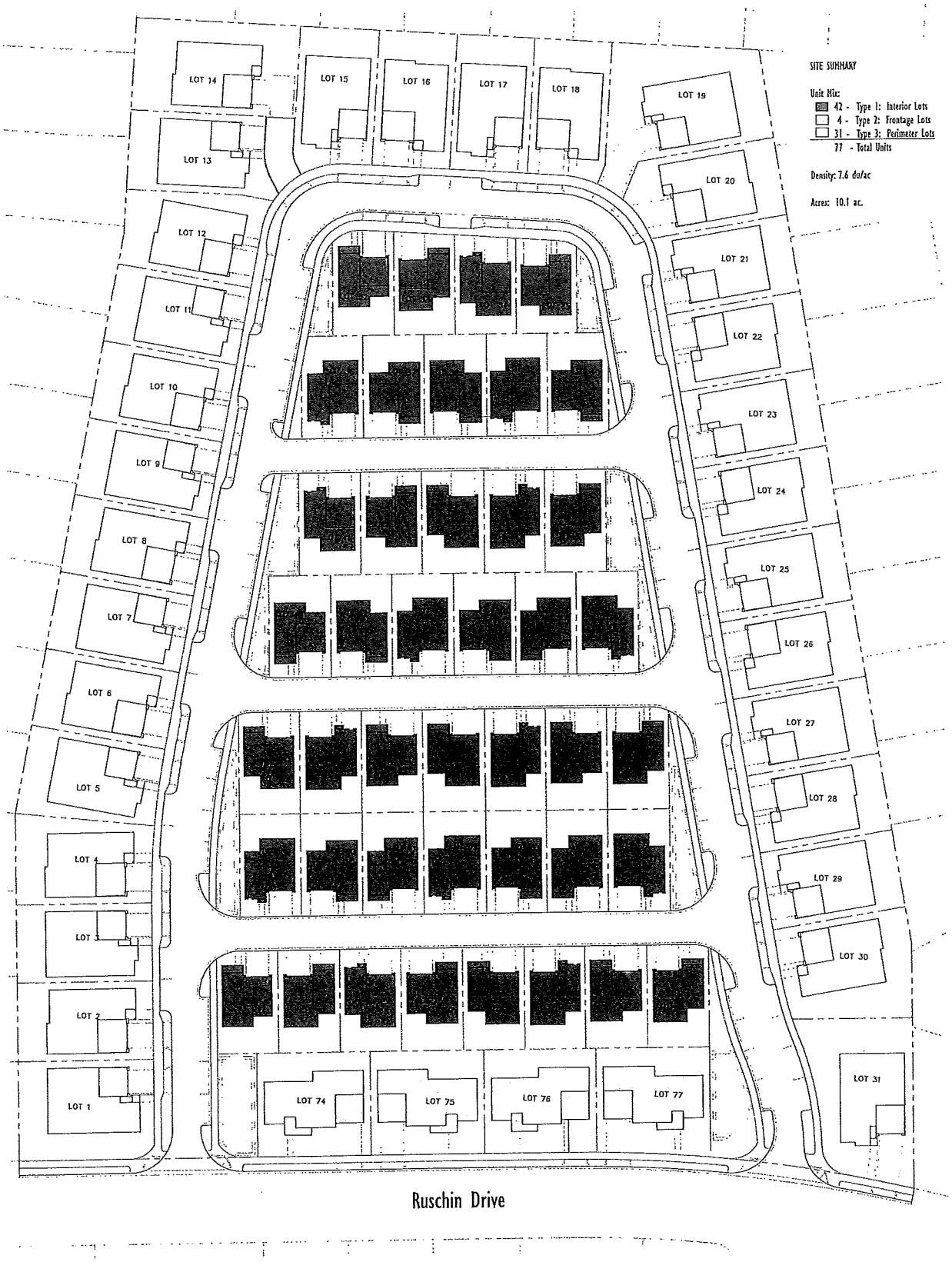
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark does hereby approve TM-14-43, Vesting Tentative Map 8212 with said subdivision and zoning variances covered by P-14-41 and U-14-42, as shown on Exhibit A, pages 1 through 34 and made a part hereof by reference, subject to the following conditions:

a. All applicable conditions listed in Planning Commission Resolution No. 1895, dated January 13, 2015, approving P-14-41 and U-14-42.

b. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

c. That if any condition of this vesting tentative map be declared invalid or unenforceable by a court of competent jurisdiction, this vesting tentative map shall terminate and be of no force and effect, at the election of the City Council on motion.

d. Approval of this tentative tract map shall become effective at such time as RZ-14-40, the rezoning of the portion of property within the boundary of Vesting Tentative Map 8212, takes effect.



SITE SUMMARY

Unit Mix:

- 42 - Type 1: Interior Lots
- 4 - Type 2: Frontage Lots
- 31 - Type 3: Perimeter Lots
- 77 - Total Units

Density: 7.6 du/ac

Acres: 10.1 ac.

CLASSICS AT NEWARK

CLASSIC COMMUNITIES

NEW SITE PLAN - 77 HOMES

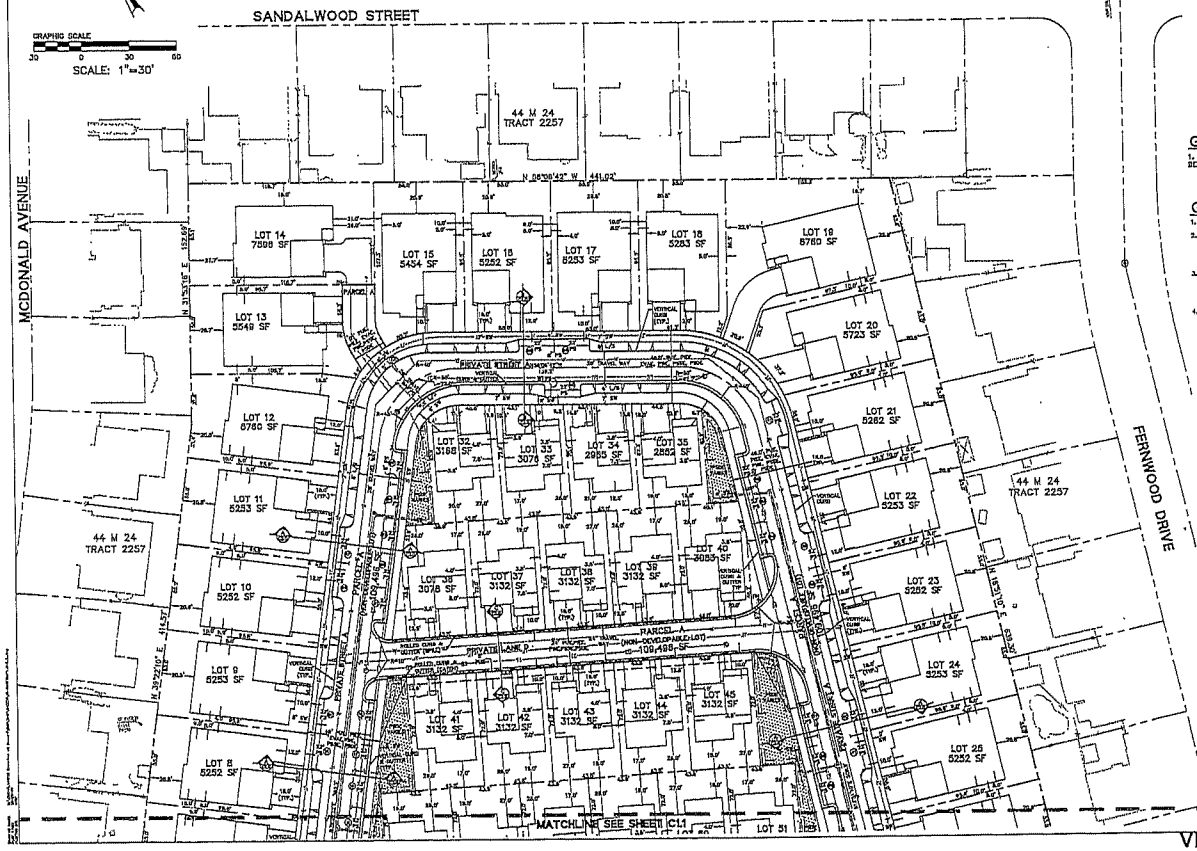
NEWARK, CALIFORNIA

0 15 30 60

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

EXHIBIT A.1

VESTING TENTATIVE MAP, TRACT 8212
FOR 77-LOT SUBDIVISION
CITY OF NEWARK, CALIFORNIA



LEGEND

PROJECT BOUNDARY	
EASEMENT LINE	
STREET CENTERLINE	
LOT LINE	
BIORETENTION BASIN	
PRIVATE STORM DRAIN EASEMENT (PSDE)	
PUBLIC STORM DRAIN EASEMENT (SDE)	
PRIVATE STREET ONSITE PARKING	28
VISION TRIANGLE	18.0'

ABBREVIATIONS

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GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REPAIR ANY AND ALL DAMAGE THAT MAY BE CAUSED BY CONSTRUCTION ACTIVITY.

GENERAL INFORMATION

1. OWNER: NEWARK UNIFIED SCHOOL DISTRICT
2. DEVELOPER/APPLICANT/SUBDIVIDER: CLASSIC COMMUNITIES
   1596 E. MEADOW CIRCLE
   PALO ALTO, CA 94303
   CONTACT: JIM POLLARD
   (650) 493-4493
3. CIVIL ENGINEER: BKF ENGINEERS
   1650 TECHNOLOGY DRIVE, SUITE 850
   SAN JOSE, CA 95110
   CONTACT: SCOTT SCHWIRK
   (408) 467-9100
4. PROPERTY: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MUSCHIN DRIVE, 60 FEET WIDE, WITH THE DIRECT EXTENSION SOUTHWESTERLY OF THE SOUTHEASTERN LINE OF LOT 147, AS SAID DRIVE AND LOT ARE SHOWN ON THE MAP OF "TRACT 3163" ETC., FILED AUGUST 04, 1960 IN BOOK 43 OF MAPS, PAGES 33 TO 37,INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE ALONG SAID CENTER LINE OF MUSCHIN DRIVE, SOUTH 41° 30' 15" EAST 309.51 FEET; THENCE CONTINUING ALONG THE LAST NAMED LINE, TANGENT TO THE LAST NAMED COURSE, SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1200.00 FEET, A DISTANCE OF 238.42 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 47° 28' 32" WEST; THENCE ALONG SAID RADIAL LINE, NORTH 47° 28' 32" EAST 30 FEET TO THE NORTHWESTERN LINE OF LOT 148, AS SAID LOT IS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE DIRECT EXTENSION THEREOF NORTH 28° 08' 48" EAST 172.46 FEET; THENCE NORTH 18° 21' 13" EAST 814.20 FEET; THENCE NORTH 68° 04' 42" WEST 441.03 FEET; THENCE SOUTH 21° 55' 18" WEST 132.88 FEET; THENCE NORTH 68° 04' 42" WEST 414.37 FEET TO THE DIRECT EXTENSION NORTHWESTERLY OF THE SOUTHWESTERN LINE OF LOT 147; THENCE, ALONG THE LAST MENTIONED EXTENDED LINE AND ALONG THE DIRECT EXTENSION THEREOF, SOUTH 28° 08' 48" WEST 244.48 FEET TO THE INTERSECTION OF THE CENTER LINE OF MUSCHIN DRIVE, AS SAID DRIVE IS SHOWN ON SAID MAP; AND THENCE ALONG SAID DRIVE, SOUTHEASTERLY ON A CURVE TO THE SOUTHWESTERN LINE OF SAID LOT 147, SOUTH 28° 08' 48" WEST 30 FEET TO THE POINT OF BEGINNING.
5. ASSESSORS PARCEL NO.: 092A-0770-048
6. GENERAL PLAN: LOW DENSITY RES
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    B. SANITARY SEWER:
       PUBLIC STREETS: UNION SANITARY DISTRICT
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    C. STORM DRAIN:
       PUBLIC STREETS: ALAMEDA COUNTY FLOOD CONTROL/CITY OF NEWARK
       PRIVATE STREETS: ALAMEDA COUNTY FLOOD CONTROL & HOME OWNERS ASSOCIATION
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF NEWARK BENCHMARK #23: CUT SQUARE IN TOP OF CURB AT THE NORTHWEST CURB RETURN, INTERSECTION OF NEWARK BLVD AND LAFAYETTE AVE. ELEVATION 23.878 – (NGVD 29)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED APRIL 2014.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN IN FLOOD INSURANCE RATE COMMUNITY PANEL NO. 06001C0416G DATED AUGUST 3, 2009.
18. LOT SIZES:
    PARCEL A = 109,498 SF
    LOT 1-77 = 330,926 SF
    TOTAL = 440,424 SF
    SMALLEST LOT IS LOT 33 = 2,833 SF

TENTATIVE MAP INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C1.0	VESTING TENTATIVE MAP
C2.0-C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0-C3.1	PRELIMINARY UTILITY PLAN
C4.0-C4.1	PRELIMINARY STORMWATER MANAGEMENT PLAN

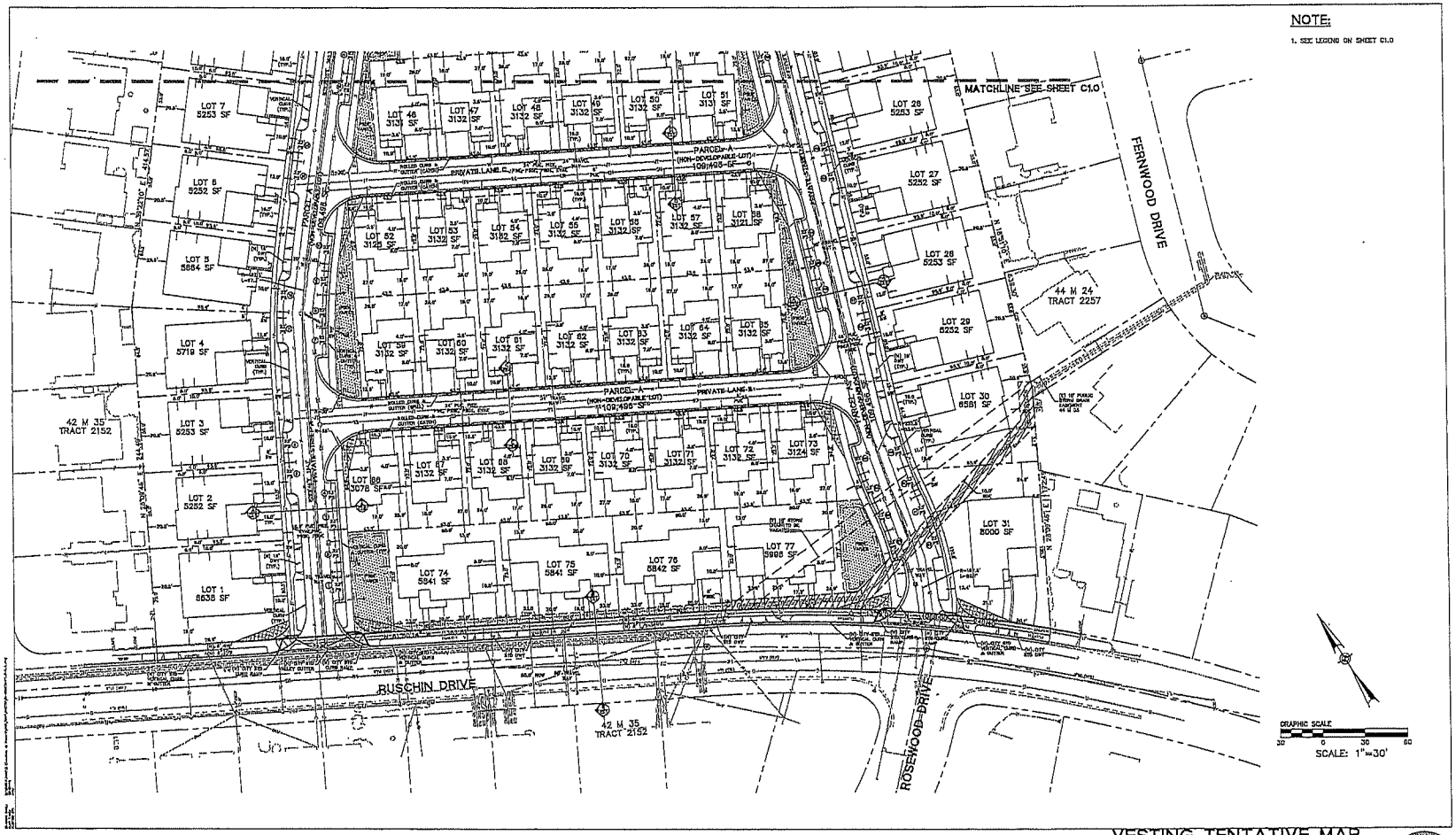
VESTING TENTATIVE MAP
DECEMBER 1, 2014 BKF Project No: 20146012

BKF
1650 Technology Drive, Ste. 850
San Jose, CA 95110
408.467.9100 408.467.9199

C1.0

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA
CLASSIC COMMUNITIES

EXHIBIT A.2



VESTING TENTATIVE MAP

DECEMBER 1, 2014 BKF Project No: 20146012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

C1.1

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EXHIBIT A.3

ELEVATION '1RA' ELEVATION '2C' ELEVATION '1RB'

Perimeter Lot Street Scene

ELEVATION '3RA' ELEVATION '1C' ELEVATION '2RA' ELEVATION '3C'

Interior Lot Street Scene

ELEVATION '1B' ELEVATION '1RA' ELEVATION '1C'

Frontage Lot Street Scene

EXHIBIT A.4

SS.1

Classics at Newark

Classic Communities

Street Scenes

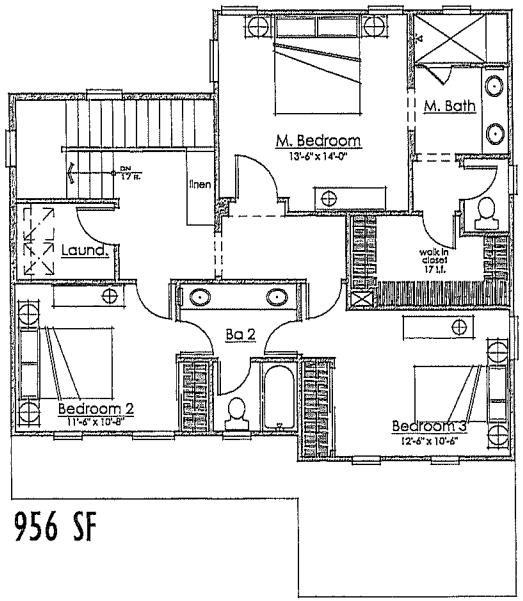
Newark , Ca.

KTGY # 2014-0110

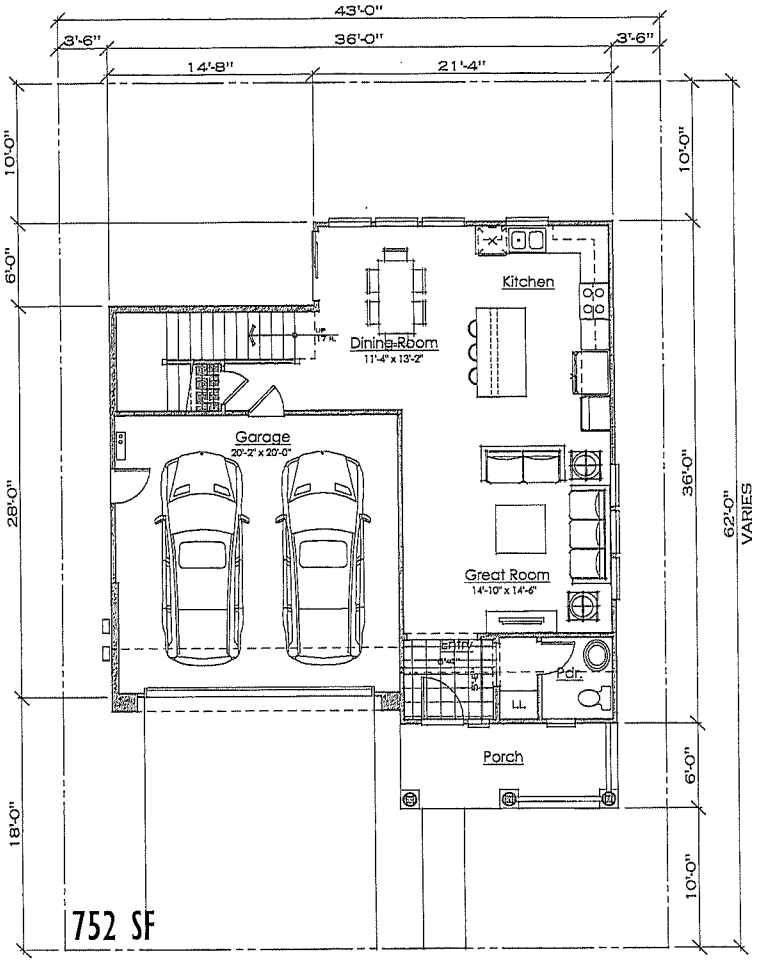
8.26.2014

REVISED: 10.30.2014

KTGY Group Inc.
Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



956 SF



752 SF

A.5

A1.0

Classics at Newark - Type I Interior Lots

Classic Communities

Plan I1 - 1,708 Square Feet

Newark , Ca.

KTGY # 2014-0110

8.27.2014

KTGY Group Inc.
Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
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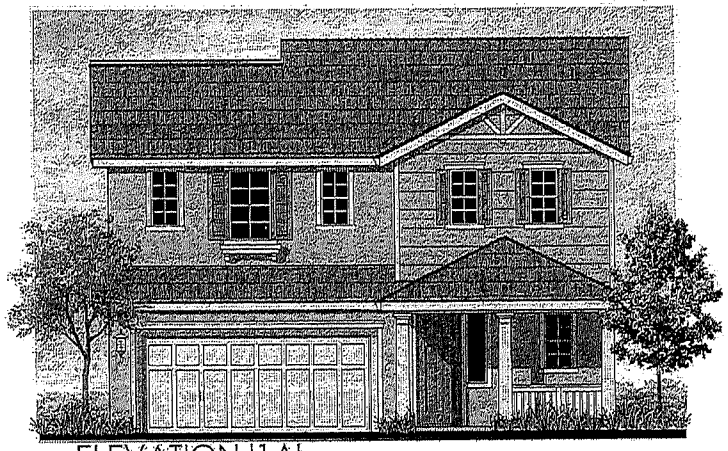
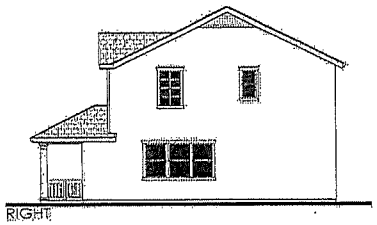
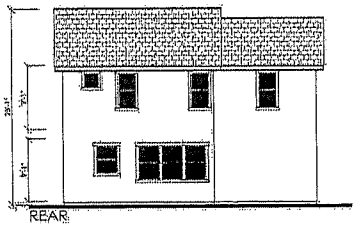
510 272 2910



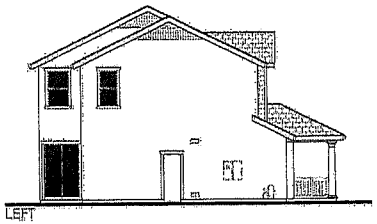
ELEVATION '1A'



RIGHT



REAR



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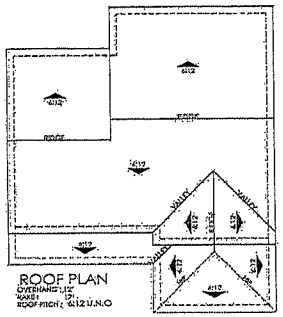

EXHIBIT A.6

A1.1

Classics at Newark - Type 1 Interior Lots

Classic Communities

Elevation 1 1A

Newark , Ca.

KTGY # 2014-0119

6.27.2014

KTGY Group Inc.
Architecture+Planning.
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Oakland, California 94607
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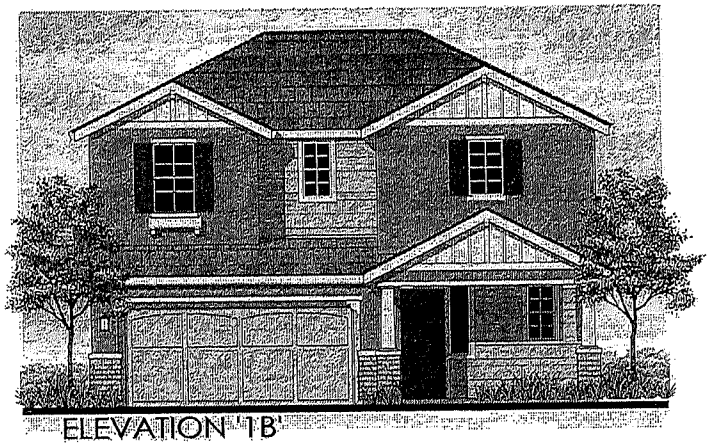
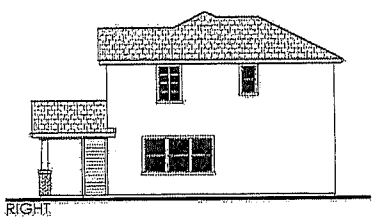
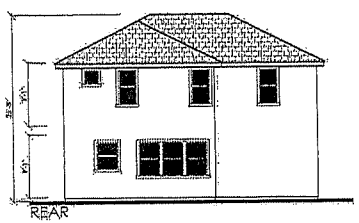
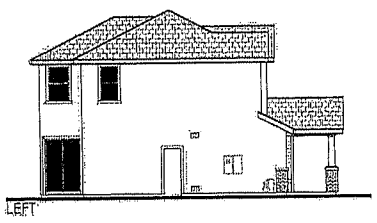
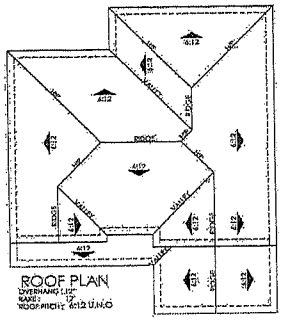
510.272.2910











A.7

A1.2

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation 1 1B

Newark, Ca.

JOB # 2014-010

8.27.2014

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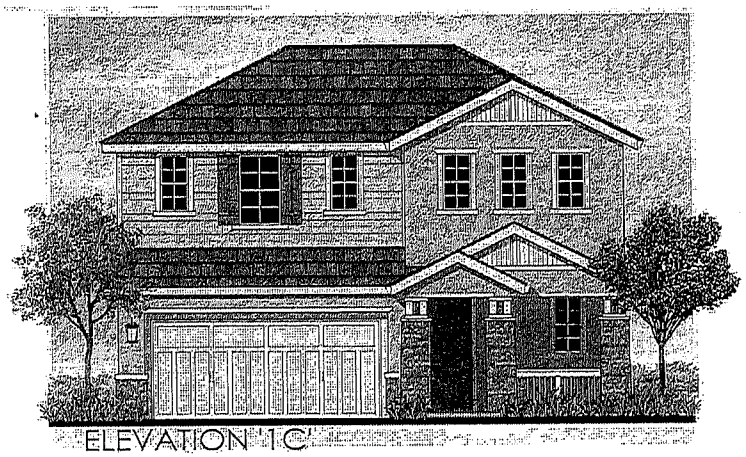
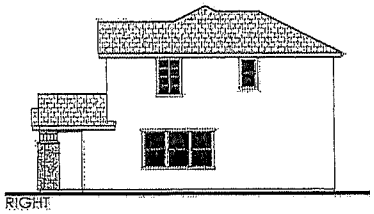
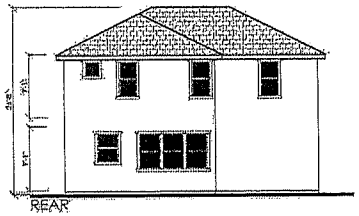
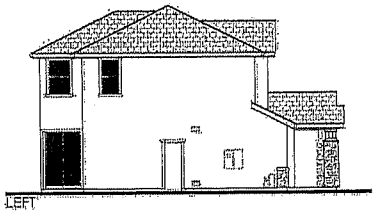
Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510.272.2910









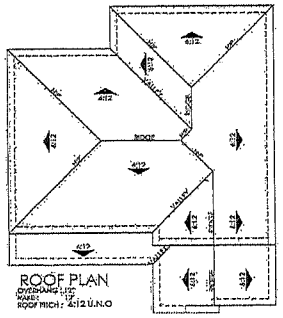


EXHIBIT A.8

A1.3

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation 1 1C

Newark , Ca.

KTGY # 2014-0110-

8.27.2014

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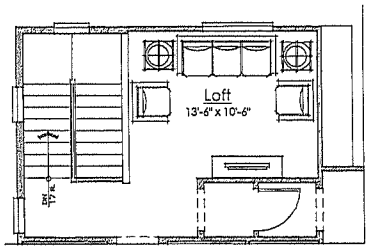

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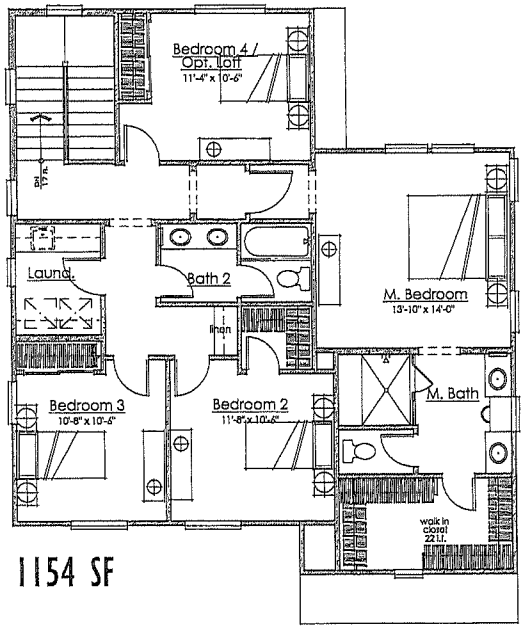
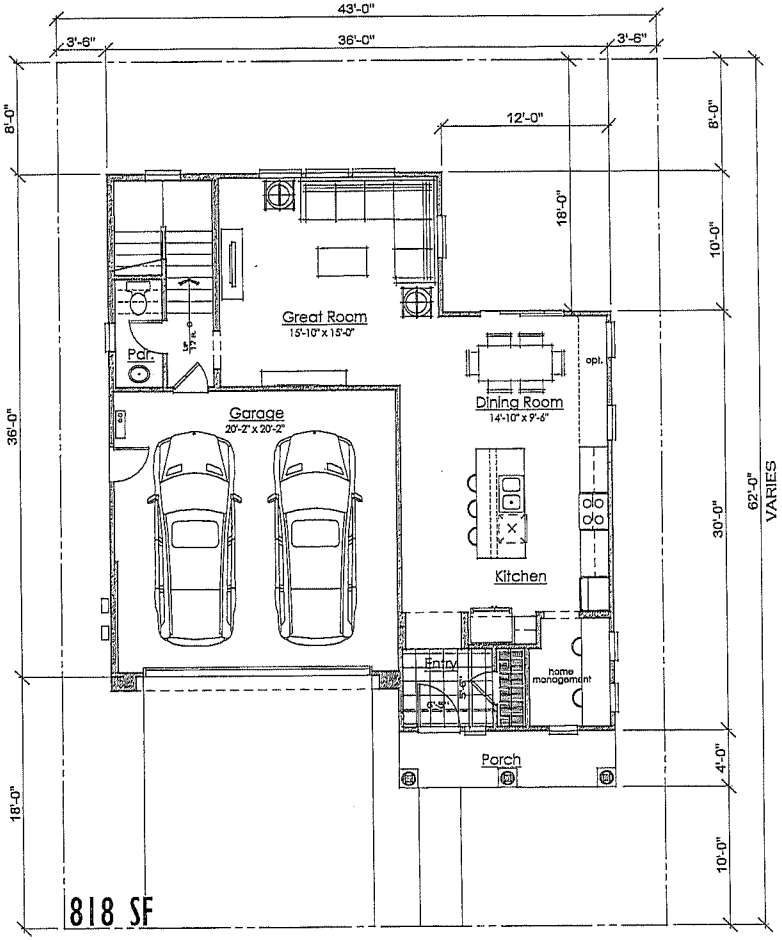


1154 SF



818 SF

A.9 A2.0

Classics at Newark - Type 1 Interior Lots

Classic Communities

PLAN 1 2 - 1,972 Square Feet

Newark , Ca.

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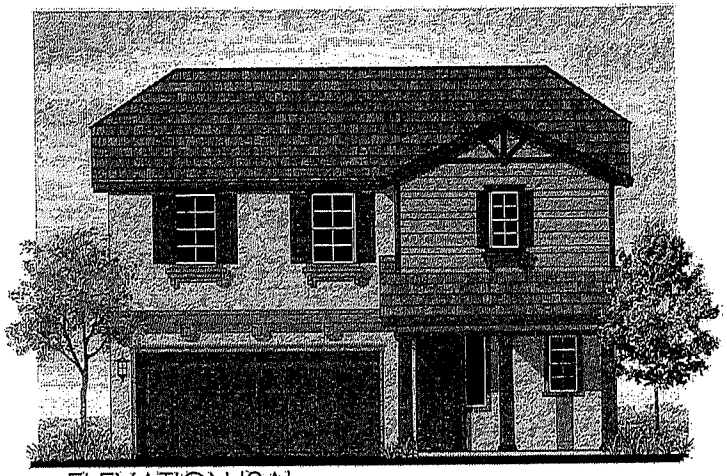
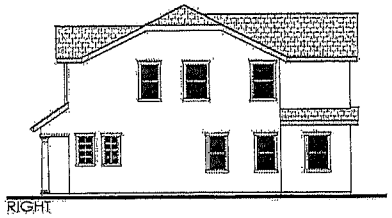


ELEVATION '2A'



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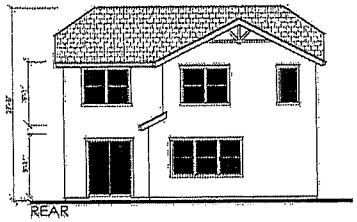

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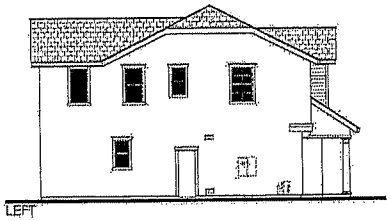

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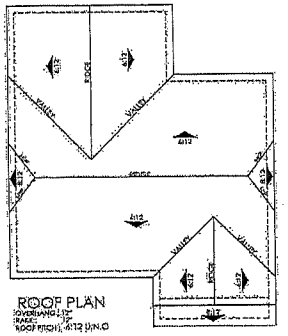

ROOF PLAN

A.10

A2.1

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 2A

Newark , Ca.

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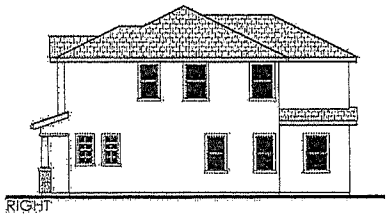
ELEVATION '2B'



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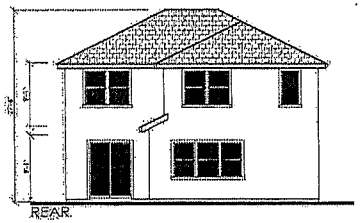

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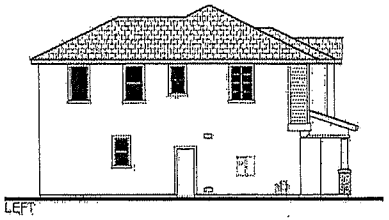

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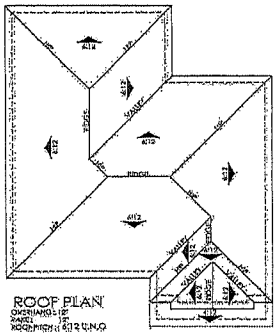

ROOF PLAN

A.11

Classics at Newark - Type 1 Interior Lots

Classic Communities

Elevation 1 2B

Newark , Ca.

KTGY #: 2014-0110

6.27.2014

A2.2

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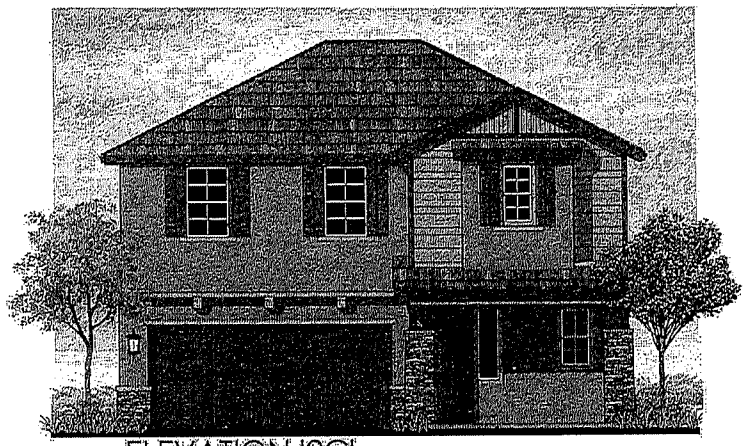
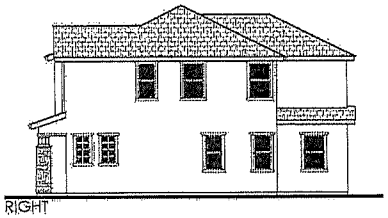


ELEVATION '2C'



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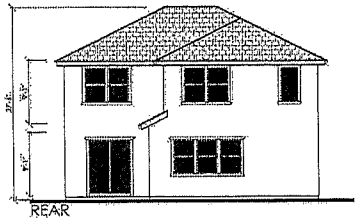

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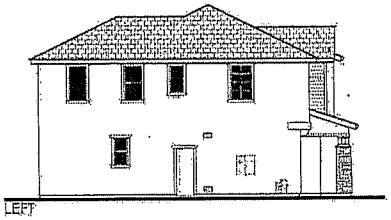

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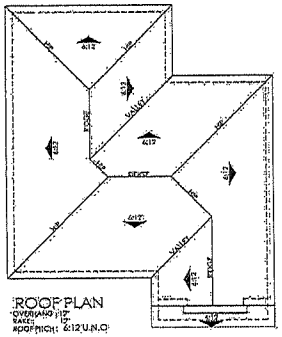

ROOF PLAN

A.12

A2.3

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 2C

Newark , Ca.

xtgy # 2014-0118

8.27.2014

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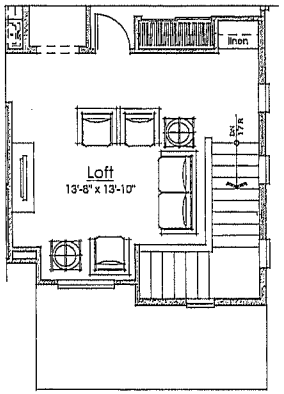

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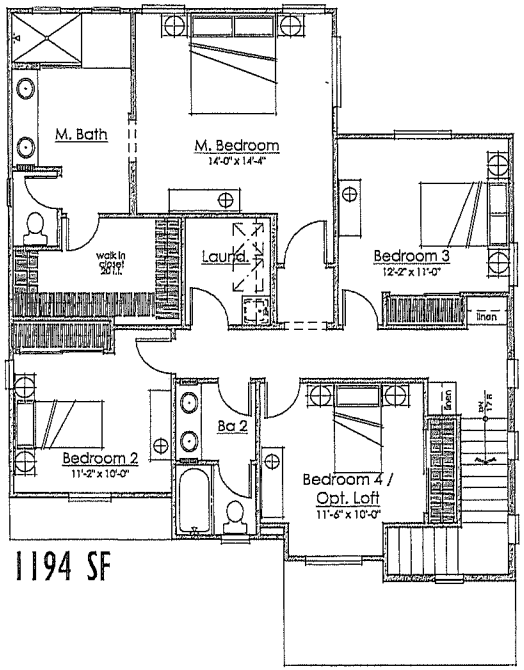
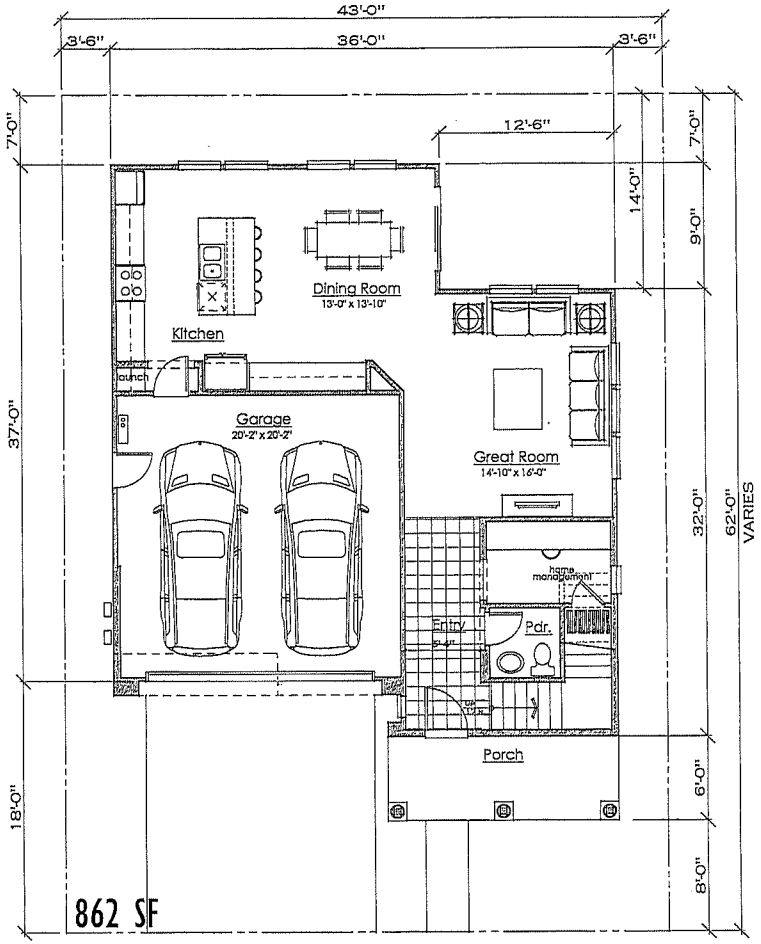


1194 SF



862 SF

A.13

Classics at Newark - Type I Interior Lots

Classic Communities

PLAN I 3 - 2,056 Square Feet

Newark , Ca.

KTGY # 2014-0110 8.27.2014

A3.0

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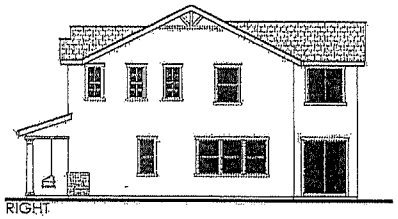
ELEVATION "3A"



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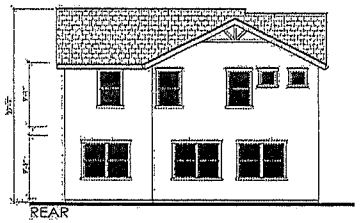

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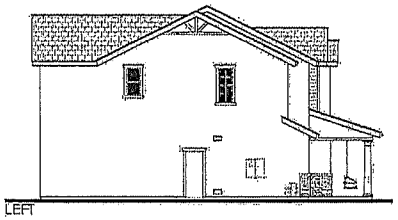

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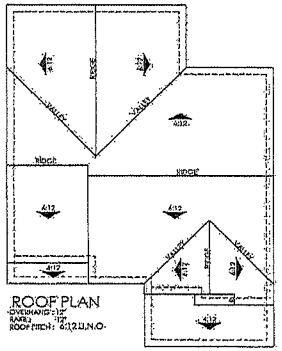

ROOF PLAN

A.14

A3.1

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 3A

Newark , Ca.

KTGY # 2014-0119

6.27.2014

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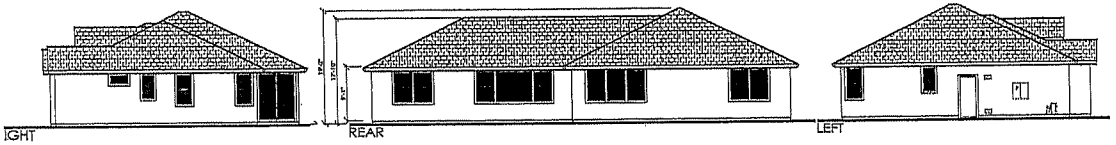
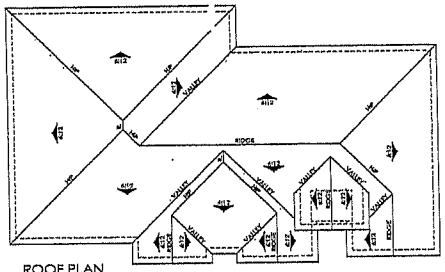
ELEVATION '1B'

ELEVATION '1C'





ROOF PLAN

Classics at Newark - Type 2 Frontage Lots

Classic Communities

ELEVATION F1B & F1C

A1.2

Newark , Ca.

10.30.2014

REVISED: 10.30.2014

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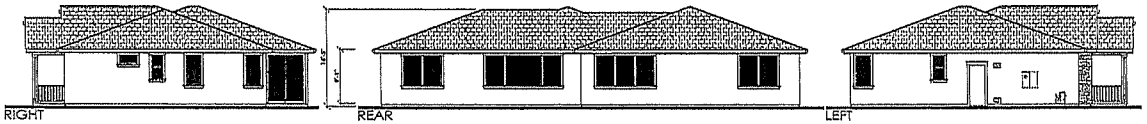
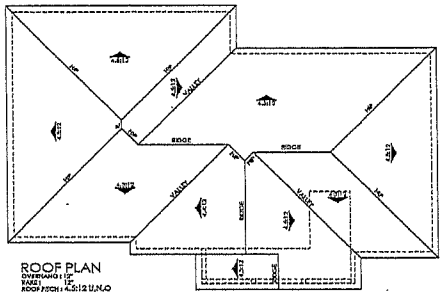
EXHIBIT A,15

ELEVATION '1A'





Classics at Newark - Type 2 Frontage Lots

Classic Communities

ELEVATION F1A

A1.1

Newark , Ca.

10.23.2014

REVISED: 10.30.2014

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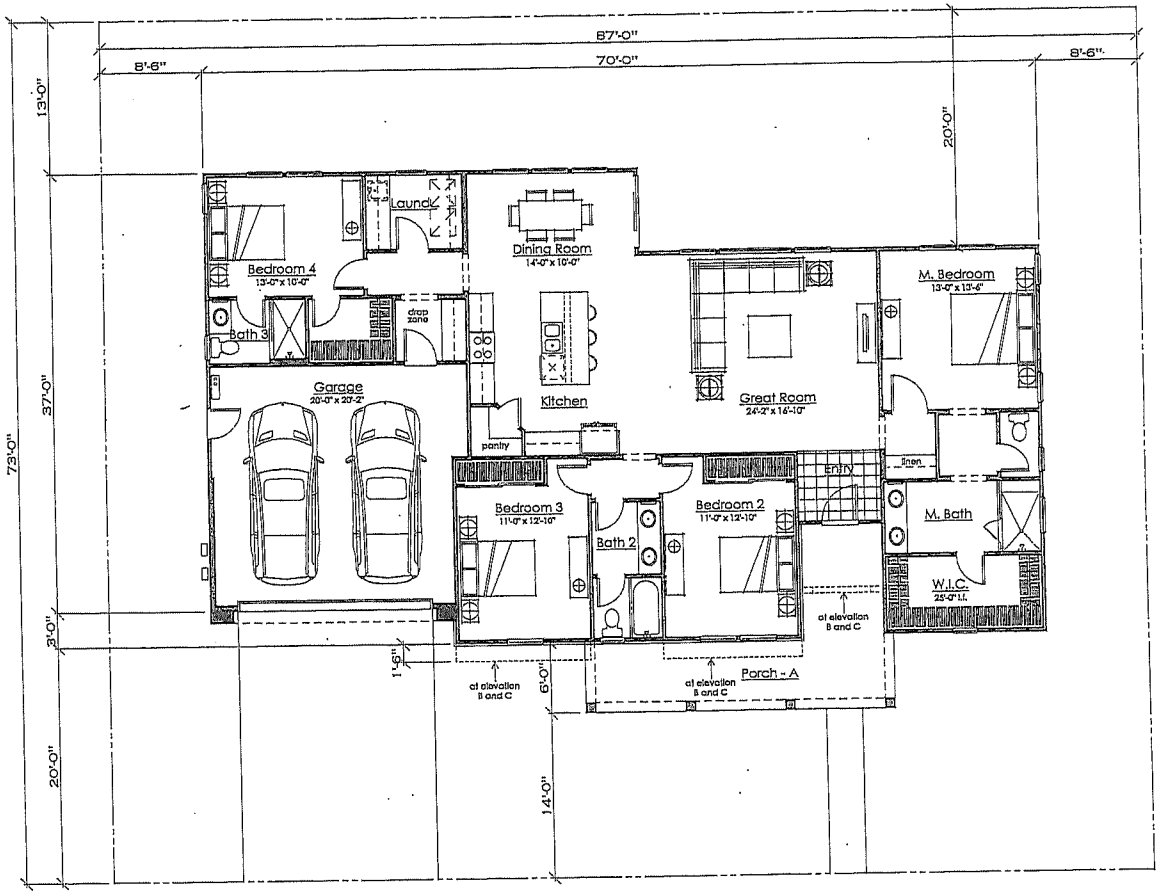
A.16



Classics at Newark - Type 2 Frontage Lots

Classic Communities

PLAN F1 - 2,000 Square Feet

A1.0

Newark , Ca.

JOB # 2013-4014

10.23.2014

REVISED: 10.30.2014

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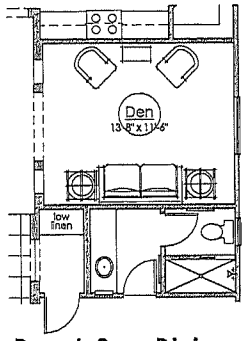
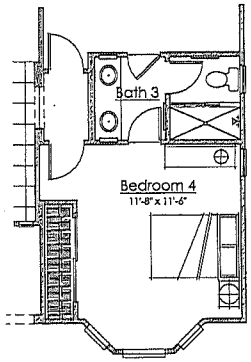
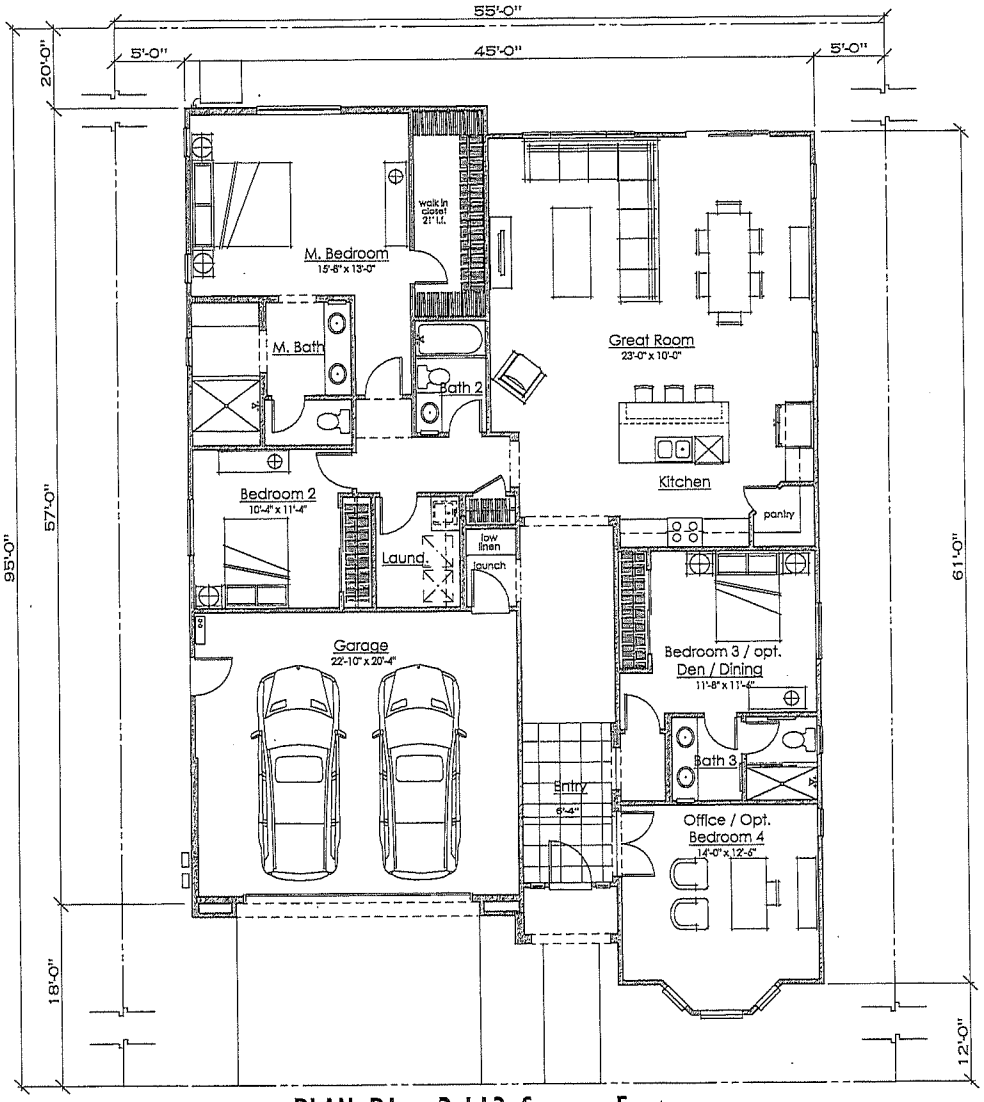
A.17



Den / Opt. Dining



Opt. Bedroom 4



PLAN P1 - 2,113 Square Feet

A1.0

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

Newark , Ca.

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8.27.2014

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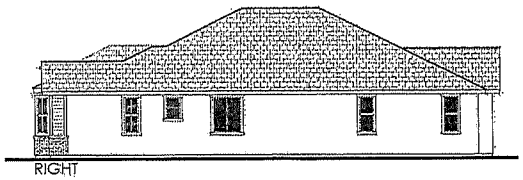
A.18

ELEVATION '1A'



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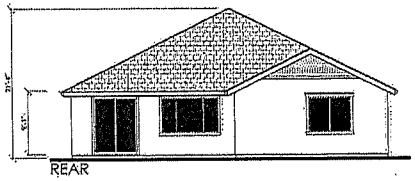

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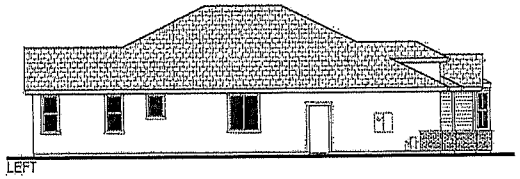

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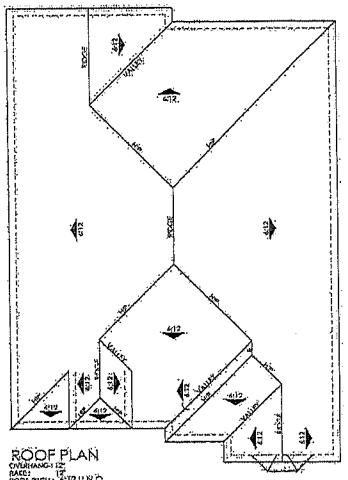

ROOF PLAN

A.19

A1.1

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1A

Newark, Ca.

KTGY #2014-0110

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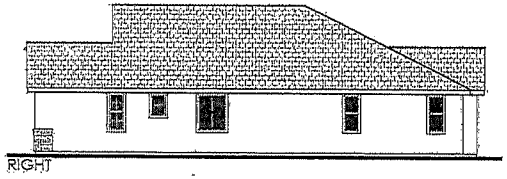
ELEVATION '1B'



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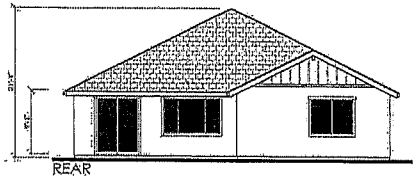

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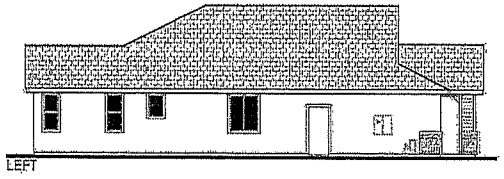

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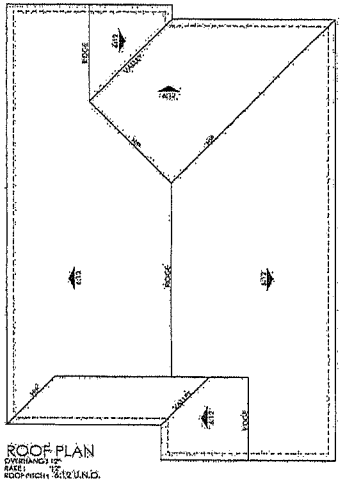

ROOF PLAN

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1B

Newark , Ca.

KTGY # 2014-0110

8.27.2014

A.20

A1.2

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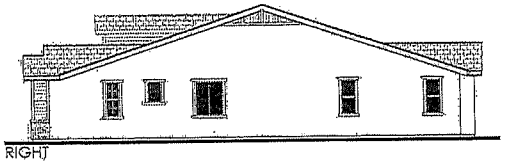
ELEVATION '1C'



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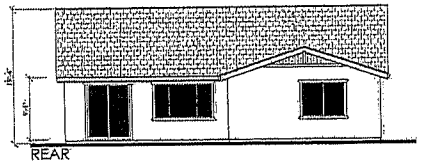

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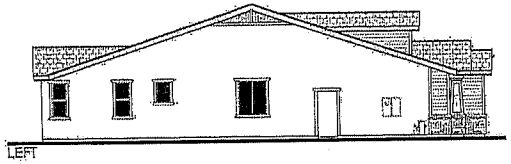

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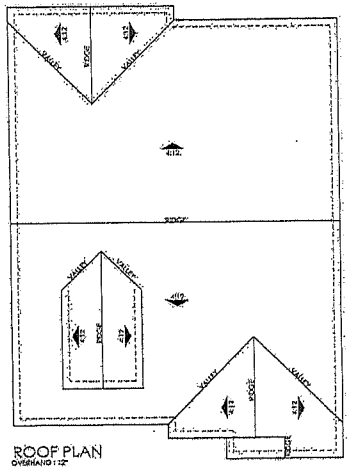

ROOF PLAN

A.21 A1.3

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1C

Newark , Ca.

KTGY # 2014-0110

8.27.2014.

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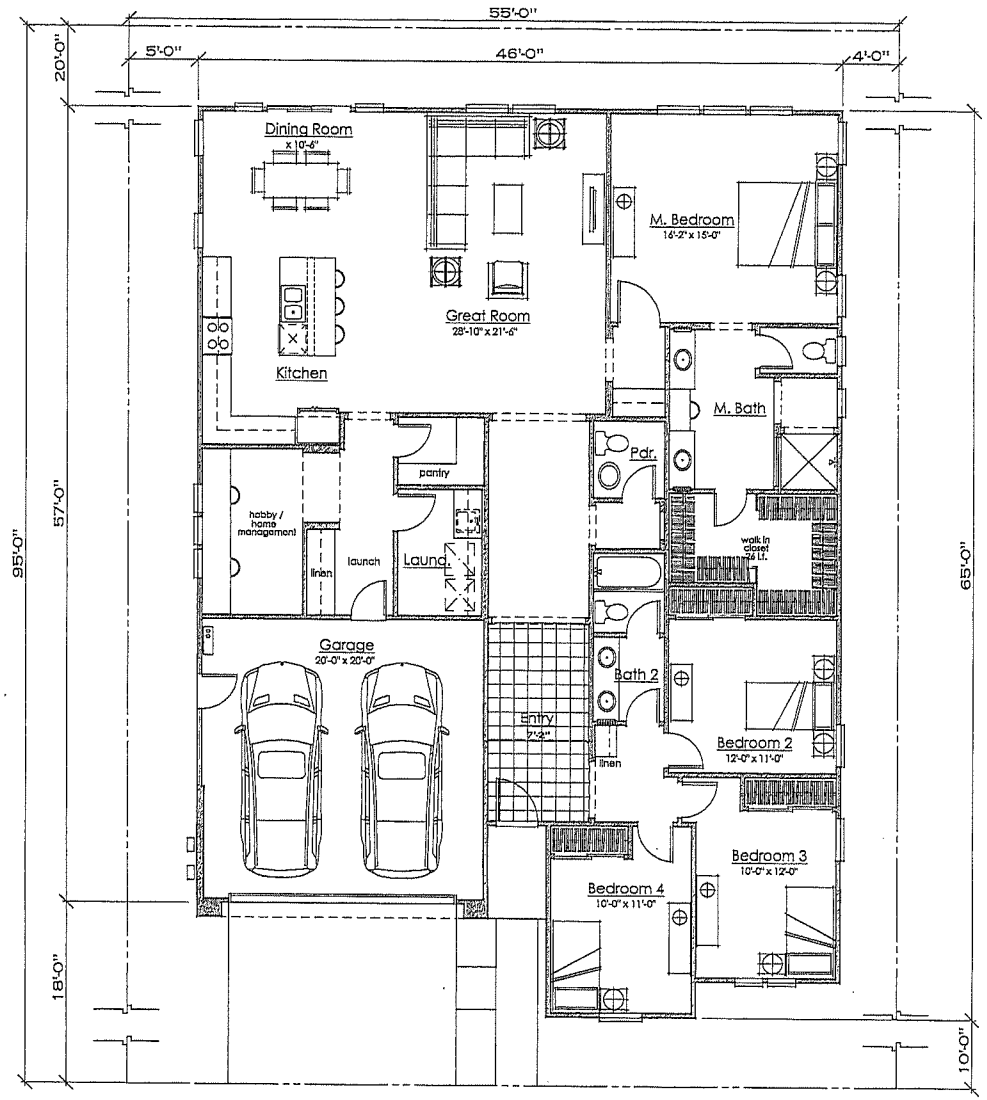
ktgy.com
510 272 2910



Classics at Newark - Type 3 Perimeter Lots

Classic Communities

PLAN P2 - 2,322 Square Feet

A2.0

Newark , Ca.

KTGY # 2014-0110

8.27.2014

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Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
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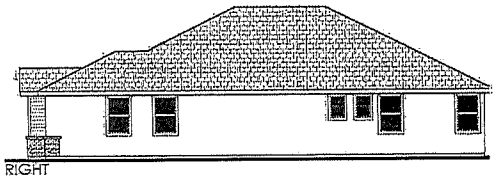
510 272 2910

A,22

ELEVATION "2A"



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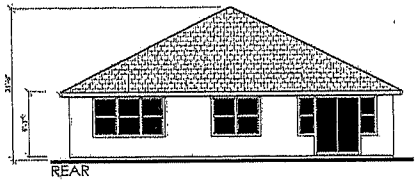

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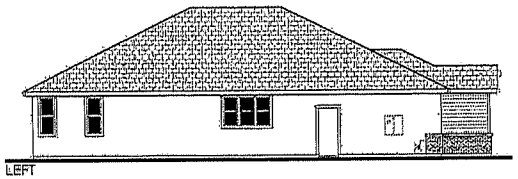

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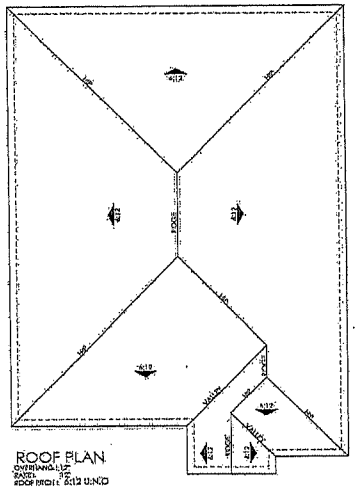

ROOF PLAN

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2A

Newark, Ca.

KTGY #2014-0110 8.27.2014.

A.23

A2.1

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Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
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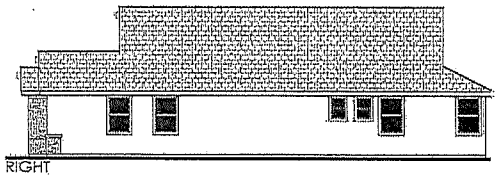
510 272 2910

ELEVATION '2B'



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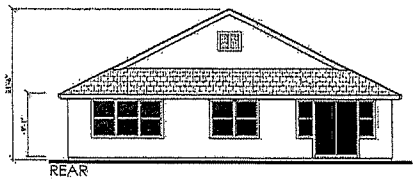

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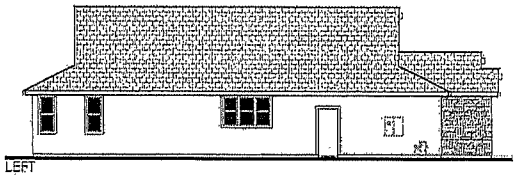

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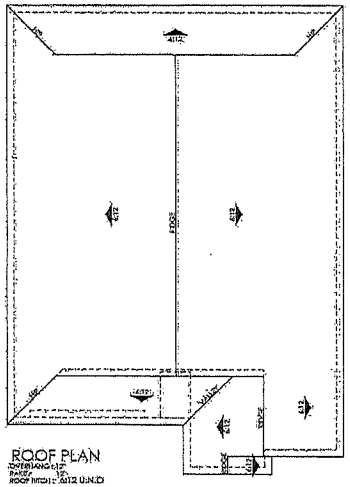

ROOF PLAN

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2B

Newark , Ca.

KTGY #2014-0110

8.27.2014

A,24

A2.2

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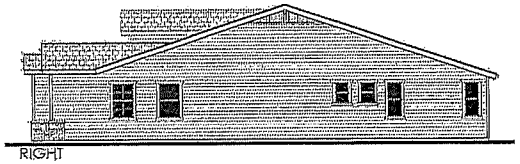
ELEVATION '2C'



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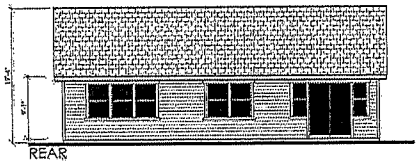

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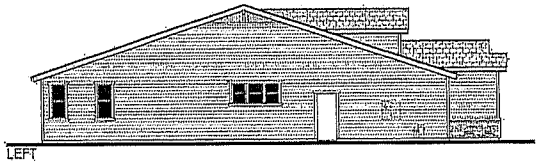

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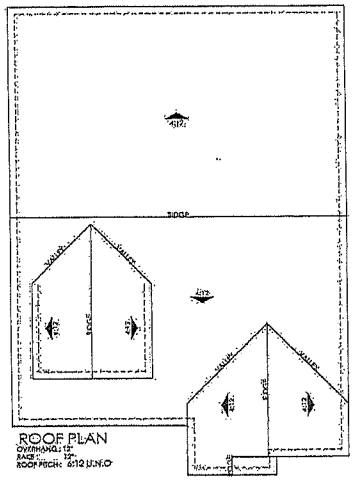

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2C

Newark , Ca.

KTGY #7014-0110 6.27.2014

A.25

A2.3

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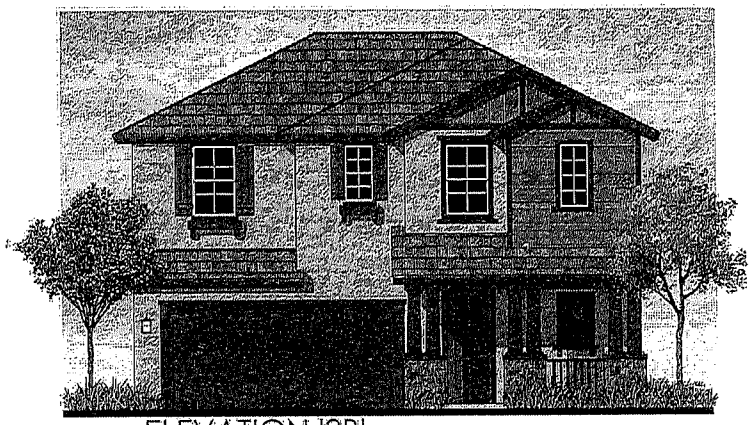
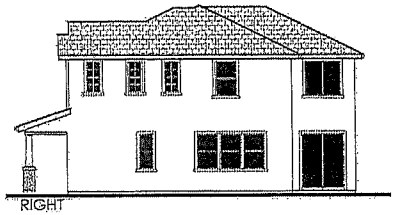


ELEVATION '3B'



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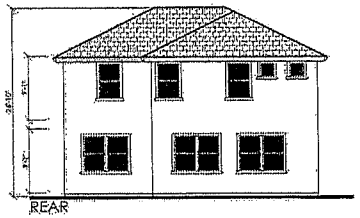

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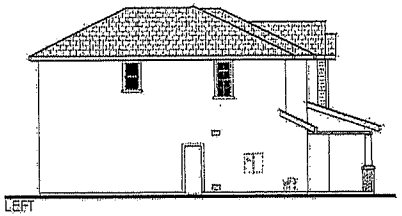

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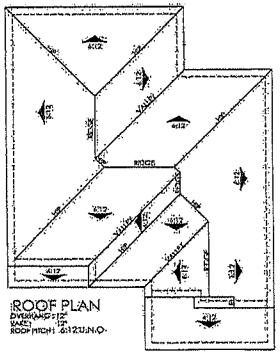

ROOF PLAN

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 3B

Newark , Ca.

KTGY # 2014-110

8.27.2014

A.26

A3.2

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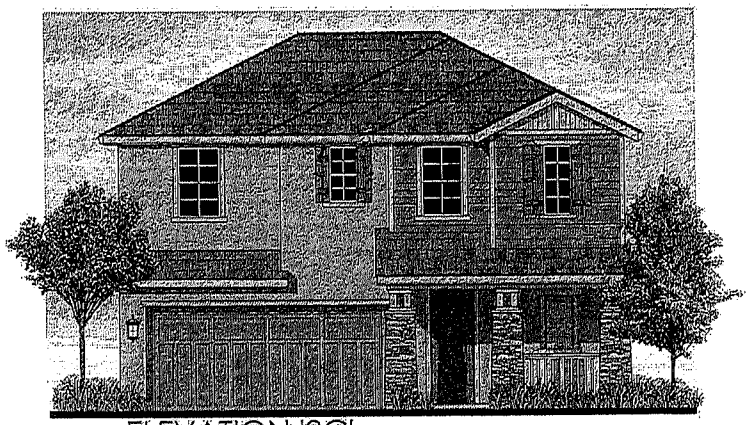
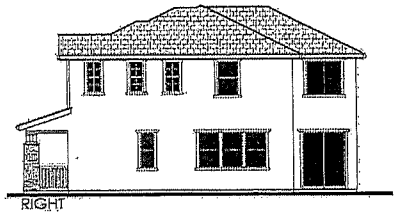


ELEVATION '3C'



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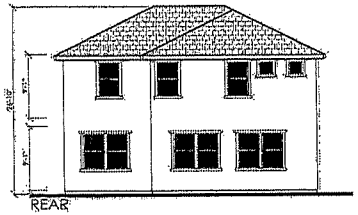

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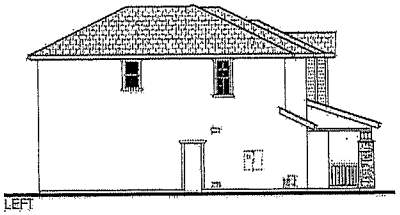

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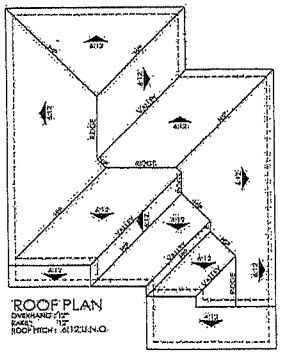

ROOF PLAN

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 3C

Newark , Ca.

KTGY # 2014-0110

8.27.2014

A,27

A3.3

KTGY Group Inc.
Architecture+Planning
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Oakland, California 94607
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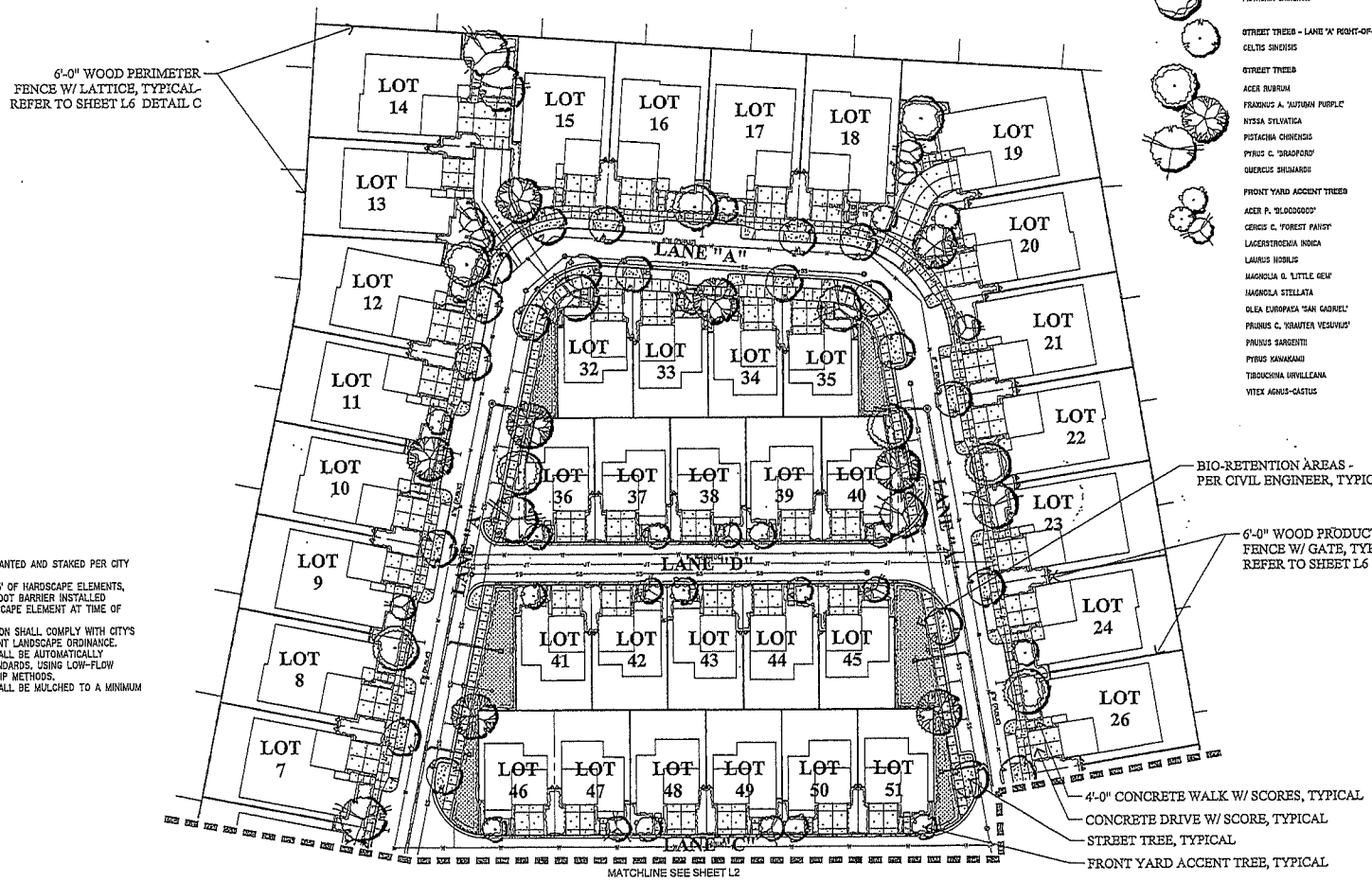


PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME		
STREET TREES - RUSCHIN DRIVE			
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
STREET TREES - LANE "A" RIGHT-OF-WAY			
CELTIS SINENSIS	COMMON HACKBERRY	24" BOX	LOW
STREET TREES			
ACER RUBRUM	RED MAPLE	24" BOX	MEDIUM
FRAXINUS A. 'AUTUMN PURPLE'	ASH	24" BOX	MEDIUM
NYSSA SYLVATICA	SOURGUM	24" BOX	MEDIUM
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
PYRUS C. 'BRADFORD'	BRADFORD PEAR	24" BOX	MEDIUM
QUERCUS SHUMARDII	SHUMARD OAK	24" BOX	MEDIUM
FRONT YARD ACCENT TREES			
ACER P. 'BLOODGOOD'	RED JAPANESE MAPLE	15 GALLON	MEDIUM
CERCIS C. 'FOREST PANSY'	WESTERN REDBUD	15 GALLON	MEDIUM
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
LAURUS NOBILIS	GRECIAN LAUREL	15 GALLON	LOW
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
MAGNOLA STELLATA	STAR MAGNOLIA	15 GALLON	MEDIUM
OLEA EUROPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS SARGENTII	SARGENT CHERRY	15 GALLON	MEDIUM
PYRUS KANAKANAI	EVERGREEN PEAR	15 GALLON	MEDIUM
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GALLON	MEDIUM
VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

A,28

CLASSIC COMMUNITIES, INC.

Classics at Newark

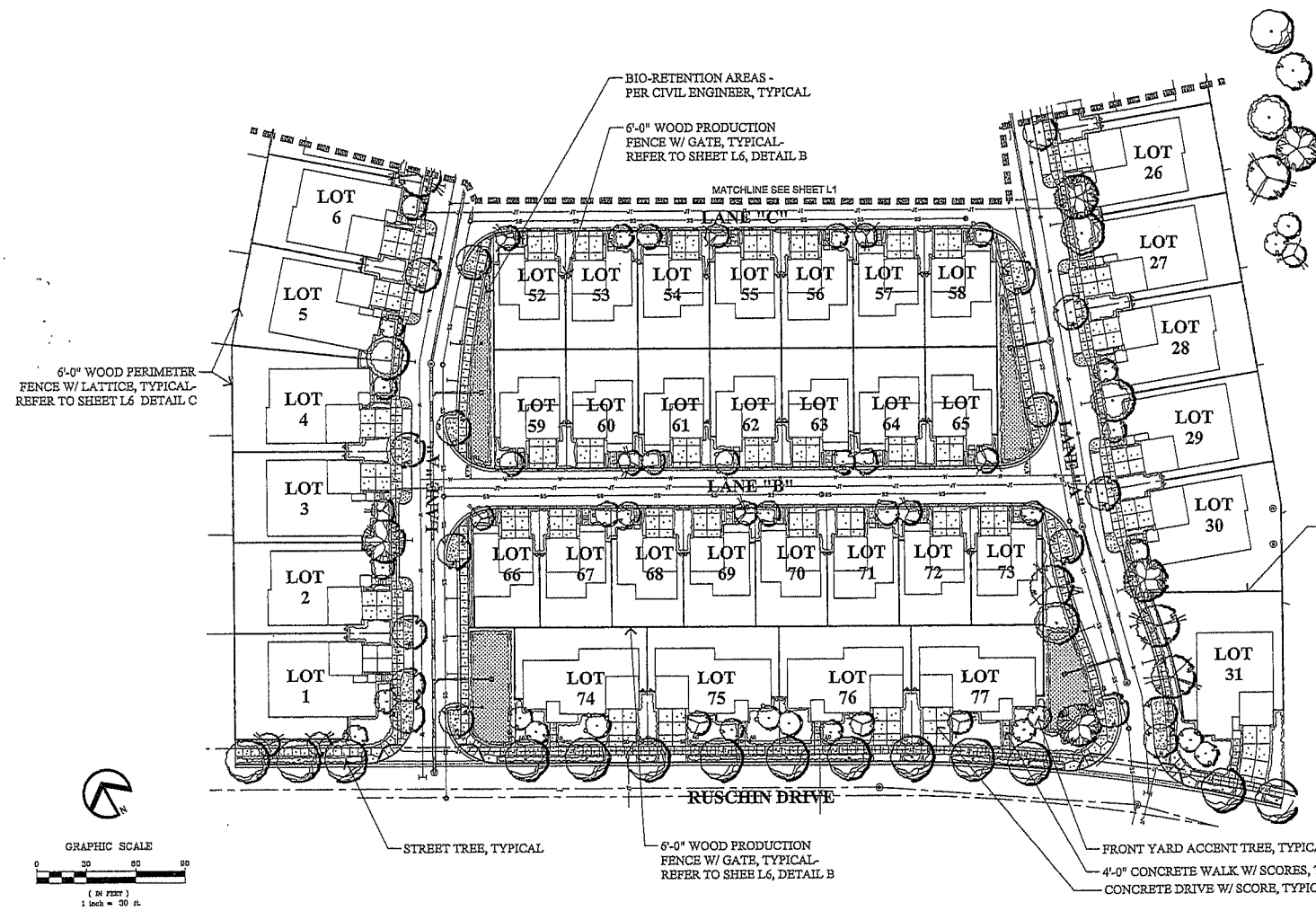
Newark, California

October 24, 2014

L1

RIPLEY GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Landscape Site Plan



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OLEA EUROPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS SARGENTII	SARGENT CHERRY	15 GALLON	MEDIUM
PYRUS KAWAKAMI	EVERGREEN PEAR	15 GALLON	MEDIUM
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GALLON	MEDIUM
VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW

A29

CLASSIC COMMUNITIES, INC.

Classics at Newark

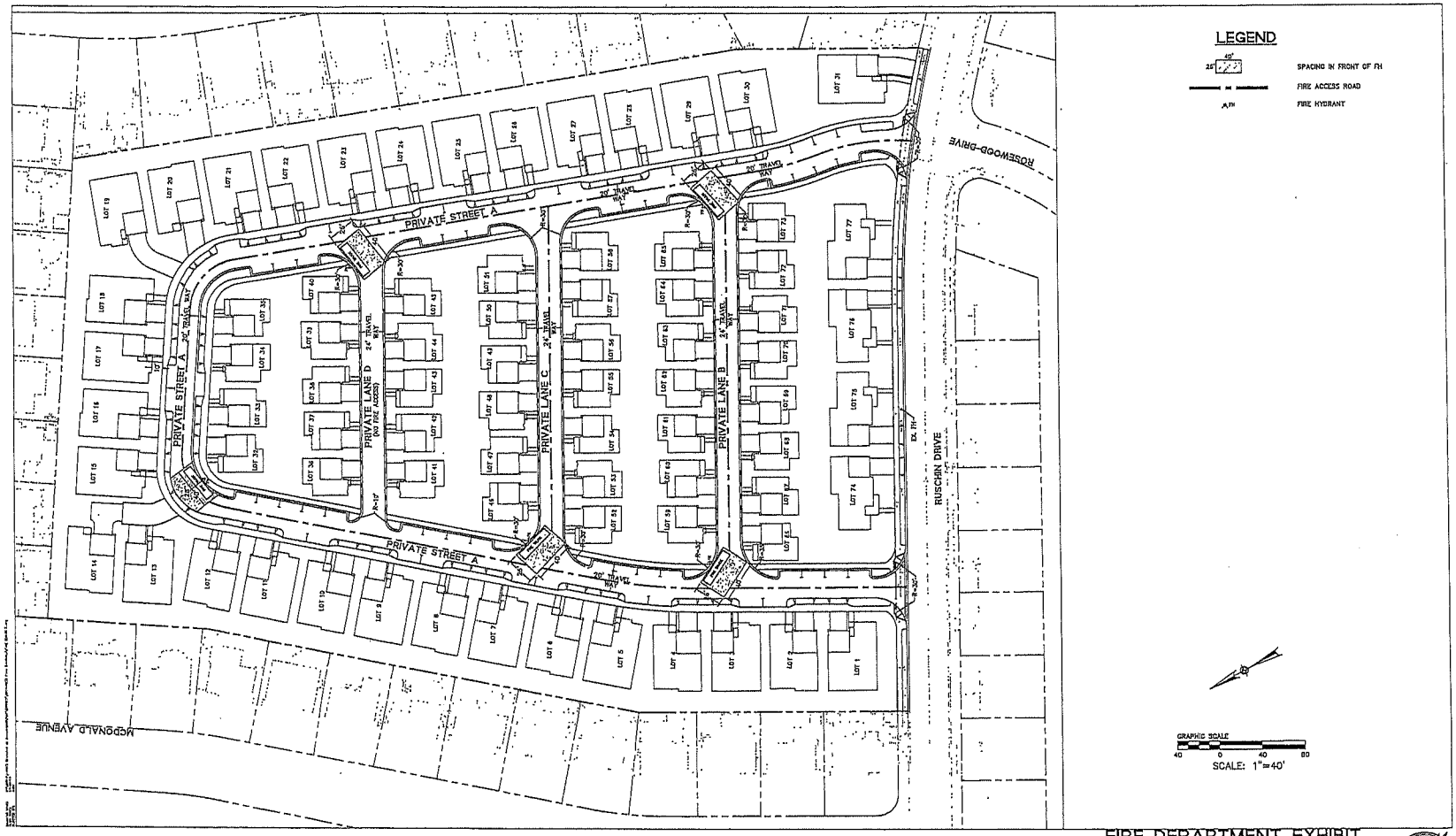
Newark, California

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Landscape Site Plan

October 24, 2014

L2



FIRE DEPARTMENT EXHIBIT

NOVEMBER 12, 2014 BKF Project No: 20146012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

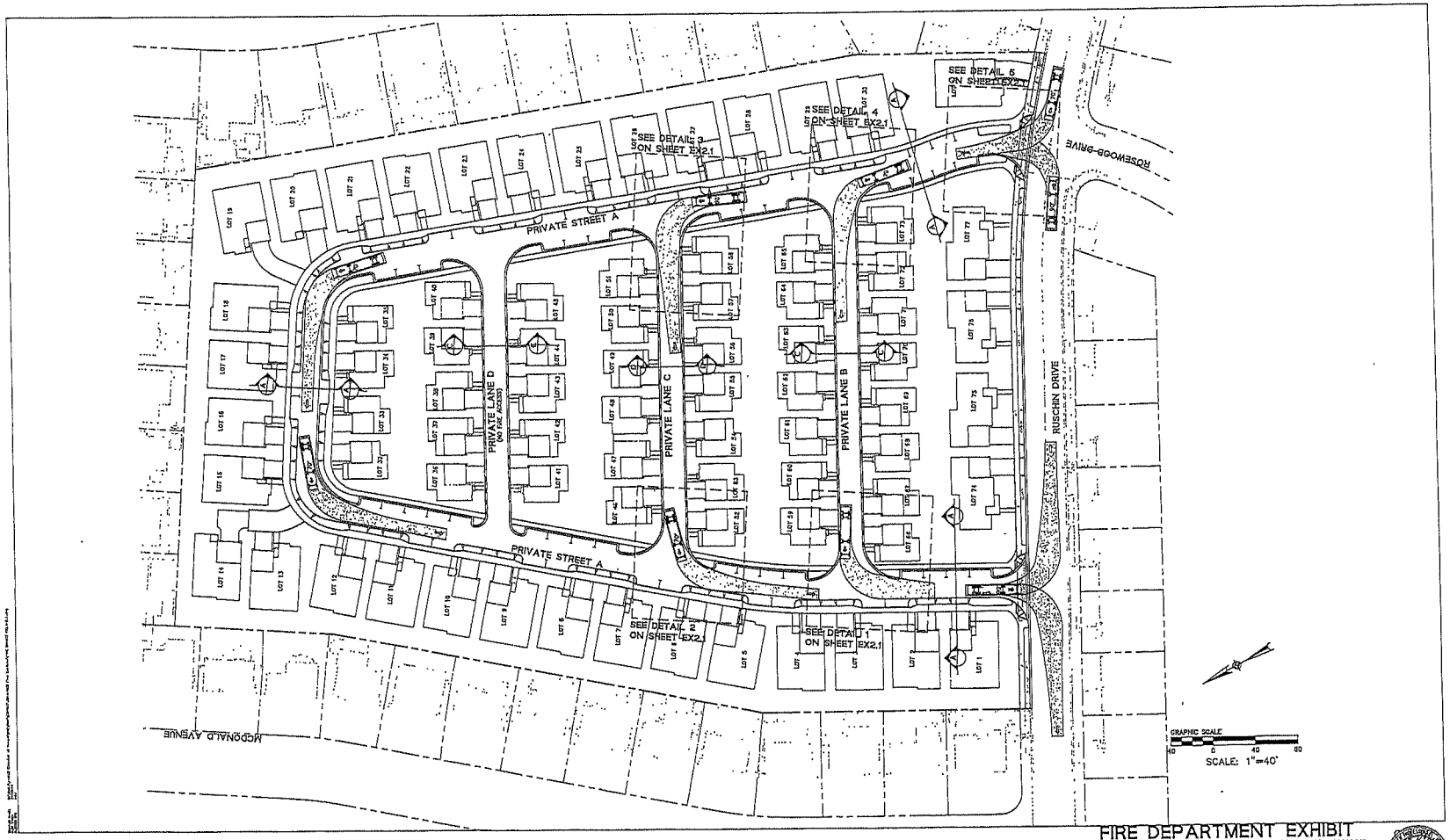
CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX1.0

A.30



FIRE DEPARTMENT EXHIBIT

NOVEMBER 19, 2014 BKF Project No: 20140012

BKF

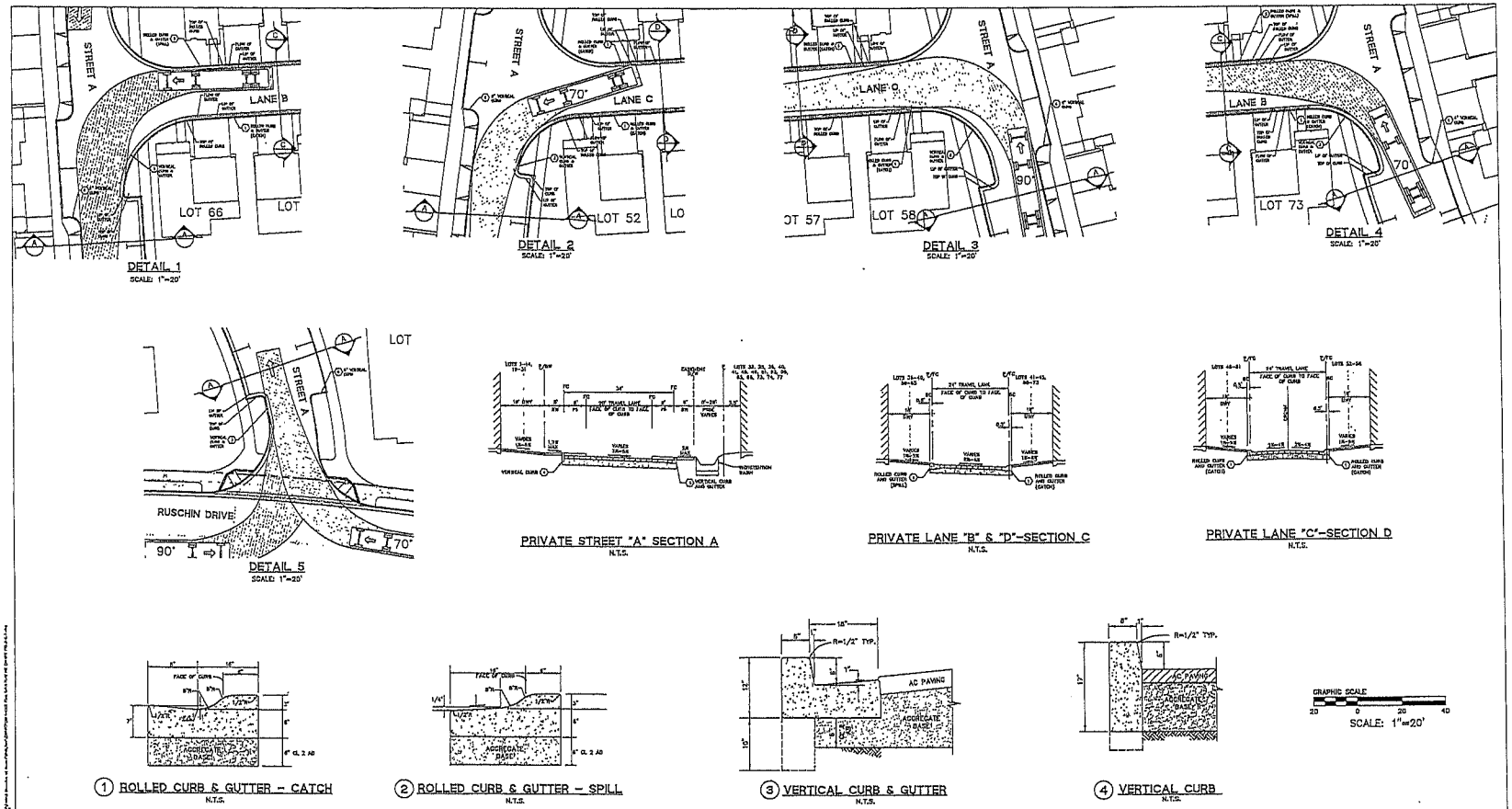
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX2.0

A,31



FIRE DEPARTMENT EXHIBIT
NOVEMBER 19, 2014 BKF Project No: 20148012

BKF
ENGINEERS / SURVEYORS / PLANNERS

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

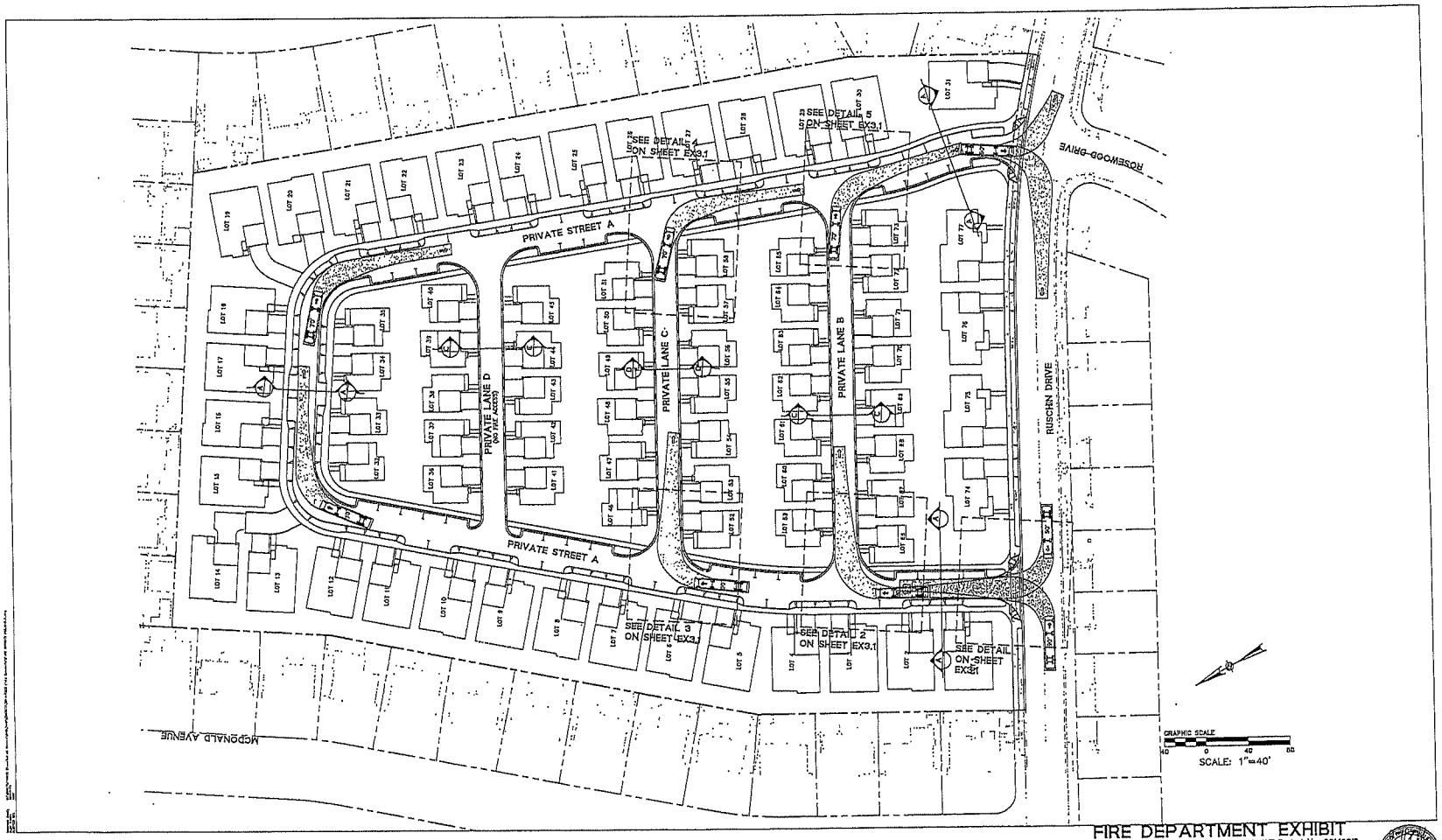
CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX2.1

A.32



FIRE DEPARTMENT EXHIBIT

NOVEMBER 18, 2014 BKF Project No: 20146012

BKF

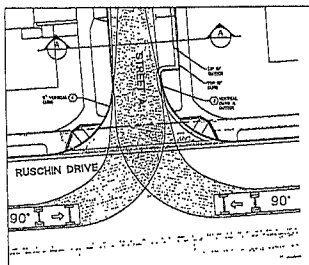
1960 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA

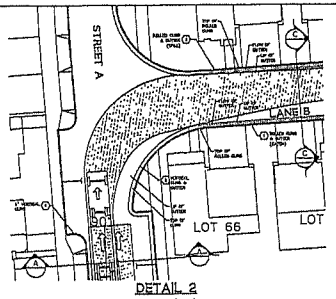
CLASSIC COMMUNITIES

EX3.0

A.33



DETAIL 1
SCALE: 1"=20'



DETAIL 2
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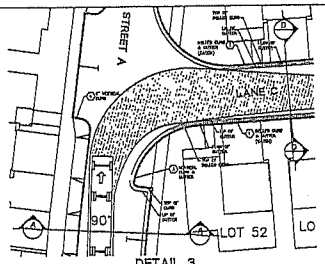

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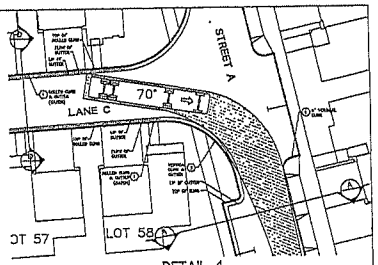

DETAIL 4
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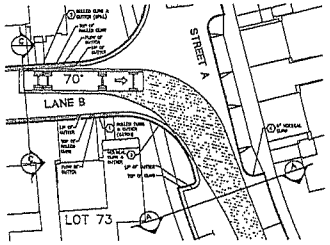

DETAIL 5
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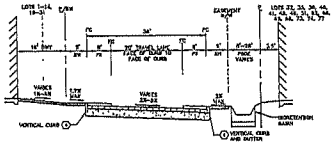
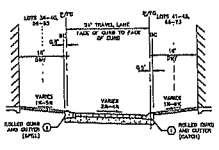
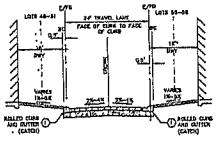


PRIVATE STREET "A" SECTION A
N.T.S.



PRIVATE LANE "B" & "D"-SECTION C
N.T.S.



PRIVATE LANE "C"-SECTION D
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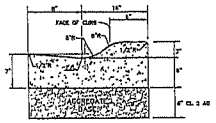
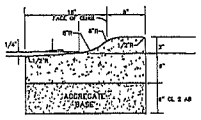
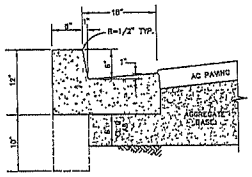


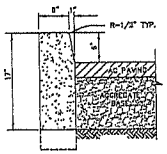
① ROLLED CURB & GUTTER - CATCH
N.T.S.



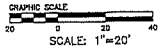
② ROLLED CURB & GUTTER - SPILL
N.T.S.



③ VERTICAL CURB & GUTTER
N.T.S.



④ VERTICAL CURB
N.T.S.



FIRE DEPARTMENT EXHIBIT
NOVEMBER 19, 2014 BKF Project No: 20146012

BKF
ENGINEERS | SURVEYORS | PLANNERS
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX3.1

A,34

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING P-14-41, A PLANNED UNIT DEVELOPMENT, AND U-14-42, A CONDITIONAL USE PERMIT, FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AT 36120 RUSCHIN DRIVE

WHEREAS, Classic Communities has filed an application for a Planned Unit Development and a Conditional Use Permit for a 77 lot single-family residential subdivision at 36120 Ruschin Drive; and

PURSUANT to Municipal Code Section 17.72.060, a public hearing notice was published in The Argus on January 2, 2015 and mailed as required, and the Planning Commission held a public hearing on said application at 7:30 p.m. on January 13, 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 made the following findings:

1. That the proposed location of the planned unit development is in accord with the objectives of the zoning title and the purposes of the district in which the site is located;

2. That the proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

3. That the standards of 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 produce an environment of stable and desirable character consistent with the objectives of the zoning title;

4. That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;

5. That the combination of different dwelling types and/or the 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 the proposed location of the conditional use is in accord with the purposes of the zoning title and the purposes of the district in which the site is located.

7. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

8. That the proposed conditional use will comply with each of the applicable provisions of Chapter 17.72 (Use Permits).

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approve this application as shown on Exhibit A, pages 1 through 34, subject to compliance with the following conditions:

Planning Division

a. Upon approval of this resolution by the City Council, conditional use permit U-60-4 shall be revoked.

b. Approval of TM-14-43, Vesting Tentative Map 8212, shall be effective at such time RZ-14-40, the Rezoning of the property within the boundary of Vesting Tentative Map 8212, takes effect.

c. The project shall be subject to the environmental mitigation measures as described in the Initial Study/Mitigated Negative Declaration prepared for this project.

d. Vesting Tentative Map 8212 Lots 1 through 31 and lots 74 through 77 shall be restricted to a single-story structure as shown on the approved plans. This deed restriction shall be recorded with the County of Alameda and copies provided to the City.

e. 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.

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

g. 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.

h. 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.

i. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti free.

j. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.

k. Prior to the issuance of a building permit, the elevations as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials.

l. Prior to the issuance of a building permit, the floor plans as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council.

m. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.

n. Prior to the issuance of a building permit, the 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.

o. Prior to issuance of a grading permit, the developer shall hire a qualified biologist to: (1) determine if occupied Burrowing Owl habitat(s) exist on the site, and (2) implement a plan to protect the owls and to excavate the site around any active burrows using hand tools to assure that the owls are not buried during grading in the event Burrowing Owl habitat(s) is found on the site. The occupied Burrowing Owl habitat(s), if found, shall not be disturbed during the nesting season. The Burrowing Owl study shall be conducted not more than 30 days prior to the time site grading activities will commence.

p. 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.

q. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.

r. Prior to final inspection and utility release for each unit, the developer shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director.

s. 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.

t. 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).

u. During project construction, if historic, archeological or Native American materials or artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.

v. Prior to issuance of a demolition permit, the developer shall employ a pest control firm to remove all pests and rodents from existing structures.

Engineering Division

w. The developer shall obtain approval of a vesting tentative map and final tract map for the proposed residential development, filed in accordance with the State Subdivision Map Act and the City of Newark Subdivision Ordinance. The final map shall designate and/or dedicate emergency vehicle access easements, private vehicle access ways, and all necessary public utility easements over all common areas of the project. The final map must be approved prior to the issuance of any building permits.

x. The project shall conform to the approved vesting tentative map and all conditions of approval set forth herein. Approval of the vesting tentative map shall expire according to the provisions of the State Subdivision Map Act and any amendments thereto and applicable provisions of the Newark Municipal Code. The vesting tentative map provides a preliminary design for the infrastructure improvements associated with the proposed residential subdivision. The developer shall be responsible for any required changes to this preliminary design as determined necessary by the City of Newark to satisfy applicable design requirements of the City or any other public agencies or utilities with jurisdictional authority.

y. Prior to approval of the final map, the developer shall guarantee all necessary street improvements adjoining the development as required by the City of Newark Subdivision Ordinance and in accordance with tract improvement plans to be approved by the City Engineer. Improvement plans for on-site common areas in the development, including, but not necessarily limited to all private street areas, underground utilities, storm drain system improvements, common area storm water bio-treatment improvements, in-tract lighting, perimeter walls and fences, and public landscape areas shall be included with the tract improvement plans to ensure that the improvements are designed and constructed to City standards. Off-site improvements include, but are not necessarily

limited to City standard driveways, curb ramps, 5-foot wide sidewalk along the Ruschin Drive frontage, street lighting, fire hydrants, landscape and irrigation facilities, utility connections, pavement overlays on the adjoining street, ADA facilities, repair of existing damaged public improvements, signage, traffic signal installations or modifications as warranted or determined necessary as mitigation measures, and any necessary pavement striping modifications required by the City Engineer. All such on-site and off-site improvements shall be considered in determination of the tract improvement plan set review and inspection fees for the subdivision. Additional or alternative improvements may be required based on the recommendations and/or mitigation measures associated with the traffic analysis for this project. Improvement plans must be prepared by a qualified person licensed by the State of California to do such work.

z. Concurrent with approval of the final map, the developer shall effectuate the removal of any existing easements encumbering the property that conflict with areas proposed for improvement. Elimination or modification of existing easements on the site requires the approval from the respective utility district or company and the City of Newark. The final maps\ shall dedicate emergency vehicle access, private vehicle access ways, open space/recreational easements and public utility easements over all common areas of the project covered by this conditional use permit and planned unit development.

aa. This site is subject to the State of California National Pollutant Discharge Elimination System (NPDES) Program General Permit for Storm Water Discharges Associated with Construction Activity. Prior to issuance of a grading permit or a building permit, the developer needs to provide evidence that the proposed site development work is covered by said General Permit for Construction Activity. This will require confirmation that a Notice of Intent (NOI) and the applicable fee were received by the State Water Resources Control Board and the submittal of the required Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer. In addition the grading plans need to state: "All grading work shall be done in accordance with the Storm Water Pollution Prevention Plan prepared by the developer pursuant to the Notice of Intent on file with the State Water Resources Control Board."

bb. Prior to the issuance of a grading or any building permits for this project, the developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the review and approval of the City Engineer. The site specific plan shall include sufficient details to show how storm water quality will be protected during both: (1) the construction phase of the project and (2) the post-construction, operational phase of the project. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD) in the State of California. The construction phase plan shall include Best Management Practices from the California Storm Water Quality Best Management Practices Handbook for Construction Activities. The <u>specific</u> storm water pollution prevention measures to be maintained by the contractor <u>shall be printed on the plans</u>. The operational phase plan shall include Best Management Practices appropriate to the uses conducted on the site to effectively prohibit the entry of pollutants into stormwater runoff from the project site including, but not limited to, low impact development stormwater treatment measures, trash and litter control, pavement sweeping, periodic storm water inlet cleaning, landscape controls for fertilizer and pesticide applications, labeling of storm water inlets with a permanent

thermoplastic stencil with the wording "No Dumping - Drains to Bay," and other applicable practices.

cc. The project must be designed to include appropriate source control, site design, and stormwater treatment measures to prevent stormwater runoff pollutant discharges and increases in runoff flows from the site in accordance with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2009-0074, revised November 28, 2011, issued to the City of Newark by the Regional Water Quality Control Board, San Francisco Bay Region. Examples of source control and site design requirements include, but are not limited to: properly designed trash storage areas, sanitary sewer connections for all non-stormwater discharges such as fountains, swimming pools, trash compactors, interior floor drains within parking garages, minimization of impervious surfaces, and treatment of all runoff with Low Impact Development (LID) treatment measures. A properly engineered and maintained biotreatment system will only be allowed if it is infeasible to implement other LID measures such as harvesting and re-use, infiltration, or evapotranspiration. The stormwater treatment design shall be completed by a licensed civil engineer with sufficient experience in stormwater quality analysis and design. The design is subject to review by the Regional Water Quality Control Board. The developer shall modify the site design to satisfy all elements of Provision C.3 of the MRP to the satisfaction of the City Engineer, including biotreatment system sizing and design. The use of treatment controls for runoff requires the submittal of a Stormwater Treatment Measures Maintenance Agreement prior to the issuance of any Certificates of Occupancy.

dd. The site is subject to hydromodification management (HM) requirements stated in C.3.g of the MRP. This project shall incorporate site planning, sources control measures, and on-site structural controls to manage hydromodification impacts and comply with the requirements in Attachment B of the MRP. The Bay Area Hydrology Model (BAHM) shall be used to size the proposed flow duration controls. The proposed HM controls incorporated in the project shall include the treatment control design guidance for vector control included in the Alameda Countywide Clean Water Program's Vector Control Plan.

ee. All stormwater treatment measures and HM controls are subject to review and approval by the Alameda County Mosquito Abatement District. The developer shall modify the grading and drainage and stormwater treatment design as necessary to satisfy any imposed requirements from the District.

ff. The entire site shall be equipped with full trash capture devices approved by the Regional Water Quality Control Board – San Francisco Bay Region, for 100% trash capture at all on-site and adjoining off-site storm drain inlets. All on-site trash capture devices shall be permanently maintained by the homeowners association.

gg. The developer shall submit a grading and drainage plan for review and approval by the City Engineer and the Alameda County Flood Control and Water Conservation District. This plan must be based upon a City benchmark and needs to include pad and finish floor elevations of each proposed structure, proposed on-site property grades, proposed elevations at property line, and sufficient elevations on all adjacent properties to show existing drainage patterns. All on-site pavement and individual lots shall drain at a

minimum of one percent. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

Hydrology and hydraulic calculations shall be submitted for review and approval by the City Engineer prior to approval of the final map. The calculations shall show that the City freeboard requirements will be satisfied (0.75 feet to grate or 1.25 feet to the top of curb under a 10-year storm duration).

hh. Where a grade differential of more than a 1-foot is created along the boundary parcel lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer. A sub-drain system shall be provided along the entire exterior tract boundary and connected to the in-tract storm drain system as a means to minimize the potential for any drainage issues on adjoining properties. A grading permit is required by the Building Inspection Division prior to starting site grading work.

ii. Prior to issuance of a building permit, the developer shall submit a pavement maintenance program for the drive aisles and parking areas on the project site. The maintenance program shall be signed by the property owner and the property owner shall follow the maintenance program at the City Engineer's direction.

jj. Any new utilities including, but not limited to, electric, telephone and cable television services shall be provided underground.

kk. Any proposed utility connections and/or underground work within structurally sound street pavement must be bored or jacked, unless otherwise approved by the City Engineer. Open street cuts will not be permitted across Ruschin Drive.

ll. The developer shall repair and/or replace any public and private improvements damaged as a result of construction activity to the satisfaction of the City Engineer and adjoining property owners.

mm. The developer shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction at the City Engineer's direction.

nn. The developer shall incorporate a Homeowner's Association consisting of all property owners of lots in the development at the time of incorporation and in the future for the purpose of owning and maintaining the association's property, including but not limited to all private streets and common drive aisles, parking areas, landscape areas, stormwater treatment areas, storm drain systems, public access areas, and for paying for security lighting, any common garbage collection services, any security patrol services, if provided, and other functions of a Homeowner's Association. All common areas within the development shall be owned and maintained by the Homeowner's Association. Each property owner shall automatically become a member of the association and shall be subject to a proportionate share of the maintenance expenses. The Homeowner's Association shall be incorporated prior to the sale of any individual lots and/or prior to

acceptance of tract improvements, whichever occurs first. The CC&Rs shall prohibit the use of private streets as alternative routes to the in-tract public street system.

oo. Prior to City Council approval of any final maps, the bylaws governing the property owner's association and any declaration of covenants, conditions and restrictions (CC&Rs) filed for this development shall be reviewed and approved to the satisfaction of the Community Development Director and recommendations by the City Attorney. Said covenants, conditions and restrictions shall be prominently displayed in the project sales office at all times. Approval of the covenants, conditions and restrictions shall not make the City a party to enforcement of same. The CC&Rs shall apply equally to both owners and renters. The CC&Rs shall be written to require renters to comply with the regulations of the CC&Rs, and a copy of the CC&Rs shall be given to each renter. The CC&Rs shall be written to allow less than a majority of owners to have pavement or landscape maintenance done and the cost thereof assessed to all owners in the project. The CC&Rs shall include a pavement maintenance program for all private streets and common drive aisles.

pp. The Homeowner's Association CC&Rs shall prohibit the on-site parking of non-self-propelled recreational vehicles, including boats, and any self-propelled recreational vehicles not used for transportation unless separate storage facilities are provided. The CC&Rs shall regulate the provision of any on-site parking of self-propelled recreational vehicles used for transportation. The CC&Rs shall prohibit the on-site repair and washing of all motor vehicles.

qq. The CC&Rs for the project shall include a disclosure statement to all property owners indicating that the project site is located within a seismic hazard zone for liquefaction. The disclosure statement shall indicate that the buildings have been designed to current code requirements. The statement shall further indicate that the buildings, site improvements, and utilities are subject to damage during an earthquake and that the buildings may be uninhabitable after an earthquake. This CC&R disclosure statement is subject to review and approval of the City Engineer prior to final map approval.

rr. The developer shall also assist the Homeowner's Association by having a management consultant firm review the maintenance and operating functions of the association. The management consulting firm shall be responsible to prepare a written report with recommendations to the association for managing the association's obligations and setting initial monthly assessment costs for each lot in the development. Membership and assessment cost shall be mandatory for all property owners of property in the development and shall run with the land. The developer shall pay all costs of incorporation and initial management review and reports.

ss. The Homeowner's Association shall be required to contract with a professional management firm to handle all necessary maintenance operations. Documentation of such contract shall be submitted to the City of Newark. All commonly owned facilities shall be properly maintained in a manner consistent with the CC&Rs and project requirements.

tt. The Homeowner's Association shall periodically provide educational materials on stormwater pollution prevention to all residents.

uu. Each buyer shall sign an acknowledgment that he/she has read the constitution and bylaws of the Homeowner's Association and the CC&Rs applied to the development.

vv. The developer shall provide a complete set of construction plans in electronic format and reproducible paper (mylar) format to the Homeowner's Association at the time of its formation.

ww. All new utilities including, but not limited to, electric and communication services shall be provided underground for all buildings in the development in accordance with the City of Newark Subdivision Standards. Electrical transformers shall be installed in underground vaults with an appropriate public utility easement or within the public right-of-way.

xx. Fire hydrants are to be located along public and private streets as determined by the Alameda County Fire Department.

yy. A streetlight plan and joint trench plan shall be submitted by the applicant with the first tract improvement plan check and approved prior to final map approval. LED lighting shall be utilized on all public and private streets and other common areas.

zz. On-site private street lanes are to be posted for "No Parking," except in those areas designed to accommodate guest parking, as shown on the tentative map.

aaa. Public Utility Easements (PUE), Water Line Easements (WLE), Storm Drain Easements (SDE), and Sanitary Sewer Easements (SSE) shall be dedicated over all private streets in the development. The PUE, WLE, SDE and SSE dedication statements on the final map shall state that the PUE, WLE, SDE and SSE are available for, but not limited to, the installation, access and maintenance of water supply sanitary and storm sewers, and gas, electrical, and communication facilities.

bbb. Emergency Vehicle Access Easements (EVAE) shall be dedicated over the full pavement width on all private streets in the development. The final easement geometry shall be subject to the approval of the City Engineer.

ccc. The developer shall request Pacific, Gas & Electric Co. to commence with the design of the underground utility improvements for the proposed development immediately following tentative map approval.

ddd. Street names and an addressing scheme shall be developed during the final map and improvement plan review process in accordance with the City of Newark's Street Numbering and Naming Ordinance (Chapter 12.12). Available street names will need to be determined. All addressing is based on the Alameda County grid pattern with streets running generally northerly and southerly having 5-digit addresses and streets running generally westerly and easterly having 4-digit addresses.

eee. The developer shall repair and/or replace any public improvements damaged as a result of construction activity to the satisfaction of the City Engineer.

fff. Prior to issuance of a Certificate of Occupancy or release of utilities for any residential units, private streets, common vehicle accessways and parking facilities serving said units shall be paved in accordance with the recommendation of a licensed engineer based on a minimum Traffic Index of 6.0. All private streets shall be constructed with a minimum asphalt concrete thickness of 0.30', and shall be constructed in two lifts unless otherwise approved by the City Engineer. The final lift shall not be placed until the majority of construction activity has been completed to the satisfaction of the City Engineer.

ggg. Prior to issuance of a Certificate of Occupancy or release of utilities for each dwelling unit, the on-site drive aisles and uncovered parking facilities shall be installed and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum slope of 1.0% for asphalt concrete surfaces and 0.3% for Portland cement concrete surfaces.

hhh. Prior to the issuance of any permits, any proposed permeable pavement design shall be based on a geotechnical engineer's recommendation and reviewed by the manufacturer or the National Ready Mixed Concrete Association (NRMCA). The developer shall submit documentation to the City confirming approval by the manufacturer or NRMCA and geotechnical engineer. The developer shall also ensure that the contractor hired to install the permeable pavement be certified by the NRMCA. Documentation that confirms certification shall be submitted directly to the City Engineer for review and approval.

iii. The developer shall provide all required paper and digital submittals of the project final map, tract improvements plans, and as-built plans as required by the City Engineer, including, but not necessarily limited to the following: (1) One full-size reproducible copy and one reduced reproducible copy of the approved tentative map; (2) Two electronic copies of the approved final map and improvement plans in a format approved by the City Engineer; (3) One full-size mylar copy and one reduced copy of the recorded final map; (4) One reproducible set and four blue-line or photocopied sets of the approved tract improvement plans; (5) Two electronic copies and one mylar set of the as-built tract improvement plans. The City will require a digital submittal of all final maps and improvements plans. All CAD work must be prepared in a manner consistent with the Union Sanitary District's digital submittal requirements for layering conventions. This can be found on the web at: http://www.unionsanitary.com/digitalSubmittal.htm. Digital files submitted shall be based on accurate coordinate geometry calculations and the NAD83 State Plane Coordinate System (Zone III) and NGVD29 (USD requires NAVD88) as vertical datum. A deposit of $5,000 shall be provided by the developer to the City to ensure submittal of all required documents.

jjj. The developer shall provide as-built record drawings in both electronic format and on mylar paper based on full and complete review and inspection by the developer's project civil engineer, landscape architect, and other design professionals of all public improvements and all improvements on private streets and property included in the tract improvement plan set.

kkk. If any condition of the tentative tract map be declared invalid or unenforceable by a court of competent jurisdiction, this vesting tentative map shall terminate and be of no force and effect, at the election of the City Council on motion.

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

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

Landscape-Parks Division

nnn. The developer shall retain a licensed landscape architect to prepare working drawings for both off-site and on-site landscape plans in accordance with City of Newark requirements, the approved Conceptual Landscape Plan, and the State of California Model Water Efficient Landscape Ordinance. The landscape plans shall be included with the full tract improvement plan set. The associated Landscape Documentation Package must be approved by the City Engineer prior to the issuance of a building permit.

ooo. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to the issuance of a building permit, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.

ppp. The plant species identified for any proposed biotreatment measures are subject to final approval of the City Engineer.

qqq. All maintenance associated with the landscape-based stormwater treatment measures shall be the responsibility of the homeowners association. The developer shall enter into a Landscape Maintenance Agreement prior to approval of the final map. This agreement shall run with the land and be binding to the homeowners association as successors. Landscape maintenance of these areas by the City under the terms of the Agreement would occur only in the event that City Council deems the homeowners association's maintenance to be inadequate. Any project perimeter walls and adjoining landscape areas shall be included in a dedicated landscape easement to guarantee adequate maintenance of the walls. Any work other than routine maintenance, including but not

necessarily limited to, tree removal, tree pruning, or changes to the approved planting palette shall be approved in advance by the City Engineer. All tree pruning shall be performed by or under the direction of a certified arborist.

rrr. Prior to installation by the developer, plant species, location, container size, quality, and quantity of all landscaping plants and materials shall be reviewed and approved by the City Engineer. Street trees shall be planted along the project frontage at 40 feet on-center. All plant replacements shall be to an equal or better standard than originally approved subject to approval by the City Engineer.

sss. The developer shall provide recommendations for rear-yard landscaping improvements to homeowners based on Bay Friendly Landscaping Guidelines and consistency with the California Model Water Efficient Landscape Ordinance. These recommendations shall be included in the project CC&Rs.

ttt. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.

uuu. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.

Building Inspection Division

vvv. Construction for this project, including site work and all structures, can occur only between the hours of 8:00 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.

www. Prior to the commencement of any demolition activities, the applicant shall conduct a lead and asbestos survey of the existing buildings. If any lead or asbestos is present the developer shall abate the lead and/or asbestos in compliance with state and local agency standards. A report shall be provided to the City Building Inspection Division certifying abatement has been completed prior to the issuance of a demolition permit.

xxx. As per Chapter 15.09.020.F of the Newark Municipal Code, each dwelling shall be equipped with a fully automatic fire sprinkler system in compliance with NFPA 13D.

General

yyy. All proposed changes from approved exhibits shall be submitted to the Community

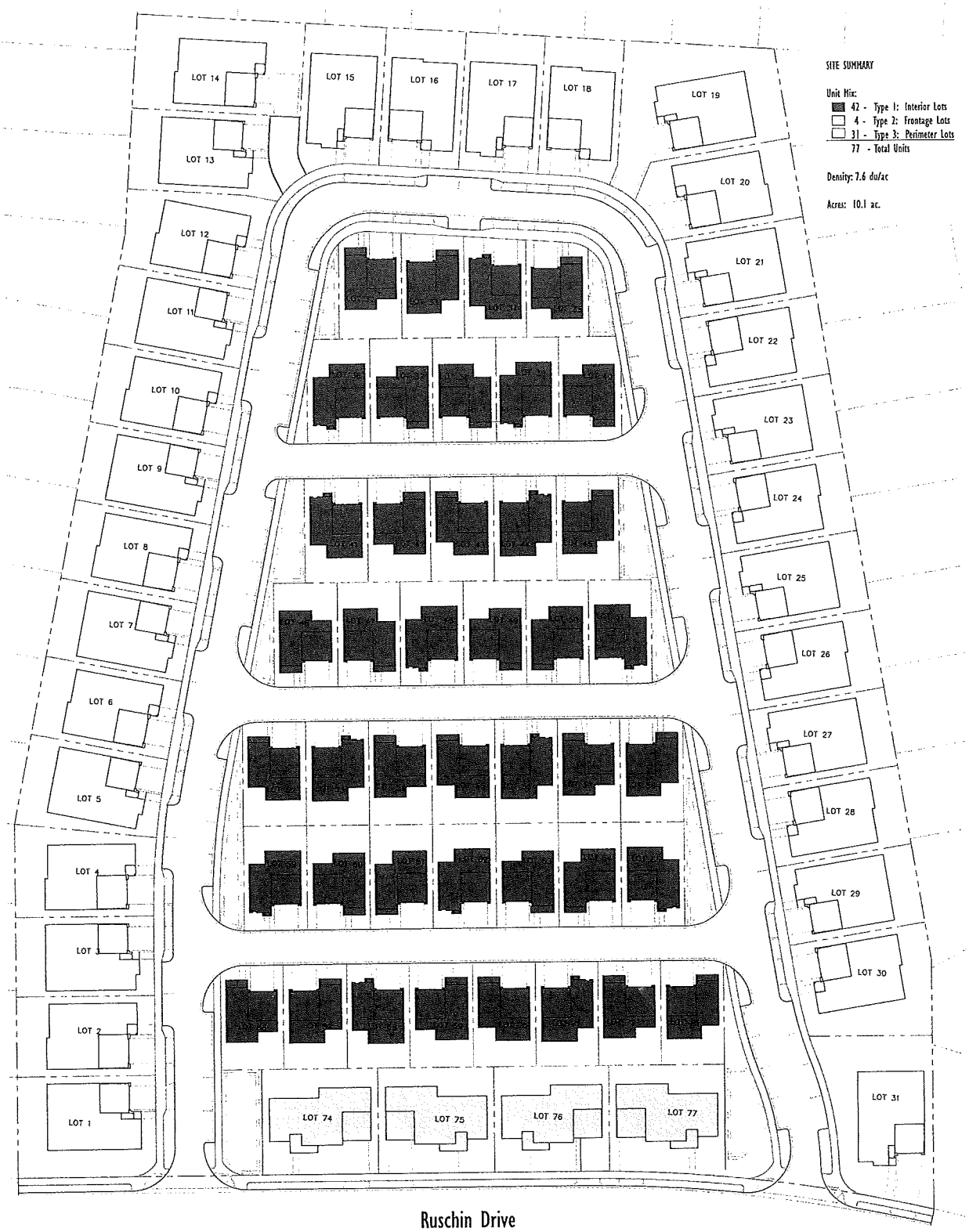
Development Director who shall decide if they warrant Planning Commission and City Council review and, if so decided, said changes shall be submitted for the Commission's and Council's review and decision. The applicant shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval.

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

aaaa. This Planned Unit Development and Conditional Use Permit shall be given a public hearing before the City Council for the Council's review and approval.

bbbb. 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.

cccc. 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.



SITE SUMMARY

Unit Mix:

- 42 - Type 1: Interior Lots
- 4 - Type 2: Frontage Lots
- 31 - Type 3: Perimeter Lots

77 - Total Units

Density: 7.6 du/ac

Acres: 10.1 ac.

CLASSICS AT NEWARK

CLASSIC COMMUNITIES

NEW SITE PLAN - 77 HOMES

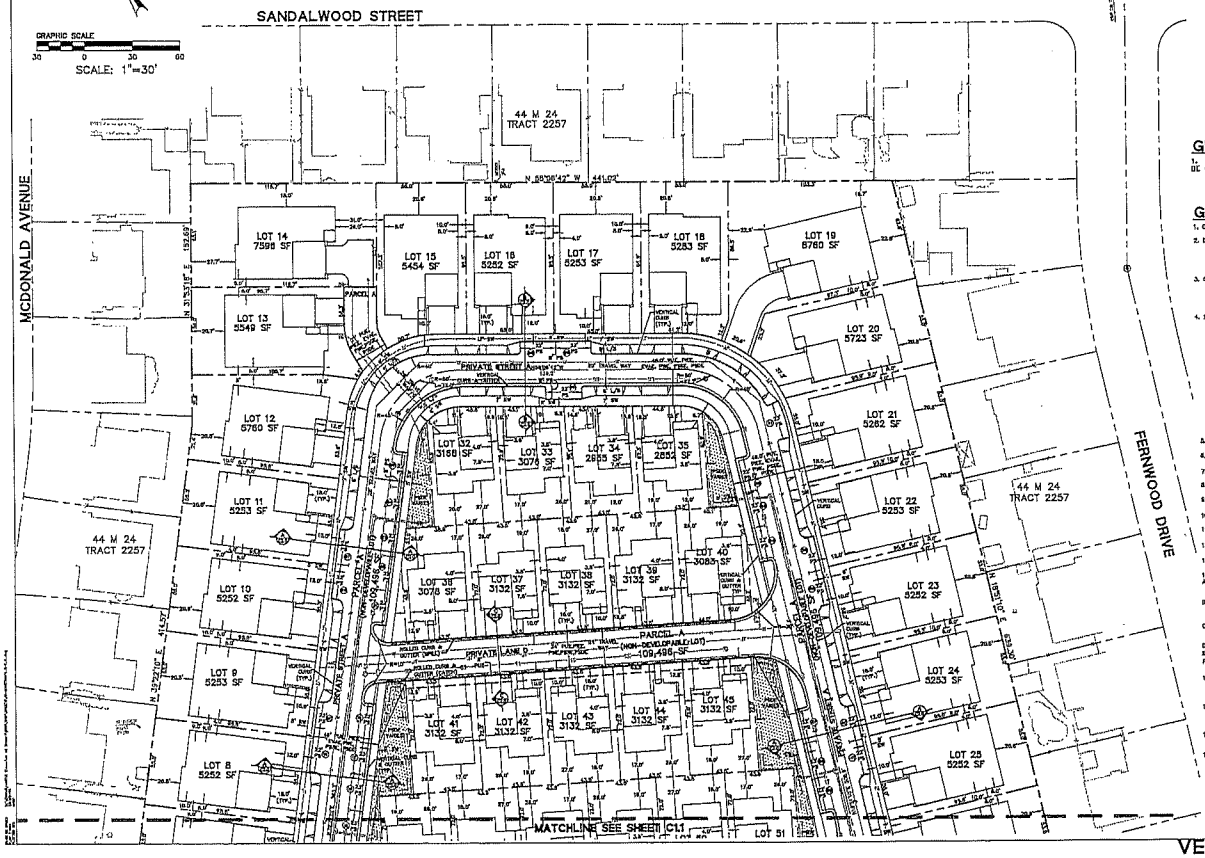
NEWARK, CALIFORNIA

0 15 30 60

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

EXHIBIT A.1

VESTING TENTATIVE MAP, TRACT 8212
FOR 77-LOT SUBDIVISION
CITY OF NEWARK, CALIFORNIA



LEGEND

PROJECT BOUNDARY	
EASEMENT LINE	
STREET CENTERLINE	
LOT LINE	
BIORETENTION BASIN	
PRIVATE STORM DRAIN EASEMENT (PSDE)	
PUBLIC STORM DRAIN EASEMENT (SDE)	
PRIVATE STREET ONSITE PARKING	
VISION TRIANGLE	

ABBREVIATIONS

DET	= DETAIL
DWY	= DRIVEWAY
LS	= LANDSCAPE STRIP
(N)	= NEW
PS	= PARKING STALL
R	= RADIUS
ROW	= RIGHT OF WAY
STD	= STANDARD
SF	= SQUARE FEET
SW	= SIDEWALK
TYP	= TYPICAL
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PUBLIC SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PWE	= PUBLIC WATER EASEMENT
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT
SDE	= PUBLIC STORM DRAIN EASEMENT

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REPAIR ANY AND ALL DAMAGE THAT MAY BE CAUSED BY CONSTRUCTION ACTIVITY.

GENERAL INFORMATION

1. OWNER: NEWARK UNIFIED SCHOOL DISTRICT
2. DEVELOPER/APPLICANT/SUBDIVIDER: CLASSIC COMMUNITIES
   1988 E. MEADOW CIRCLE
   PALO ALTO, CA 94303
   CONTACT: JIM POLLART
   (650) 494-4494
3. CIVIL ENGINEER: BKF ENGINEERS
   1650 TECHNOLOGY DRIVE, SUITE 650
   SAN JOSE, CA 95110
   CONTACT: SCOTT SCHORR
   (408) 467-9100
4. PROPERTY: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RUSCHIN DRIVE, 60 FEET WIDE, WITH THE DIRECT EXTENSION SOUTHWESTERLY OF THE SOUTHEASTERN LINE OF LOT 147, AS SAID SAINT AND LOT ARE SHOWN ON THE MAP OF "TRACT 2152" FIL. FILED AUGUST 04, 1960 IN BOOK 43 OF MAPS, PAGES 33 TO 37,INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE ALONG SAID CENTER LINE OF RUSCHIN DRIVE, SOUTH 81° 50' 14" EAST 300.81 FEET; THENCE CONTINUING ALONG THE LAST NAMED LINE, TANGENT WITH THE LAST NAMED COURSE, SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1030 FEET, A DISTANCE OF 539.12 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 41° 38' 53" WEST; THENCE ALONG SAID RADIAL LINE, NORTH 41° 38' 53" EAST 30 FEET TO THE NORTHWESTERN LINE OF LOT 148, AS SAID LOT IS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE DIRECT EXTENSION THEREOF NORTH 28° 06' 46" EAST 172.46 FEET; THENCE NORTH 18° 51' 10" EAST 635.20 FEET; THENCE NORTH 88° 04' 43" WEST 441.02 FEET; THENCE SOUTH 31° 53' 18" WEST 152.88 FEET; THENCE SOUTH 38° 33' 16" WEST 414.87 FEET TO THE DIRECT EXTENSION NORTHEASTERLY OF THE SOUTHEASTERN LINE OF LOT 147; THENCE ALONG THE LAST MENTIONED EXTENDED LINE AND ALONG THE SOUTHEASTERN LINE OF SAID LOT 147, SOUTH 38° 04' 44" WEST 344.49 FEET TO THE NORTHEASTERN LINE OF RUSCHIN DRIVE, AS SAID DRIVE IS SHOWN ON SAID MAP; AND THENCE ALONG SAID DIRECT EXTENSION SOUTHWESTERLY OF SAID SOUTHEASTERN LINE OF SAID LOT 147, SOUTH 38° 04' 44" WEST 30 FEET TO THE POINT OF BEGINNING.
5. ASSESSOR'S PARCEL NO.: 092A-0770-048
6. GENERAL PLAN: LOW DENSITY RES
7. EXISTING ZONING: INSTITUTIONAL
8. PROPOSED ZONING: LOW DENSITY RESIDENTIAL
9. EXISTING USE: INSTITUTIONAL
10. PROPOSED USE: RESIDENTIAL (SINGLE FAMILY HOMES)
11. GROSS AREA: 10.15± ACRES
12. NUMBER OF UNITS: 77
13. NUMBER OF LOTS: 77 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:
    A. WATER:
       PUBLIC STREETS: ALAMEDA COUNTY WATER DISTRICT
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    B. SANITARY SEWER:
       PUBLIC STREETS: UNION SANITARY DISTRICT
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    C. STORM DRAIN:
       PUBLIC STREETS: ALAMEDA COUNTY FLOOD CONTROL/CITY OF NEWARK
       PRIVATE STREETS: ALAMEDA COUNTY FLOOD CONTROL & HOME OWNERS ASSOCIATION
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF NEWARK BENCHMARK #30: CUT SQUARE IN TOP OF CURB AT THE NORTHWEST CURB RETURN, INTERSECTION OF NEWPARK BLVD AND LAFAYETTE AVE.
    ELEVATION 32.679 – (NGVD 29)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED APRIL 2014.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN IN FLOOD INSURANCE RATE COMMUNITY PANEL NO. 06001C0441G DATED AUGUST 3, 2009.
18. LOT SIZES:
    PARCEL A = 109,486 SF
    LOT 1-77 = 330,934 SF
    TOTAL = 440,420 SF
    SMALLEST LOT IS LOT 35 = 3,852 SF

TENTATIVE MAP INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C1.0–C1.1	VESTING TENTATIVE MAP
C2.0–C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0–C3.1	PRELIMINARY UTILITY PLAN
C4.0–C4.1	PRELIMINARY STORMWATER MANAGEMENT PLAN

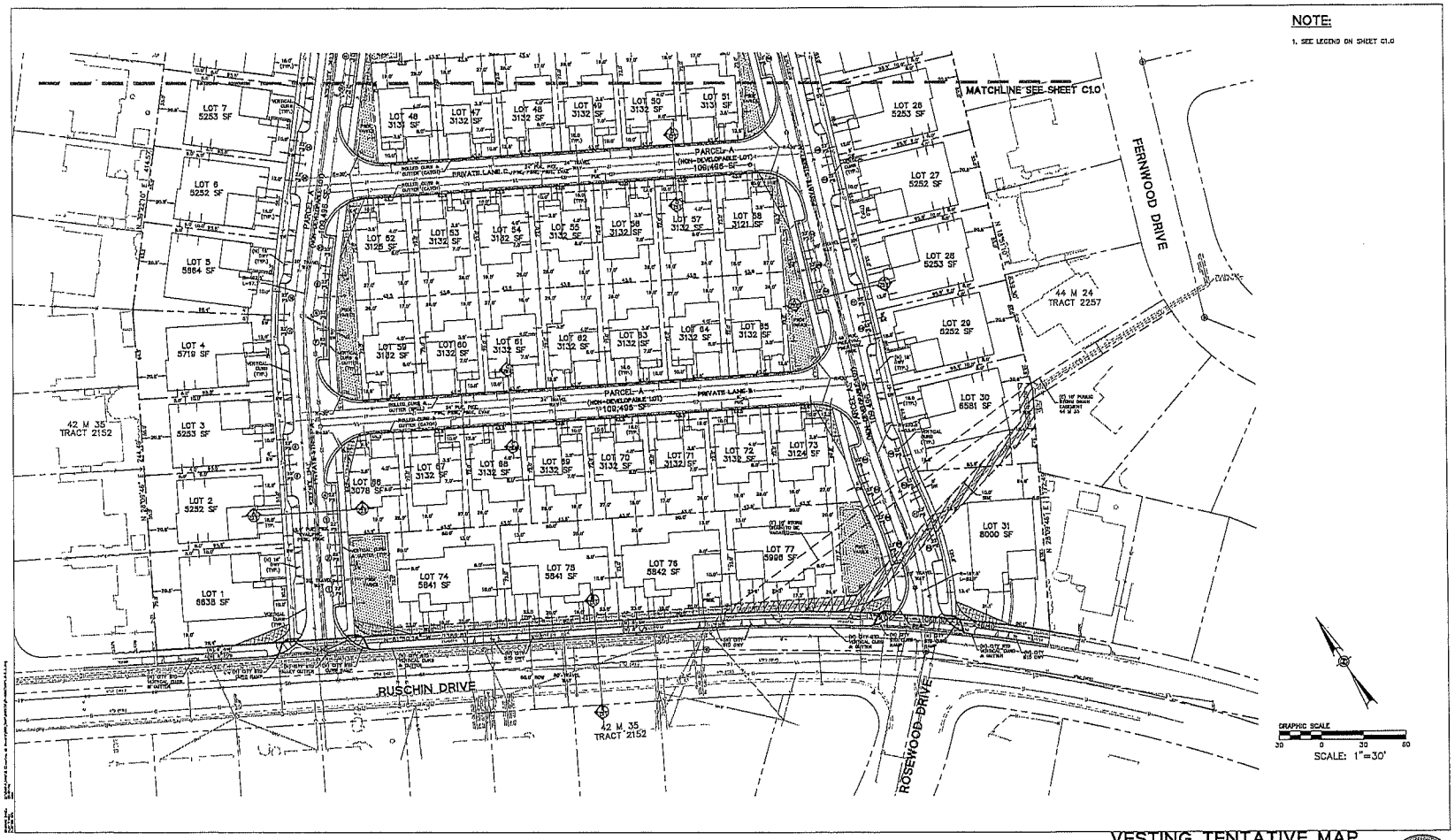
VESTING TENTATIVE MAP
DECEMBER 1, 2014 BKF Project No: 2014012

BKF
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

C1.0

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA
CLASSIC COMMUNITIES

EXHIBIT A,2



VESTING TENTATIVE MAP

DECEMBER 1, 2014 BKF Project No: 20146012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

C1.1

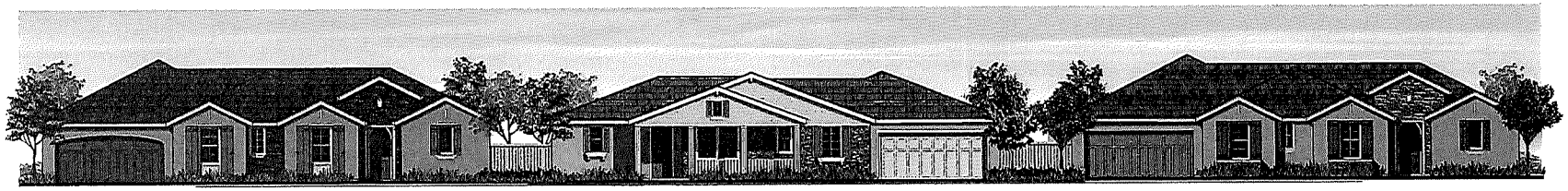
EXHIBIT A.3

ELEVATION '1RA' ELEVATION '2C' ELEVATION '1RB'

Perimeter Lot Street Scene

ELEVATION '3RA' ELEVATION '1C' ELEVATION '2RA' ELEVATION '3C'

Interior Lot Street Scene



ELEVATION '1B' ELEVATION '1RA' ELEVATION '1C'

Frontage Lot Street Scene

EXHIBIT A.4

SS.1

Classics at Newark

Classic Communities

Street Scenes

Newark , Ca.

KTGY # 2014-0110

8.26.2014

REVISED: 10.30.2014

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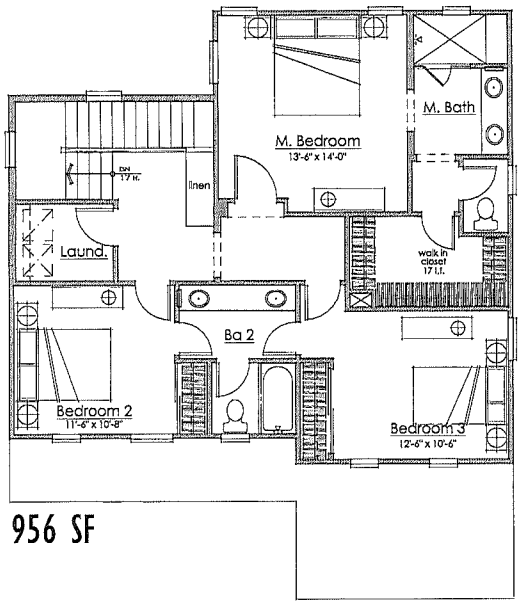
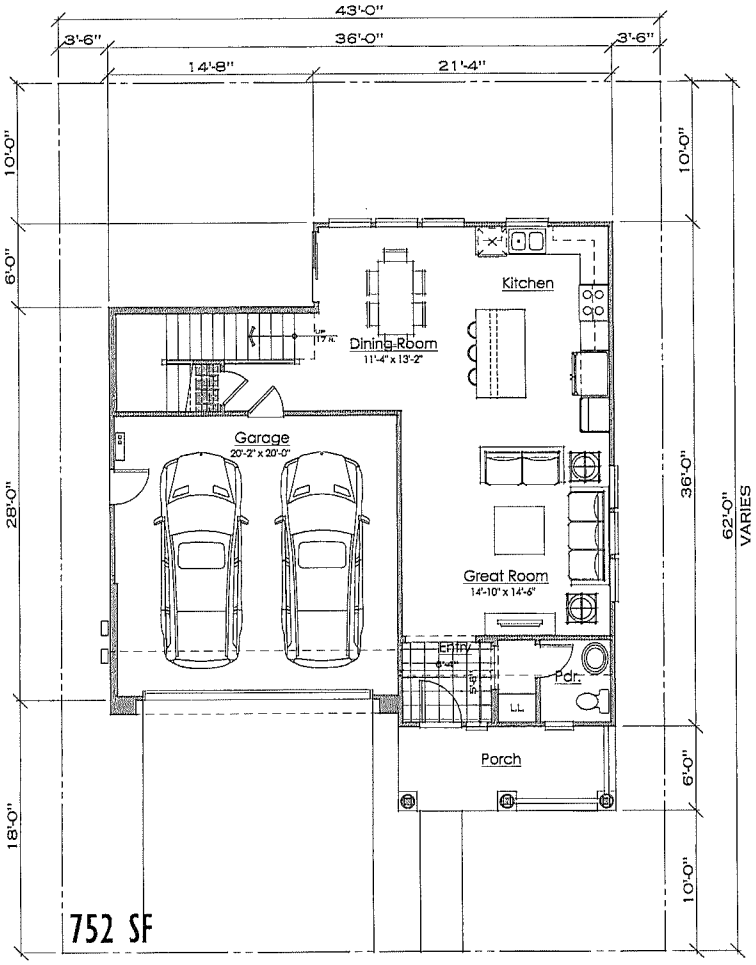
Oakland, California 94607
ktgy.com
510 272 2910



956 SF



752 SF

A.5

Classics at Newark - Type I Interior Lots

Plan 11 - 1,708 Square Feet

A1.0

Classic Communities

Newark , Ca.
KTGY # 3914-0110

8.27.2014

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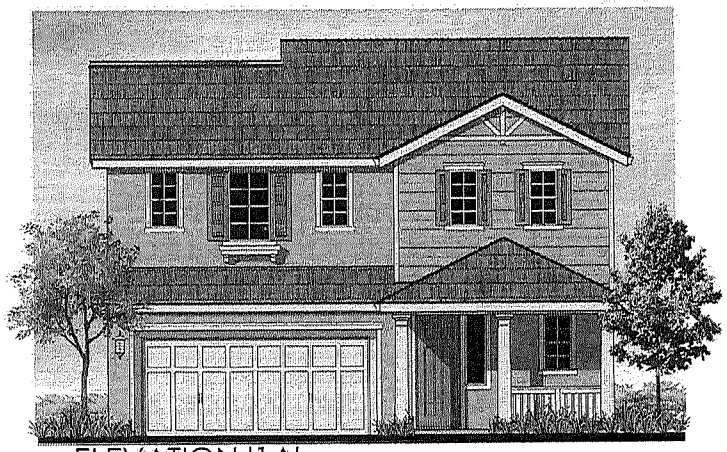
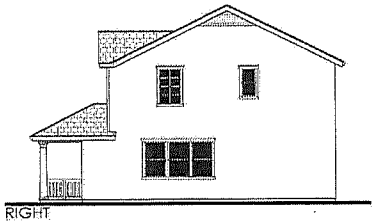


ELEVATION '1A'



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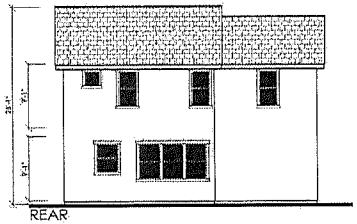

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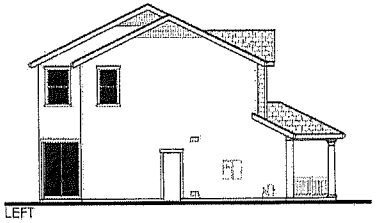

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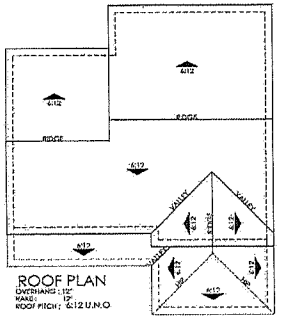

EXHIBIT A,6

A1.1

Classics at Newark - Type 1 Interior Lots

Classic Communities

Elevation 1 1A

Newark , Ca.

KTGY # 2014-0110 8.27.2014

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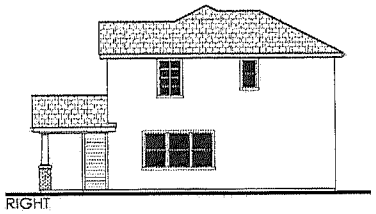
ELEVATION '1B'



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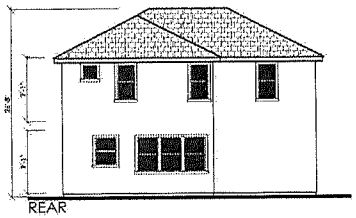

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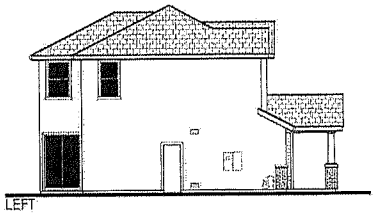

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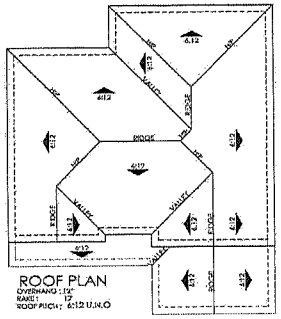

ROOF PLAN

A.7

A1.2

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation 1 1B

Newark , Ca.

KTGY # 2014-0118

8.27.2014

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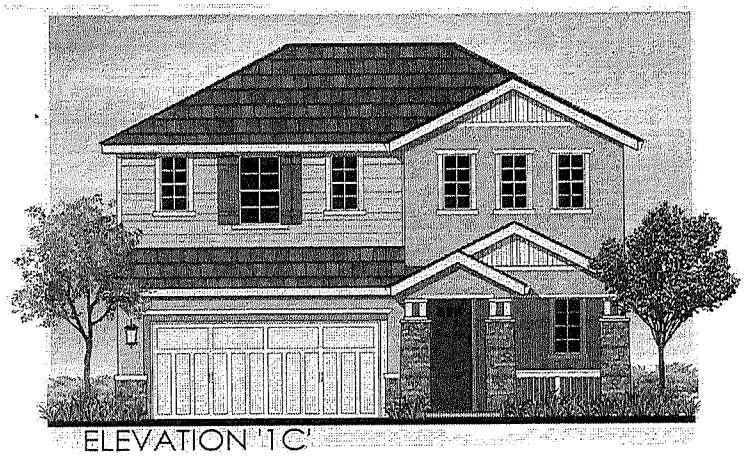

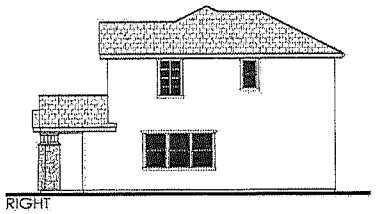

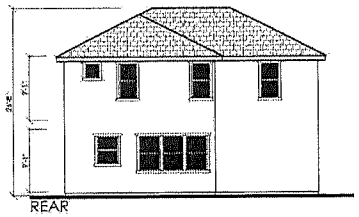

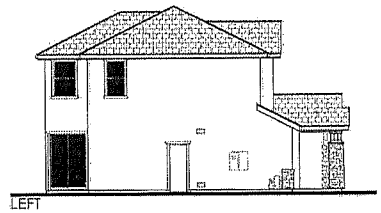

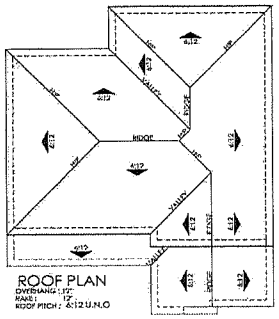

EXHIBIT A,B

A1.3

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation 1 1C

Newark , Ca.

KTGY # 2014-0110

8.27.2014

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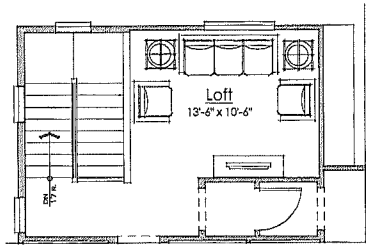
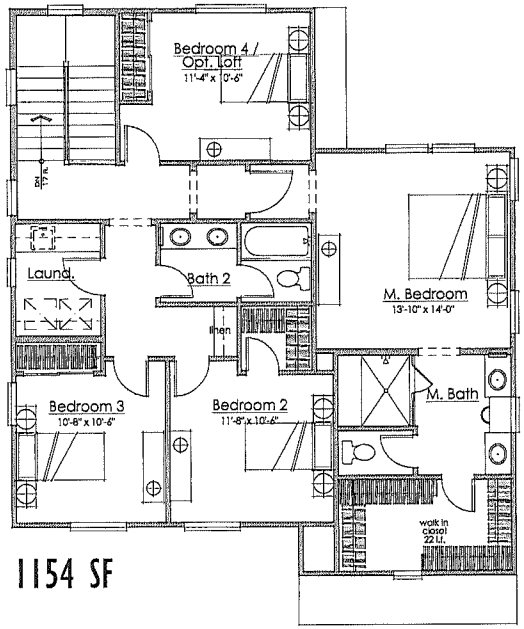
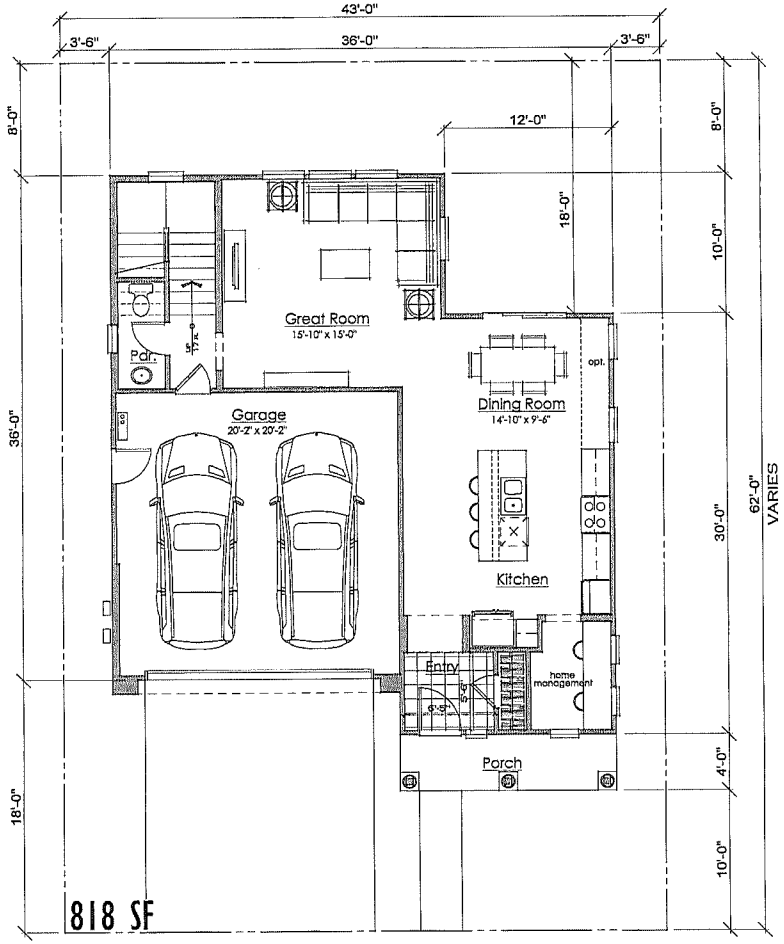


Optional Loft



1154 SF



818 SF

A,9 A2.0

Classics at Newark - Type I Interior Lots

Classic Communities

PLAN I 2 - 1,972 Square Feet

Newark , Ca.

KTGY # 2014-0110

8.27.2014

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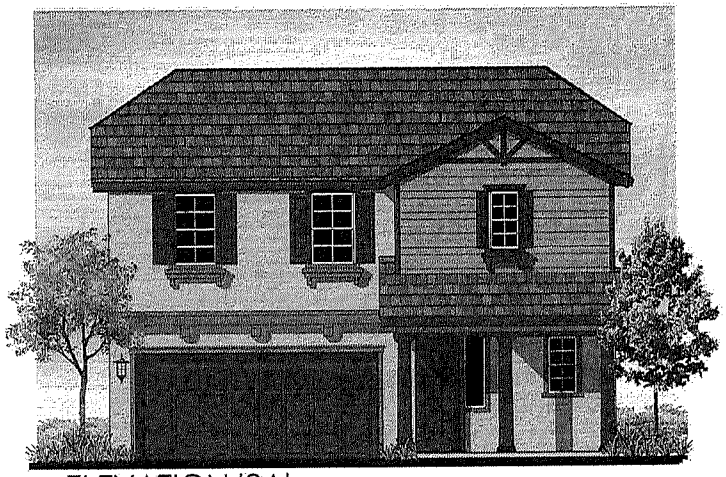
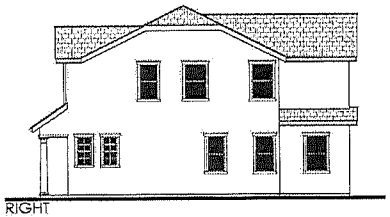


ELEVATION '2A'



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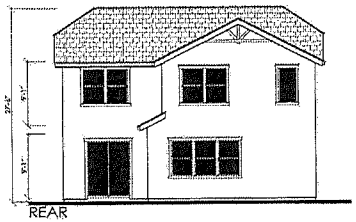

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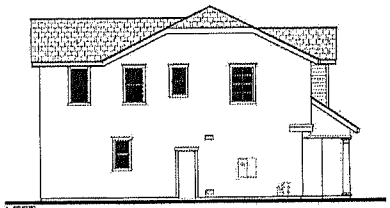

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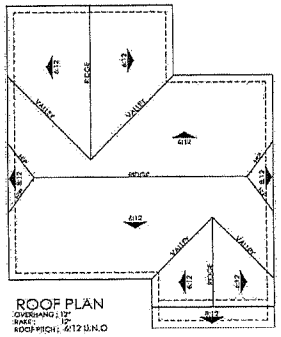

ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4/12 U.N.O

A.10

A2.1

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 2A

Newark , Ca.

KTGY # 2014-0110

8.27.2014

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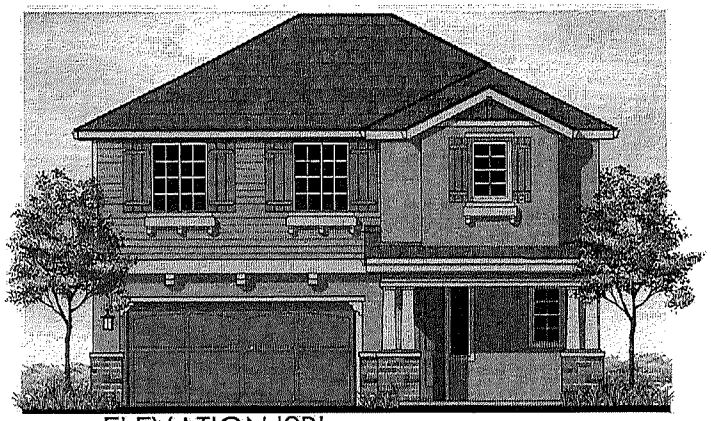
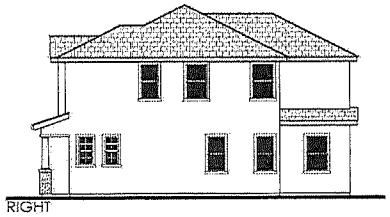


ELEVATION '2B'



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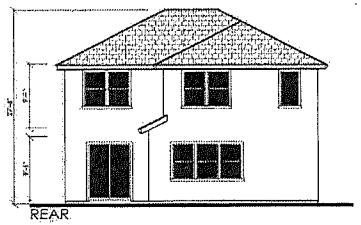

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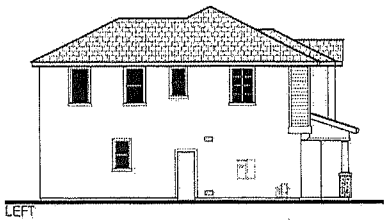

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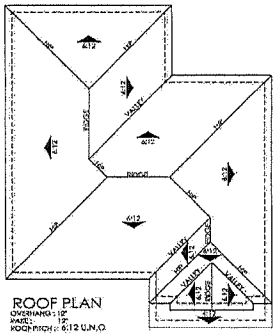

ROOF PLAN

A,11

Classics at Newark - Type 1 Interior Lots

Classic Communities

Elevation 1 2B

Newark , Ca.

KTGY # 2014-0110

8.27.2014

A2.2

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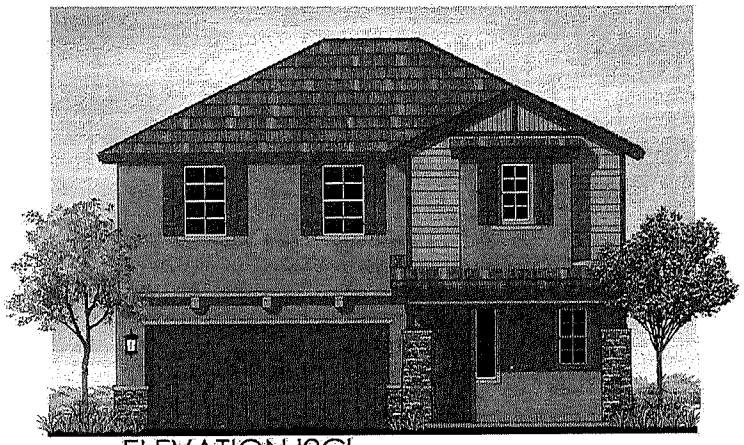
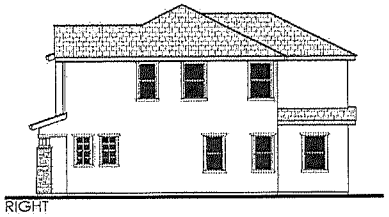
ktgy.com
510 272 2910



ELEVATION '2C'



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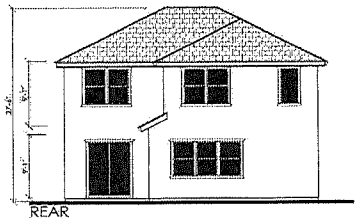

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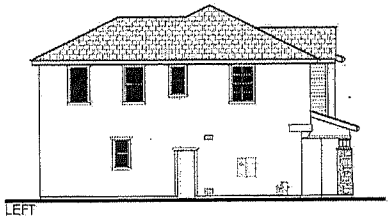

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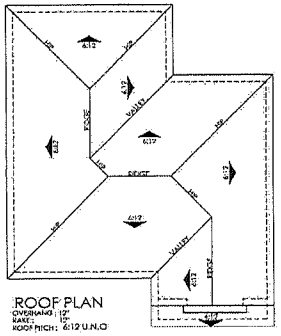

A.12

A2.3

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 2C

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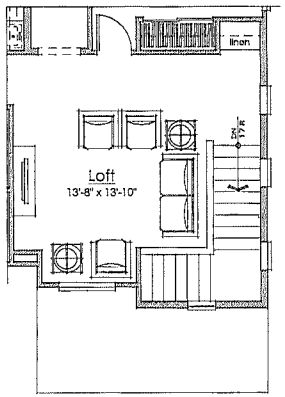
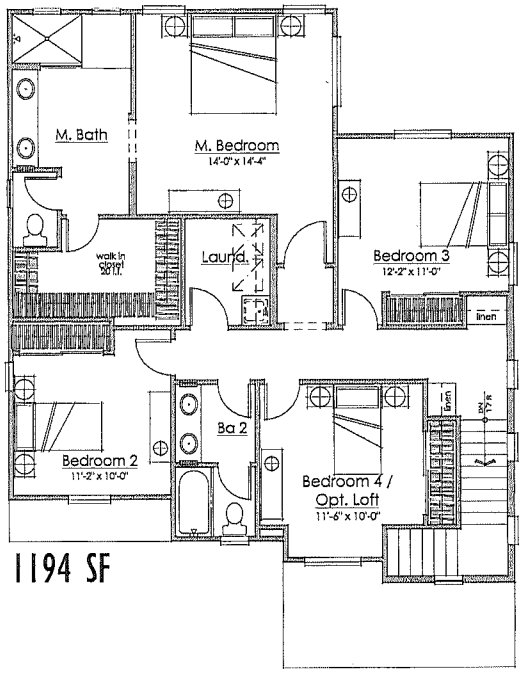
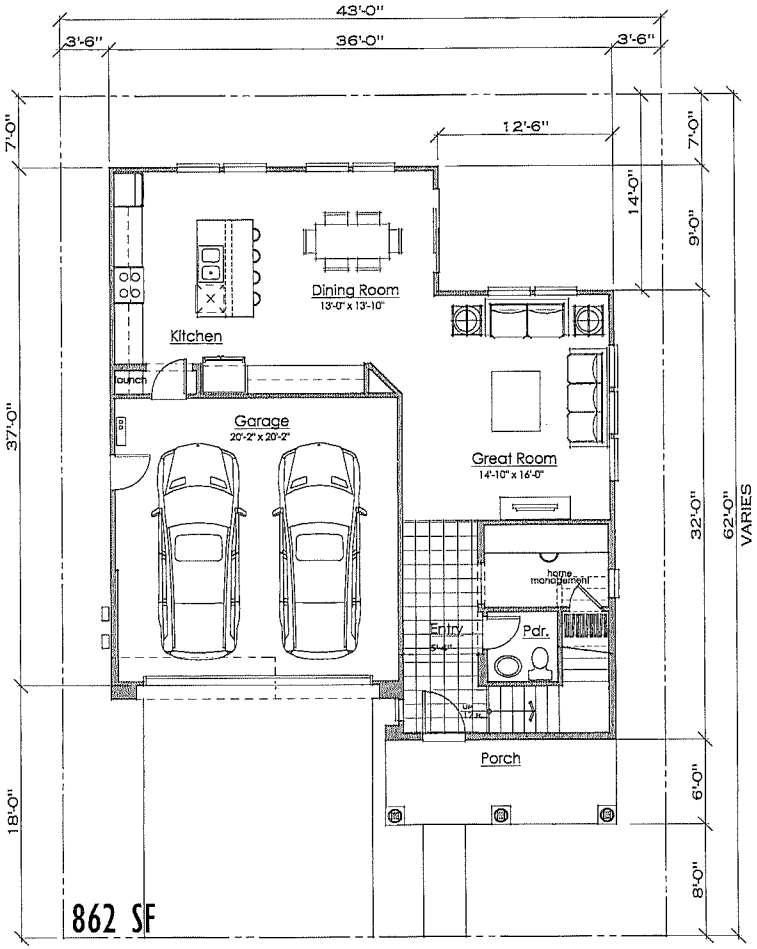


Optional Loft



1194 SF



862 SF

A.13

Classics at Newark - Type I Interior Lots

PLAN I 3 - 2,056 Square Feet

A3.0

Classic Communities

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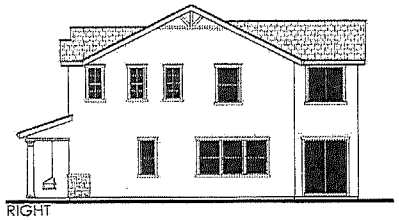
ELEVATION '3A'



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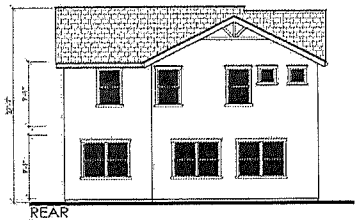

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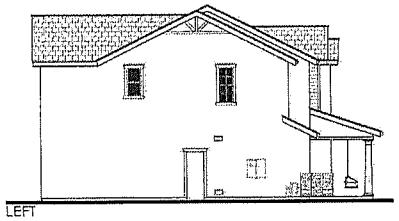

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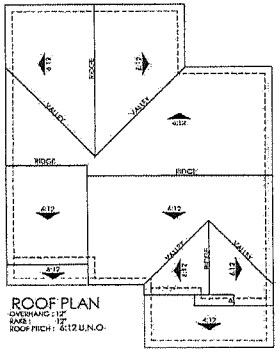

A,14

A3.1

Classics at Newark - Type 1 Interior Lots

Classic Communities

Elevation 1 3A

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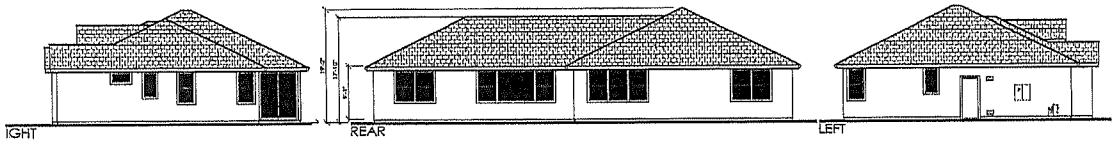
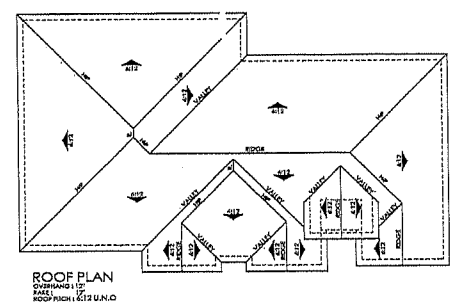
ELEVATION '1B'

ELEVATION '1C'





Classics at Newark - Type 2 Frontage Lots

Classic Communities

ELEVATION F1B & F1C

A1.2

Newark , Ca.

10.20.2014

REVISED: 10.30.2014

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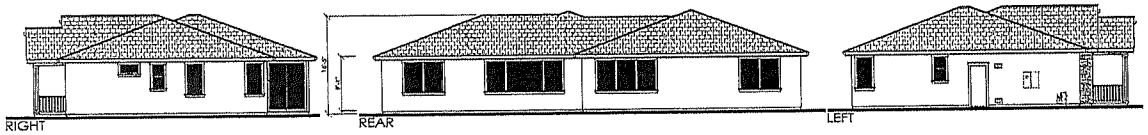
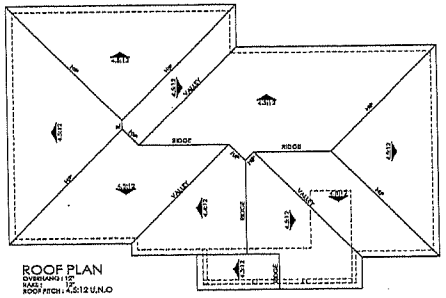
A, 15

ELEVATION '1A'





Classics at Newark - Type 2 Frontage Lots

Classic Communities

ELEVATION F1A

A1.1

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10.23.2014

REVISED: 10.30.2014

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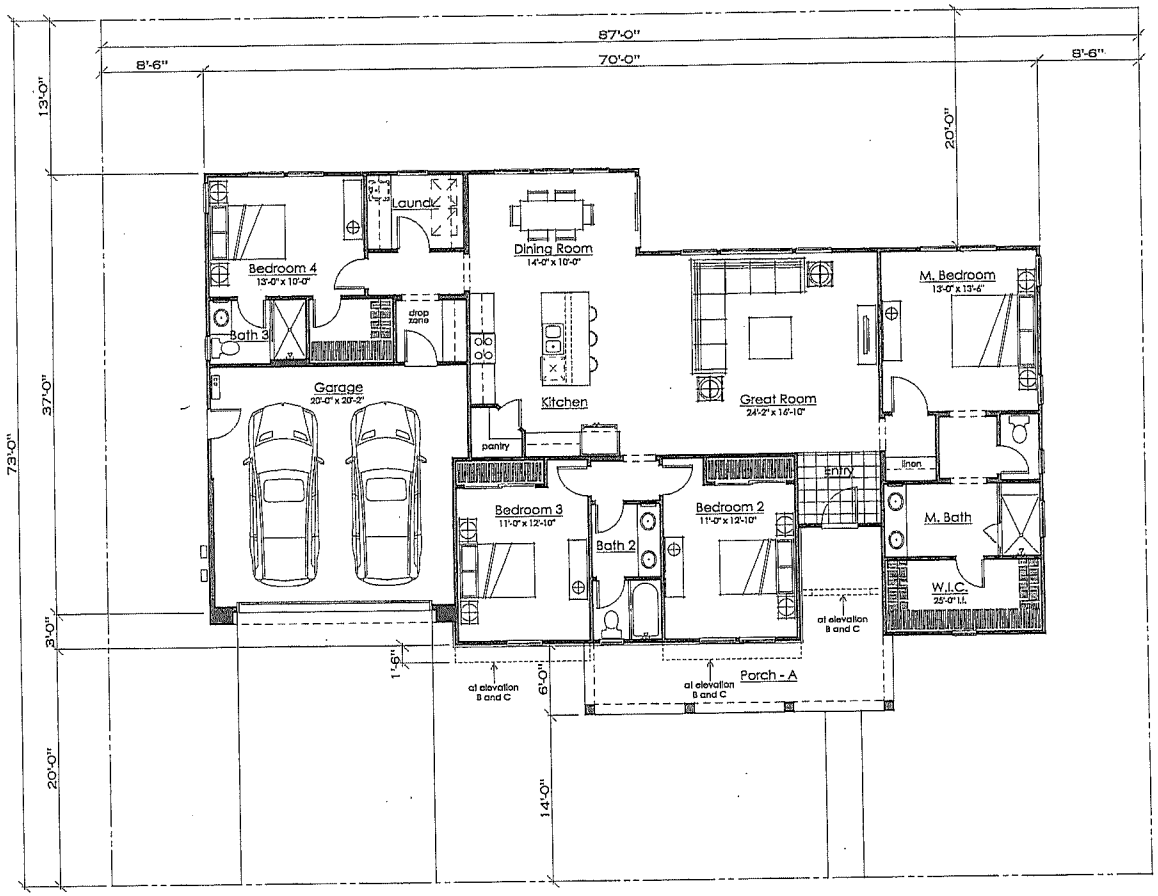
A.16



Classics at Newark - Type 2 Frontage Lots

Classic Communities

PLAN F1 - 2,000 Square Feet

A1.0

Newark , Ca.

10.23.2014

REVISED: 10.30.2014

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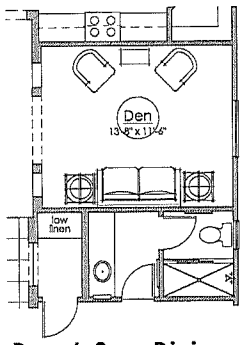
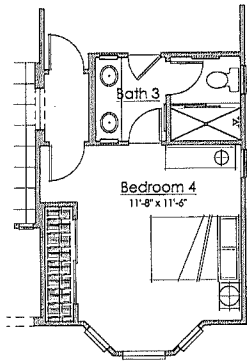
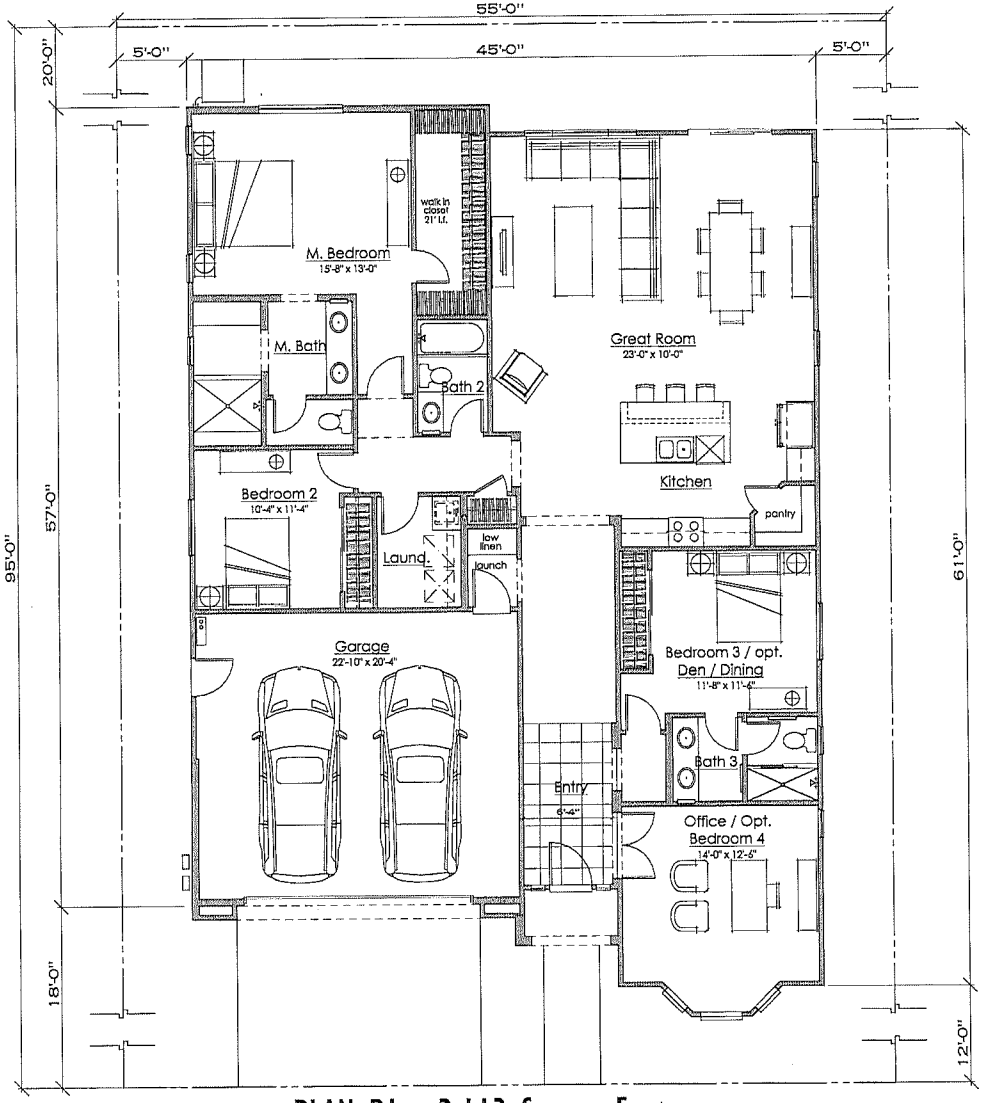
A,17



Den / Opt. Dining



Opt. Bedroom 4



PLAN P1 - 2,113 Square Feet

A1.0

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

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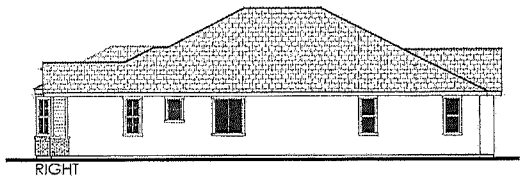
A,18

ELEVATION '1A'



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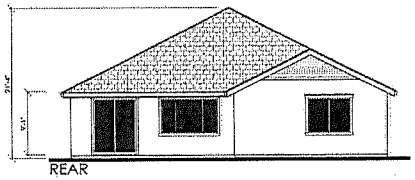

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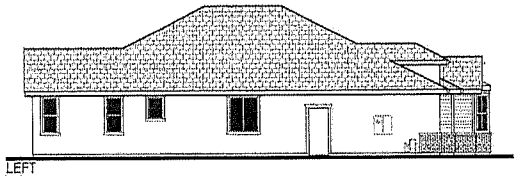

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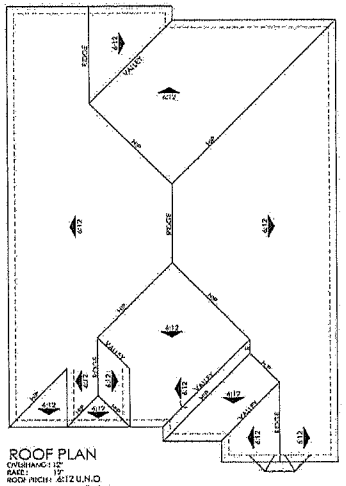

ROOF PLAN

A.19

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1A

Newark , Ca.

KTGY # 2014-0110

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A1.1

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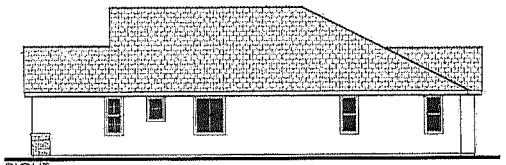
ELEVATION '1B'



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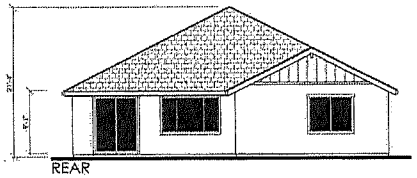

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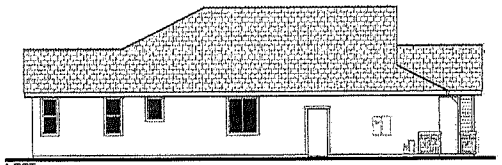

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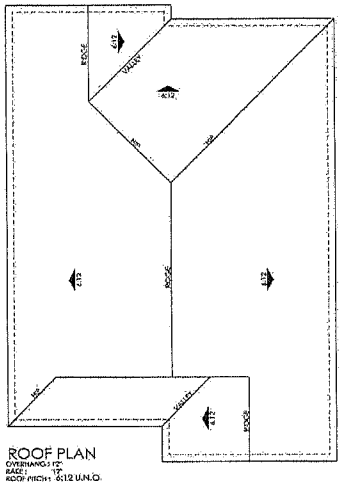

ROOF PLAN
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O.

A,20 A1.2

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1B

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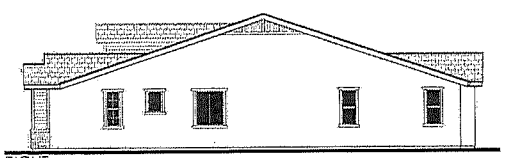
ELEVATION '1C'



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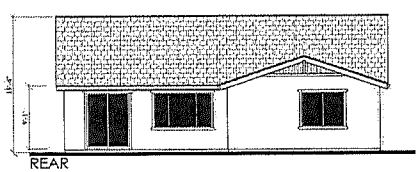

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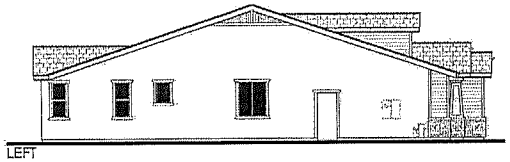

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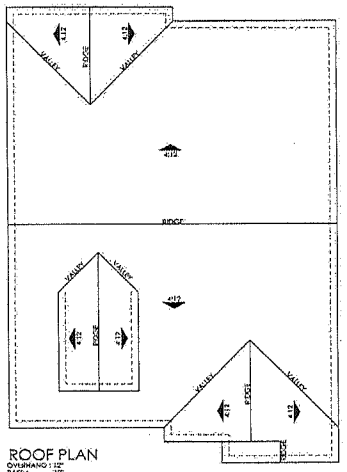

ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O.

A,21 A1.3

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P1C

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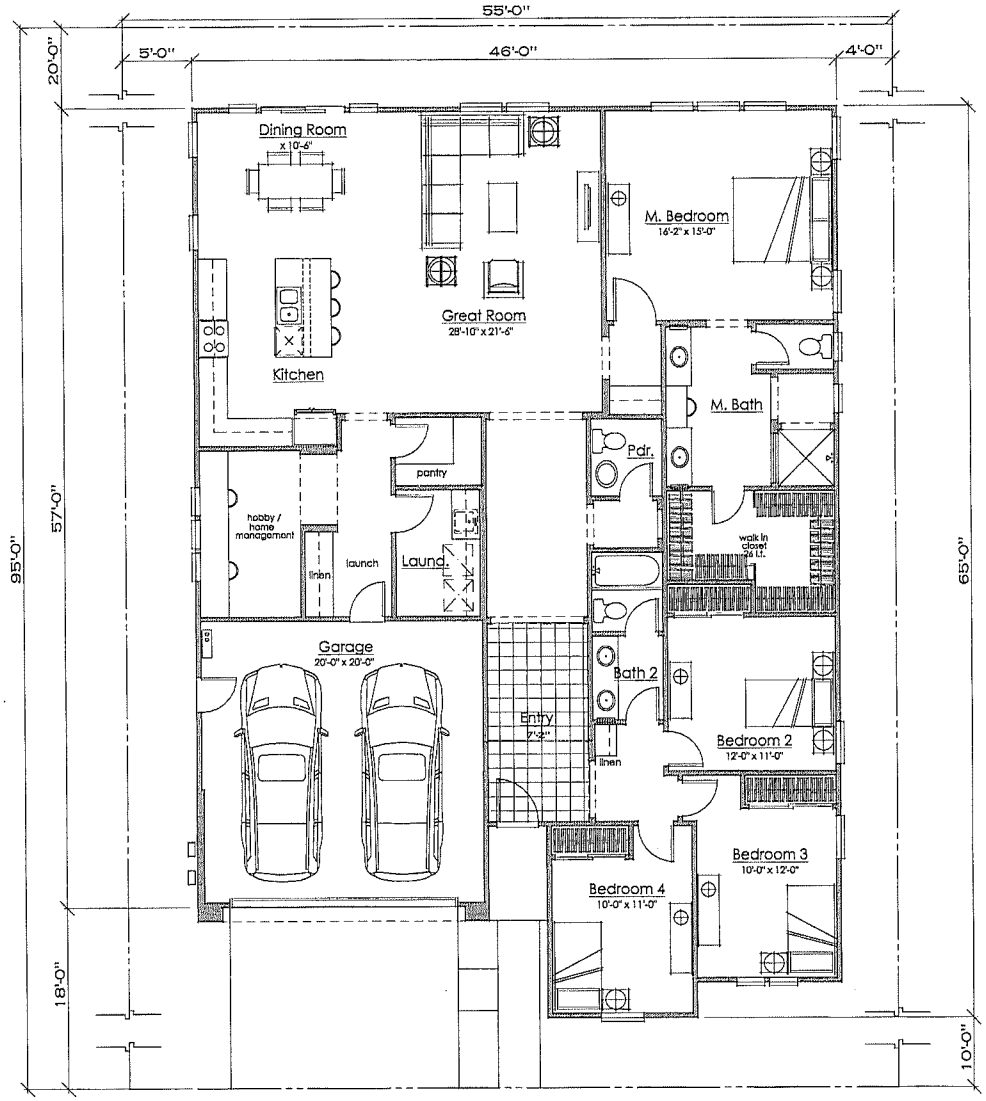

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

PLAN P2 - 2,322 Square Feet

A2.0

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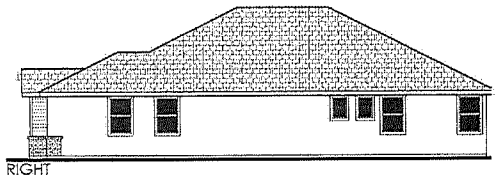
A,22

ELEVATION '2A'



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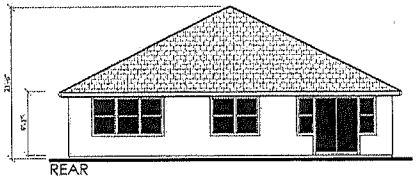

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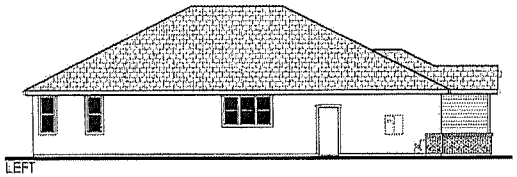

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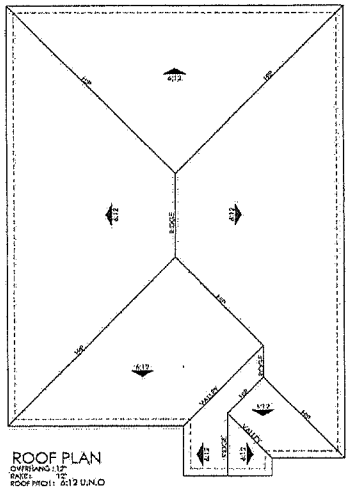

ROOF PLAN

A,23

A2.1

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2A

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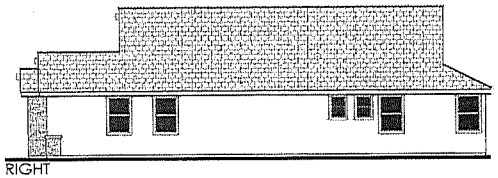
ELEVATION '2B'



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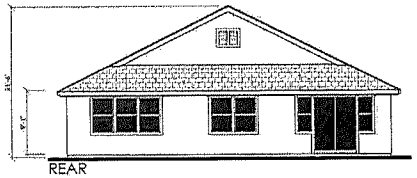

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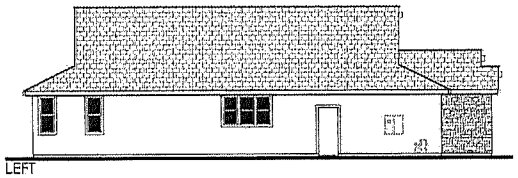

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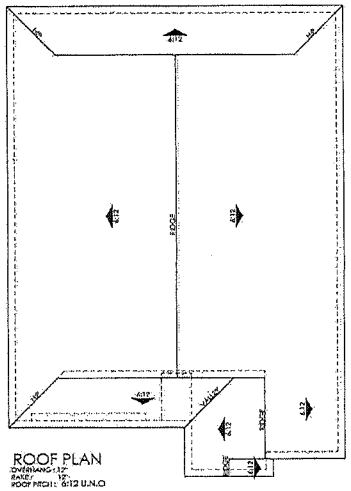

ROOF PLAN

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2B

A,24

A2.2

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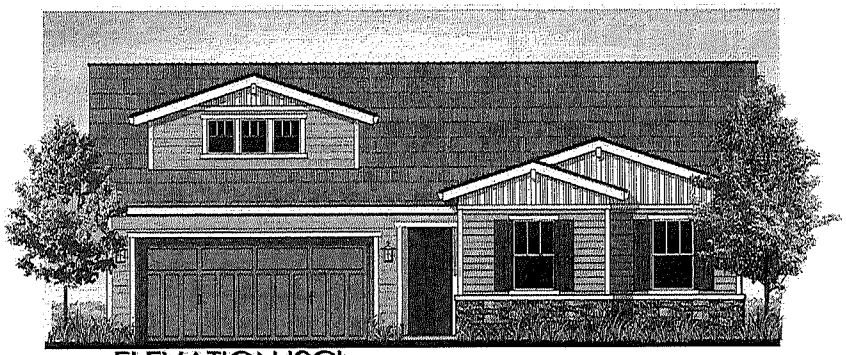
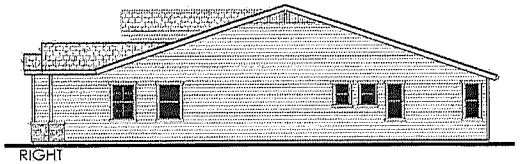


ELEVATION '2C'



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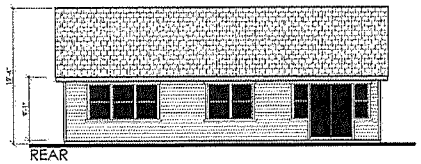

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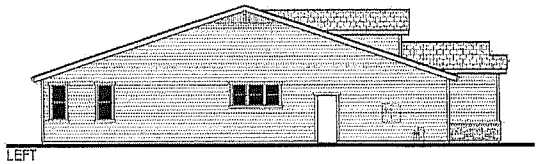

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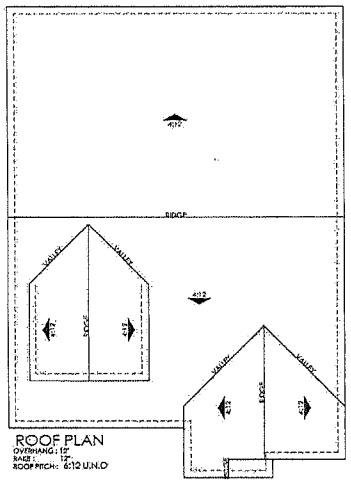

ROOF PLAN
OVERHANG: 15"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O

A,25

A2.3

Classics at Newark - Type 3 Perimeter Lots

Classic Communities

ELEVATION P2C

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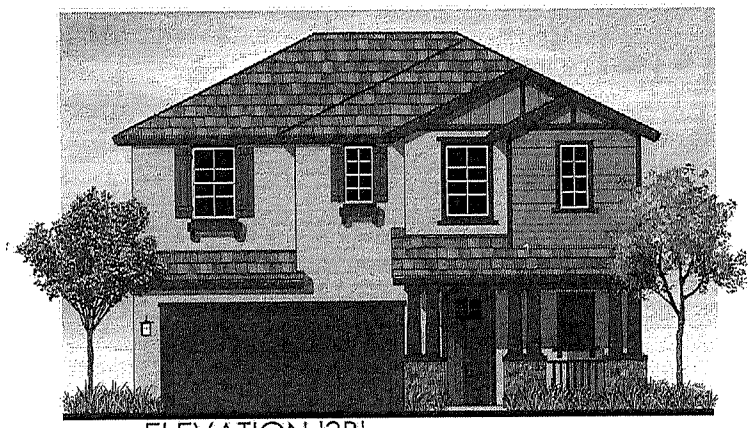
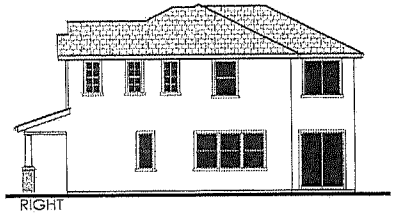


ELEVATION '3B'



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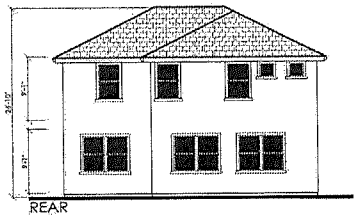

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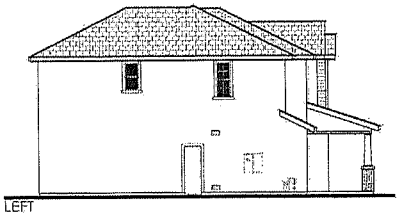

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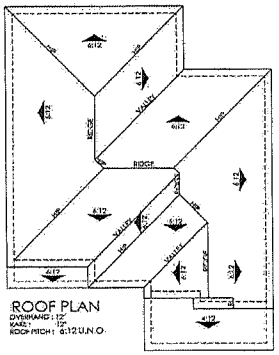


ROOF PLAN

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 3B

Newark , Ca.

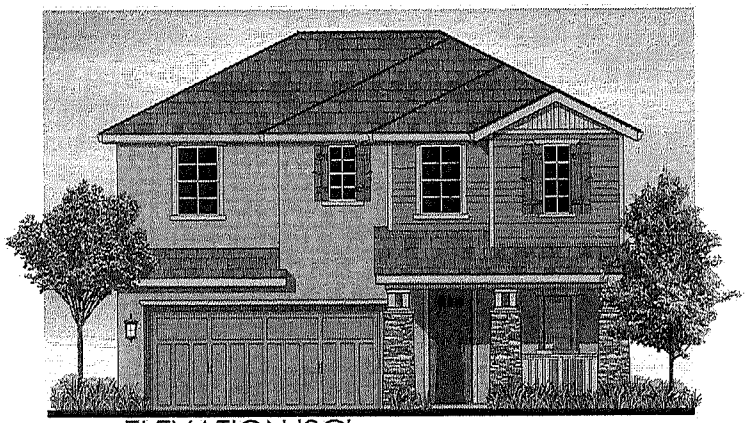
KTGY # 20144110

8.27.2014

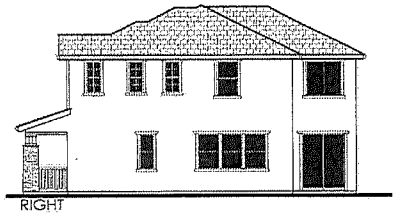
A,26

A3.2

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



ELEVATION '3C'



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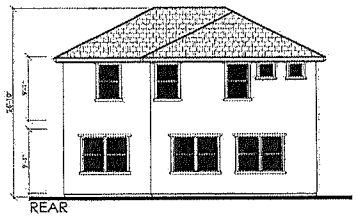

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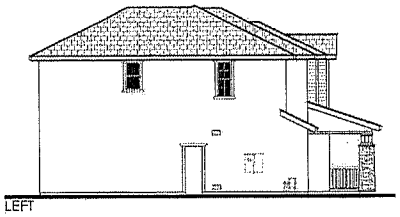

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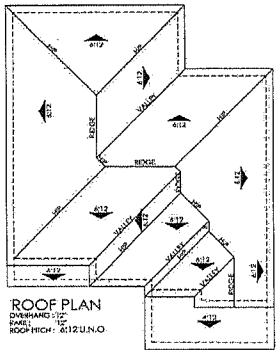

ROOF PLAN

Classics at Newark - Type I Interior Lots

Classic Communities

Elevation I 3C

Newark , Ca.

KTGY # 2014-0110

8.27.2014

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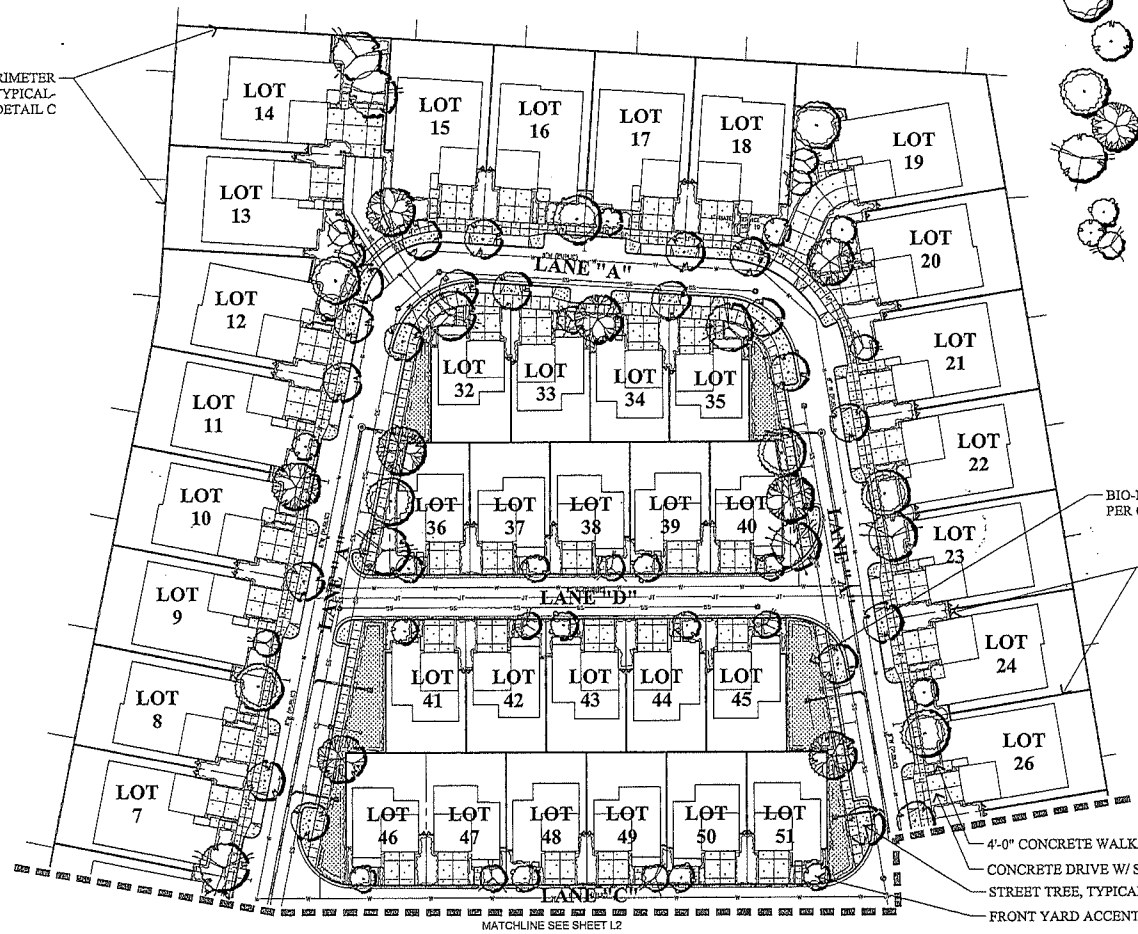
A3.3

KTGY Group Inc.
Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME		
STREET TREES - RUSCHIN DRIVE			
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
STREET TREES - LANE 'A' RIGHT-OF-WAY			
CELTIS SINENSIS	COMMON HACKBERRY	24" BOX	LOW
STREET TREES			
ACER RUBRUM	RED MAPLE	24" BOX	MEDIUM
FRAXINUS A. 'AUTUMN PURPLE'	ASH	24" BOX	MEDIUM
NYSSA SYLVATICA	SOURGUM	24" BOX	MEDIUM
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
PYRUS C. 'BRADFORD'	BRADFORD PEAR	24" BOX	MEDIUM
QUERCUS SHUMARDII	SHUMARD OAK	24" BOX	MEDIUM
FRONT YARD ACCENT TREES			
ACER P. 'BLOODGOOD'	RED JAPANESE MAPLE	15 GALLON	MEDIUM
CERCIS C. 'FOREST PANSY'	WESTERN REDBUD	15 GALLON	MEDIUM
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
LAURUS NOBILIS	GRECIAN LAUREL	15 GALLON	LOW
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
MAGNOLA STELLATA	STAR MAGNOLIA	15 GALLON	MEDIUM
OLEA EUROPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS SARGENTII	SARGENT CHERRY	15 GALLON	MEDIUM
PYRUS KAWAKAMII	EVERGREEN PEAR	15 GALLON	MEDIUM
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GALLON	MEDIUM
VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

A.28

CLASSIC COMMUNITIES, INC.

Classics at Newark

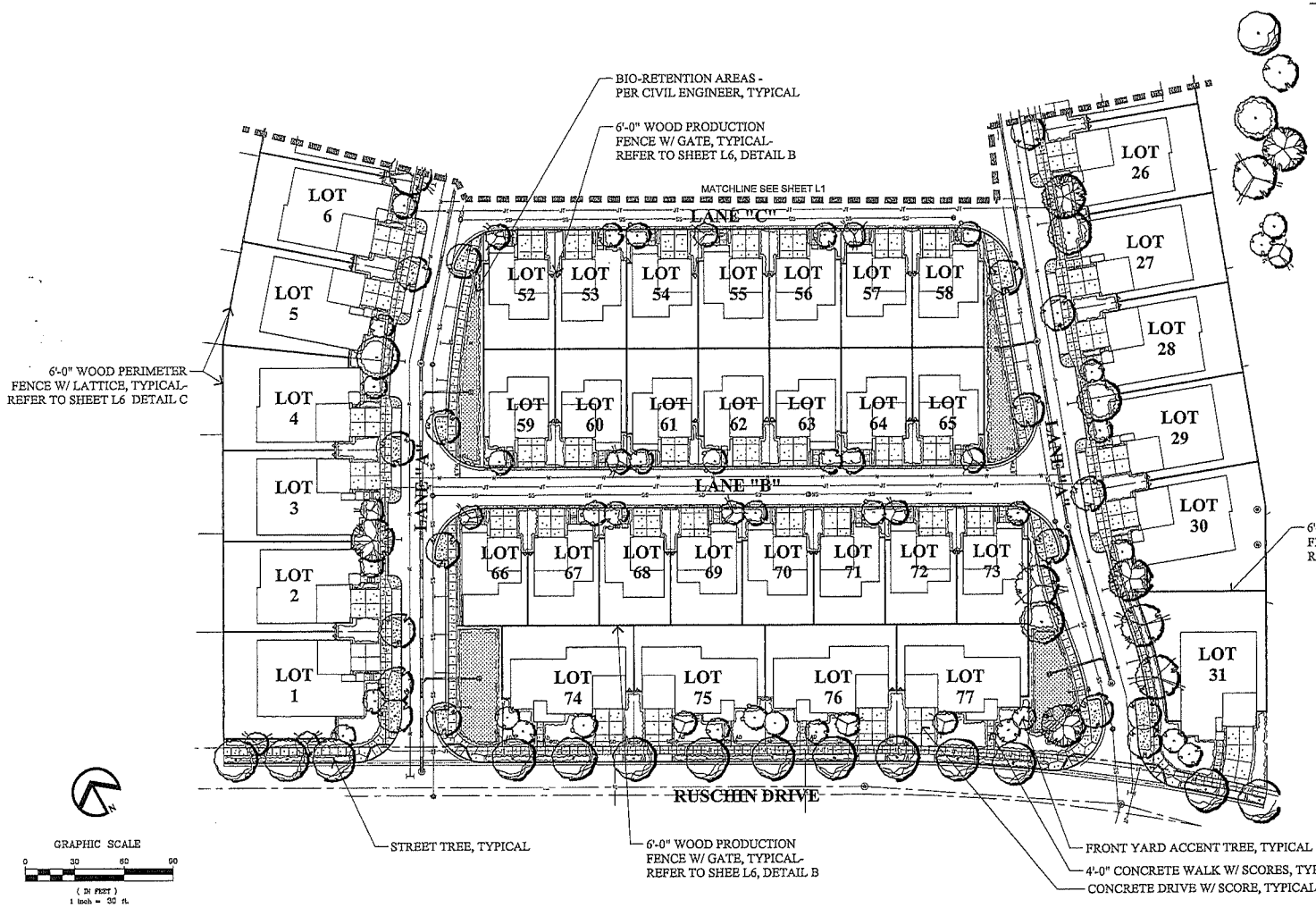
Newark, California

October 24, 2014

L1

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Landscape Site Plan



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VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW

A29

RIPLEY DESIGN GROUP
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LAND PLANNING
1615 BONANZA STREET
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

CLASSIC COMMUNITIES, INC.

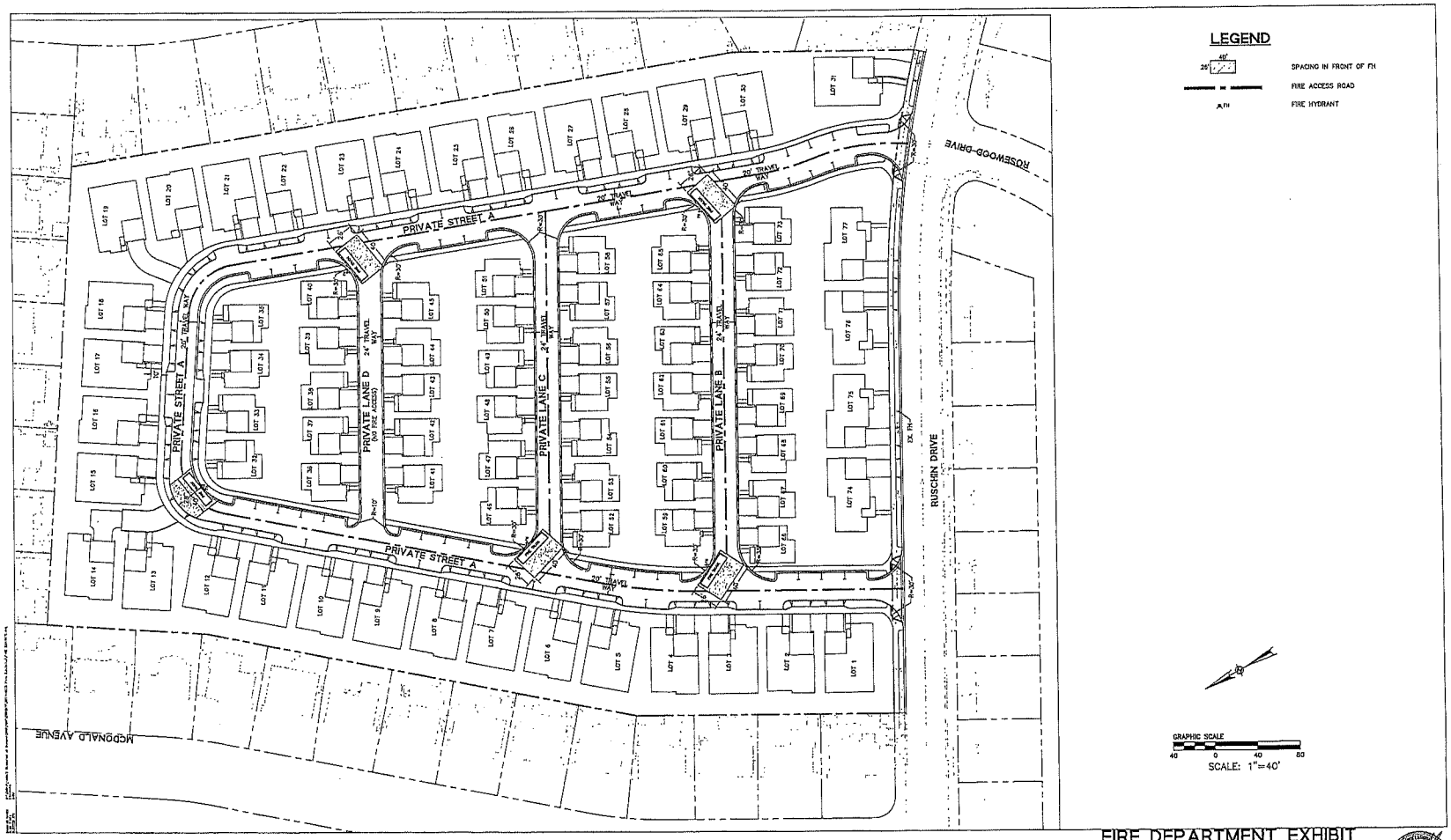
Preliminary Landscape Site Plan

Classics at Newark

Newark, California

October 24, 2014

L2



FIRE DEPARTMENT EXHIBIT

NOVEMBER 12, 2014 BKF Project No: 20148012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

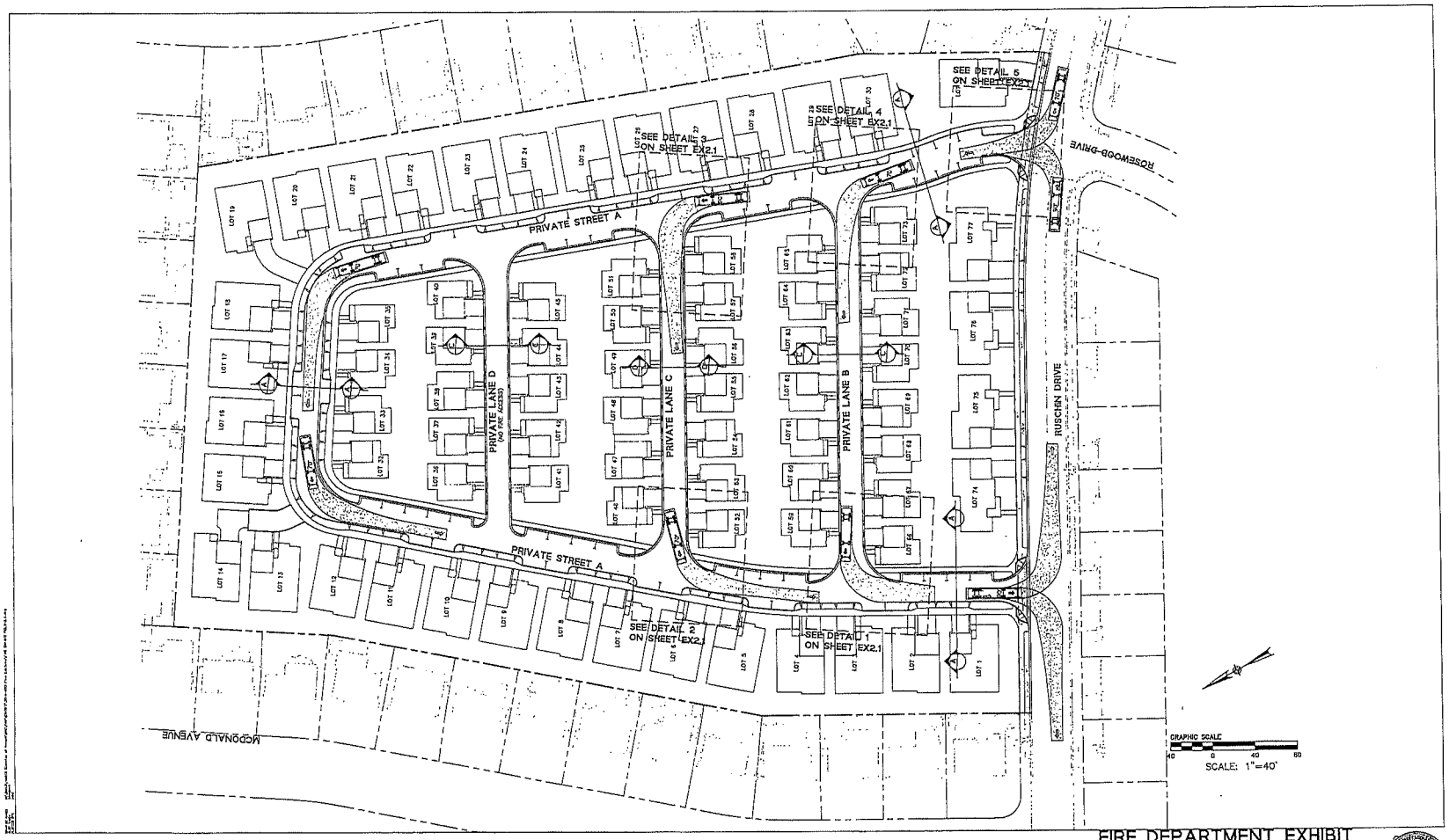
CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX1.0

A.30



FIRE DEPARTMENT EXHIBIT

NOVEMBER 18, 2014 BKF Project No: 20146012

BKF

1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX2.0

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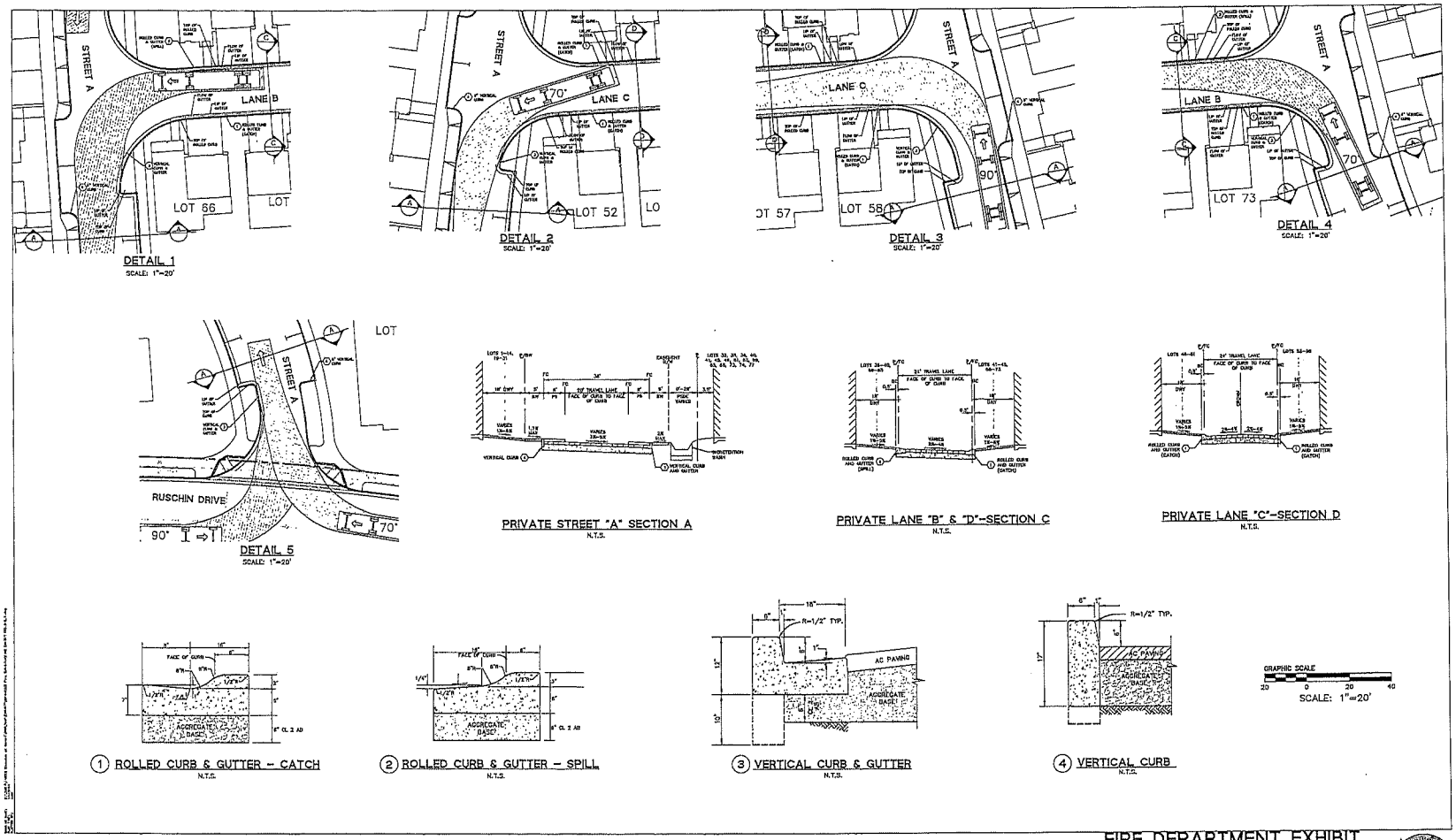


FIRE DEPARTMENT EXHIBIT
NOVEMBER 18, 2014 BKF Project No: 20146012

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

BKF
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

EX2.1

A.32

FIRE DEPARTMENT EXHIBIT

NOVEMBER 18, 2014 BKF Project No: 20148012

BKF

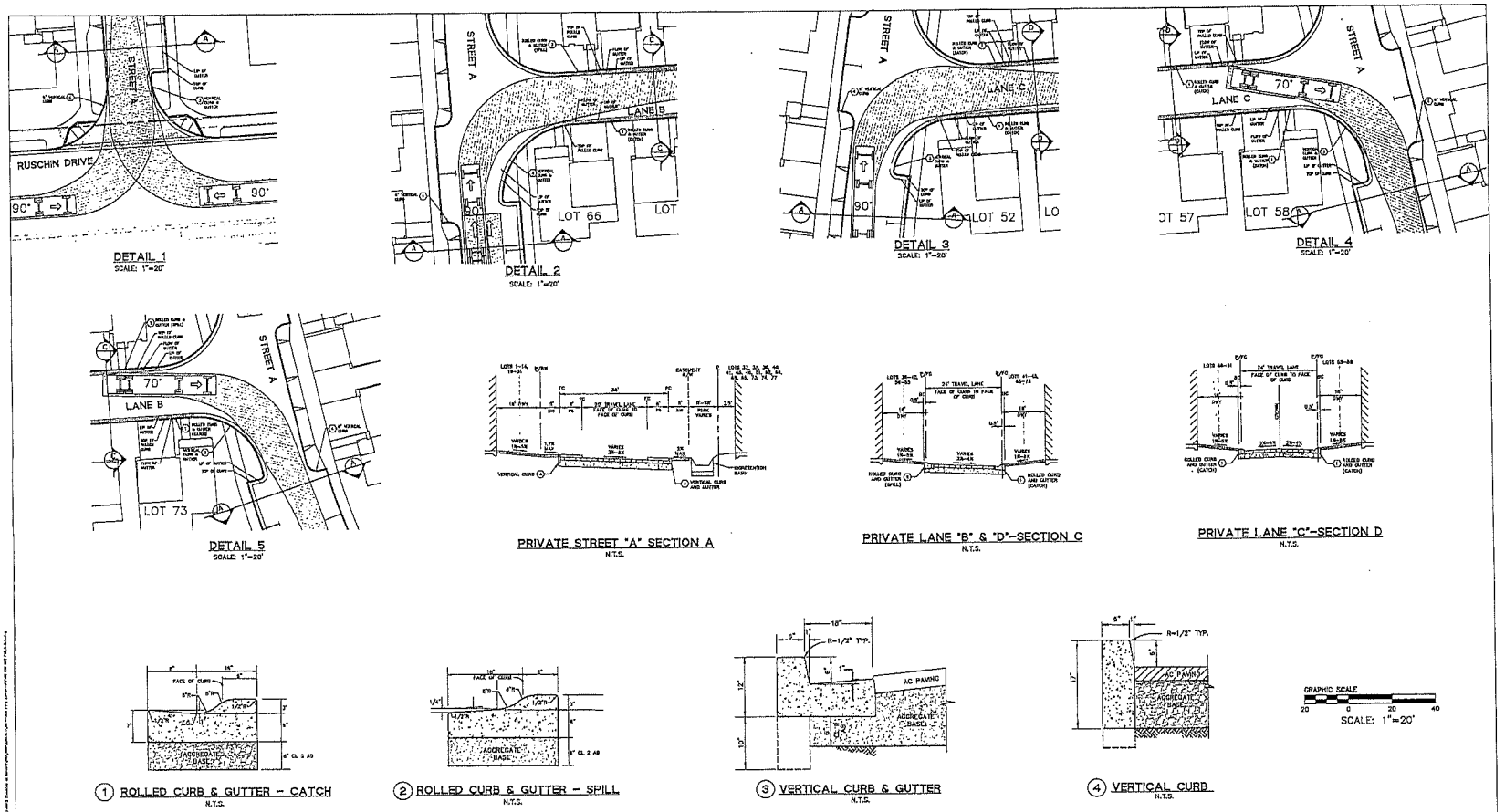
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212 NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX3.0

A.33



FIRE DEPARTMENT EXHIBIT

NOVEMBER 18, 2014 BKF Project No: 20146012

BKF

1550 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT NEWARK, TRACT 8212

NEWARK, CALIFORNIA

CLASSIC COMMUNITIES

EX3.1

A,34

PLANNING COMMISSION ACTIONS

(RZ-14-40)

RESOLUTION NO. 1894

RESOLUTION RECOMMENDING THE AMENDMENT OF TITLE 17 OF THE NEWARK MUNICIPAL CODE BEING THE CITY OF NEWARK ZONING ORDINANCE BY CHANGING THE ZONING OF A SPECIFIED AREA IN THE CITY OF NEWARK

WHEREAS, Classic Communities has made an application to the Planning Commission of the City of Newark to consider the amendment (RZ-14-40) to Title 17 (Zoning) of the Newark Municipal Code and the Official Zoning Map, by rezoning property described as follows:

All that portion of real property shown on Vesting Tentative Map 8212 in the City of Newark, County of Alameda, State of California as shown on Exhibit A, attached hereto and incorporated herein by reference.

PURSUANT to Municipal Code Section 17.80.050, a public hearing notice was published in the Argus on January 2, 2015, and mailed as required, and the Planning Commission held a public hearing on said application at 7:30 p.m. on January 13, 2015 at the City Administration Building, 37101 Newark Boulevard, Newark, California.

NOW, THEREFORE, the Planning Commission, based on the evidence and oral and written testimony presented at public hearings, and based on all the information contained in the Community Development Department's files on the project, including, but not limited to, the Initial Study/Mitigated Negative Declaration, the Planning Commission's staff report, does resolve:

a. That the Planning Commission recommends that the Newark City Council amend Title 17 (Zoning) of the Newark Municipal code and Section 17.44.010 "Zoning Map" thereof, being the City of Newark Zoning Ordinance and Official Zoning Map, by rezoning the portion of property shown on Vesting Tentative Map 8212 from R6000 (Single Family Residential) to LDR-FBC (Low Density Residential-Form Based Code); and

b. That the Planning Commission has reviewed said zoning and finds it consistent and compatible with the objective, policies, general land uses, and the programs of Newark's General Plan, necessary and desirable to achieve the purposes of the ordinance and proper, fair, and for the best interest of the health, safety, and general welfare of the City of Newark; and

c. That a copy of the minutes be forwarded to the City Council as a summary of the hearing.

This resolution was introduced at the Planning Commission's January 13, 2015, meeting by Commissioner Bridges, seconded by Commissioner Nillo, and passed as follows:

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

NOES: None.

ABSENT: Drews.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/William Fitts
WILLIAM FITTS, Chairperson

RESOLUTION NO. 1895

RESOLUTION RECOMMENDING APPROVAL OF P-14-41, A PLANNED UNIT DEVELOPMENT, AND U-14-42, A CONDITIONAL USE PERMIT, FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

WHEREAS, Classic Communities has filed with the Planning Commission of the City of Newark an application for a Planned Unit Development and a Conditional Use Permit for a 77 lot single-family residential subdivision at 36120 Ruschin Drive; and

PURSUANT to Municipal Code Section 17.72.060, a public hearing notice was published in The Argus on January 2, 2015 and mailed as required, and the Planning Commission held a public hearing on said application at 7:30 p.m. on January 13, 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 the proposed location of the planned unit development is in accord with the objectives of the zoning title and the purposes of the district in which the site is located;

2. That the proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

3. That the standards of 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 produce an environment of stable and desirable character consistent with the objectives of the zoning title;

4. That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;

5. That the combination of different dwelling types and/or the 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 the proposed location of the conditional use is in accord with the purposes of the zoning title and the purposes of the district in which the site is located.

7. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

8. That the proposed conditional use will comply with each of the applicable provisions of Chapter 17.72 (Use Permits).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby recommend the City Council approve this application as shown on Exhibit A, pages 1 through 34, subject to compliance with the following conditions:

Planning Division

a. Upon approval of this resolution by the City Council, conditional use permit U-60-4 shall be revoked.

b. Approval of TM-14-43, Vesting Tentative Map 8212, shall be effective at such time RZ-14-40, the Rezoning of the property within the boundary of Vesting Tentative Map 8212, takes effect.

c. The project shall be subject to the environmental mitigation measures as described in the Initial Study/Mitigated Negative Declaration prepared for this project.

d. Vesting Tentative Map 8212 Lots 1 through 31 and lots 74 through 77 shall be restricted to a single-story structure as shown on the approved plans. This deed restriction shall be recorded with the County of Alameda and copies provided to the City.

e. 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.

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

g. 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.

h. 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.

i. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti free.

j. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.

k. Prior to the issuance of a building permit, the elevations as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials.

l. Prior to the issuance of a building permit, the floor plans as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council.

m. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.

n. Prior to the issuance of a building permit, the 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.

o. Prior to issuance of a grading permit, the developer shall hire a qualified biologist to: (1) determine if occupied Burrowing Owl habitat(s) exist on the site, and (2) implement a plan to protect the owls and to excavate the site around any active burrows using hand tools to assure that the owls are not buried during grading in the event Burrowing Owl habitat(s) is found on the site. The occupied Burrowing Owl habitat(s), if found, shall not be disturbed during the nesting season. The Burrowing Owl study shall be conducted not more than 30 days prior to the time site grading activities will commence.

p. 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.

q. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.

r. Prior to final inspection and utility release for each unit, the developer shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director.

s. 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.

t. 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).

u. During project construction, if historic, archeological or Native American materials or artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.

v. Prior to issuance of a demolition permit, the developer shall employ a pest control firm to remove all pests and rodents from existing structures.

Engineering Division

w. The developer shall obtain approval of a vesting tentative map and final tract map for the proposed residential development, filed in accordance with the State Subdivision Map Act and the City of Newark Subdivision Ordinance. The final map shall designate and/or dedicate emergency vehicle access easements, private vehicle access ways, and all necessary public utility easements over all common areas of the project. The final map must be approved prior to the issuance of any building permits.

x. The project shall conform to the approved vesting tentative map and all conditions of approval set forth herein. Approval of the vesting tentative map shall expire according to the provisions of the State Subdivision Map Act and any amendments thereto and applicable provisions of the Newark Municipal Code. The vesting tentative map provides a preliminary design for the infrastructure improvements associated with the proposed residential subdivision. The developer shall be responsible for any required changes to this preliminary design as determined necessary by the City of Newark to satisfy applicable design requirements of the City or any other public agencies or utilities with jurisdictional authority.

y. Prior to approval of the final map, the developer shall guarantee all necessary street improvements adjoining the development as required by the City of Newark Subdivision Ordinance and in accordance with tract improvement plans to be approved by the City Engineer. Improvement plans for on-site common areas in the development, including, but not necessarily limited to all private street areas, underground utilities, storm drain system improvements, common area storm water bio-treatment improvements, in-tract lighting, perimeter walls and fences, and public landscape areas shall be included with the tract improvement plans to ensure that the improvements are designed and constructed to City standards. Off-site improvements include, but are not necessarily limited to City standard driveways, curb ramps, 5-foot wide sidewalk along the Ruschin Drive frontage, street lighting, fire hydrants, landscape and irrigation facilities, utility connections, pavement overlays on the adjoining street, ADA facilities, repair of existing damaged public improvements, signage, traffic signal installations or modifications as warranted or determined necessary as mitigation measures, and any necessary pavement striping modifications required by the City Engineer. All such on-site and off-site improvements shall be considered in determination of the tract improvement plan set review and inspection fees for the subdivision. Additional or alternative improvements may be required based on the recommendations and/or mitigation measures associated with the traffic analysis for this project. Improvement plans must be prepared by a qualified person licensed by the State of California to do such work.

z. Concurrent with approval of the final map, the developer shall effectuate the removal of any existing easements encumbering the property that conflict with areas proposed for improvement. Elimination or modification of existing easements on the site requires the approval from the respective utility district or company and the City of Newark. The final maps\ shall dedicate emergency vehicle access, private vehicle access ways, open space/recreational easements and public utility easements over all common areas of the project covered by this conditional use permit and planned unit development.

aa. This site is subject to the State of California National Pollutant Discharge Elimination System (NPDES) Program General Permit for Storm Water Discharges Associated with Construction Activity. Prior to issuance of a grading permit or a building permit, the developer needs to provide evidence that the proposed site development work is covered by said General Permit for Construction Activity. This will require confirmation that a Notice of Intent (NOI) and the applicable fee were received by the State Water Resources Control Board and the submittal of the required Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer. In addition the grading plans need to state: "All grading work shall be done in accordance with the Storm Water Pollution Prevention Plan prepared by the developer pursuant to the Notice of Intent on file with the State Water Resources Control Board."

bb. Prior to the issuance of a grading or any building permits for this project, the developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the review and approval of the City Engineer. The site specific plan shall include sufficient details to show how storm water quality will be protected during both: (1) the construction phase of the project and (2) the post-construction, operational phase of the project. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD) in the State of California. The

construction phase plan shall include Best Management Practices from the California Storm Water Quality Best Management Practices Handbook for Construction Activities. The specific storm water pollution prevention measures to be maintained by the contractor shall be printed on the plans. The operational phase plan shall include Best Management Practices appropriate to the uses conducted on the site to effectively prohibit the entry of pollutants into stormwater runoff from the project site including, but not limited to, low impact development stormwater treatment measures, trash and litter control, pavement sweeping, periodic storm water inlet cleaning, landscape controls for fertilizer and pesticide applications, labeling of storm water inlets with a permanent thermoplastic stencil with the wording "No Dumping - Drains to Bay," and other applicable practices.

cc. The project must be designed to include appropriate source control, site design, and stormwater treatment measures to prevent stormwater runoff pollutant discharges and increases in runoff flows from the site in accordance with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2009-0074, revised November 28, 2011, issued to the City of Newark by the Regional Water Quality Control Board, San Francisco Bay Region. Examples of source control and site design requirements include, but are not limited to: properly designed trash storage areas, sanitary sewer connections for all non-stormwater discharges such as fountains, swimming pools, trash compactors, interior floor drains within parking garages, minimization of impervious surfaces, and treatment of all runoff with Low Impact Development (LID) treatment measures. A properly engineered and maintained biotreatment system will only be allowed if it is infeasible to implement other LID measures such as harvesting and re-use, infiltration, or evapotranspiration. The stormwater treatment design shall be completed by a licensed civil engineer with sufficient experience in stormwater quality analysis and design. The design is subject to review by the Regional Water Quality Control Board. The developer shall modify the site design to satisfy all elements of Provision C.3 of the MRP to the satisfaction of the City Engineer, including biotreatment system sizing and design. The use of treatment controls for runoff requires the submittal of a Stormwater Treatment Measures Maintenance Agreement prior to the issuance of any Certificates of Occupancy.

dd. The site is subject to hydromodification management (HM) requirements stated in C.3.g of the MRP. This project shall incorporate site planning, sources control measures, and on-site structural controls to manage hydromodification impacts and comply with the requirements in Attachment B of the MRP. The Bay Area Hydrology Model (BAHM) shall be used to size the proposed flow duration controls. The proposed HM controls incorporated in the project shall include the treatment control design guidance for vector control included in the Alameda Countywide Clean Water Program's Vector Control Plan.

ee. All stormwater treatment measures and HM controls are subject to review and approval by the Alameda County Mosquito Abatement District. The developer shall modify the grading and drainage and stormwater treatment design as necessary to satisfy any imposed requirements from the District.

ff. The entire site shall be equipped with full trash capture devices approved by the Regional Water Quality Control Board – San Francisco Bay Region, for 100% trash capture at all on-site and adjoining off-site storm drain inlets. All on-site trash capture devices shall be permanently maintained by the homeowners association.

gg. The developer shall submit a grading and drainage plan for review and approval by the City Engineer and the Alameda County Flood Control and Water Conservation District. This plan must be based upon a City benchmark and needs to include pad and finish floor elevations of each proposed structure, proposed on-site property grades, proposed elevations at property line, and sufficient elevations on all adjacent properties to show existing drainage patterns. All on-site pavement and individual lots shall drain at a minimum of one percent. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

Hydrology and hydraulic calculations shall be submitted for review and approval by the City Engineer prior to approval of the final map. The calculations shall show that the City freeboard requirements will be satisfied (0.75 feet to grate or 1.25 feet to the top of curb under a 10-year storm duration).

hh. Where a grade differential of more than a 1-foot is created along the boundary parcel lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer. A sub-drain system shall be provided along the entire exterior tract boundary and connected to the in-tract storm drain system as a means to minimize the potential for any drainage issues on adjoining properties. A grading permit is required by the Building Inspection Division prior to starting site grading work.

ii. Prior to issuance of a building permit, the developer shall submit a pavement maintenance program for the drive aisles and parking areas on the project site. The maintenance program shall be signed by the property owner and the property owner shall follow the maintenance program at the City Engineer's direction.

jj. Any new utilities including, but not limited to, electric, telephone and cable television services shall be provided underground.

kk. Any proposed utility connections and/or underground work within structurally sound street pavement must be bored or jacked, unless otherwise approved by the City Engineer. Open street cuts will not be permitted across Ruschin Drive.

ll. The developer shall repair and/or replace any public and private improvements damaged as a result of construction activity to the satisfaction of the City Engineer and adjoining property owners.

mm. The developer shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction at the City Engineer's direction.

nn. The developer shall incorporate a Homeowner's Association consisting of all property owners of lots in the development at the time of incorporation and in the future for the purpose of owning and maintaining the association's property, including but not limited to all private streets and common drive aisles, parking areas, landscape areas, stormwater treatment areas, storm drain systems, public access areas, and for paying for security lighting, any common garbage collection services, any security patrol services, if provided, and other functions of a Homeowner's Association. All common areas within the development shall be owned and maintained by the Homeowner's Association. Each property owner shall automatically become a member of the association and shall be subject to a proportionate share of the maintenance expenses. The Homeowner's Association shall be incorporated prior to the sale of any individual lots and/or prior to acceptance of tract improvements, whichever occurs first. The CC&Rs shall prohibit the use of private streets as alternative routes to the in-tract public street system.

oo. Prior to City Council approval of any final maps, the bylaws governing the property owner's association and any declaration of covenants, conditions and restrictions (CC&Rs) filed for this development shall be reviewed and approved to the satisfaction of the Community Development Director and recommendations by the City Attorney. Said covenants, conditions and restrictions shall be prominently displayed in the project sales office at all times. Approval of the covenants, conditions and restrictions shall not make the City a party to enforcement of same. The CC&Rs shall apply equally to both owners and renters. The CC&Rs shall be written to require renters to comply with the regulations of the CC&Rs, and a copy of the CC&Rs shall be given to each renter. The CC&Rs shall be written to allow less than a majority of owners to have pavement or landscape maintenance done and the cost thereof assessed to all owners in the project. The CC&Rs shall include a pavement maintenance program for all private streets and common drive aisles.

pp. The Homeowner's Association CC&Rs shall prohibit the on-site parking of non-self-propelled recreational vehicles, including boats, and any self-propelled recreational vehicles not used for transportation unless separate storage facilities are provided. The CC&Rs shall regulate the provision of any on-site parking of self-propelled recreational vehicles used for transportation. The CC&Rs shall prohibit the on-site repair and washing of all motor vehicles.

qq. The CC&Rs for the project shall include a disclosure statement to all property owners indicating that the project site is located within a seismic hazard zone for liquefaction. The disclosure statement shall indicate that the buildings have been designed to current code requirements. The statement shall further indicate that the buildings, site improvements, and utilities are subject to damage during an earthquake and that the buildings may be uninhabitable after an earthquake. This CC&R disclosure statement is subject to review and approval of the City Engineer prior to final map approval.

rr. The developer shall also assist the Homeowner's Association by having a management consultant firm review the maintenance and operating functions of the association. The management consulting firm shall be responsible to prepare a written report with

recommendations to the association for managing the association's obligations and setting initial monthly assessment costs for each lot in the development. Membership and assessment cost shall be mandatory for all property owners of property in the development and shall run with the land. The developer shall pay all costs of incorporation and initial management review and reports.

ss. The Homeowner's Association shall be required to contract with a professional management firm to handle all necessary maintenance operations. Documentation of such contract shall be submitted to the City of Newark. All commonly owned facilities shall be properly maintained in a manner consistent with the CC&Rs and project requirements.

tt. The Homeowner's Association shall periodically provide educational materials on stormwater pollution prevention to all residents.

uu. Each buyer shall sign an acknowledgment that he/she has read the constitution and bylaws of the Homeowner's Association and the CC&Rs applied to the development.

vv. The developer shall provide a complete set of construction plans in electronic format and reproducible paper (mylar) format to the Homeowner's Association at the time of its formation.

ww. All new utilities including, but not limited to, electric and communication services shall be provided underground for all buildings in the development in accordance with the City of Newark Subdivision Standards. Electrical transformers shall be installed in underground vaults with an appropriate public utility easement or within the public right-of-way.

xx. Fire hydrants are to be located along public and private streets as determined by the Alameda County Fire Department.

yy. A streetlight plan and joint trench plan shall be submitted by the applicant with the first tract improvement plan check and approved prior to final map approval. LED lighting shall be utilized on all public and private streets and other common areas.

zz. On-site private street lanes are to be posted for "No Parking," except in those areas designed to accommodate guest parking, as shown on the tentative map.

aaa. Public Utility Easements (PUE), Water Line Easements (WLE), Storm Drain Easements (SDE), and Sanitary Sewer Easements (SSE) shall be dedicated over all private streets in the development. The PUE, WLE, SDE and SSE dedication statements on the final map shall state that the PUE, WLE, SDE and SSE are available for, but not limited to, the installation, access and maintenance of water supply sanitary and storm sewers, and gas, electrical, and communication facilities.

bbb. Emergency Vehicle Access Easements (EVAE) shall be dedicated over the full pavement width on all private streets in the development. The final easement geometry shall be subject to the approval of the City Engineer.

ccc. The developer shall request Pacific, Gas & Electric Co. to commence with the design of the underground utility improvements for the proposed development immediately following tentative map approval.

ddd. Street names and an addressing scheme shall be developed during the final map and improvement plan review process in accordance with the City of Newark's Street Numbering and Naming Ordinance (Chapter 12.12). Available street names will need to be determined. All addressing is based on the Alameda County grid pattern with streets running generally northerly and southerly having 5-digit addresses and streets running generally westerly and easterly having 4-digit addresses.

eee. The developer shall repair and/or replace any public improvements damaged as a result of construction activity to the satisfaction of the City Engineer.

fff. Prior to issuance of a Certificate of Occupancy or release of utilities for any residential units, private streets, common vehicle accessways and parking facilities serving said units shall be paved in accordance with the recommendation of a licensed engineer based on a minimum Traffic Index of 6.0. All private streets shall be constructed with a minimum asphalt concrete thickness of 0.30', and shall be constructed in two lifts unless otherwise approved by the City Engineer. The final lift shall not be placed until the majority of construction activity has been completed to the satisfaction of the City Engineer.

ggg. Prior to issuance of a Certificate of Occupancy or release of utilities for each dwelling unit, the on-site drive aisles and uncovered parking facilities shall be installed and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum slope of 1.0% for asphalt concrete surfaces and 0.3% for Portland cement concrete surfaces.

hhh. Prior to the issuance of any permits, any proposed permeable pavement design shall be based on a geotechnical engineer's recommendation and reviewed by the manufacturer or the National Ready Mixed Concrete Association (NRMCA). The developer shall submit documentation to the City confirming approval by the manufacturer or NRMCA and geotechnical engineer. The developer shall also ensure that the contractor hired to install the permeable pavement be certified by the NRMCA. Documentation that confirms certification shall be submitted directly to the City Engineer for review and approval.

iii. The developer shall provide all required paper and digital submittals of the project final map, tract improvements plans, and as-built plans as required by the City Engineer, including, but not necessarily limited to the following: (1) One full-size reproducible copy and one reduced reproducible copy of the approved tentative map; (2) Two electronic copies of the approved final map and improvement plans in a format approved by the City Engineer; (3) One full-size mylar copy and one reduced copy of the recorded final map; (4) One reproducible set and four blue-line or photocopied sets of the

approved tract improvement plans; (5) Two electronic copies and one mylar set of the as-built tract improvement plans. The City will require a digital submittal of all final maps and improvements plans. All CAD work must be prepared in a manner consistent with the Union Sanitary District's digital submittal requirements for layering conventions. This can be found on the web at: http://www.unionsanitary.com/digitalSubmittal.htm. Digital files submitted shall be based on accurate coordinate geometry calculations and the NAD83 State Plane Coordinate System (Zone III) and NGVD29 (USD requires NAVD88) as vertical datum. A deposit of $5,000 shall be provided by the developer to the City to ensure submittal of all required documents.

jjj. The developer shall provide as-built record drawings in both electronic format and on mylar paper based on full and complete review and inspection by the developer's project civil engineer, landscape architect, and other design professionals of all public improvements and all improvements on private streets and property included in the tract improvement plan set.

kkk. If any condition of the tentative tract map be declared invalid or unenforceable by a court of competent jurisdiction, this vesting tentative map shall terminate and be of no force and effect, at the election of the City Council on motion.

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

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

Landscape-Parks Division

nnn. The developer shall retain a licensed landscape architect to prepare working drawings for both off-site and on-site landscape plans in accordance with City of Newark requirements, the approved Conceptual Landscape Plan, and the State of California Model Water Efficient Landscape Ordinance. The landscape plans shall be included with the full tract improvement plan set. The associated Landscape Documentation Package must be approved by the City Engineer prior to the issuance of a building permit.

ooo. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to the issuance of a building permit, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.

ppp. The plant species identified for any proposed biotreatment measures are subject to final approval of the City Engineer.

qqq. All maintenance associated with the landscape-based stormwater treatment measures shall be the responsibility of the homeowners association. The developer shall enter into a Landscape Maintenance Agreement prior to approval of the final map. This agreement shall run with the land and be binding to the homeowners association as successors. Landscape maintenance of these areas by the City under the terms of the Agreement would occur only in the event that City Council deems the homeowners association's maintenance to be inadequate. Any project perimeter walls and adjoining landscape areas shall be included in a dedicated landscape easement to guarantee adequate maintenance of the walls. Any work other than routine maintenance, including but not necessarily limited to, tree removal, tree pruning, or changes to the approved planting palette shall be approved in advance by the City Engineer. All tree pruning shall be performed by or under the direction of a certified arborist.

rrr. Prior to installation by the developer, plant species, location, container size, quality, and quantity of all landscaping plants and materials shall be reviewed and approved by the City Engineer. Street trees shall be planted along the project frontage at 40 feet on-center. All plant replacements shall be to an equal or better standard than originally approved subject to approval by the City Engineer.

sss. The developer shall provide recommendations for rear-yard landscaping improvements to homeowners based on Bay Friendly Landscaping Guidelines and consistency with the California Model Water Efficient Landscape Ordinance. These recommendations shall be included in the project CC&Rs.

ttt. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.

uuu. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.

Building Inspection Division

vvv. Construction for this project, including site work and all structures, can occur only between the hours of 8:00 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.

www. Prior to the commencement of any demolition activities, the applicant shall conduct a lead and asbestos survey of the existing buildings. If any lead or asbestos is present the developer shall abate the lead and/or asbestos in compliance with state and local agency standards. A report shall be provided to the City Building Inspection Division certifying abatement has been completed prior to the issuance of a demolition permit.

xxx. As per Chapter 15.09.020.F of the Newark Municipal Code, each dwelling shall be equipped with a fully automatic fire sprinkler system in compliance with NFPA 13D.

General

yyy. 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.

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

aaaa. This Planned Unit Development and Conditional Use Permit shall be given a public hearing before the City Council for the Council's review and approval.

bbbb. 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.

cccc. 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.

This resolution was introduced at the Planning Commission's January 13, 2015, meeting by Commissioner Bridges, seconded by Commissioner Nillo, and passed as follows:

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

NOES: None.

ABSENT: Drews.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/William Fitts
WILLIAM FITTS, Chairperson

RESOLUTION NO. 1896

RESOLUTION OF THE CITY OF NEWARK PLANNING COMMISSION MAKING CERTAIN FINDINGS AND RECOMMENDING CITY COUNCIL APPROVAL OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR A 77 UNIT SINGLE-FAMILY SUBDIVISION ON THE FORMER RUSCHIN SCHOOL SITE (APN: 92A-775-46)

WHEREAS, the Classic Communities project ("Project"), consists of the construction of a 77 lot single family subdivision with associated parking, landscaping and extension of utility services; and

WHEREAS, the entitlements requested include a Planned Unit Development, Conditional Use Permit, Rezoning, and a Vesting Tentative Tract Map; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), a project level Initial Study and Mitigated Negative Declaration has been prepared for the Project, pursuant to Section 15070 *et seq.* of the CEQA Guidelines, to analyze and mitigate the Project's potentially significant environmental impacts; and

WHEREAS, through this study, it has been determined that the Project's potentially significant environmental impacts specifically relate to impacts associated with biological resources, cultural resources, air quality, and noise; and

WHEREAS, these potentially significant impacts can be mitigated to less than significant as shown in Section 2 of the Initial Study/Mitigated Negative Declaration; and

WHEREAS, a 20-day public review period for the Notice of Availability of the IS/MND was established beginning on August 28, 2014 and ending on September 17, 2014. Copies of the notice were transmitted, along with copies of the IS/MND, to local agencies/individuals concerned with the Project.

WHEREAS, as of the date of this resolution, January 13, 2015, comment letters have been received and have been addressed in the Initial Study/Mitigated Negative Declaration; and

WHEREAS, on January 13, 2015, the Planning Commission of the City of Newark conducted a duly noticed public hearing to consider the Initial Study and Mitigated Negative Declaration of environmental impact for the proposed Project, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the January 13, 2015 meeting related to the proposed Project.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Newark that it hereby recommends that City Council consider adopting the Initial Study and approving the Mitigated Negative Declaration of environmental impact for the Planned Unit Development and Conditional Use Permit, making the following findings:

1. The Initial Study and corresponding Mitigated Negative Declaration of environmental impact were released for public review and said mitigation measures contained within the same would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and;

2. There is no substantial evidence in light of the whole record before the City of Newark that the project may have a significant effect on the environment.

3. The Planning Commission has read and considered the Initial Study and the Mitigated Negative Declaration, and the comments thereon, and has determined the Initial Study and the Mitigated Negative Declaration reflect the independent judgment of the City and were prepared in accordance with CEQA.

4. The Initial Study and the Mitigated Negative Declaration (including any revisions developed under 14 C.C.R § 15070(b)), all documents referenced in the same, and the record of proceedings on which the Planning Commission's decision is based is are located at City Hall for the City of Newark, located at 37101 Newark Blvd, California, and is available for public review.

This resolution was introduced at the Planning Commission's January 13, 2015, meeting by Commissioner Bridges, seconded by Commissioner Nillo, and passed as follows:

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

NOES: None.

ABSENT: Drews.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/William Fitts
WILLIAM FITTS, Chairperson