





General Plan Areas 3 and 4 An Overview





History

- General Plan Update (GPU) 1992
- 1999 Land Use Vote “Measure C” 61.3% voted not to change the designation
- 2006 New Technology Park Associates (NTPA) begins SP process
- 2006 - Community Meeting
- Spring 2007 - Open House
- May 2007 - N.O.P
- November – Community Meeting
- February – Community Meeting/Planning Commission Workshop
- February 26 – Planning Commission Meeting



Process and Schedule

- Phase 1: Constraints Analysis, Fall 2007
- Phase 2: Development of Alternatives and Conceptual Plan, Spring 2008.
- Phase 3: Development of Specific Plan and Associated Environmental Impact Report (EIR), Summer 2008.



Constraints

- Traffic
- Hazardous Materials
- Habitat
- Wetlands
- Soil Stability
- Flood Protection





Wetland Delineation

- work verified by U.S. Army Corps of Engineers
- nothing was disclaimed (SWANCC/Rapanos)
- wrecking yard basins/landscape irrigation areas



USACE jurisdiction under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act for the Newark Areas 3 and 4 Site located in Newark, Alameda County, California.

The jurisdictional waters of the U.S. and wetlands within the project area boundary are accurately depicted on this map.

File No. 2006- 400075S Date: October 10, 2007
MDA



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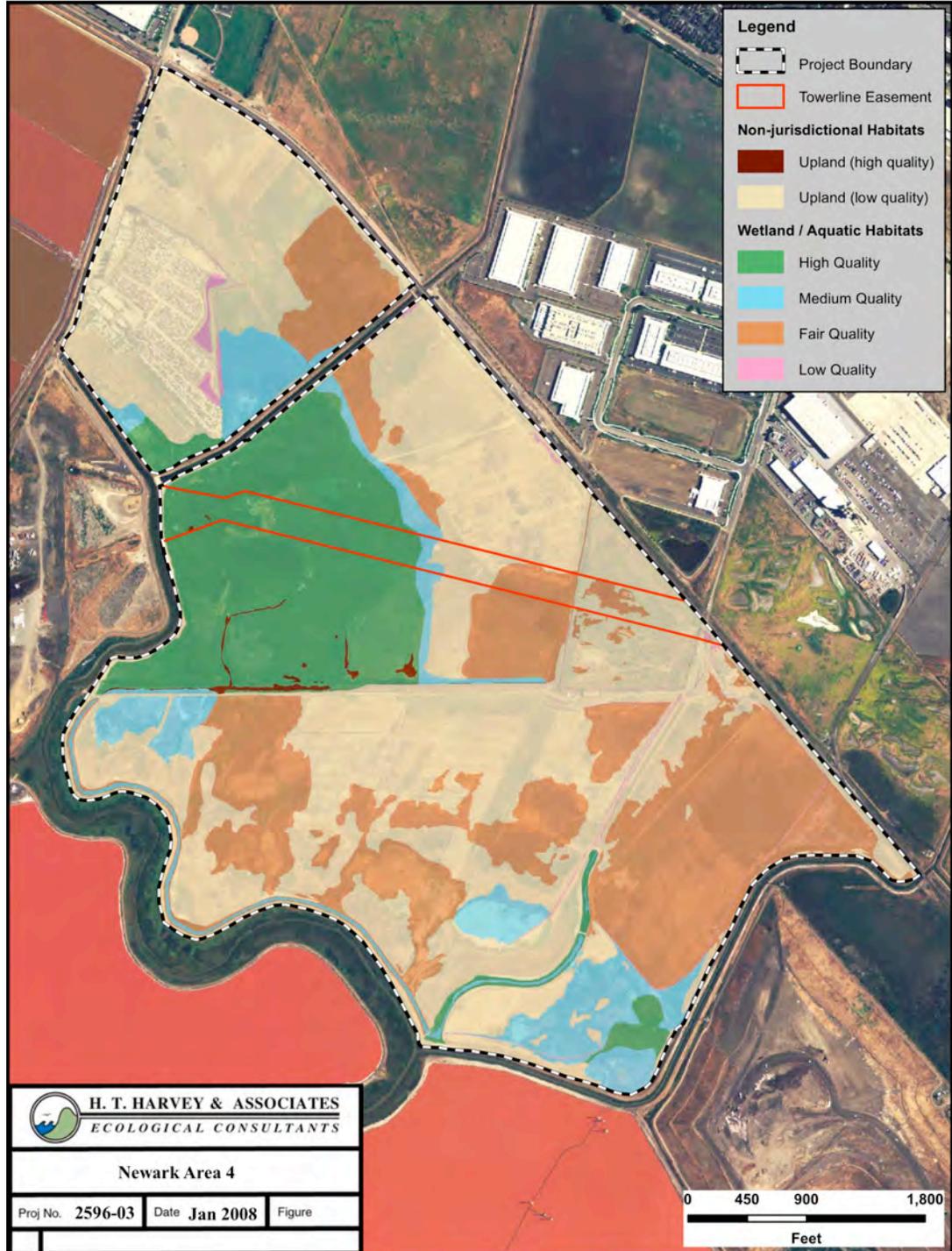
Newark Areas 3 & 4:
ID of Waters of the U.S.

Proj No. 2596-03	Date August 2007	Figure 6
SM	N:\Projects\2596-03\Figure 5 ID of Waters_ESize.mxd	





Wetland Quality



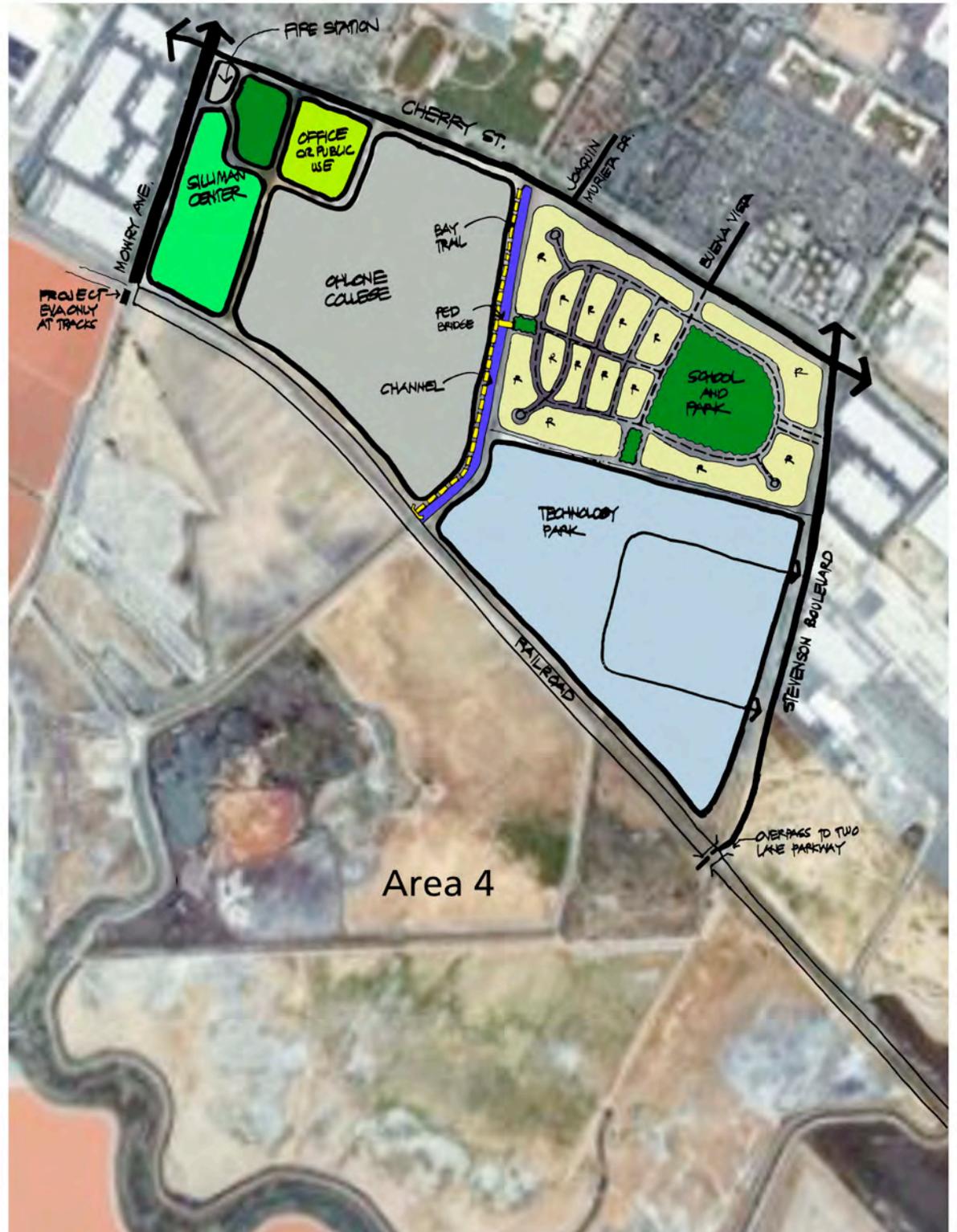


Concept Plans





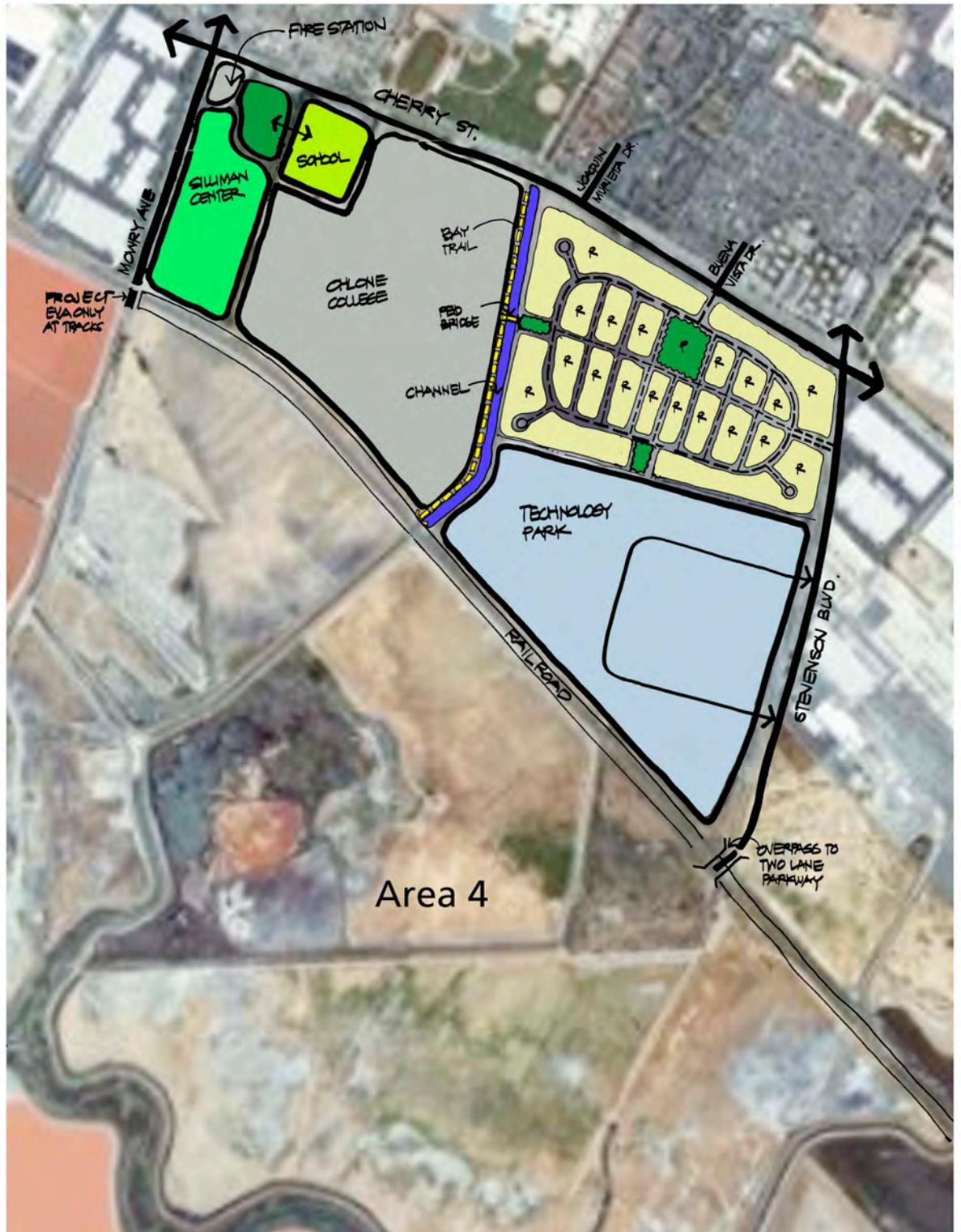
Area 3 Concept Plan "A"



Area 4



Area 3 Concept Plan "B"





Area 4 Concept Plan "A"

Wetland Legend:

-  High Quality
-  Medium Quality
-  Fair Quality
-  Low Quality





Area 4 Concept Plan "B"

Wetland Legend:

-  High Quality
-  Medium Quality
-  Fair Quality
-  Low Quality





Golf Course Plans and Imagery





Golf Course Plans and Imagery





Area 4 Golf Course Plan "A"





Area 4 Golf Course Plan "B"



Commission and Staff Recommendations

- Area 3 – Include Both A and B
- Specific Plan Area 4–Concept Plan B





Next Steps

- Contract for Environmental Analysis
March 27, 2008
- DEIR Release - Summer 2008
- Council Action - Fall 2008