

CITY OF NEWARK: GENERAL PLAN AREAS 3 AND 4

Summary of Community Meeting June 22, 2009

A Community Meeting was held on June 22, 2009 concerning proposed development of the City of Newark's General Plan Areas 3 and 4 with residences and a championship golf course. The Community Meeting was conducted at the George M Silliman Community Center from 7:00 p.m. to 8:40 p.m. Approximately forty (40) people attended.

The following is a summary of the meeting.

Meeting Summary:

The community was welcomed to the meeting by Terrance Grindall, Community Development Director of the City of Newark. Eileen Goodwin, Apex Strategies acted as facilitator of the Community Meeting. Ms. Goodwin first reviewed the meeting format. Ms. Goodwin noted that the meeting was to update the community regarding new developments regarding the City's approach to the proposed residential and golf course development and advised the audience on where further information could be obtained concerning the project.

Ms. Goodwin then turned the podium back to Mr. Grindall who provided a review of the project history and schedule.

Ms. Goodwin then facilitated input from the Community regarding schedule issues and questions regarding the project. Summaries of the public input at the Community Meeting and any responses or answers to questions are set out below.

At the conclusion of the oral public comment, Ms. Goodwin returned the podium to Mr. Grindall who briefly reviewed the schedule of next steps in the process.

At approximately 8:40 p.m., the Community Meeting concluded.

PUBLIC COMMENT

Community Comments and Responses:

The following comments were made at the Community Meeting:

Comment/Question	Response/Answer
Will the presentations provided at the meeting and notes regarding the meeting be posted to the website?	Yes, but it may take several days to complete uploading the material.

Comment/Question**Response/Answer**

Can you clarify uses by each marked area on the visual? What happens if only half of the area marked Golf Course is used for Golf Course?

More land out of the current planning area would be needed. That land would come from the area to the west.

A lot has changed since 1999 including the issue of sea level rise. Will that be dealt with?

Yes.

What are fill impacts?

That will be discussed in the EIR.

This just seems like creating waterfront housing.

Comment noted.

Why are we moving the 15% affordable housing out of area?

It may or may not be moved it just gives the City added flexibility if we have a more appropriate spot. No off-site area is currently under consideration.

Are there liquefaction issues with this site?

It is being studied for the EIR.

Please clarify map. Specifically what is area E. Where are wetlands?

Wetlands were clarified.

Will the open space area be open to the public?

It depends on the management agreement/ The goal is to have the Bay Trail go through the area.

Are all of the units proposed detached?

Only the 15% affordable units might be attached all others will be detached.

Who will maintain the levees?

The levees are not needed for flood control so that will play into who will ultimately maintain them.

Are we looking ahead far enough regarding sea level rise?

Sea level rise will be discussed in the EIR.

Regarding the fill. How many trucks will be needed? How much fill dirt?

The housing in Area 3 will not need fill. The amount of fill and its impacts will be assumed as a worse case scenario in the EIR. The grading plan will be explained in the Specific Plan document.

Comment/Question**Response/Answer**

Who owns the land to the west referred to above as additional golf course location?

It is privately owned.

Who would acquire this land if needed?

The City, with money generated from the housing fees for this area.

Will the City be charging existing home owners this fee?

No, absolutely not.

Timing for golf course construction?

Not likely to start before 8-10 years from now. This is dependent on the housing being developed and paying the fee.

Will a golf course be economically viable?

There will be a study regarding the golf course feasibility that will be shared this fall. There will also need to be another economic analysis closer to when the golf course might be constructed to make sure it still makes sense for the City.

If not golf course then what?

This strategy would allow for another recreational use (fields, community center, etc.). That use would be determined by the City.

Explain the school access. Will it come off Cherry? That is already impacted with traffic.

Not planning for school access off of Cherry. There are some alternatives ways to access the school depending on where it is ultimately sited.

Under new scenario, if the School District doesn't want site and takes fees instead what will go on the land?

The land could be used to spread out the 1260 units but no more units could be added. The lots might be bigger.

Please explain wetlands in area C.

Done.

Comment/Question

How will these new homes and students impact Newark High School and Junior High?

Explain how Area 3 and 4 impact current plans for Area 2.

Is Cedar Development connected?

Area 4 homes seemed remote from transit and services. Will they have to make all their trips by car?

Who will maintain the wetlands?

What is Newark doing about climate change?

If you combine Area 3 and 4 development with the other proposed developments how will that impact climate change?

If you anticipate this issue then how does Area 2 and 4 development play a role in protecting existing homes in Newark? Could there be a super levee?

What is Newark doing regarding existing homes?

Response/Answer

There are no plans for any additional school sites for Junior High or High School. Discussions with the district indicate that the Junior High and High School will have capacity to absorb the students generated by these homes. The studies show these homes would generate approximately 250 elementary school students.

They are all in the City. They all come through Community Development office and will go to the Council. They are not directly connected beyond that. The Dumbarton Area Specific Plan is just getting started.

It is also in the City and processed through the Community Development office and City Council.

There is existing transit service on Cherry. The City would speak with AC Transit about additional service in the future.

That will be determined through the 404 permit process.

Newark is participating in regional efforts.

The City staff are monitoring this issue and may make changes as more information is developed in the region.

The City will not build houses in danger./ The current City policy is to build homes on fill to remove them from flood danger, not to construct levees.

City is not looking specifically at a levees system right now.

Comment/Question**Response/Answer**

I would like to see the Specific plan address “avoidance” issues and not build in low areas.

Comment noted.

The EIR should address off-site fill impacts.

Comment noted.

This project seems artificial. This seems to benefit a developer only. What about those of us here paying taxes?

This plan is consistent with the adopted City Vision. This was confirmed during the recent Concept Plan process.

How old is the General Plan? We need an updated General Plan that addresses sea level rise. It would make more sense to update the General Plan.

It was adopted in 1992.

Will there be analysis of the Golf Course. Will pay for something they won't see?

Yes as described above it will be done this fall and again closer to the decision to build one. If it is not a golf course it will be an amenity for the City.

Areas 3 and 4 is it a state mandate to develop to get money?

It is required that the City identify land for housing to accommodate future growth but not actually build the homes since the City doesn't control that part.

Will the City study cumulative impacts of all of the various proposed developments?

Yes. The City is already studying the traffic impacts and specific intersection impacts assuming all of the proposals go forward.

Are there Hetchy Hetchy impacts with this proposal?

No.

Newark wants the housing for the money it gets.

That is not the reason.

Is this project covering its infrastructure requirements?

Yes, through fees.

Is the golf course cost estimate indexed for inflation?

Yes.

Meeting Summary prepared by Eileen Goodwin, Apex Strategies
